Hello Glenmorrie Neighbors!

You may be aware that the neighborhood association spent several years developing a Glenmorrie Neighborhood Plan that was adopted by the Lake Oswego City Council in 2000. The primary goal of the planning effort was to define Glenmorrie’s neighborhood character and identify ways to preserve that character in the future. The plan can be viewed on-line at www.ci.oswego.or.us/plan/neighbor.htm.

Since the plan’s adoption the neighborhood association has worked to implement the goals, policies and recommended action measures outlined in the plan. As a part of that effort a volunteer committee of Glenmorrie neighbors worked with a City of Lake Oswego Neighborhood Planner during 2008 to analyze the plan and determine what still needs to be done to implement any outstanding plan items.

The committee decided that one way to implement some of the outstanding recommendations identified in the plan could be to create new development regulations in the form of a Glenmorrie Neighborhood overlay zone. An overlay zone is a set of development regulations that are required in addition to the underlying base zoning requirements. A neighborhood overlay zone could better protect the character of the neighborhood through more robust regulation on new development to ensure that new houses “fit in” with the older houses. An overlay could contain a new regulation not addressed in the underlying base zone or alter an existing regulation.

Glenmorrie is zoned almost exclusively R-15 (residential lots zoned to be a minimum of 15,000 square feet) with only a few parcels zoned as Park and Natural Areas. This R-15 zoning designation applies to other areas in the city and therefore does not necessarily take Glenmorrie’s unique character into account.

The committee, with the assistance of City staff, studied the existing zoning code and tracked the progress of the Infill Task Force (for more information on the Task Force, please visit www.ci.oswego.or.us/plan/) and the other updates to the Community Development Code that are currently under discussion by the Planning Commission. Together staff and the committee also toured the neighborhood. The committee analyzed the existing homes and landscape of the neighborhood to identify new regulations that could protect the character of the neighborhood when new development occurs.

The committee worked diligently to keep the overlay concepts true to the original policy intent stated in the adopted plan. The overlay concepts, identified in the survey, are the result of over a year’s worth of discussion, negotiation and thoughtful analysis by these dedicated neighbors. The concepts also reflects concerns raised by residents of the neighborhood over the years.

The committee consists of six volunteer members who are all are residents of Glenmorrie and represent different geographic areas of the neighborhood and different points of view. Sonja Kollias is the Chair of the committee and was on the original plan steering committee, so she brings a first hand knowledge of the intent of the adopted plan. Additional committee member include; Liz Hartman, Chair of the Neighborhood Association and long time resident of the neighborhood, Carolyne Jones and Brenda Troisi who are neighborhood association board members and long time residents, Cynthia Pearson another long time resident, and Johanna McCormick a fairly new member of the Glenmorrie neighborhood.
Where is the Neighborhood Association in the Process?
In late January 2009 the neighborhood association board held an open house for all Glenmorrie neighbors to hear, comment and provide feedback on the overlay concepts they developed to implement the adopted plan. Approximately 40 people attended. But the board needs to hear from as many people as possible in regards to the proposed ideas. That’s why you are receiving this flyer and survey. Your feedback is very important! Your neighbors need to hear your thoughts in order to refine the ideas based on everyone’s viewpoint before moving forward.

You may have a committee member knock on your door to discuss the ideas and to encourage you to respond to the survey. If a committee member does not make a stop at your house and you would like to receive a visit, please contact Laura Weigel, the Neighborhood Planner from the City of Lake Oswego assigned to assist the neighborhood with plan implementation. You can contact Laura at lweigel@ci.oswego.or.us or 503.675.3730 and she’ll arrange for a Glenmorrie committee member to stop by. Or you can contact Liz Hartman at Glenmorrie@aol.com.

What Happens Next?
After the survey results are compiled, the concepts will be further refined by the Glenmorrie Neighborhood Association board and committee. Some of the ideas may evolve, some new ideas may emerge and/or some ideas may be dropped from consideration. It will depend on the feedback we get from YOU!

After the ideas are further refined there will be another open house for the entire neighborhood to hear the ideas and provide feedback again. If there is more feedback and the neighborhood wants the ideas further refined the committee and board will continue to work until the concepts presented can be approved by vote by the neighborhood at a general neighborhood association meeting. If the neighborhood votes to approve the overlay, the neighborhood association will present the overlay to the City of Lake Oswego Planning Commission and City Council who may also have ideas and recommendations before the final overlay is adopted and enacted in the City’s community development code.

NOW is the time to GET Involved.
We need to hear from you.
START BY COMPLETING OUR SURVEY
You can mail it in or complete it online at www.ci.oswego.or.us/plan/neighbor.htm
Please complete the survey by April 15, 2009!

Glenmorrie Neighborhood Association Overlay Timeline and Process

1998-2000
Glenmorrie develops neighborhood plan through extensive neighborhood outreach.

2000
City Council adopts neighborhood plan.

2000-2007
Numerous plan items are implemented city-wide and neighbors continue to work on plan implementation.

2008
City staff & neighborhood committee identify outstanding neighborhood plan policies that need implementation strategies and decide to discuss the creation of an overlay zone for the neighborhood.

January 2009
Committee and neighborhood association board present overlay concepts to full neighborhood at an open house.

March 2009
Neighbors talk to neighbors about the concepts and ask them to complete a survey to gauge support for the overlay concepts.

NEXT STEPS
Neighbors revise overlay concepts based on survey results.

Neighborhood association holds second open house to discuss revised overlay concepts.

Neighborhood association votes on overlay concepts to present to Planning Commission and City Council.

Neighborhood association presents overlay concepts to the Planning Commission and City Council in work sessions and public hearings for revisions and approval.

Glenmorrie Overlay Zone is adopted by City Council and becomes part of the Community Development Code.
The Overlay Concepts: If you feel that you would like more information than is provided here prior to answering the survey questions, please go online and view the powerpoint presentation (www.ci.oswego.or.us/plan/neighbor.htm) or call Laura Weigel, Neighborhood Planner at 503.675.3730 or email her at lweigel@ci.oswego.or.us. If you already completed the survey at the Glenmorrie Annual Meeting and Open House in January, please do not complete this one.

GENERAL QUESTIONS
Please circle the response that most closely reflects your opinion.

<table>
<thead>
<tr>
<th>I've lived in the Glenmorrie Neighborhood .....</th>
<th>Less than 2 years</th>
<th>Between 3 &amp; 5 years</th>
<th>Between 6 &amp; 10 Years</th>
<th>Between 11 &amp; 15 years</th>
<th>Between 16 &amp; 20 years</th>
<th>More than 20 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are......number of people living in my home.</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>More than 5</td>
</tr>
<tr>
<td>Of those living in the home...are under the age of 18.</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>More than 4</td>
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</table>

DESIGN STANDARD QUESTIONS
The existing adopted neighborhood plan contains the following statement: Goal 10, recommended action measure iii - Develop design standards specific to Glenmorrie to ensure that all new residential development ...contributes positively to the neighborhood character, including: height, bulk, and sized of paved areas.

ELIMINATE HEIGHT EXCEPTIONS
Current Code: Allows exceptions to the base 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 lower in height than 35 feet.

<table>
<thead>
<tr>
<th>House Heights</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Neutral</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
<th>Need more information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Do not allow any exceptions to the building height (35 feet). Current code allows height exceptions for roof forms and architectural features under certain conditions.</td>
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ELIMINATE SIDE YARD SETBACK EXCEPTION
Current Code: Requires a 15-foot minimum side yard setback except when the house is less than 18 feet high.
Proposed Change: Regardless of house height, side yard setbacks should be 15 feet.
Reason: Glenmorrie's lots are large enough to accommodate 15-foot setbacks, which provides greater distance between homes and helps maintain privacy between neighbors.

<table>
<thead>
<tr>
<th>Side Yard Setback</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Neutral</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
<th>Need more information</th>
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</thead>
<tbody>
<tr>
<td>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.</td>
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</table>
MOVE THE BULK OF STRUCTURES AWAY FROM NEIGHBORS: NEW SIDE YARD SETBACK PLANE

Current Code: No regulation governing side yard setback plane.

Proposed Change: The Infill Task Force is proposing a new side yard setback plane (12:12 pitch) for new homes (non-corner properties) in the R-7.5, R-10 & R-15 zones. Glenmorrie would like to include this concept in the neighborhood overlay in case the concept does not move forward city-wide.

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.

![Image of houses with and without a 12:12 pitch](image)

REQUIRE LANSCAPING AND BUFFERING FOR NEW DEVELOPMENT (does not pertain to existing development)

Current Code: There is no landscaping buffering requirement.

Proposed Change: Require landscaping and buffering for new development.

Reason: Buffering and screening will enhance privacy and mitigate the visual impact of new development as well as help control erosion.

<table>
<thead>
<tr>
<th>Side Yard Setback Plane</th>
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<tbody>
<tr>
<td>Require a new side yard setback plane (12:12 pitch) for interior yards (a.k.a. non-corner yards).</td>
</tr>
</tbody>
</table>

Please note: At this point this is just a general idea. If residents agree with it conceptually, the committee will develop the idea further and bring a better defined concept back to the neighborhood for approval prior to moving forward.

REQUIRE LANSCAPING AND BUFFERING FOR NEW DEVELOPMENT (does not pertain to existing development)

Current Code: There is no landscaping buffering requirement.

Proposed Change: Require landscaping and buffering for new development.

Reason: Buffering and screening will enhance privacy and mitigate the visual impact of new development as well as help control erosion.

REFINE FENCING STANDARD FOR NEW CONSTRUCTION

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: See survey questions.

Reason: Fences aren’t common in the neighborhood; therefore, if they are built, they should blend in with the natural landscape.

<table>
<thead>
<tr>
<th>Landscaping &amp; Buffering</th>
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<tbody>
<tr>
<td>Require Landscaping and Buffering for new development.</td>
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</table>

<table>
<thead>
<tr>
<th>Front yard</th>
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<tbody>
<tr>
<td>Maximum fence height within the front yard setback area - 4 feet.</td>
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</table>

<table>
<thead>
<tr>
<th>Side &amp; rear yard</th>
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<tbody>
<tr>
<td>If over 5 feet incorporate an open design where areas are permeable to light and air.</td>
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</table>

<table>
<thead>
<tr>
<th>Limitations on the use of chain link fences</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly Agree</td>
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</table>

<table>
<thead>
<tr>
<th>Stone or brick fences are encouraged</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly Agree</td>
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</table>

*The intent is to limit the use of naked, bare metal, not well-screened vinyl clad metal.
The existing adopted neighborhood plan contains the following statement: Goal 10, Policy 5 - Encourage those who build a two-story home to meet with neighbors. Also, in 2006 the neighborhood association decided they want to 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**

**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.

**Proposed Change:** Require the applicant to notify the immediately adjacent neighbors (approximately 4) when a building permit for more than 500 square feet is issued. Cost to applicant would including printing and mailing a letter to adjacent properties.

**Reason:** Single family homes that are permitted outright in the R 15 zone do not have a formal review process to influence the design if all code standards are satisfied. If building notification were required it would need to be clear that there would be NO requirement to change the design if the adjacent neighbors had concerns. The notification is only to encourage a dialogue and possibly make the builder aware of the impact the new development could have on the adjacent neighbors privacy.

### COMMUNICATIONS BETWEEN NEIGHBORS QUESTION

The existing adopted neighborhood plan contains the following statement: Goal 10, Policy 5 - Encourage those who build a two-story home to meet with neighbors. Also, in 2006 the neighborhood association decided they want to 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.

**LIMIT THE AMOUNT OF A LOT THAT CAN BE COVERED BY HARDSCAPE**

**Current Code:** No maximum percentage of hardscape is defined.

**Proposed Change:** No more than 50% of the lot can be hardscaped. Hardscape would include house footprint, driveway, patios, deck, walkways, water features, pools, etc.

**Reason:** Address surface water drainage issues by minimizing paved areas and impact of structures on the environment and maintain the rural “country” character.

**Please Note:** The committee analyzed the existing hardscape on their own lots and several other lots in the neighborhood and almost all properties are under the 50% threshold. The few that are above it are very noticeably covered in hard, impervious surfaces.

<table>
<thead>
<tr>
<th>Hardscape Maximum</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Neutral</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
<th>Need more information</th>
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<tbody>
<tr>
<td>Require that no more than 50% of a lot can be hardscaped. Hardscape would include walls, driveway, patios, deck, walkways, water features, pools, etc.</td>
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**Photo and Illustration show how the amount of hardscape can be mitigated through alternative materials.**

- "Ribbon" Driveway
- "Green" paving materials

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**PRESERVE “RANCH” STYLE HOMES IN DESIGNATED AREAS**

**PLEASE ONLY RESPOND TO THIS SURVEY QUESTION IF YOU LIVE ON ONE OF THE STREETS LISTED BELOW.**

Glenmorrie’s character developed naturally over many years and as a result there are many different styles of homes scattered throughout the neighborhood. However, Glenmorrie Terrace, Glenwood Court & Lilli Lane (see map) are lined with exclusively “ranch” style homes and collectively create the closest resemblance to an historic area within the neighborhood. Other historic areas in the City have developed design standards to ensure that the historic character is preserved when new development occurs. The Committee wants to gauge whether or not the neighbors living on these streets are interested in developing design standards to preserve the unique character of these ranch developments.

Current Code: Current code allows the “ranch” style homes to be replaced with any style of home that meets the current zoning standards.

Proposed Change: Develop standards that would require new development on the identified properties to look like “ranch” homes to preserve the character of these streets.

Reason: “Ranch” style homes play a role in defining the character of the neighborhood.

Please note: This new regulation would only be implemented if the property owners on the designated streets agree with the proposed regulation.

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**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.

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| **I live in one of the ranch homes that would be impacted by this new regulation. Please circle YES or NO** |
|---|---|---|---|---|---|
| Strongly Agree | Somewhat Agree | Neutral | Somewhat Disagree | Strongly Disagree | Need more information |

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**Preserve the Glenmorrie “ranch” style homes on Glenmorrie Terrace, Glenwood Court & Lilli Lane**

Develop regulations that would maintain the “ranch” style architecture when the houses are remodeled or replaced. Structures would need to look like one story from the front, have low pitched roofs designed to emphasize the length of the home, and possibly have an attached garage.
VIEW PROTECTION QUESTION

The existing adopted neighborhood plan contains the following statement: Goal 5, Recommended Action Measure xii-
Identify Glenmorrie’s key view resources, including the Cascade Mountains, the Willamette River and other territorial
scenes, and develop means to prevent their obstruction by new development.

Current Code: No view protection.

Proposed Change: Require view protection. New development 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. The details of this proposed change will need to be developed if the neighborhood agrees that view
protection should be required.

Reason: Views are critical to Glenmorrie character and are accessible to everyone, either from individual property or as
residents travel through local streets.

<table>
<thead>
<tr>
<th>View Protection</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Neutral</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
<th>Need more information</th>
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<tbody>
<tr>
<td>Require view protection. New construction 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.</td>
<td>Strongly Agree</td>
<td>Somewhat Agree</td>
<td>Neutral</td>
<td>Somewhat Disagree</td>
<td>Strongly Disagree</td>
<td>Need more information</td>
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</table>

ADDITIONAL IMPLEMENTATION STRATEGIES THAT ARE NOT PART OF THE OVERLAY ZONE

<table>
<thead>
<tr>
<th>The Public View</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Neutral</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
<th>Need more information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage residents and others who store recreational vehicles and equipment, and other non-operational automobiles in front yards to relocate them away from public view.</td>
<td>Strongly Agree</td>
<td>Somewhat Agree</td>
<td>Neutral</td>
<td>Somewhat Disagree</td>
<td>Strongly Disagree</td>
<td>Need more information</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Adjust the neighborhood boundary</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Neutral</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
<th>Need more information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjust the neighborhood boundary to include those parcels zoned R-15 northeast of Hallinan School (currently parcels part of Hallinan Neighborhood Association)</td>
<td>Strongly Agree</td>
<td>Somewhat Agree</td>
<td>Neutral</td>
<td>Somewhat Disagree</td>
<td>Strongly Disagree</td>
<td>Need more information</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surface Water Strategies</th>
<th>Strongly Agree</th>
<th>Somewhat Agree</th>
<th>Neutral</th>
<th>Somewhat Disagree</th>
<th>Strongly Disagree</th>
<th>Need more information</th>
</tr>
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<tbody>
<tr>
<td>Request the City: to conduct a study to determine the best methods to address surface water management problems &amp; to use permeable surfaces, roadside ditches and biofiltration to treat surface water runoff</td>
<td>Strongly Agree</td>
<td>Somewhat Agree</td>
<td>Neutral</td>
<td>Somewhat Disagree</td>
<td>Strongly Disagree</td>
<td>Need more information</td>
</tr>
</tbody>
</table>
Please mail in the completed survey in the pre-paid envelope or you can email it to: Laura Weigel, lweigel@ci.oswego.

If more than one person in your household would like to complete the survey, you can do so on-line at:
www.ci.oswego.or.us/plan/neighbor.htm.
Thanks so much for completing our survey!

Please provide your name and address for our records.

Additional Comments:

The Glenmorrie Neighborhood Association
thanks you for your time!
See you in the neighborhood!