

ORDINANCE No. 2592

AN ORDINANCE OF THE CITY OF LAKE OSWEGO CITY COUNCIL AMENDING THE COMPREHENSIVE PLAN AND ZONING MAPS AND THE COMMUNITY DEVELOPMENT CODE TO EXPAND THE BOUNDARIES OF THE WESTLAKE GROVE DESIGN DISTRICT BY ADDING THE NORTHERLY PORTION OF TL 4300, CHANGE THE PLAN AND ZONE DESIGNATIONS FOR TAX LOTS 4400 and 4500, MAP 21E07DD AND TL 4600 AND 9300 MAP 21E07DC AND REVISE LOC APPENDICES LOC 50.05.005 FIGURES A-D AND J-M IN THE COMMUNITY DEVELOPMENT CODE (LU08-0059A AND LU 12-0046)

WHEREAS, a notice of public hearing for consideration of this Ordinance was duly given in a manner required by law; and,

WHEREAS, public hearings were held before the Planning Commission on March 11, 2013 and March 25, 2013; and the Lake Oswego City Council on May 21, 2013, to review these amendments; and,

WHEREAS, the Planning Commission did deliberate, adopt findings of fact and conclusions, and recommend that Ordinance 2592 be approved by the City Council of the City of Lake Oswego.

The City of Lake Oswego ordains as follows:

Section 1. The City Council hereby adopts the Findings, Conclusions and Order (LU 08-0059A and LU 12-0046) in Attachment A.

Section 2. The Community Development Code LOC 50.05.005 Figures A-D and J-M of the West Lake Grove Design District are hereby amended to include all but the southerly 110 feet of Tax Lot 4300, Map 21E07DD, as shown in Attachments B-K.

Section 3. The Comprehensive Plan Map and Zoning Map Designations of Low Density Residential (R-7.5) for Tax Lot 4300, Map 21E07DD, are hereby amended to Office Commercial (WLG-OC) for all but the southerly 110 feet as shown on Attachments B and C.

Section 4. The Comprehensive Plan Map and Zoning Map Designations of WLG OC and WLG R-2.5 on Tax Lots 4400 and 4500, Map 21E07DD and the Comprehensive Plan Map Designations on Tax Lots 4600 and 9300 Map 21E07DC, are hereby amended to change the WLG-R-2.5 designation of the southwest side of tax lot 4400, the southeast corner of tax lot 4500, the east side of tax lot 4600 and the south side of tax lot 9300 to a uniform designation of WLG-OC, as shown on Attachments B and C.

Section 5. The driveway parking lot access for the WLGDD (LOC 50.005.005 Figure C) is hereby amended, and the off-street parking lot designations (Parking Reserve) are hereby eliminated, as shown on Attachment F.

Section 6. Effective Date of this Ordinance: Pursuant to Lake Oswego City Charter, Section 34, this ordinance shall be effective on the 30th day after its enactment.


Read by title only and enacted at the regular meeting of the City Council of the City of Lake Oswego Held on 18th day of June 2013.

AYES: Mayor Studebaker, Bowerman, Gudman, Gustafson, Jordan, Kehoe,
O'Neill

NOES: None

ABSTAIN: None

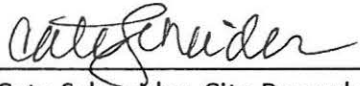
EXCUSED:None



Kent Studebaker, Mayor

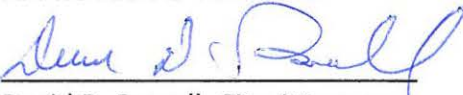
Dated: June 20, 2013

ATTEST:



Cate Schneider, City Recorder

APPROVED AS TO FORM:



David D. Powell, City Attorney

BEFORE THE CITY COUNCIL
OF THE CITY OF LAKE OSWEGO

A REQUEST FOR COMPREHENSIVE PLAN)
AND COMMUNITY DEVELOPMENT CODE) LU 08-0059A/LU 12-0046-1818
AMENDMENTS ON BOONES FERRY ROAD) (CITY OF LAKE OSWEGO)
AND UPPER DRIVE)
) FINDINGS & CONCLUSIONS
[ORDINANCE No. 2592])

NATURE OF PROCEEDING

This matter came before the City Council pursuant to a recommendation by the Lake Oswego Planning Commission on a request for the following comprehensive plan and Community Development Code (CDC) amendments by Randy Reeve, American Heritage Homes and Andrea Marek, RB Pamplin Corp. (LU 08-0059A):

1. Amendment of the West Lake Grove Design District boundary to include a one acre lot at 4855 Upper Drive (Tax Lot 4300), a vacant parcel.
2. Comprehensive Plan and Zoning Map amendments to change the Low Density Residential Designation (R-7.5) to WLG Office Commercial (WLG OC) on the northern portion of 4855 Upper Drive (Tax Lot 4300) and WLG R-2.5 on the southern portion.
3. Community Development Code amendments to eliminate parking reserves and building areas on 4905 Upper Drive (Tax Lot 4400) and 16710 Boones Ferry Road (Tax Lot 4500).
4. Comprehensive Plan Map amendments to change the WLG R-2.5 designation on the southwest corner of 4905 Upper Drive (Tax Lot 4400) and the southeast corner of 16710 Boones Ferry Road (Tax Lot 4600) to a designation of WLG OC.
5. Community Development Code text amendments for LOC Appendices 50.05 (Figures A-D and J-M), for 4855 (Tax Lot 4300) and 4905 Upper Drive (Tax Lot 4400) and 16710 Boones Ferry Road (Tax Lot 4500).

1 The recommendation also resulted from a request from the City of Lake Oswego for the
 2 following (LU 12-0046):

3 Comprehensive Plan Map amendments from a designation of WLG R-2.5 to a
 4 uniform designation of WLG OC on the south side of the property located at 16722
 5 Boones Ferry Road (Tax Lot 9300) (21E07DC09300) and the east side of property
 6 located at 4925 Upper Drive (Tax Lot 4600) (21E07DD04600). These designations
 would extend into the proposed West Sunset Drive right-of-way, which currently
 carries no zoning designation. The proposal also includes removal of parking
 reserves and building areas shown in the Community Development Code.

7 **HEARINGS**

8 The Planning Commission held hearings and considered these applications at its
 9 meetings of November 26, 2012 (opened and continued with no discussion); February 11, 2013
 10 (opened and continued with no discussion); March 11, 2013 and March 25, 2013. The City
 11 Council held a public hearing to consider the Planning Commission’s recommendation on May
 12 21, 2013.
 13

14 **CRITERIA AND STANDARDS**

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 16 A. City of Lake Oswego Community Development Code

17	LOC 50.07.003-1	Application for Development
18	LOC 50.07.003-15 and 16	Major Development Decisions and Legislative Decisions
19	LOC 50.01.001-2	Purpose
20	LOC 50.03.002 and 003	Use Tables - West Lake Grove Zone Districts
21	LOC 50.05.005-1	Purpose - West Lake Grove Design District Standards
22	LOC 50.05.005-4 (b)	Streets and Circulation - West Lake Grove Design District Standards

23 B. City of Lake Oswego Comprehensive Plan

24	Goal 1	Citizen Involvement, Policies 1 and 2
25	Goal 2	Land Use Planning (Section 1 Land Use Policies and Regulations), Policies 1, 5(a)(b) i,ii (A, B, C, D, E, F, G, H)
26	Goal 10	Housing, Policies 1, 10, 11, and 14

- 1 Goal 12 Transportation, Subgoal 1, Major Street System, Policies 1, 2; Subgoal 3,
- 2 Neighborhood Collectors and Local Residential Streets, Policy 5; Subgoal
- 3 4, Land Use and Transportation Relationships, Policy 4; Subgoal 11,
- 4 Parking Policy 3
- 5 Goal 13 Energy Conservation, Policy 4

6 C. Lake Grove Neighborhood Plan

- 7 Goal 1 Citizen Involvement, Policies 2 and 3
- 8 Goal 9 Economic Development, Policies 1, 2, 6, 11
- 9 Goal 10 Housing, Policies 5(a-g)
- 10 Goal 12 Transportation, Policies 5, 6 and 8

11 D. Metro Urban Growth Management Functional Plan

12 E. Transportation Planning Rule

13 OAR 660-12-060(1) and (2)

14 F. Statewide Planning Goals

15 Goal 9 – Economic Development

16 **FINDINGS AND REASONS**

17 The City Council incorporates the staff reports and staff memoranda, dated November

18 20, 2012; February 7, 2013; March 1, 2013, March 22, 2013, April 22, 2013, May 9, 2013 and

19 May 16 2013 for LU 08-0059A and LU 12-0046 (with all exhibits attached thereto), together

20 with the findings and conclusions of the Planning Commission, as support for its decision,

21 supplemented by the further findings and conclusions set forth herein. In the event of any

22 inconsistency between the supplementary matter herein and the incorporated materials, the

23 matter herein controls. To the extent they are consistent with the approval granted herein, the

24 City Council adopts by reference its oral deliberations on this matter.

25 Following are the supplementary findings and conclusions of the City Council:

1 The City Council received testimony that the proposed expansion of the West Lake
2 Grove Design District together with the accompanying zone designation changes would result in
3 unacceptable traffic impacts to Upper Drive and nearby intersections. However, the City
4 Council concurs with the Planning Commission findings that, based upon the 2008 Traffic
5 Impact Analysis by DKS Associates, additional traffic from development allowed by the
6 proposed amendments would not cause service levels to fall below Level of Service "E" during
7 peak hours, that any substantial traffic degradation would result from background traffic levels
8 that would occur with or without the proposed development, and that any traffic impacts that
9 do result from the development would be minor. Evidence in the record also indicates that
10 improvements anticipated as part of the Boones Ferry Road Refinement Plan are expected to
11 improve the level of service of the Bryant Road/Boones Ferry intersection above that which
12 would otherwise be expected to result from increases in background traffic. Neighborhood
13 traffic impacts will be further alleviated by the proposed elimination of commercial driveway
14 access to Upper Drive, and the requirement that commercial traffic from Tax Lots 4300, 4400
15 and 4500 exiting onto the extension of West Sunset Drive will be required to exit to the north
16 toward Boones Ferry Road, rather than south toward Upper Drive. The City Council finds that
17 the proposal is consistent with the cited policies of Goal 12 of the Comprehensive Plan and the
18 Lake Grove Neighborhood Plan relating to traffic impacts.

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22 The proposed zone designation amendments, together with the resulting expansion of the
23 West Lake Grove Design District (WLGDD), are necessary to allow development consistent with
24 the WLGDD plan. The original assumption that properties to the south of Boones Ferry Road
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1 would be consolidated for development has proven to be incorrect. Consequently, the planned
2 extension of West Sunset Drive south of Boones Ferry would cause Tax Lots 4500 and 4600 to
3 be fragmented and undevelopable. Similarly, the narrow width of Tax Lot 4400, together with
4 the required 25-foot buffer from R 7.5 property, would inhibit effective development.
5

6 Furthermore, the current townhome designations (WLG R-2.5) on split portions of
7 unconsolidated Tax Lots 4400, 4500, 4600 and 9300 are too small to be developed feasibly. The
8 City Council concurs with the Planning Commission that consolidating West Lake Grove Office
9 Commercial (WLG OC) zone designations on these properties, together with expansion of the
10 WLGDD boundaries (including the WLG OC zone designation) onto Tax Lot 4300, is necessary to
11 facilitate needed commercial development in the District and to meet the District's circulation
12 and parking objectives in a manner that is consistent with the applicable criteria.
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14 Testimony was received urging that the southerly 110 feet of Tax Lot 4300 should retain its
15 current R 7.5 zoning (and remain outside the WLGDD), rather than being rezoned WLG R-2.5 in
16 order to allow townhomes as recommended by the Planning Commission. The Planning
17 Commission found that townhomes would provide a needed transition between the proposed
18 expansion of commercial development to the north and the existing lower density residential
19 development in the neighborhood. However, the City Council concurs with the applicant,
20 several neighbors and the Lake Grove Neighborhood Association that townhomes are not
21 consistent with the development pattern on Upper Drive and that, in this particular
22 circumstance, neighborhood integrity would be better maintained through large lot, single-
23 family development on that portion of Tax Lot 4300. Retaining the current R 7.5 zoning on the
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1 southern 110 feet of the lot will allow development of two single-family homes that, as
2 Neighborhood Association testimony put it, would better “seal” the existing neighborhood
3 character than would townhomes, thereby promoting compatibility.

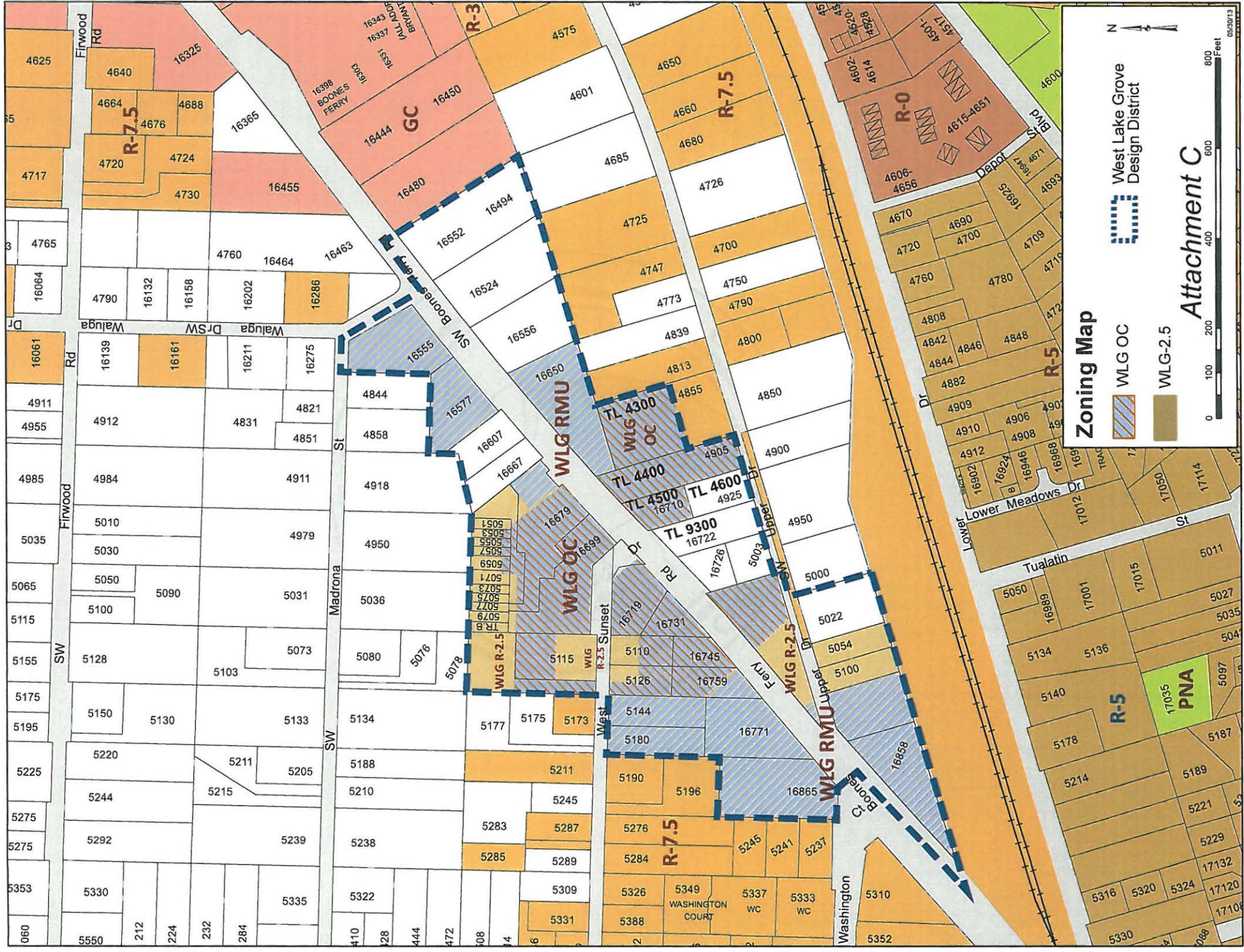
4 The City Council received testimony that submittals by the Lake Grove Neighborhood
5 Association (LGNA) on this application was improper for reasons including that there was no
6 vote of the membership on the LGNA position, that written comments by LGNA had been
7 misidentified as “support” for the proposal, that the neighborhood association improperly
8 failed to specify a minority position, and that a person attending an association board meeting
9 about this proposal was prevented from making a motion. LGNA representatives countered
10 that no violation of the bylaws occurred for a number of reasons, including that there is no
11 requirement for a vote of the entire membership before taking a position on an application,
12 that there was no minority report because there was no minority position on the board, and
13 that a person who was not a board member was properly not allowed to make a motion at the
14 board meeting, but was nevertheless allowed to discuss the proposal. The City Council notes
15 that neighborhood associations are independent organizations and that, generally, issues as to
16 whether or not an association has followed its own bylaws in certain instances are a matter of
17 neighborhood concern, not of the City. An exception would be where an association exhibits a
18 pattern of acting contrary to the applicable requirements of the City’s Citizen Involvement
19 Guidelines to an extent that the City Council feels it is necessary to determine whether
20 recognition should be withdrawn (which is not the case here). In any event, the question of
21 whether or not the LGNA has followed its bylaws in taking a position on the current application
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1 has no bearing on the Council's decision as to whether the application meets the relevant
2 approval criteria.

3 Finally, testimony was received from the Citizens for Stewardship of Lake Oswego Lands
4 (Lake Oswego Stewards) that the subject parcels include tree groves, and that there appears to
5 be water nearby or on the site, but that there is no Resource Conservation or Resource
6 Protection Overlay District on any of the properties. It was suggested that this evidenced the
7 unfairness of the City's sensitive lands program, and indicates that resources will be ignored if
8 potential designation would inhibit economic development or would apply to a Metro-
9 designated town center. The City Council finds, as did the Planning Commission, that the
10 current proposal does not include an application for a Sensitive Lands designation, and
11 therefore such matters are not currently before the Council. However, the Council also notes
12 that the City's Natural Resources Planner has provided a memo (Exhibit G-1) addressing the
13 issues raised by the Lake Oswego Stewards.
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16 **CONCLUSION**

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18 The City Council concludes that LU 08-0059A and LU 12-0046 as recommended by the
19 Planning Commission, but modified to retain the current R 7.5 zone designation on the
20 southern 110 feet of Tax Lot 4300, and limiting the expansion of the West Lake Grove Design
21 District Boundaries to the remaining northern portion of that tax lot, are in compliance with all
22 applicable criteria and should be approved. The Council also concludes that proposed
23 Ordinance 2592, which implements LU 08-0059A/LU 12-0046, should be enacted.
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West Lake Grove
Design District



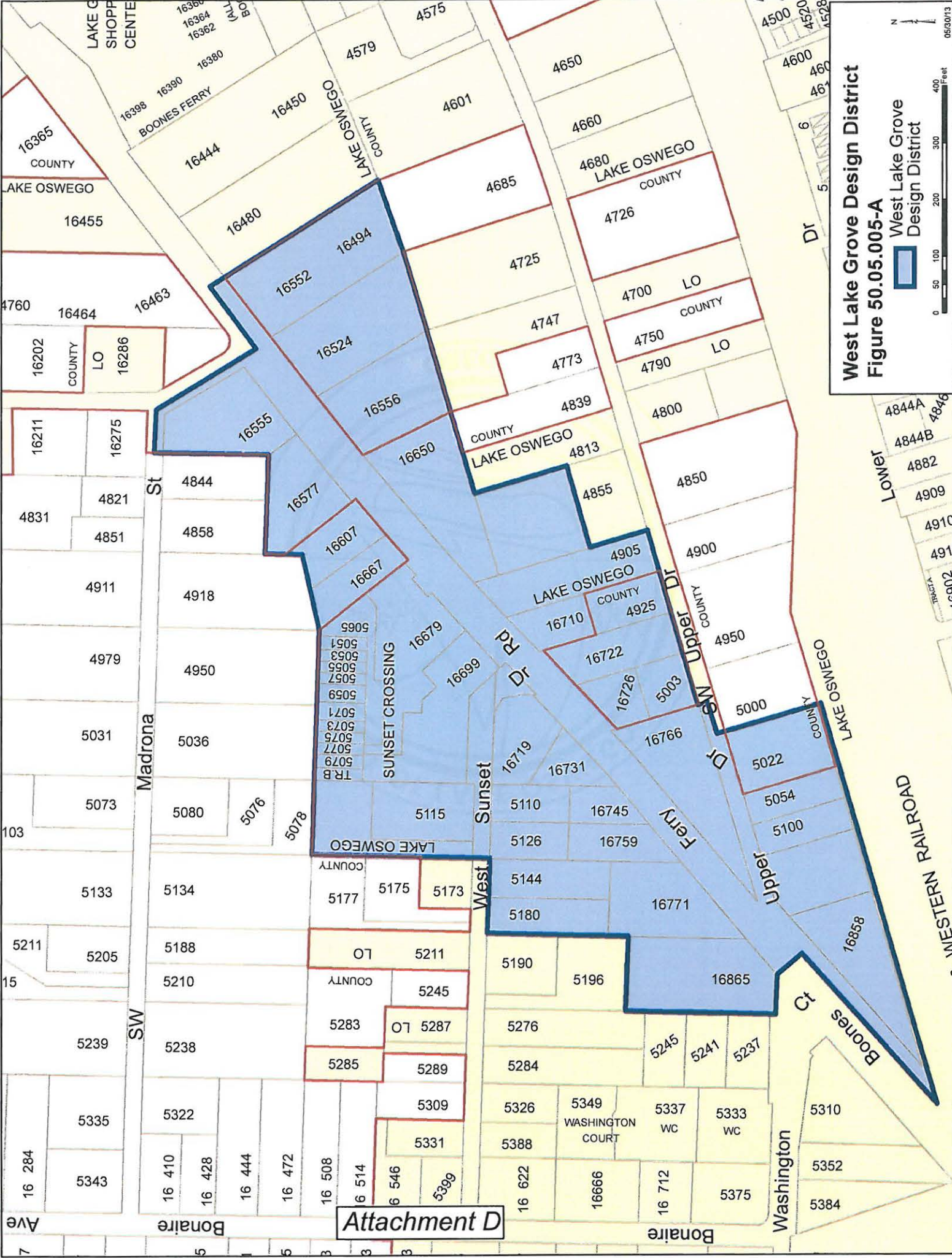
Zoning Map



Attachment C

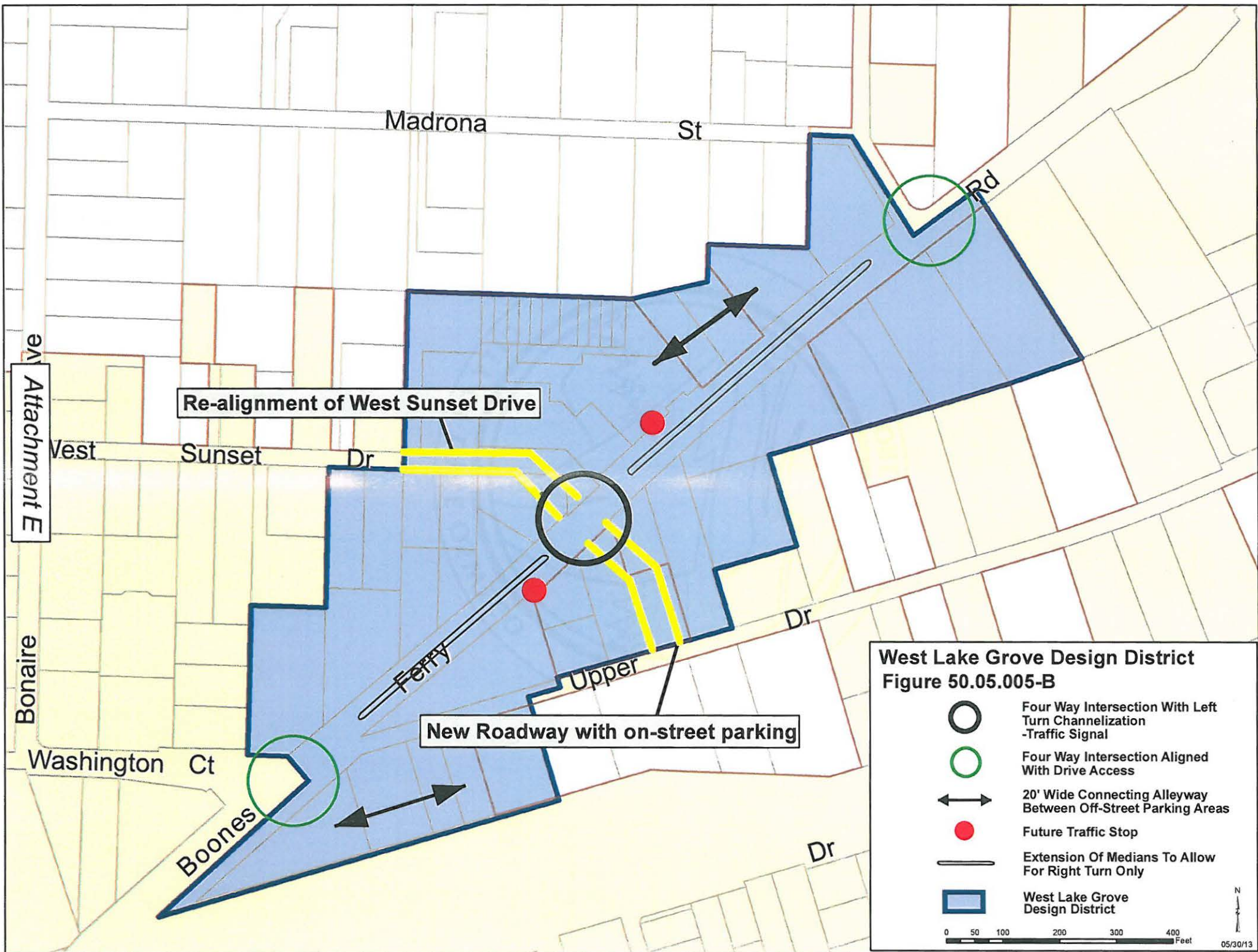


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West Lake Grove Design District
Figure 50.05.005-A
 West Lake Grove Design District

Attachment D



Attachment E

Re-alignment of West Sunset Drive

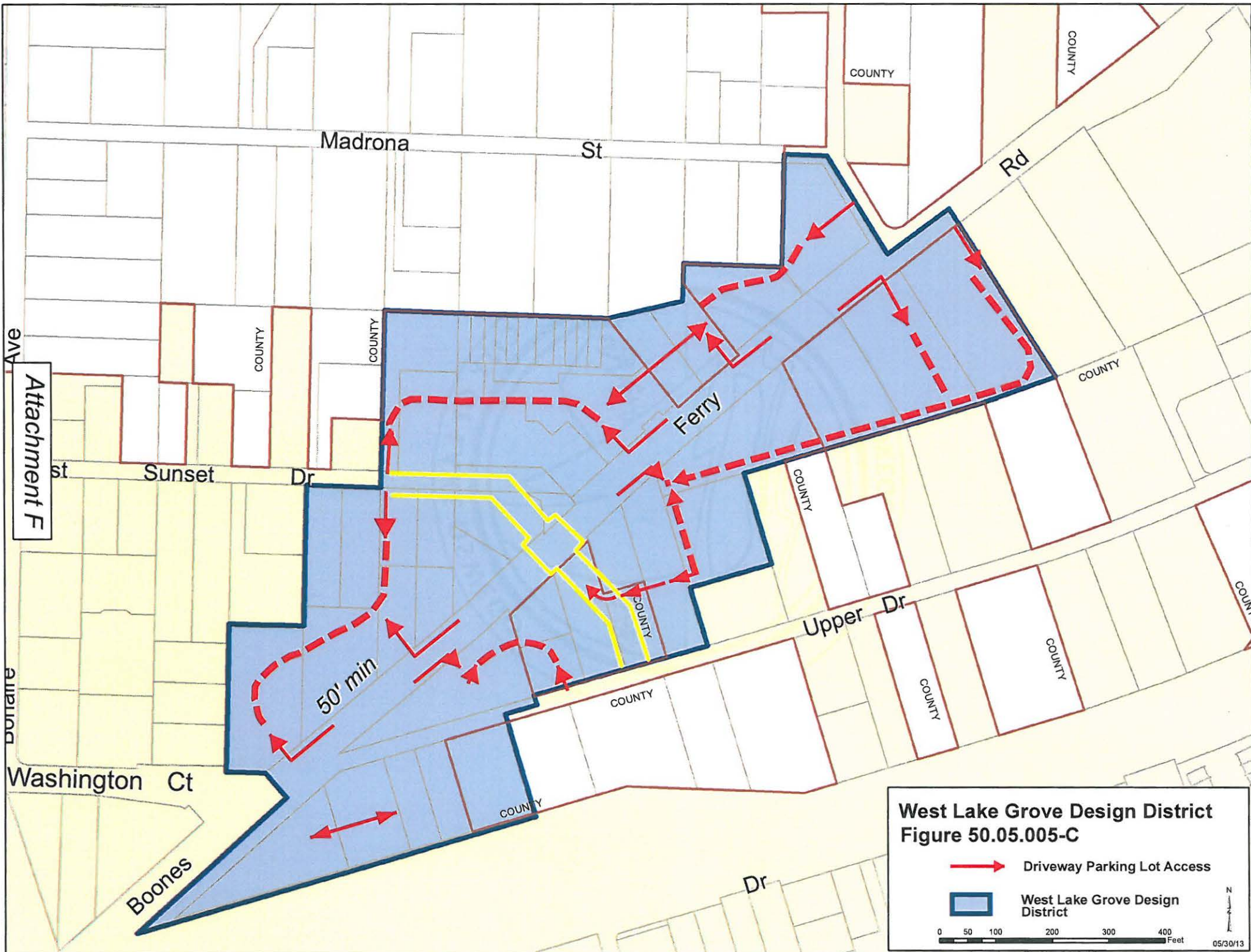
New Roadway with on-street parking

West Lake Grove Design District
Figure 50.05.005-B

-  Four Way Intersection With Left Turn Channelization -Traffic Signal
-  Four Way Intersection Aligned With Drive Access
-  20' Wide Connecting Alleyway Between Off-Street Parking Areas
-  Future Traffic Stop
-  Extension Of Medians To Allow For Right Turn Only
-  West Lake Grove Design District


0 50 100 200 300 400 Feet

N
05/30/13

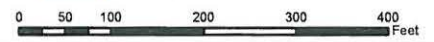


Attachment F

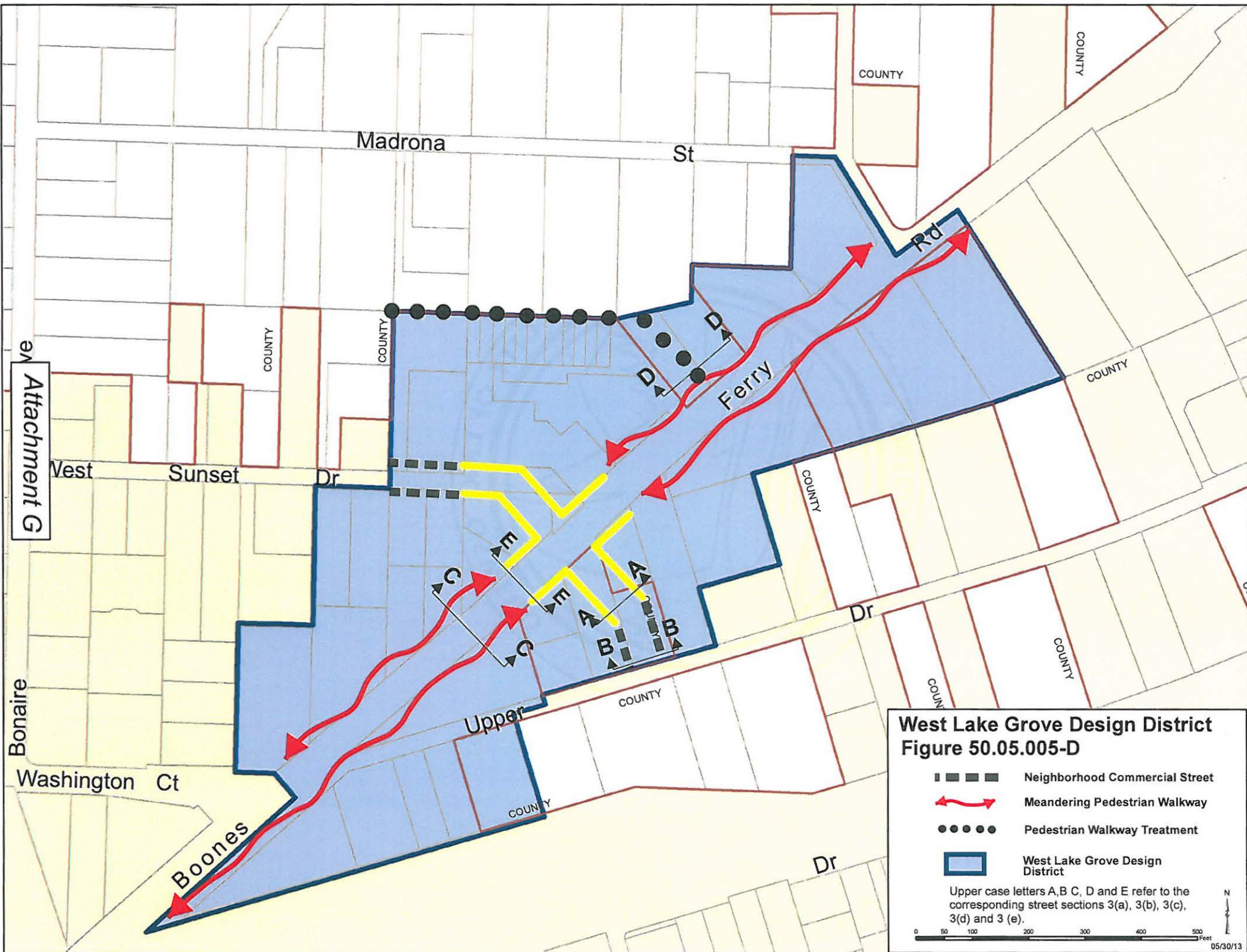
**West Lake Grove Design District
Figure 50.05.005-C**

 Driveway Parking Lot Access

 West Lake Grove Design District



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05/30/13



Attachment G

Bonaire

Washington Ct

Madrona St

St

Rd

Ferry

Vest Sunset Dr

Upper Dr

Boones

Dr

COUNTY

COUNTY

COUNTY

COUNTY

COUNTY

COUNTY

COUNTY

COUNTY

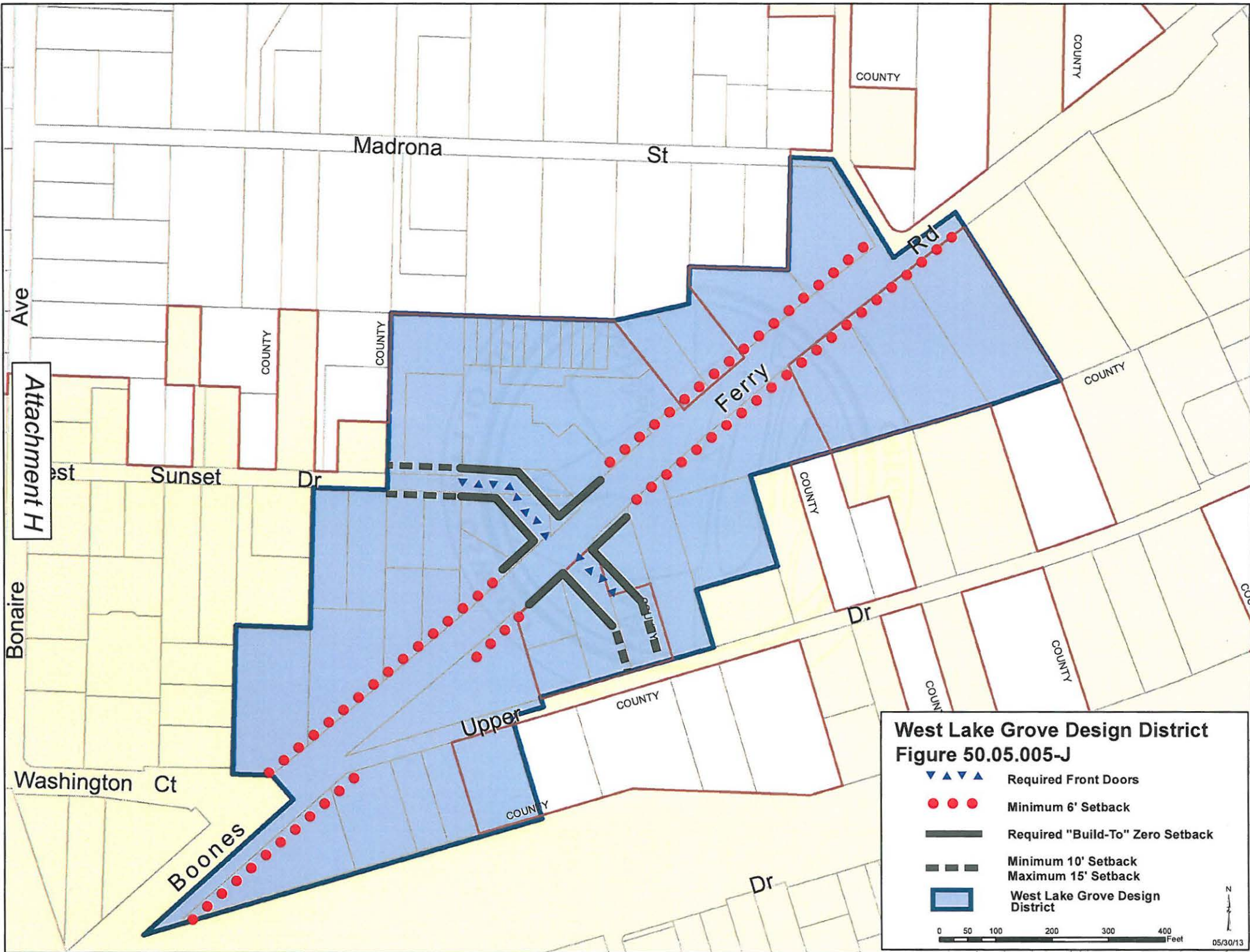
COUNTY

COUNTY

COUNTY

COUNTY





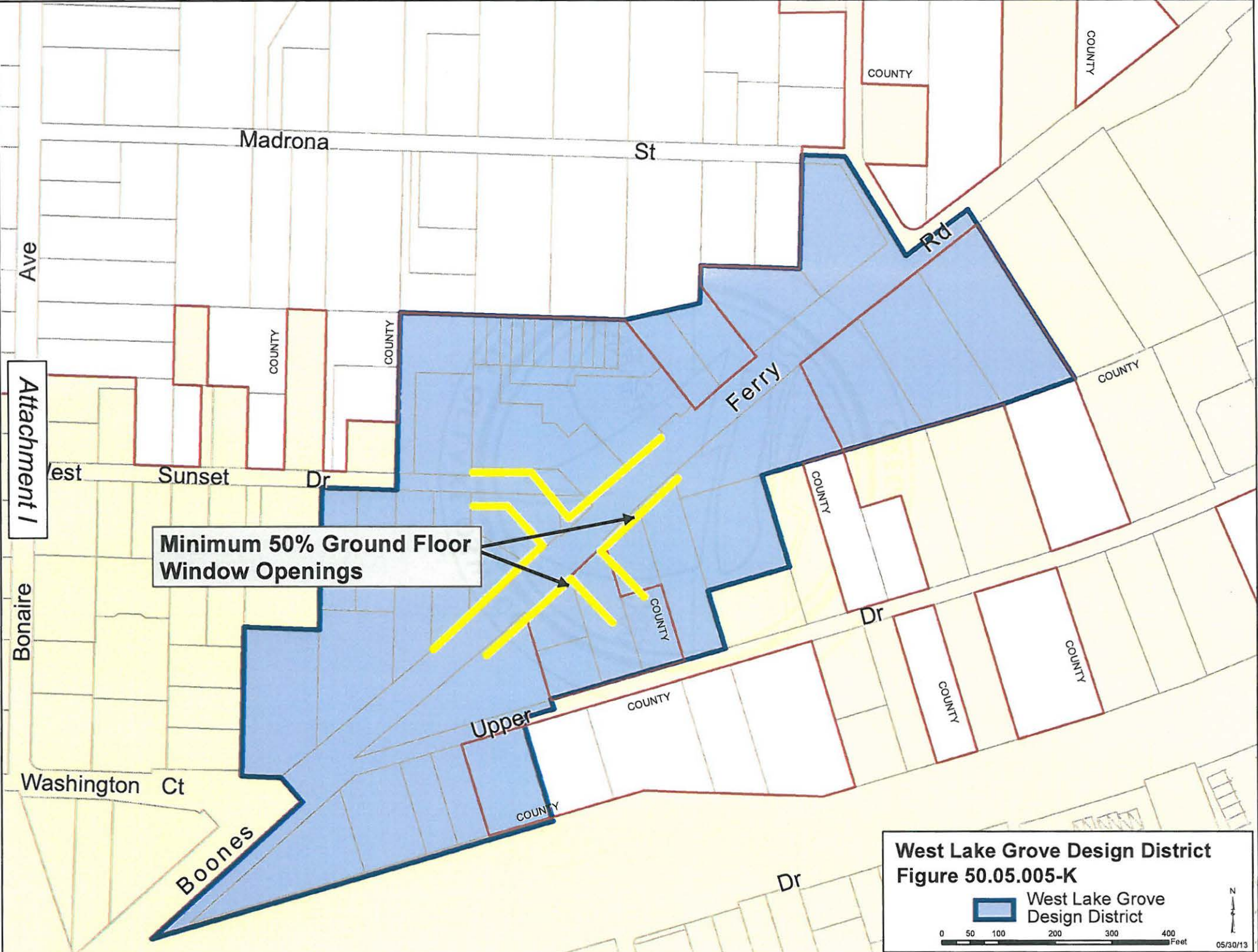
Attachment H

West Lake Grove Design District
Figure 50.05.005-J

- ▼ ▲ ▲ ▲ Required Front Doors
- ● ● ● Minimum 6' Setback
- — — — Required "Build-To" Zero Setback
- - - - Minimum 10' Setback
 Maximum 15' Setback
- ▭ West Lake Grove Design District

0 50 100 200 300 400 Feet

05/30/13



Attachment I

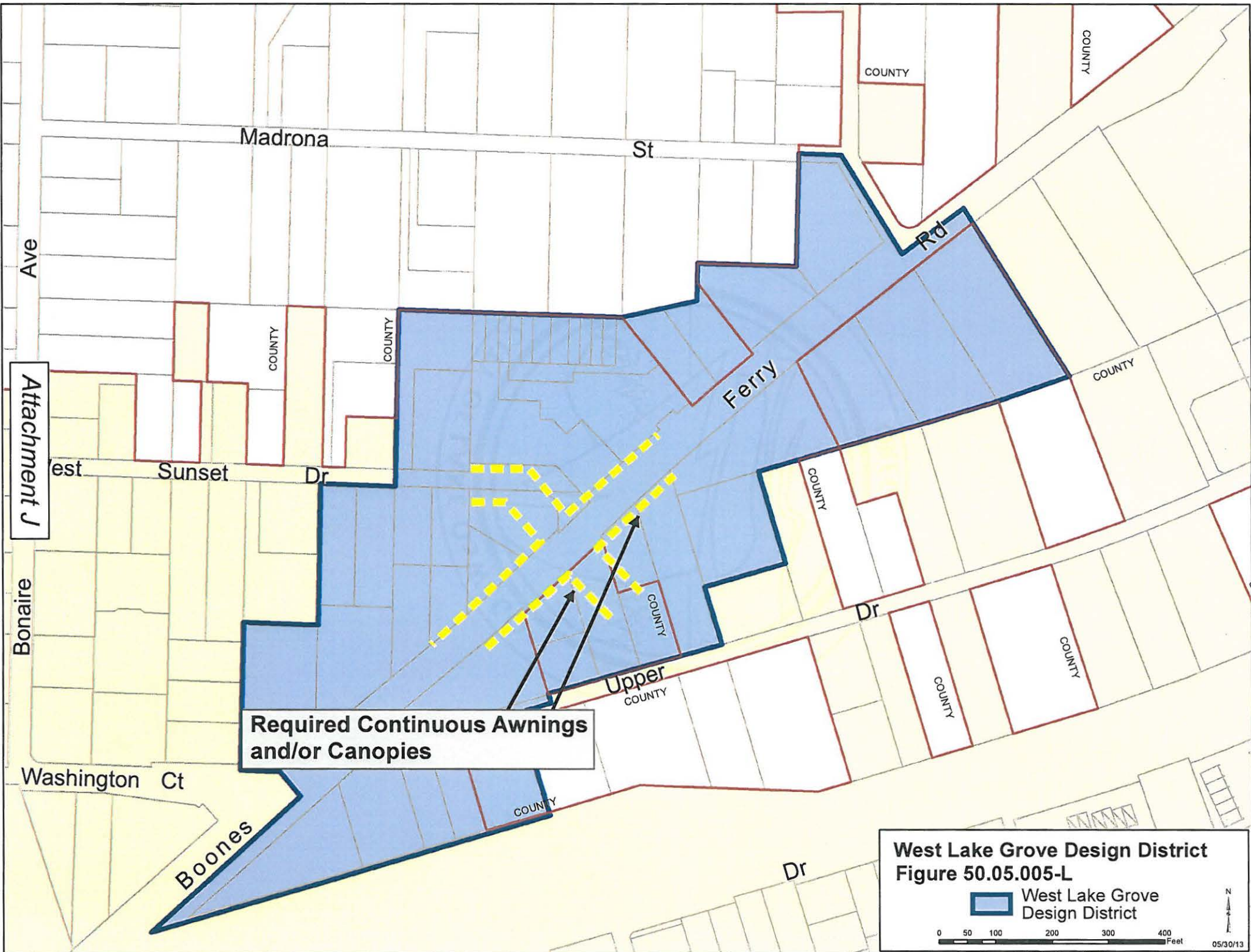
Minimum 50% Ground Floor Window Openings

West Lake Grove Design District
Figure 50.05.005-K

 West Lake Grove Design District

0 50 100 200 300 400 Feet

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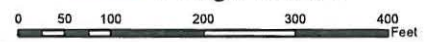


Attachment J

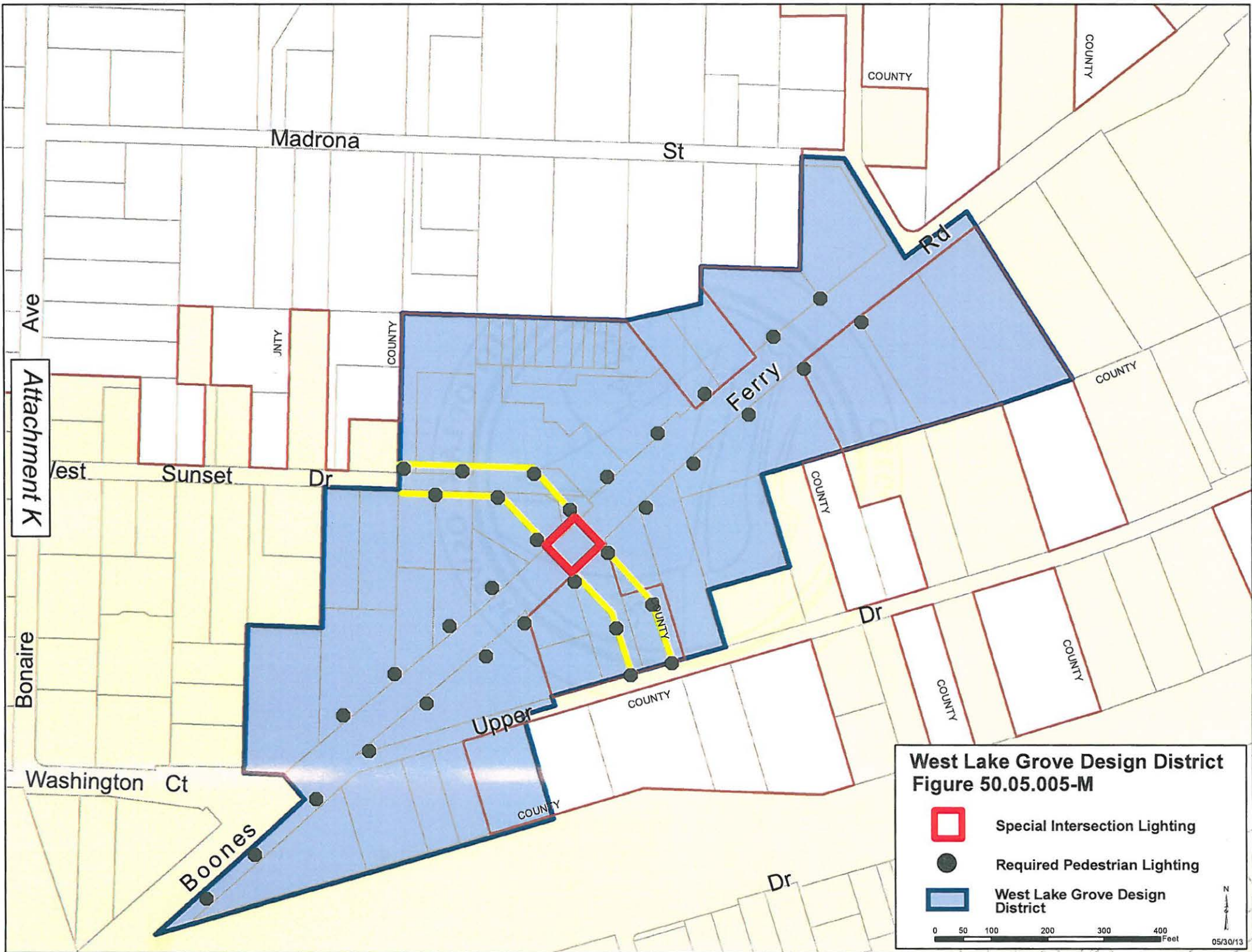
Required Continuous Awnings and/or Canopies

West Lake Grove Design District
Figure 50.05.005-L

West Lake Grove Design District



05/30/13



Attachment K

**West Lake Grove Design District
Figure 50.05.005-M**

- Special Intersection Lighting
- Required Pedestrian Lighting
- West Lake Grove Design District

