



**Comprehensive Plan
Citizen Advisory Committee
Meeting #4 – Summary**

**November 17, 2010
Council Chambers, City Hall
4:00 pm – 6:00 pm**

Members in attendance: Sally Moncrieff (Chair), Dorothy Atwood, Tom Brennan, Christopher Clee, Doug Cushing, Tom Fahey, Nancy Gronowski, Liz Hartman, Bob Needham, Teri Oelrich, David White

Members not in attendance: Bill Gaar, Lauren Irving, Jim Johnson, Tim Mather

Staff in attendance: Sid Sin, Laura Weigel, Sarah Selden, City of Lake Oswego; Steve Faust, Cogan Owens Cogan, facilitator

1. Public Comment

- a. Erin O'Rourke-Meadors – Stated that she attended the joint City Council and Planning Commission meeting on November 15, 2010 and agreed with Councilor Jordan's comment to consider only including the bold statements from each section in the final draft vision statement. Meadors also expressed concern that a few of the figures in the Westlake Neighborhood Snapshot appear, in her opinion, to be incorrect. She cited the number of children enrolled in the schools is misleading because it shows enrollment by school not by neighborhood residents. She also stated that she would like to see the number of single-family housing compared to multi-family housing in the snapshots.

2. Comprehensive Plan Resource Background Materials (Agenda order revised day of the meeting to accommodate neighbors presenting plans)

a. Neighborhood Plans and Special Districts

(these are abbreviate notes, for more details about these plans, please visit <http://www.ci.oswego.or.us/plan/Comp%20Plan/default.htm>)

i. Lake Forest Neighborhood, Carolyn Krebs

Lake Forest is characterized by tall evergreen trees, narrow streets and large flat lots. The challenge of the neighborhood lies in how to define and protect its valued character - specifically its quiet natural setting - in light of future changes, which could include additional homes as a result of infill and surrounding commercial development and related traffic increases.

ii. Lake Grove Village Center Plan, Carolyn Krebs

The vision for the Village Center is a lively community of local businesses surrounded by neighbors and employees that use these businesses. Boones Ferry Road has continuous sidewalks, safe pedestrian crossings, bike lanes, and landscaped medians that allow ease of access to and from commercial areas and neighborhoods.

iii. Waluga Neighborhood, Cheryl Uchida

Waluga is a well-established older neighborhood with an equal mix of single family, multifamily, and commercial zoning. We want to preserve a small town quiet atmosphere recognizing that we are on the edge of a vibrant and active commercial crossroad. We plan to maintain this atmosphere by ensuring that Waluga Park, Lake Grove Elementary School, our trees and natural spaces are valued & maintained and that our streets are kept safe for pedestrians & bicyclists. We also hope that through code amendment overlays, that our neighborhood character & compatibility are firmly established and never compromised by future development.

iv. First Addition/Forest Hills, Jim Bolland/Carole Ockert

First Addition created its own zoning code (R.6) when it adopted its neighborhood plan in 1996 to protect their unique lot size, streetscape and land development pattern. They have always sought to maintain a transition zone from the commercial area to the residential area to minimize the impact of commercial activity on residents. The neighborhood values the ability to walk to the library, City Hall, numerous parks, and a vibrant shopping area. **Forest Hills** is a small adjacent neighborhood that did not have a neighborhood association and wanted to build community, so they joined with FAN in 2001 and added a section specific to Forest Hills in the FAN plan. FH spent a lot of time building consensus for their part of the neighborhood plan and feel that the process helped build community. The Forest Hills School serves both sides of the neighborhood and is an integral part of the community, therefore the plan strives to integrate the neighborhoods while recognizing the major differences between the two (larger lots, ranch homes in FH). Their largest concerns are cut-through traffic and the impact of flag lots on neighborhood character.

v. Evergreen, Warren Bacon

The neighborhood started working on their neighborhood plan in 2003. They spent a lot of time building consensus for the plan and corresponding community development code, including going door-to-door to talk to neighbors. Neighborhood character was of utmost concern but wasn't easy to define, and the NA did not want to over regulate. They settled on a code provision that will help maintain the existing scale of homes from the street and they feel that the code provision is working pretty well. They have an architect in the neighborhood who is very helpful in analyzing new development and making suggestions for improvements.

vi. Old Town, Dick Reamer

The neighborhood is 75% multifamily, which stems from a zoning designation in 1975. The character has high historical value, including the furnace and the Peg Tree. The NA wants to maintain its village character and doesn't want to add sidewalks. They like to see all the bikers and walkers going through the neighborhood then route to the park, the river and shops. The design district and design standards help protect the neighborhood character, but they don't go far enough. The NA does not want to see more multi-family housing develop. The NA does value the walkability and access to a variety of amenities, which adds to the desirability and character of the neighborhood.

vii. Lake Grove, Laura Weigel (staff planner who works regularly with Lake Grove)

The Lake Grove Neighborhood Plan was adopted in 1998. Staff has worked with the neighborhood on and off since then to develop corresponding community development code, which is scheduled for a study session with the City Council on November 13. This code was developed to maintain the neighborhood character which is defined as:

“Dense vegetation and large trees define the scale and character of this neighborhood, separate one lot from its neighbor, and most buildings from the street. Houses are set within this landscape, instead of defining it. Many appear secluded and private from the other buildings. Houses of many different sizes, heights, and shapes fit this neighborhood because the vegetation diminishes the visibility and scale the buildings”

During the housing boom of the early 2000’s the neighborhood saw a lot of new infill development, especially older, small houses being replaced by large, new houses, which they felt threatened the character of the neighborhood.

viii. Glenmorrie, Liz Hartman

The neighborhood has a cumbersome 80 page plan. The neighborhood is all R-15 (single-family residential, 15,000 square foot lots) and is cut in half by Highway 43. It is a very private, wooded neighborhood with county lanes. In the past neighbors did not want pathways, but they have become more receptive to the idea. The City Council recently adopted a neighborhood overlay which includes two provisions: a 50% maximum hardscape limit on parcels and required planting and buffering on new development. Instead of proposing additional regulations the neighborhood is working on developing “good neighbor guidelines.”

ix. Palisades, Sally Moncrieff

Palisades is the largest NA in the City. It is primarily residential. There are several schools in the neighborhood and the Luscher Farm/Hazelia Field complex is highly valued by the neighborhood. In 2008 they adopted a neighborhood plan that took four years to develop. Moncrieff attended some of the earlier workshops for the plan and became a board member in time to review the first draft. The previous laid a great foundation to create a solid plan by surveying the neighborhood and having many open houses and board meetings. The survey results indicated that people value the peaceful, quiet neighborhood and the excellent schools. The weakness of the neighborhood was the lack of sidewalks. The neighbors want to preserve the character which is distinct based on the decade it was developed. The lake front properties also have unique characteristics to be addressed. Traffic control and safety for children were concerns as well as the design/placement of congregate care facilities in the neighborhood.

It was clarified that the above neighborhoods have adopted plans, but the remaining LO neighborhoods do not. Some of the neighborhoods that have plans do not have neighborhood specific development regulations, but staff has been working with those neighborhoods to develop or consider overlay zones. New neighborhood plans have been put on hold until the comprehensive plan is updated, but in 2009, staff and a small working group developed a new “neighborhood planning kit” to clarify the process and outcomes of neighborhood plans for use in future plan development.

Sid Sidaro related that the neighborhood plans were created by the hard work of these community members and their neighbors and the same will be true for the Comprehensive Plan update, but on a broader community wide level. Neighborhood plans impact peoples lives as does the comprehensive plan. He also stressed that although the Comprehensive Plan influences neighborhood plans the reverse is also true.

b. Outlook 2025

Sidaro Sin outlined the Outlook 2025 public outreach project that was initiated in 2003 in anticipation that periodic review was going to occur in 2004. The outreach process included a series of public meetings over a 10-month period in 2003 to identify issues within the comprehensive plan that should be addressed during periodic review. An overview of that outreach is included in the information posted on the website for this meeting.

c. Quality of Life Indicators Program

Sidaro Sin outlined the program which was developed to monitor livability and to monitor growth related issues. Seventy-two indicators were developed and refined down to 41 indicators. The City still monitors and updates those indicators, which are provided to the City Council for their annual goal setting retreat. The goal is to integrate the Quality of Life Indicators into the action plan for the comprehensive plan.

3. Scenario Planning/Design Workshop

Laura Weigel informed the CAC that the workshop would not be on December 6 and an alternative date is being sought. The workshop will be a regular CAC meeting where local designers will be invited to brainstorm ideas with the CAC, City Council and Planning Commission for the future based on the community feedback to date, including the draft vision statement.

4. General Updates

Laura Weigel informed the CAC that staff is compiling all the public comment submitted through the website, and as well as the response (if one is appropriate). The summary document will be posted prior to the next CAC meeting and continue to be updated throughout the process.

5. Public Comment

Jim Bolland informed the CAC that Carolyn Krebs reviewed the Quality of Life Indicators and it might be helpful for the CAC to read the report. Bolland will ask Krebs to forward the report to staff who will post it to the website.

Bolland also stated that Robyn McArthur the chief of long range planning at Metro attend a Lake Oswego Neighborhood Action Coalition meeting where they had a list of questions about the Metro's growth projection numbers and McArthur indicated that when Metro asked jurisdictions for growth project numbers they did not give them a corresponding formula for calculating projections, but let the communities develop their own growth projections. Lake Oswego provided a population number to Metro and that is the number they've been using ever since. Bolland stated that McArthur said that the projections were inconsistent and as time goes on they wouldn't have a lot of meaning. Bolland said that Metro would likely be moving away from holding jurisdictions to those numbers.

Bolland commended the members for volunteering for the CAC and acknowledged that there are a lot of great resources and a lot of plans that have been created and encourages the CAC to familiarize themselves with those plans.

Tom Coffee, indicated that there is a glitch in the survey.

Coffee referred to the Neighborhood Association map that was on display during the presentations and said that having the Lake Forest, Rosewood, Skylands, Forest Highlands, and Birdshill neighborhoods fully shaded is misleading because they are also County Community Planning Organizations and a high percentage of those neighborhoods are not annexed into the City. The problem is that some of those people might think that City regulations apply to them and they don't.

Coffee also stated that his main question has to do with growth projections in the Lake Oswego Population Baseline Analysis Report. He wanted to know if the report had been discussed with the CAC and/or been given to the CAC members. There is a baseline assumption used for planning for growth and forecasting how many people will be here in the future. He questions population forecasts because they tend to be based on trends which aren't always predictors. The numbers could be self-fulfilling prophecies if we say there are going to be 50,000 people here and then we plan for that number. The projected population may not be what we need to be or what the community wants to be. The report states that there has been a relatively slow growth rate which is true. Based on the cohorts we are project to look like X in the future and that leads to a demand projection for X number housing units which coincidentally matches the growth potential based on the buildable lands inventory. It would be good for this group to think about the land that is available and what the zoning densities are and whether or not that is in keeping with vision. Coffee thinks that the community should talk about what an ideal population should be. How many people would like be here and how many can or should be here? Maybe everyone isn't going to be able to live in Lake Oswego.

Staff Response: Survey question 9 had a small glitch but was fixed the following day.

Metro is currently looking at the jurisdiction population projections and will likely have updated projections in 2011, which is why the City hired FCS group to create the baseline population projections for LO. There will be further discussion regarding population projections and housing needs during the Goal 9 & Goal 10 discussions which will get underway at the December 2nd CAC meeting.

Erin O'Rourke-Meadors suggested that staff provide printed copies of all the most important documents regardless of size since not everyone has the ability to print them out from website.

Many neighborhoods don't have neighborhood plans and weren't at the table and may not be aware of the process

Meadors said the she understands that the vision statement is evolving but she was a little concerned when she looked at the first draft compared to the second draft. The phase regarding responsible government was removed in the second draft.

Meadors repeated her early comment on the neighborhood snapshots.

She also was a surprised to read about the "global community" draft scenario outlined in the Design Workshop memo. She didn't see a scenario that reflected the neighborhoods desire to maintain their character and suggested that there may be other scenarios to develop.