

**LAKE GROVE NEIGHBORHOOD ASSOCIATION
MINUTES FOR FEBRUARY 21, 2019 BOARD MEETING
LAKE GROVE PRESBYTERIAN CHURCH
7:00pm**

Board Members Present:

Chair Jerry Nierengarten; Directors: Rob Loesch, Mike Carlson, Sheila Carlson, Audrey Block, Mike Buck

Guests: Stacey Tandberg, Dan Anderson, Ed Gehrig, Mitch Ellison, Donna Shackelford, Philip Quinton Cox

Chair Nierengarten called the meeting to order. Minutes from January 17, 2019 were approved with two edits: Under “Iron Mountain,” this clarification should be added: *No connecting trail to the existing traverse trail is included in the approved Plan for the active use park area targeted for the previous staging area site.*

And under “Miscellaneous Bits,” this clarification: *The Lake Grove Village Center Plan Overlay currently differs in tree mitigation from the rest of the City in Code. For Type II tree removal, this district requires replacement for every caliper inch of tree removed; the rest of the City requires a tree for tree replacement. This Code provision is being looked at under various City auspices and is coming before the Planning Commission and City Council in the annual update process.*

New LGNA Chair: With current chair Jerry Nierengarten desiring a replacement after five years of service, Chuck Fisher’s name was nominatee and seconded. He received a unanimous vote by attending Board members and officially becomes new acting Chair at the conclusion of this meeting. (Big Thanks to Jerry!!!)

Agenda Item: 3300 Upper Drive

Jerry related that our LGNA request for preserving some slated trees for removal on this one and a half acre site had some success. The Type II Tree removal was approved by the City though three trees to the south of the property were removed from the previous request application. So, we are thankful for cooperation by owner, City Staff, and concerned neighbors as well as our Board urging a closer look at what could be done to preserve significant Douglas firs.

Agenda Item: LU 18-0024 25 Condominium/townhouse site

Jerry gave a description of this planned development that conforms to zone and code requirements but plans to remove 39 trees, some of which conform to the definition of a “grove.” He also said that this residential development, not exactly qualifying as “affordable housing,” does offer a different option than the single large dwelling houses being built.

However, Jerry talked about a session with board members Trudy Corrigan, Chuck Fisher and Mike Buck who recommended these directions for future pursuit. He asked for attendees to allow him to go through these points and he would then open up the floor for discussion.

1. At the DRC hearing on March 18, 2019, testify that the LGNA Board is invested in the WLG District being faithful to goals with the best planning and design possible. In order to take advantage of the large tree mitigation for this development site, could trees, especially native species replacements, be afforded not only on-site but also on the City owned triangular piece just north of this site. Also, that the unused and closed portions of the old Upper Drive, be vacated and utilized for mitigation along with a proposed pathway. We recognize that some of this planning will take place when other properties are consolidated and the West Sunset Drive intersection gets connected to Upper Drive.
2. The LGNA Board sees that recent developments call us to look more closely at our Development Code and the existing Tree Ordinance. Trees are defined in the mission as just valuable if seen or viewed (as aesthetics) and not for their functionality in terms of stormwater control, carbon sequestration, air quality, heat reduction, habitat etc. A more contemporary mission statement is sadly wanting. Large trees have a value whether they are seen or not seen.
3. The LGNA Board wants the Tree Fund to be utilized for exactly that: replanting trees and specifically in the vicinity where the monies were taken in lieu of mitigation feasibility.
4. The LGNA Board also sees the need for establishing a baseline on trees: an assessment and inventory to help us see where best to put efforts for a healthy, diverse urban forest canopy.

Jerry opened the meeting up for discussion. A neighbor spoke about the Renaissance commercial site across Boones Ferry Road and wondered why this same effort to retain large Douglas firs could not be accomplished here also. Ed Gehrig, admitting he may be too late coming into this process for change, was not giving up in hoping that this site could be retained for a natural area. The train, noise, soil stability—all were negative elements for residential housing in his thinking. He plans to testify at the next DRC meeting to this preservation goal. Many neighbors lamented the tree loss not just at this site but in so many places in Lake Grove. Some also commented on trees thought to be preserved in approved plans but damaged in construction and having to be taken out.

Jerry spoke to the need for housing diversity and not many sites in our area could accommodate this particular use. Most attendees seemed resigned to this plan since objections could not be based on exceptions or violations of Code. Board members thought our best direction was to look at the overall area and what could be done to utilize the triangular land to enhance our character and identity as well as provide the City clarity on where our direction would be focused in West Lake Grove planning.

New Business: Neighbors talked about how we even talk about “affordable” housing especially since sites like Mercantile have none. 25% of drivers on Lanewood exceeded the posted speed limit. Appeal fees were seen to be very costly for citizens seeking remedial action.

Meeting adjourned: 8:25pm