



## MINUTES OF THE LAKE GROVE NEIGHBORHOOD ASSOCIATION

### BOARD MEETING

Lake Grove Presbyterian Church, April 16, 2015, 7:00 PM

**Board Members present:** Chair Jerry Nierengarten, Treasurer Rob Loesch, Secretary Chuck Fisher, Directors: Janet Buck, Mike Buck, Jay Clark, Trudy Corrigan, Rob Loesch, Michelle Neumann

**Attendees:** See Attached

**Call to Order:** 7:00 pm

**Treasurer Report:** Treasurer Rob Loesch reported \$2,899.68 on deposit at Bank of Oswego.

**Minutes:** The March 19, 2015 Board Meeting minutes were approved.

#### **Presentations:**

None

#### **Old Business:**

15001 Twin Fir Rd, Proposal 4-Lot Subdivision and Tract "A" Single Family Attached Homes, File Number: PA 15-0008

Mike Buck reported that, due to difficulties in developing the property in the way the developer had proposed, the developer withdrew. The property is reported to be once again on the market for sale. It appears that though the property has R-3 zoning, due to other restrictions, development of the site will be limited to one-unit.

#### **New Business:**

A Response to the City on the West End Building (WEB) and the Proposed Sale

Chair Nierengarten led a discussion of a response to the City on the West End Building and the proposed sale. Upon the sale of the WEB or shortly thereafter, substantial City services provided to Lake Grove and the surrounding neighborhoods will have to be relocated. The discussion was to identify specific services that Lake Grove neighborhood residents need and want within the neighborhood.

The discussion opened with comments regarding the decision of the City Council at its Tuesday, April 14th meeting. The sentiment of the Board was that the Council's decision to sell the WEB was contrary to long term interests of city residents. It appeared the decision reflected a historical perspective held by certain Council members rather than looking at the needs of the city and its residents into the future.

There was concern expressed at the lack of a coherent plan by the City to replicate the services provided at the WEB within the Lake Grove neighborhood.

While not agreeing with the Counsel decision, the Board sought out what positives may come from the sale. It was noted that the return of the WEB to private ownership would result in its return to the tax roll. With its return to the tax roll comes the opportunity to create an Urban Renewal District that would include the 14-acre WEB site.

A discussion then developed of the specific services that Lake Grove residents want and how those services would be housed.

The discussion centered on the need for a multi-generational activity facility. The facility envisioned would replace the meeting space lost with the sale of the WEB, offer senior activity space(s), and house a teen program, a library, and the Parks and Recreation Department.

It was agreed that Chair Nierengarten would draft a letter to the City Council presenting the position of the LGNA Board.

Chair Nierengarten will also be working with neighborhood associations adjoining the LGNA which will be adversely affected by the sale of the WEB building

#### *Recognition of Past Chair Bernie Harrington*

The Board voted up to \$30 to fund a gift to recognize past Board Chair Harrington. Director Buck agreed to select the gift.

#### *Resident Jonathan Snell - Identified Slide Area\**

Jonathan Snell requested time to address the Board. Resident Snell identified himself as a professional geologist. He stated he owned property adjoining 3240 Upper Drive, Lake Oswego. There is a pending application (LU14-0045) for a 2-parcel minor partition of the property.

The application for partition was approved on March 6, 2015. Resident Snell stated he filed an appeal of the decision paying the \$578.00 cost. The public hearing will be Monday, May 4, 2015 at 7pm before the Development Review Commission.

Resident Snell indicated that the northeast corner the property had experienced earth movement in the past and was in an identified slide zone. He also expressed

concern with respect to a minor variance granted with the approval related to access width.

Resident Snell provided a map outlining the area of past earth movement.

Director Mike Buck noted that the Board had already made comment with respect to concerns related to construction in the slide zone in communication with the City Planning Department regarding application LU 14-0074, a request for approval of a lot line adjustment and a 3-parcel minor land partition, (3120, 3150 Upper Drive). Approximately the rear 1/3rd of that property is within the known slide area. The developer of that property was required to provide a geotechnical report to the City. A draft of that geotechnical report has been provided to the LGNA Board.

It appeared from the draft of the geotechnical report certain requirements for construction of the improvements on the proposed sites would be imposed by the City. The purpose of the requirements were to mitigate adverse impacts caused by the construction on the site.

Resident Snell expressed his concern with respect to construction on or near the slide area. He expressed concern that the partition he is appealing may result in a loss of trees and construction of improvements that would adversely affect site stability.

Director Corrigan encouraged him to present his research, conclusions and recommendations to the appropriate individuals at the City.

(\* Director Rob Loesch is one of the owners of property located at 3240 Upper Drive. For that reason, he did not participate in Board's consideration of information presented by Resident Snell.)

*Staging Area, Lake Oswego Tigard Water Partnership (LOTWP)*

The LOTWP is currently using area within Iron Mountain Park as a staging area for machinery, equipment, and materials. Director Mike Buck had communication with a representative of the City regarding restoration of the area upon completion of the project. The area is to be "returned as was." Director Buck expressed concern as to the adequacy of this proposed "restoration".

**Next Board Meeting:**

Lake Grove Presbyterian Church, May 21, 2015, 7:00 PM

**Adjourned: 9:00 pm**