Glenmorrie Neighborhood Association

Neighborhood Plan Implementation
Tonight’s Agenda

- Presentation
- Question & Answer
- Vote on each proposal
To discuss why the neighborhood is proposing an overlay zone and to:

– Explain what ideas were removed from consideration
– What code provisions are still under consideration
– Answer questions
– Vote
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Timeline

- **2000**
  - Glenmorrie Neighborhood Plan is adopted by City Council

- **2001-2007**
  - Neighborhood Association works on Plan implementation

- **2008**
  - Staff and neighborhood analyze Plan to identify outstanding Plan items

- **January 2009**
  - Neighborhood Open House held to discuss implementation strategy

- **March/April 2009**
  - Mailed concept survey to all neighborhood residents and posted online

- **May 2009**
  - Revised strategy based on feedback and survey results

- **Tonight**
  - Hold second Open House to discuss revised strategy and vote on code provisions to present to PC & CC

- **Next**
  - Present Proposed Overlay Zone to PC & CC for revision and adoption

**WE ARE HERE**

**Glenmorrie Neighborhood Association**
The Neighborhood Plan

- Developed over several years by GNA
- Adopted by City Council in 2000
- Based on the City’s Comprehensive Plan
Goals, Policies & Action Measures

- Citizen Involvement
- Land-Use Planning
- Open Spaces, Scenic, Historic and Natural Resources
- Air, Water and Land Resources Quality
- Housing
- Public Facilities and Services
- Transportation
- Willamette River Greenway
Examples

• **Goal**
  – Ensure that the Plan is implemented through land-use regulation.

• **Policy**
  – Provide a copy of the Plan to all neighbors.

• **Recommended Action Measures (RAMs)**
  – Develop design standards to ensure new development “fits” with the existing character.
2007-2008

- December 2007 Glenmorrie Annual Meeting
  - Neighbors volunteered to work with City Staff to analyze the Plan and potentially develop an Overlay Zone.

- Volunteers
  - Volunteers met almost every other week for a year.
Committee analyzed the Plan line by line and asked: *Is the policy, goal or recommended action measure:*

- Complete?
- On-going?
- Incomplete?
- No longer applicable?
Results

- Majority of Plan items did not require further action to implement.
- Some items could be most effectively implemented with new code provisions for the neighborhood through a Glenmorrie Neighborhood Overlay Zone.
- Some items need implementation strategies but do not require code provisions.
What is an neighborhood overlay zone?

- Development regulations for new homes (or major remodels) which can be used to protect Glenmorrie’s unique character.

- Code provisions that are required in addition to the existing zoning requirements (R-15).
  - Could be a new regulation or a change to an existing regulation.
An Example

*Existing Regulation:*
The City’s Community Development Code allows exceptions to the maximum height of any structures for roof forms, or architectural feature such as cupolas, dormers, etc.

*Proposed Change to the existing regulation:*
The Glenmorrie overlay zone would prohibit these height exceptions.
Other LO Neighborhood Overlay Zones

**Adopted**
- First Addition
- Old Town
- Evergreen

**Developing**
- Lake Grove

**May Develop**
- Palisades
- Waluga
- Lake Forest
Concurrent City Processes

- Infill Task Force recommendations
- Community Development Code updates
- Comprehensive Plan update
What is the existing zoning in Glenmorrie?

• R-15
  – Residential
  – Minimum lot size is 15,000 square feet
  • This is the largest lot-size zone for single-family housing in Lake Oswego.
Where would the overlay apply?
What is Glenmorrie’s Unique Character?

- Four character **themes** were identified in the adopted Neighborhood Plan:
  - Low density, detached single-family **residential** land-use pattern.
  - Abundance of **natural resources** and a sense of privacy and quiet.
  - Narrow, winding “**country lane streets**.”
  - A sense of **spaciousness** and access to **views**.
Framework for Overlay Zone Proposals

- Allows implementation of current Neighborhood Plan.
- Response to neighbors concerns.
- A balance between maintaining neighborhood character and accommodating personal rights.
The Survey
Survey Results

• Surveys were distributed to all Glenmorrie neighbors, including renters, owners and absentee owners.
  – Approx. 200 mailed
  – 65 responses
  – 10 surveys completed online
  – 32.5 % Response Rate

Congratulations! This is an excellent response rate!
Code Provisions Removed from Consideration

Based on the first Open House and Survey Results
New Idea – The Good Neighbor Guide

• Encouragement and guidelines on how to be a good Glenmorrie neighbor
  – Encourage view protection
  – Fencing
    • Stone and brick are in keeping with the neighborhood character.
    • Limitations on the use of chain link fences.
  – Public Storage
  – Other
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Survey Results
Eliminate Side Yard Setback Exceptions

Eliminate Side Yard Setback Exception
Remove the exception that allows side yard setbacks to be 10 feet instead of 15 feet when the house is less than 18 feet in height.

Strongly Agree | Somewhat Agree | Neutral | Somewhat Disagree | Strongly Disagree | Need more information

0 5 10 15 20 25
Overlay Proposal
Eliminate Side Yard Setback Exceptions

• Side yard setback not adjacent to a street
  – **Current Code** - Requires a 15-foot minimum side yard setback except when the structure is less than 18 feet high.
  – **Proposed Change** - Regardless of structure height, side yard setbacks should be 15 feet.
  – **Reason** - Glenmorrie’s lots are large enough to accommodate 15-foot setbacks and help maintain privacy between neighbors.

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Survey Results
Refined Fencing Standards

Fences - Front Yard
Maximum height within the front yard setback area - 4 feet.

Fences - Side & Rear Yard
If over 5 feet incorporate an open design where areas are permeable to light and air.
Overlay Proposal
Refine Fencing Standard

• **Current Code** - Fences can’t be higher than 6 feet.
  – Fences within 10 feet of a street can’t be higher than 4 feet.
• **Proposed Change**
  – Front yard: 4-foot maximum height within the front yard setback.
    • Should be ornamental or symbolic, not a visual barrier.
  – Side & rear yard: If over 5 feet high, incorporate an open design.
  – Stone and brick are in keeping with the neighborhood character.
  – Limitations on the use of chain link fences.
Survey Results
View Protection

View Protection
Encourage view protection.

Strongly Agree
Somewhat Agree
Neutral
Somewhat Disagree
Strongly Disagree
Need more information
• Encourage view protection, although not enforceable.
  – New development and landscaping shall preserve and enhance views of the Cascade Mountains, the Willamette River, Mt. Hood, Mt. St. Helens, Mt. Scott, Mt. Tabor, Mt. Adams, and the Milwaukie/Oregon City Area.

(Goal 5, RAM xii, Goal 10, Policy 1)

GOOD NEIGHBOR
GUIDE

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Survey Results
Public Storage

Additional Strategies
The Public View

- Strongly Agree: 35
- Somewhat Agree: 10
- Neutral: 5
- Somewhat Disagree: 5
- Strongly Disagree: 2
- Need more information: 1

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Public Storage

• Encourage residents and others who store recreational vehicles and equipment and non-operational automobiles in front yards to relocate them away from public view.

REMOVED

GOOD NEIGHBOR
GUIDE

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Additional Implementation Strategies

Not Code Provisions
Survey Result
Adjust the Neighborhood Boundary

Adjust the neighborhood boundary

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Stormwater Management

• Request the City to:
  – Conduct a study to determine the best methods to address surface water management problems.
  – Use permeable surfaces, roadside ditches and biofiltration to treat surface water runoff.
New Idea – Pursue revisions to the Tree Code re: Cottonwoods

Cottonwoods should not be subjected to the same regulations as other trees.

• Allow more than 2 per year to be removed.
• Permission to remove without post or recourse.
• Mitigation but less than 1 for 1.
  – Maybe 1 tree for 3-4 cottonwood/alders removed.

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Remaining Proposed Code Revisions
• **Goal 10, Policy 5** - Encourage those who build a two-story home to meet with neighbors.

• **Goal added in 2006** - Encourage the City to provide timely notification to neighbors when a house is to be remodeled with an addition greater than \( \frac{1}{4} \) the size of the original house.
Building Permit Notification
Require the Applicant to notify the adjacent neighbors when a building permit for more than 500 sq. ft. is issued.

- Strongly Agree: 30
- Somewhat Agree: 10
- Neutral: 5
- Somewhat Disagree: 2
- Strongly Disagree: 1
- Need more information: 1

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Proposed Code Provision
Neighbor Notification

**Current Code** - No notice is given to adjacent neighbors when a building permit is issued if the new house or addition meets the requirements of the zoning code.

Original Proposed Change - Require the applicant to notify the adjacent neighbors when a building permit for more than 500 square feet is issued.

*Revised Proposed Change – Require the applicant to post a notice on site (similar to a tree cutting notice) when an external building permit for more than 500 square feet is issued.*

**Reason** - Encourages early dialogue.
New Proposed Code Provision
Demolition Delay

**Current Code:** Once a demolition permit is issued a structure can be demolished immediately.

**Proposed Code:** 
*Require an applicant to wait 10 working days after a demolition permit is applied for before demolishing the structure.*

**Reason:** 
Notifies neighbors that a home is being demolished, so it doesn’t come as a surprise could provide an opportunity for the structure to be purchased prior to demolition.
Goal 10, RAM iii - Develop design standards specific to Glenmorrie to ensure that all new residential development ...contributes positively to the neighborhood character, including:

- Height, bulk
- Sized of paved areas
- Appropriate setbacks, buffering and screening
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Survey Results
Eliminate Height Exceptions

Eliminate House Heights
Do not allow any exceptions to the building height (35 ft).

Bar chart showing survey results:
- Strongly Agree: 45
- Somewhat Agree: 10
- Neutral: 1
- Somewhat Disagree: 1
- Strongly Disagree: 5
- Need more information: 0

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Proposed Code Provision
Eliminate Height Exceptions

- **Current Code** - Allows exceptions to the maximum building height (35 feet) for roof forms or architectural features, such as cupolas and dormers.

- **Proposed Change** - No exceptions to maximum height.

- **Reason** – Nearly all homes in the neighborhood are much lower in height than 35 feet.
Survey Results
Move Bulk Away From Neighbors

Require a new side yard setback plane (12:12) for interior yards.

Strongly Agree | Somewhat Agree | Neutral | Somewhat Disagree | Strongly Disagree | Need more information

0 5 10 15 20 25 30 35 40

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Proposed Code Provision
Move Bulk Away From Neighbors

• **Current Code** - No regulation governing side yard setback plane.

• **Proposed Change**
  – Infill Task Force is proposing a new side yard setback plane (12:12) for new homes (non-corner properties) in the R-7.5, R-10 & R-15 zones.

*Adopt the proposed regulation for Glenmorrie.*
Proposed Code Provision
Move Bulk Away From Neighbors (con’t)

Proposed 12:12 side yard setback plane

**Reason:** New homes today are much larger than older homes in the neighborhood. Pushing the bulk of the house toward the center and away from adjacent properties helps mitigate the visual impact of larger houses.
Proposed Code Provision
Move Bulk Away From Neighbors (con’t)
Survey Results
Landscaping & Buffering

Require Landscaping and Buffering for new development.

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree
- Need more information
Proposed Code Provision
Landscaping & Buffering

- **Current Code** - There is no buffering requirement.
- **Proposed Change** - Require landscaping for new development.
  - Require a landscaping plan
  - Encourage native species
  - Landscaping must be installed within 24 months of building permit issuance
- **Reason** - Buffering and screening will enhance privacy and mitigate the visual impact of new development as well as help control erosion.
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Survey Results
Hardscape Maximum

Hardscape Maximum
Require that no more than 50% of a lot can be hardscaped. Hardscape would include walls, driveway, patios, deck, walkways, water features, pools, etc.

Strongly Agree | Somewhat Agree | Neutral | Somewhat Disagree | Strongly Disagree | Need more information
0 | 5 | 10 | 15 | 20 | 25 | 30 | 35

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Proposed Code Provision
Hardscape Maximum

- **Current Code** - No maximum percentage of hardscape is defined.
- What is hardscape?
  - Hardscape would include buildings, driveways, patios, decks, walkways, water features, pools, compacted soils such as gravel and sandset pavers.
- **Proposed Change**
  - *No more than 50% of the lot can be hardscaped.*
Proposed Code Provision
Hardscape Maximum (con’t)

• Reasons –
  – minimize amount paved, gray areas
  – maintain the green, heavily vegetated “country” character
  – Reduce runoff (address surface water drainage issues)

Almost all properties are under the 50% threshold. The few that are above it are very noticeably covered in hard, impervious surfaces.

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Alternatives to Hardscape

- Encourage the use of alternative green materials, such as pervious pavers, grass paving, ribbon driveways, etc.
Additional Proposed Code

Only applicable to and voted on by “Ranch” owners
Survey Results – Ranch Preservation

Preserve the Glenmorrie "ranch" style homes on Glenmorrie Terrace, Glenwood Court & Lilli Lane

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree
- Need more information
Proposed Code Provision
Preserve “Ranch” Style Homes

- “Ranch” style homes play a role in defining the character of the neighborhood.
  - Originally built as “ranch” subdivisions.
What is Glenmorrie’s “Ranch” Style?

- Appears to be single story from the street, but often has daylight basement in the rear.
- Usually designed to emphasize width of façade.
- Low-pitched roof.
- Usually has an attached garage.
Where are “Ranch” Homes Located?

- Several streets in Glenmorrie are lined with exclusively “ranch” style homes.
  - Glenmorrie Terrace, Glenwood Court & Lilli Lane
Ranch Owners Decide If Regulation is Desirable

• Only those who live on the “ranch” streets were asked to complete the “ranch” survey regulation question.
• Each ranch owner was sent an individual ballot.
Next Steps

- **Tonight**
  - Discuss
  - Vote
- **Summer**
  - Planning Commission for revision and/or approval
- **Fall**
  - PC makes recco to City Council
  - CC revises and/or possibly adopts
- **Fall/Winter**
  - Glenmorrie Overlay Zone is adopted in the Community Development Code
Voting Tonight

1. Building Permit Notification
2. Demolition Delay
3. Eliminate exceptions to max. house height
4. Require new side yard setback plane
5. Require landscaping & buffering
6. 50% hardscape maximum

Ranch owners vote on preserving “ranch” character
Questions About the Concepts?
Let’s Vote

1. Building Permit Notification
   Require the applicant to post a notice on site (similar to a tree cutting notice) when an external building permit for more than 500 square feet is issued.
Let’s Vote

2. Demolition Delay

Require an applicant to post notification on site when the demolition is applied for and wait 10 working days after the demolition permit is issued before demolishing structure.
Let’s Vote

3. No exceptions to maximum height (35 feet).
Let’s Vote

4. Require a new side yard setback plane.
Let’s Vote

5. Require landscaping for new development.
   - Require a landscaping plan
   - Encourage native species
   - Landscaping must be installed within 24 months of building permit issuance
Let’s Vote

6. Hardscape Maximum
Require that no more than 50% of a lot can be covered by hardscape. Hardscape would include buildings, driveways, patios, decks, walkways, water features, pools, compacted soils such as gravel and sandset pavers.
Thank You!

Glenmorrie Neighborhood Association