



CITY OF LAKE OSWEGO Planning Commission Minutes November 27, 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 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.

3. COUNCIL UPDATE

Councilor Gudman provided an update, in Councilor Kohlhoff's absence. He announced that Council goal setting was scheduled for January 6.

Commissioner Arthur noted that City Manager Scott Lazenby had visited the Commission at its last meeting to discuss a potential merger between the Planning Commission (PC) and Development Review Commission (DRC) and wondered if Councilor Gudman knew when a decision would be made. Councilor Gudman noted it would probably be discussed at Council goal setting and that there likely would be public hearing to gather public input prior to making a decision.

4. CITIZEN COMMENT

Jim Bolland, 804 5th Street, Lake Oswego, 97034, shared comments about the potential merger of the DRC and PC which the Lake Oswego Neighborhood Action Coalition (LONAC) discussed recently at its executive committee meeting. The entire committee, which included former PC and DRC members and the former Planning Director, thought it was a terrible idea. They commented that the PC had done a tremendous amount of work over the past year. They pointed out that the DRC hearings were governed by the 120-day rule, so that pending development applications would take precedent and land use policy would likely take a back seat; they stated that it would be a huge mistake to let the policy work drop off. Chair Heape noted they were told limited budgets were cited for the merger for efficiency purposes. Mr. Bolland responded he would like to see the budget numbers to support this and advised that there might be other solutions, such as not having as many staff at meetings. He added that there were other commissions and boards that didn't do as much work as the PC and DRC.

5. COMMISSION FOR CITIZEN INVOLVEMENT

Chair Heape noted there were openings on the Budget Committee and the Library Advisory Board and shared the application due dates.

Carol Ockert, 910 Cumberland Road, Lake Oswego, 97034, Chair of First Addition Neighbors-Forest Hills (FAN-FH) Neighborhood Association commented on the timing of staff reports and public hearings. She stated that since neighborhood associations met once a month, availability of staff reports ten days prior to a hearing was not enough time for them to meet and come up with a legitimate position prior to testifying in front of the Commission. She advised that they would like to have staff reports available at least one month prior to a hearing for cases regarding code amendments since they weren't subject to time restrictions.

Diane Cassidy, 3601 Wren Street, Lake Oswego, 97034, noted she had submitted comments about 2018 Planning Goals, including citizen involvement. She stated that she had been extremely disappointed by the level of citizen involvement in planning issues in Lake Oswego and felt the process had been working against, not for, citizens.

6. MINUTES

6.1 October 9, 2017

Chair Heape **moved** to approve the Minutes of October 9, 2017 with corrections (previously approved on 10/23/17). Commissioner Arthur **seconded** the motion and it **passed 6:0**.

7. PUBLIC HEARINGS

7.1 Community Development Code Amendments – Flag Lots and Private Access Lanes (LU 17-0052). This hearing was continued from November 13, 2017. Discussion, testimony and deliberations were limited to the subject of private streets.

A request from the City of Lake Oswego for text amendments to the Community Development Code amending the standards for development of flag lots and private access lanes. The proposed text amendments are to the following sections: Circulation and Connectivity [LOC 50.06.003], Land Divisions, Flag Lots [LOC 50.07.007.2], and Definition of Terms [LOC 50.10.003]. *Staff coordinator was Leslie Hamilton, Senior 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

Ms. Hamilton provided the staff report and reviewed the Commission's direction from October 9, which was to reopen the hearing for testimony on a proposed private street standard. The Commission had requested alternatives to a standard 50-foot wide street with adequate parking, drainage, and circulation. The intent was to mitigate the impact on the City's housing capacity resulting from the Commission's recommended limit on the number of flag lots. Ms. Hamilton noted she had met with Engineering and they were not interested in narrower public streets for a variety of reasons, including maintenance with existing equipment; hence, the proposed private street standard.

Ms. Hamilton reviewed the schedule going forward if the Commission were to approve: Findings on December 11, Council study session on December 19, followed by public hearing on January 2, 2018.

Questions of Staff

Chair Heape asked for an explanation of how the widths and dimensions were set and Ms. Hamilton confirmed it was in consultation with the City Engineer. Mr. Siegel added they were comparable with a narrow public street. In response to Chair Heape, Mr. Siegel clarified the width of a local street in Lake Oswego varied, with the standard right-of-way (ROW) of 50 feet for a local street, with discretion about paved width, curb, swale, sidewalk, street trees, etc. Chair Heape opined the street width proposed would satisfy past concerns raised about narrow streets and safety. Commissioner Brockman opined that for a local neighborhood street standard there should be differentiation between a dead end street and a through street.

In response to Commissioner Brockman's question of how variance standards would apply to street width, Ms. Hamilton noted it might be limited to a Hardship Variance, though there was a Minor Variance available to the driveway and access lane width, which was typically related to safety in terms of fire access.

Ms. Hamilton referred to the analysis regarding the number of flag lots that could be developed under the different standards at the October 9 hearing and at the prior work session. In response to a request for a summary of why the Commission was looking at the private street proposal at this time, Mr. Siegel reminded that they had tentatively recommended approval of limiting flag lots to two. He added, to address concerns related to ramifications on property owners, the Commission had directed staff to explore opportunities to provide more flexibility and relief from the required 50-foot street section. The City Engineer was not willing to provide a narrow public street so the private street option was being proposed. Mr. Siegel further explained potential ramifications of limiting the number of lots in situations where there was not enough land to dedicate ROW for a public street.

Chair Heape recalled that some public testimony was related to limiting public access via a private street, such as the locked gate at a pathway leading to Freepons Park; otherwise some of the concerns expressed about streets that were too narrow were being addressed by the proposed street widths. He asked if there was a way to address lack of public access. Mr. Siegel responded that public access would be required where standards related to providing future street connectivity, including pathways, were met. He added that ultimately the City Council could decide what would be accepted as a public street.

Public Testimony

Proponents

James Adkins, Home Builders Association of Metropolitan Portland (HBA), 15555 Bangy Road, Lake Oswego, 97035, read aloud a letter submitted for the record, Exhibit G-19. They were requesting flexibility and an added level of discretion to the Code with regard to sidewalks and parking space provisions.

In response to a question from Chair Heape, he noted the HBA would like to see a more comprehensive suite of street options, as each lot had its own different requirements, such as slope. He commented that what was being proposed felt overly prescriptive. He stated that the HBA would be happy to help convene a group of homebuilders to explore further.

Jim Standring, 12670 SW 68th, Tigard, 97223, opined that a public street could be created with a narrow ROW. He pointed out that many streets in Mt. Park did not have sidewalks and were narrow public streets. He shared that he was the developer of the Reserve at Westlake and opined there were many ways to accommodate the problems being addressed tonight without

a 50-foot or 38-foot wide street ROW. He agreed all streets should have public access of some sort; as a developer he did not like private streets, they were not cheap. He added that the potential for lost lots meant fewer options for people to buy in the community.

Opponents

Donald Mattersdorff, 930 Bullock St., Lake Oswego, 97034, stated that there were two issues: 1) how wide the street should be; and 2) whether they should be public or private. He advised that narrow streets should be allowed to be public streets, accessible by all; he strongly opposed the idea of private streets.

Mr. Siegel explained the City Engineer's concern with accepting narrow streets that serve a small number of properties, particularly as it related to policy direction around pavement management and deferred maintenance.

Mr. Mattersdorff stated the main concerns were connectivity and access to parks and parking on the private street.

Liz Martin, 1017 Cedar Street, Lake Oswego, 97034, stated she was from the Hallinan Heights Neighborhood Association and shared the same concerns as Mr. Mattersdorff. She added that private drives created a separateness. She agreed that many people did not know they lived on a private street or understand their responsibilities for maintenance.

In response to a clarifying question from Chair Heape regarding private streets, owner obligation, and non-remonstrance agreements, Mr. Boone addressed the required maintenance agreements for private access lanes. Regarding a waiver of non-remonstrance, it had a very limited effect on whether or not there was a Local Improvement District (LID).

Jim Bolland, 804 5th Street, Lake Oswego, 97034, stated he did not understand how the City Engineer was able to drive a policy decision. He advised that the Commission should move forward with the solution they had previously reached – a parent lot with two flag lots, a small access lane and no need for a wide private lane. He commented that no one was telling Lake Oswego to increase its density.

Saul Caprio, 5570 Neff Park Lane, Lake Oswego, 97035, stated he and his wife have owned their property for 20 years, have been working with the City to divide it into 10 parcels and have spent years to reach this point. He indicated that they ran an adult assisted living facility on the property as well as eight low cost rentals, for a total of nine dwelling units served by one access lane. He held that the ordinance change would cost them \$100,000 and the proposed private street standards would require even more, such as a sidewalk that would connect to nowhere. He urged the Commission to consider the material impact of the proposed code changes on property owners. He further outlined their concerns and requests as detailed in written testimony, including an exemption process for certain types of land divisions.

Chris Haettemeyer, 1044 O'Brien Street, Lake Oswego, 97034, stated he was representing the Hallinan Heights Neighborhood Association (NA) as a Board member, followed by testimony as an individual. The Hallinan Heights NA unanimously adopted Exhibit G-18, which he read aloud into the record. In summary, Hallinan Heights NA did not support the addition of any reference to private streets to the Code and supported limiting flag lots to one parent lot and two flag lots. Mr. Haettemeyer then testified as a private citizen. He expressed puzzlement that the private road option was brought forth based on the testimony he heard at the prior public hearing and work session. Private streets were exclusive and divisive; that was not the direction they wanted to go. He opined this process felt rushed; it needed more

study and analysis. He was not opposed to development but the community connection that could be lost should not be forgotten.

Jim Fisher, 1023 O'Brien Street, Lake Oswego, 97034, shared that he would be opposed to a-la-cart development options. He opined that the Code was very obtuse and needed to be simplified. He supported comments from the Hallinan Heights Neighborhood Association and pointed out that six other neighborhood associations supported Hallinan Heights' position – one flag lot per existing dwelling; and no accessory dwelling units should be the standard. He appreciated the Commission's recommendation for two flag lots. He stated that the Code should require that streets be built to public standards which would also address one of the main livability concerns, parking. He expressed concern that private streets would reduce connectivity.

Carol Ockert, 910 Cumberland Rd., Lake Oswego, 97034, Chair of FAN-FH Neighborhood Association (NA) stated that this hearing was not adequately noticed to the public with regard to private streets, a matter that she thought had been resolved. There was insufficient time for neighborhood associations to communicate with members to meet and discuss this topic prior to the public hearing.

Diane Cassidy, 3601 Wren Street, Lake Oswego, 97034, stated that she had heard everyone's testimony tonight reflect that the needs of citizens should be given priority over the needs of developers.

Kate Myers, 5750 Carman Drive, Lake Oswego, 97035, Chair of Lake Forest Neighborhood Association, reiterated the Board's position of one parent with one flag lot, as the Board did not have adequate time to convene a meeting. Speaking for herself, she stated her opposition to privatized roads. She observed that there were many cul-de-sacs in the city that had four to six houses that were served by public streets and she questioned why there was a need for a separate tier. She pointed out that in addition to on-street parking, garbage pick-up as well as work and delivery trucks created safety issues. She added that there should not be gated streets in Lake Oswego. She opined that the Code and process needed to be clearer and equally applied.

Neither for Nor Against

Ralph Tahrán, 13741 Knaus Road, Lake Oswego, 97034, stated he was a local architect and had worked on a lot of private and public developments in Lake Oswego. He was asked by the HBA and some other developers to take a look at the proposal. He stated that it was a good clean up and had a lot of clarifications, however his main concern was the new street cross-section and the impact it would have on future partitions, the requirements seemed excessive. He had heard the main concern was parking and opined that a 38-foot street improvement with two side parallel parking spaces would negatively impact the character of Lake Oswego. He shared sketches with the Commission related to parking while reducing the taking of property. He noted the parking requirement in Lake Oswego did not count the driveway as required parking for single-family development and only required one parking spot, which was less than was required for multi-family development.

Lisa Volpel, 5655 Kenny Street, Lake Oswego, 97035, shared that she had a piece of property that could potentially be partitioned. She explained that when they built a replacement house they sited it at least 30 feet away from all of the property lines in order to provide flexibility for future development so the house would not be torn down. She opined that the proposed street widths were horrendous. Her property at its narrowest part was 123 feet by 475 feet deep; that would be a big piece of pavement on a lot that was only 123 feet wide. She pointed

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out that under current Code eight houses could be built, but with the proposed street widths it might not even be able to accommodate four houses.

Rebuttal

None.

Questions of Applicant

None.

Deliberations

Chair Heape opened deliberations.

Commissioner Brockman brought up private property rights, noting that landowners may have held property planning to develop in retirement, that the proposed 50-foot ROW would reduce the number of developable lots, which meant less revenue.

Ms. Hamilton clarified that the existing Code allowed an access lane to serve up to eight flag lots, anything above that needed to be served by a public street.

Chair Heape opined that they had not yet reached a good solution and asked if any Commissioners wanted to entertain a motion as to what direction should be taken. He shared some options: 1) motion to table; or 2) deny the aspects of private streets and pick that up in 2018 as part of the Commission's goals, and move ahead tonight with the original Findings that do not mention private streets.

Commissioner Brockman **moved** table the decision until the access issue had been vetted more thoroughly. The motion **failed** due to lack of a second.

Commissioner Baker **moved** to approve the proposed Community Development Code Amendments – Flag Lots and Private Access Lanes (LU 17-0052), excluding the proposed private street standard, returning with Findings, Conclusion and Order on December 11, 2017. Commissioner Sweers **seconded** the motion. The Commission discussed the motion.

Commissioner Brockman noted he would vote no as the topic needed more vetting, echoed by public testimony tonight. Commissioner Arthur commented that he did not recall hearing strong support for any form of private streets and that he would be supporting the motion.

The motion **passed 5:1**. Commissioner Brockman voted no.

Commissioner Brockman left the meeting.

8. OTHER BUSINESS (This item taken out of sequence.)

8.1 Planning Commission Goals and Work Plan for 2018

Mr. Siegel provided background, noting the Commission earlier in the fall had approved an approach for public involvement that included a survey and two work sessions, detailed in the staff report. Survey results showed a lot of interest for improving the citizen involvement process, more timely and thorough materials, as well as using new venues to get the word out. Mr. Siegel summarized the survey results, noting the top three topics of highest interest were: 1) better integrating the Development Code and Tree Code, if directed by Council, to conserve larger trees; 2) review Comprehensive Plan density policies; and 3) review the Variance

Criteria for Residential Infill Design (RID) Review. He also noted the Planning Commission's desire to further review its processes to ensure effective citizen engagement.

Questions of Staff

In response to a question if the DRC also was going through goal setting, Mr. Siegel stated the DRC was not advisory to the Council and they did not have a work program, so they did not set goals; their work was driven by development applications. Commissioner Sweers wondered if the PC's three top goals would be compromised if the PC and DRC were to be merged. Chair Heape appreciated the concern and noted the decision to combine them had not yet been made. In response to a question from Commissioner Sweers, Mr. Siegel clarified that the process-oriented goals relating to how the Commission worked would not necessarily drive new projects. Chair Heape observed that continued refinement of the flag lot standards was fourth on the list, to which Mr. Siegel responded that based on recent testimony it would seem the direction to take, in consultation with the City Engineer, would be to explore a public street standard requiring less than the present 50 feet of right-of-way. It could be framed as "alternative public street standards for infill development."

Public Comment

Jim Bolland, 804 5th Street, Lake Oswego, 97034, Vice Chair of the First Addition Neighbors-Forest Hills Neighborhood Association (FAN-FH NA), noted Sharon Gustafson ceded her time to him. He stated that the NA had a very specific request related to something they had been working on for several months; this was a formal request to make a change to the FAN-FH Neighborhood Plan, which was adopted in 1996. He explained that the Plan gave a very generous development footprint of 35% and that they had been meeting with staff to explore if there was any way to save large trees on lots when homes were torn down and lots were redeveloped. Staff suggested reducing the building footprint. He reported that the NA Board voted to approve taking action to shrink the allowed building footprint, followed by a unanimous vote of support at the annual meeting. He stated that the next step was to request the Commission include this in their annual work program for 2018. Mr. Siegel suggested staff would work with the Board on the process, with Planning Commission endorsement of the public involvement process. In response to a question, Mr. Bolland clarified that FAN-FH did not have an overlay, what they were proposing would be a modification to the dimensional standards in the R-6 zone, with some review of other standards, such as the roof height exception. Mr. Siegel clarified this could be a City-initiated zoning amendment rather than a Commission goal as Neighborhood Planning was a standing item in the Commission's work program.

Suzanne Meckel, 658 5th Street, Lake Oswego, 97034, stated she supported Mr. Bolland's comments. She indicated that she had served on the citywide Tree Task Force where she learned more about why tree protection and the Development Code needed to be better integrated, as the size of new homes was not allowing for trees to be protected. She advised that new construction had resulted in no trees being left on a lot, just street trees and that the same four homebuilders had built those homes. She requested the Commission put this on their 2018 work plan.

Diane Cassidy, 3601 Wren Street, Lake Oswego, 97034, reviewed her written testimony. She stated that parking and the size of structures were the biggest problems with development, now that the city was built out. She noted that parking modifiers, such as distance to transit, resulted in parking below the stated minimum, adding to a lack of parking. She indicated that new construction development size also needed to be addressed. She stated that how

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Uplands Neighborhood Association addressed setbacks would be beneficial for the entire city. She asked the Commission to look at her written testimony as part of their goal setting.

Discussion

Chair Heape requested that staff provide a summarized tabular list of the project goals and the scores to better understand where the line needed to be drawn in terms of staff capacity. Mr. Siegel clarified that this was just a first pass for feedback from the Commission as to direction. Some of the topics, such as density, could be addressed from many directions so the Commission would need to further discuss to determine what problems the Commission was trying to solve. Mr. Siegel noted the Commission was on track in terms of the timeline, with December 11 scheduled for discussion of a refined list of goals.

Commissioners shared their priorities:

- Review the RID process, review the parking standards, and find ways of encouraging more citizen input.
- Discuss the integration of Development Code and Tree Code, if directed by Council; take up the Forest Hills-First Addition Development Standards; and revisit the RID Variance Criteria.
- Tree Code integration with the Development Code and building sustainability into projects, in collaboration with the Sustainability Advisory Board.
- Encourage more citizen input via more creative strategies, such as social media, and
- RID review. Perhaps parking standards could be wrapped into something.

Ms. Siegel summarized where he heard consensus: RID review, parking standards, citizen involvement, trees and the Development Code, including neighborhood-specific concerns to look at the R-6 zone, and integrating sustainability. Chair Heape added, also further discussion of alternative designs for public streets. Mr. Siegel stated he would bring back a more developed proposal for the Commission's review on December 11.

7. PUBLIC HEARINGS (continued)

7.3 Community Development Code Amendments to Standardize Setbacks for Noise-Producing Accessory Structures (LU 17-0066) (This item taken out of sequence.)

A request from the City of Lake Oswego for proposed amendments to the Community Development Code [LOC 50.03.004.2, Accessory Structures] to standardize setbacks for noise-producing accessory structures (i.e., air conditioners, heat pumps, pool motors, etc.) in residential zones. *Staff coordinator was Leslie Hamilton, Senior Planner.*

Chair Heape opened the hearing. Staff requested that the hearing be opened and immediately continued to January 8, 2018 due to scheduling issues.

Commissioner Ward **moved to continue the hearing on Community Development Code Amendments to Standardize Setbacks for Noise-Producing Accessory Structures (LU 17-0066) to January 8, 2018.** Commissioner Baker **seconded** the motion. The motion **passed 5:0.**

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7.2 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) (This item taken out of sequence.)

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 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**.

9. SCHEDULE REVIEW

Mr. Siegel reviewed the updated forecast.

Chair Heape asked what could be done to increase public notice to allow neighborhood associations more time to review documents. Mr. Siegel suggested this would be a good topic for the retreat.

10. ADJOURNMENT

There being no other business Chair Heape adjourned the meeting at 10:45 p.m.