

MINUTES OF THE LAKE GROVE NEIGHBORHOOD ASSOCIATION

GENERAL MEETING

Lake Grove Presbyterian Church, January 19, 2017, 7 pm

Board Members Present: Chair, Jerry Nierengarten, Secretary, Audrey Block;
Directors: Mike Buck, Janet Buck, Mike Carlson, Trudy Corrigan, Rob Loesch

Attendees: Kevin Brady,

Call to Order: 7:10 pm

Treasurer Report: No changes to last report

Minutes: Approved

Presentation: Kevin Brady,

Discussion of Partition of 4726 SW Upper Drive

Based on a proposal submitted by the purchaser and developer, Rob Matthews, the one-acre, 78- to 80-foot-wide site is proposed to be divided into two partitions, with a 15-foot deeded right-of-way for a gravel walkway or paved parking area along Upper Drive. A 6- or 12-foot public pathway may still exist on the site, dating back to when it was used as a footpath to the railroad station.

The two new homes are proposed to be two stories high and less than 4,000 square feet each, offset by required setbacks. Mr. Brady said that there is no intention of developing the property fully, and that the Douglas Fir trees at the rear of the property are not currently designated for removal. Tree retention on the site was supported by all of the Directors, and the Directors supported changes to the plan that would protect a mature Horse Chestnut from removal.

The impact of the easements and right-of-ways on the design of the project led to a request for more information from the developer and city planners. Director Mike Buck expressed a preference for a walkway along Upper Drive, and raised the question of whether or not city code required an extension of a pathway rather than parking. A discussion over the 6- or 12-foot public easement on one side of the property raised questions about fencing and setbacks. The routing of a new sewer line on the site is still unclear.

The Directors agreed that with greater clarification from the developer, city planners, and arborist, the Lake Grove Board would review the project more fully in the future.

Discussion of Proposed Development of 3183 Douglas Circle

A plan for removing a significant number of mature trees within the footprint of new construction raised questions from the Directors. According to the site plan on file with the city, a significant number of mature trees would be removed to make way for a sport court, multi-car garage, and driveway. The percentage of land that would be designated impermeable was discussed, as well as the possibility of mitigating the number of trees tagged for removal.

Director Buck questioned whether the site plan could be adapted to save whatever trees might be protected, and asked whether the mitigation plan could be focused on the planting of native trees in survivable locations. The Directors unanimously requested clarification from city planners on the size and location of the buildings, the percentage of hardscape intended for the site, and the use of pavers for driveway surface.

Discussion of Boones Ferry Road Project

Director Buck commented that with Brent Williams retiring from the Boones Ferry Road committee, the need is elevated for an effective liaison to residents, contractors, and businesses impacted by the project.

Discussion of Iron Mountain Park Project

Director Buck reported that no decision has been reached as to the funding source of a nature area proposed for the park. The timeline and meeting schedule for the project is currently unknown, and there is currently no clear calendar in place for completion.

Discussion of School Board Bond Initiative

The Lake Grove Board will hear a presentation at their February meeting from supporters of the bond.

Discussion of Mercantile Center Development Project

The Board unanimously voted to seek more information from the city and Planning Commission on design standards proposed for the site. Currently, the mix of tenants is set to include a grocery store and a drug store, retail and office space, with some parties urging a discussion over the feasibility of including affordable housing in the development. The tension between areas designated for parking and areas designated for environmental protection is of concern to the Board.

Next Board meeting: 7 pm., February 16, 2017, Lake Grove Presbyterian Church

Adjourned: 9:25 pm