

# MINUTES OF THE LAKE GROVE NEIGHBORHOOD ASSOCIATION

## GENERAL MEETING

Lake Grove Presbyterian Church  
March 16, 2017, 7 pm

**Board Members Present:** Chair, Jerry Nierengarten, Secretary, Audrey Block; Treasurer, Rob Loesch; Directors: Mike Buck, Janet Buck, Sheila Carlson, Mike Carlson, Chuck Fisher

**Attendees:** Trisha Clarke, Greg Kurahashi, Andres Bjornskov, Krista & Rick Silers, and neighbors

**Call to Order:** 7:05 pm

**Treasurer Report:** No changes to last report

**Minutes:** Approved

### **Presentation:**

Partition of 3822-3884 Lake Grove Avenue

Trisha Clarke and Greg Kurahashi presented a proposal for three new homes on the site, a major variance because of the 15-foot special setback required in a R 7.5 zone. Greg Kurahashi elaborated on the design plan, in which density requirements are met by the existing home remaining onsite, with three new homes extending off a single flag access road with a 5-foot buffer of landscaping. Trees removed in the driveway area would be replaced at a 1:1 ratio. The new, one-level homes would be at the rear of the property, with a 6-foot high fence required along the edge of the site. Planning Commission approval of a Type III variance would be required for 3 feet of the property that's within the existing setback, and other accommodations might be required for access to utility lines and historical easements.

Chair Jerry Nierengarten asked if the access road was wide enough to accommodate on-site trash and recycling removal services. If not, he raised the issue of the increased number of receptacles lined up along the roadway on trash day, and suggested that design changes to the plan might contend with the problem onsite. Director Mike Buck asked about the 15-foot dedication of public roadway cited in the plan — would it be landscaped, paved, or gravel, and would the city require a paved sidewalk or gravel walkway? He also inquired how this would impact a solution for stormwater collection. Kurahashi agreed with Buck and other board members that more specifics were required on the plans for this area, as well.

During the presentation of the site plan, Lake Grove several neighbors in attendance at the meeting spoke of negative impacts they link to increased growth in the area. Speakers were critical of the impact on traffic, noise, light pollution, loss of trees, flooding, and diminished walking space and visibility along more heavily used roadways. Nierengarten and Buck said that these problems were connected to decisions made by city government, at the Planning Commission, City Council, Mayor's office, and senior administration. A neighborhood committee such as ours lacked the authority to impose design standards or limitations on growth, they said, and neighbors were encouraged to share their thoughts with city officials.

#### Other Business

The status of the city's review of the Mercantile Village redevelopment project was discussed, following public presentations of the plan depicting a retail and office center, large grocery store and pharmacy, 7 restaurants, with parking for more than 300 vehicles and community gathering spaces clustered across the site. Nierengarten said that the city, as well as a majority of the Lake Grove Board, supported a mixed-use development that included affordable housing, though the developers have so far not endorsed a design that includes housing. Other issues that remain with the city and members of the board include the concentration of parking at the center of the site, limited pedestrian access, the impact of increased traffic on adjacent roads, the restoration of the Three Sisters watershed, and the visual impact of the property from Kruse Way and Boones Ferry Road.

The Board unanimously voted in favor of Nierengarten writing a letter to city officials emphasizing the support of a design that conforms with the Lake Grove Village Plan and Boones Ferry Road Project, with regard to walkability, pedestrian-friendly access, and gathering spaces attractive to various kinds of uses.

**Next Board meeting:** 7 p.m., April 20, 2017, Lake Grove Presbyterian Church

**Adjourned:** 9 pm