

<p><b>Healthy Ecosystems Draft Goals and Policies (Statewide Planning Goal 5)</b></p> <p><i>Does not include sections related to Sensitive Lands: 5-1, Fish and Wildlife Habitat; 5-3, Wetlands; 5-4, Stream Corridors; and 5-5, Sensitive Lands</i></p> <p><b>Vision Statement</b></p> <p>We are good stewards of our environment. Our urban forest, natural areas and watersheds are valued and cared for as essential environmental, economic, and cultural assets. We effectively balance today’s community needs with the need to preserve clean air, water and land resources for future generations. The built environment is designed to protect, enhance and be integrated with natural systems.</p>
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<b>Existing Comprehensive Plan Section 5.2, Vegetation</b>	<b>Commentary</b>	<b>Proposed Goal Concept, Emphasizing Land Use</b>
<p><b>Goal: The City shall protect and restore the community’s wooded character and vegetation resources.</b></p>	<p><i>The existing goal is rather wide open in that it proposes to protect vegetation resources. Most of these resources that require protection are those that are associated with Sensitive Lands, such as riparian and wetland vegetation that contribute to the functions and values of these resources. In order to protect these resources they have to be inventoried and evaluated according to the requirements of Statewide Planning Goal 5. It is proposed to not address the concept of “vegetation resources” since they are implicated specifically with Sensitive Lands. Thus this section should be more specific to the Urban Forest and its contribution to urban design. Vegetation resources should be dealt with separately within the Sensitive Lands chapter.</i></p> <p><i>The primary change that requires this goal to be addressed is the community’s discussion about the role of Sensitive Lands as part of the City’s land use regulatory program.</i></p>	<p><b>Proposed Goal: Protect and enhance the functions and values of Lake Oswego’s urban forest.</b></p> <p><i>Commentary: The concept of the Urban Forest is broad enough to avoid overlapping with the Sensitive Lands debate. Once resolved, the Sensitive Lands Resource Conservation District (tree grove) element will have its own implementing goals and policies.</i></p> <p><i>Typically, definitions of the “urban forest” include supporting understory vegetation.</i></p>
<b>Existing Comprehensive Plan Section 5.2, Vegetation</b>	<b>Commentary</b>	<b>Proposed Policy Concept/Action Measure, Emphasizing Land Use</b>
<p><b>Policy 1: Protect, restore and maintain existing vegetation which has environmental, wildlife habitat and aesthetic qualities, including tree groves and forested hillsides and vegetation associated with wetlands, stream corridor and riparian areas.</b></p>	<p><i>Policy 1 relates specifically to vegetation resources that have wildlife habitat (Goal 5) functions and values. It will not be addressed at this time.</i></p>	<p>No policy proposed at this time.</p>
<p><b>Policy 2: Protect restore and maintain native plant communities, including identified threatened plant species.</b></p>	<p><i>Policy 2 can be interpreted as relating specifically to protect Goal 5 resources. However it could be re-crafted as an Action Measure which does not present a land use obligation.</i></p>	<p>No policy proposed at this time.</p> <p><b>Proposed Action Measure: Develop and implement projects and programs to protect, restore and maintain native plant communities, including identified threatened plant species.</b></p>
<p><b>Policy 3: Require developers to maximize the preservation of trees and to maintain and enhance the cohesive quality of tree groves through:</b></p> <ul style="list-style-type: none"> <li>a. Site design and construction methods; and,</li> <li>b. Open space dedication of areas which contain these resources.</li> </ul>	<p><i>Policy 3 implicates the City’s Tree Code, which is part of the non-land use portion of the Municipal Code, not the City’s Community Development Code (Chapter 50). The City Attorney’s office has advised not to mix the land use and non-land use elements of the Municipal Code because of potential legal issues. Also this policy calls for open space dedication of areas which contain these resources, which is tied to the Sensitive Lands regulations. It will not be addressed at this time.</i></p>	<p>No policy proposed at this time.</p>

Existing Comprehensive Plan Section 5.2, Vegetation	Commentary	Proposed Policy Concept/Action Measure, Emphasizing Land Use
<p><b>Policy 4: Require the protection of significant or historic individual trees pursuant to a heritage tree protection program.</b></p>	<p><i>This policy reads as if the heritage tree program is mandatory. It is not. Neither does the City unequivocally require the protection of significant or historic individual trees. Regulation of tree removal is part of a broadly applicable tree ordinance as part of the municipal code. In the case of these very large/significant trees, if determined to be hazardous or prevented development from occurring pursuant to the rights granted under the City's Community Development Code, they could be removed.</i></p>	<p><b>Proposed Policy 1: Establish and maintain a voluntary heritage tree program to protect significant trees.</b></p>
<p><b>Policy 5: Ensure vegetation is maintained, protected and restored through:</b></p> <ul style="list-style-type: none"> <li>a. Regulation of tree removal;</li> <li>b. Conditions of development approval;</li> <li>c. Monitoring of development to ensure compliance with the City's regulations and conditions of development approval; and,</li> <li>d. Enforcement of regulations.</li> </ul> <p><b>Policy 6: Require landscaping for all development other than individual single family dwellings and duplexes to:</b></p> <ul style="list-style-type: none"> <li>a. Visually enhance development projects;</li> <li>b. Provide buffering and screening between differing land uses;</li> <li>c. Reduce surface water runoff, improve water quality and maintain soil stability;</li> <li>d. Provide wildlife habitat; and,</li> <li>e. Reduce energy use by using vegetation for shade and windbreaks.</li> </ul>	<p><i>Policy 5 was written to be broadly inclusive of both Sensitive Lands associated vegetation and tree removal in general. It should be amended in view of the City Attorney's concerns regarding the mixing of the non-land use Tree Code and the Community Development Code. Furthermore, this policy has a strong relationship with the current Sensitive Lands program. These matters can be addressed when Council provides additional direction regarding the program.</i></p> <p><i>Policy 6 is related to requiring landscaping and is specific as to its overall applicability. The policy can be more general in view of the fact the city now has comprehensive landscape standards. There is also the opportunity to recognize other benefits associated with good landscape development such as urban design quality.</i></p>	<p><b>Proposed Policy 2: Provide and maintain landscaping and other land use regulations and standards applicable to all new development to:</b></p> <ul style="list-style-type: none"> <li>a. Enhance the visual and aesthetic character of development projects as a means to improve the City's overall urban design quality;</li> <li>b. Provide buffering and screening between differing land uses;</li> <li>c. Reduce surface water runoff, improve water quality and maintain soil stability;</li> <li>d. Provide wildlife habitat;</li> <li>e. Provide shade, reduce energy use and provide aesthetic mitigation of urban development; and</li> <li>f. Ensure the establishment and maintenance of viable landscapes.</li> </ul> <p><i>Commentary: This proposed statement provides a land use mechanism to accomplish the policy and ties landscape development to improvement of the City's overall urban design quality (aesthetic mitigation of urban development). Wildlife habitat is mentioned in this policy but the concept of preserving or enhancing wildlife habitat does not have to parallel the wildlife habitat functions and values of Sensitive Lands.</i></p>
<p><b>Policy 7: Require the establishment and maintenance of landscaped areas in all new parking lots and expansion of existing lots, to provide shade and visual amenity. Parking lot landscaping shall emphasize:</b></p> <ul style="list-style-type: none"> <li>a. The planting of broad spreading trees for shade and to mitigate the negative visual and environmental impacts of parking lots; and,</li> <li>b. Effective screening and buffering between parking lots and adjacent uses.</li> </ul>	<p><i>This policy is proposed for amendment because the concept of addressing the need to mitigate impacts of parking lots should be identified with a mechanism to do so, such as "develop and maintain site design standards."</i></p>	<p><b>Proposed Policy 3: Develop and maintain site design standards that mitigate the environmental and aesthetic impacts of parking lots by ensuring adequate tree and other plant coverage for shade, surface water management and to provide effective buffering and screening from other land uses.</b></p>
<p><b>Policy 8: Require tree planting for all development other than individual single family homes and duplexes, unless landscape standards are met by existing vegetation. When required trees shall be planted along the street and throughout the development site.</b></p>	<p><i>This policy is proposed to be reworded to be shorter and more concise and to be consistent with existing development code language.</i></p>	<p><b>Proposed Policy 4: Maintain development regulations that require street tree planting for new development unless standards are met by the presence of viable existing trees.</b></p> <p><i>Commentary: This statement identifies a mechanism to require street trees as part of land use actions and also it inserts the word "viable" when referring to existing trees meeting street tree requirements.</i></p>

Existing Comprehensive Plan Section 5.2, Vegetation	Commentary	Proposed Policy Concept/Action Measure, Emphasizing Land Use
<b>Policy 9: Allow innovative site and building design including the clustering of buildings to preserve trees and other vegetation</b>	<i>The proposed policy identifies a mechanism to accomplish the objective of preserving trees as part of the development process.</i>	<b>Proposed Policy 5: Allow development to occur in ways that protect existing trees and other significant plant materials through plan development standards that include clustering of buildings; lot layout; alternative road design, etc.</b>
<b>Policy 10: Ensure the continued maintenance of vegetation required pursuant to development approval, within landscaped and common areas.</b>	<i>It is proposed to delete existing Policy 10 because it is addressed in proposed policy 2 (f) which states, "Provide and maintain landscaping and other land use regulations and standards applicable to all new development to: f. Ensure the establishment and maintenance of viable landscapes."  Maintenance agreements are required already associated with development approval. Also the City has enforcement powers to ensure that development fulfills the conditions of approval, which often include the maintenance of approved landscapes.</i>	<b>The policy is proposed to be deleted.</b>
<b>Policy 11: Design and construct public works projects to preserve existing vegetation to the extent practical.</b>	<i>This statement was originally developed to ensure that the City followed its own standards when undertaking projects. There are two reasons for the proposed revisions to the original policy. The first is to maintain the concept that the City also has responsibilities to follow its own regulations. The second is to be specific in the Comprehensive Plan that land use regulations. We want to draw the distinction that the City's tree regulations are not part of the Community Development Code. They comprise L OC Chapter 55. It is important to make this distinction in order to be consistent with the City Attorney's office to not mix land use with other parts of the City's Municipal Code. However, this does not prevent L OC Chapter 55 from applying to public works projects.</i>	<b>Proposed Policy 6: Consistent with the City's land use regulations, preserve existing trees and associated vegetation such as forest understory when designing and constructing public works projects.</b>
<b>Policy 12: Protect and enhance vegetation resources within the rights-of-way and other public lands through measures such as:</b> a. Regulations to protect public trees; b. The provision of adequate right-of-way to ensure sufficient space for tree planting; and, c. An ongoing planting and maintenance program for trees and other vegetation in public rights-of-way, open spaces and parks.	<i>This is a maintenance program related statement which should be re-worked to be an Action Measure.</i>	<b>Proposed Action Measure: Maintain and where possible enhance the environmental and aesthetic values of the City's urban forest on all publicly owned lands, including street rights-of-way.</b>
<b>Policy 13: Preserve natural resource sites, through public acquisition and other methods such as conservation easements, to permanently limit development.</b>	<i>This statement is addressed in the Comprehensive Plan Open Space Section. However it could be reworked as an Action Measure to emphasize the preservation of significant tree groves through public acquisition, conservation easements and other non-regulatory methods.</i>	<b>Proposed Action Measure: Permanently protect significant trees and tree groves through public acquisition, conservation easements, land donations and other voluntary methods.</b>

Existing Comprehensive Plan Section 5.2, Vegetation	Commentary	Proposed Policy Concept/Action Measure, Emphasizing Land Use
<p><b>Policy 14: The City shall emphasize protection rather than the mitigation of the functions and values of vegetation.</b></p>	<p><i>This policy was developed specifically to protect the vegetation associated with wetlands, stream corridors, and significant tree groves. Since this policy is related to Sensitive Lands, it is proposed to be reworded as a Action Measure emphasizing vegetation’s role in water quality management, erosion control, wildlife habitat and aesthetics.</i></p>	<p><b>Proposed Action Measure: Develop City programs and educational outreach materials that emphasize the contribution of trees and other landscaping towards improved water quality, erosion control, slope stability, microclimate moderation and community aesthetics.</b></p>
<p><b>Additional Policy Concepts Proposed by Boards and Commissions</b></p>		
<p><b>Use of Integrated Pest Management (IPM) practices to control and remove invasive plants on public land, in order to minimize the use of chemical pesticides to the extent practical.</b></p>		<p><b>Proposed Policy 7: Establish and maintain land use regulations that prohibit the use of invasive species and inappropriate street trees for any new landscaping or street tree planting required by development approval.</b></p> <p>Implementing Action Measures to support the above policy would be:</p> <p><b>Proposed Action Measure: Develop integrated pest management (IPM) practices to control and remove invasive plants on public land in order to minimize the use of chemicals to the extent practical.</b></p> <p><b>Proposed Action Measure: Develop and publicize materials which identify prohibited invasive plants; recommended and prohibited street trees; solar friendly trees, and recommended native vegetation and trees for specific design applications.</b></p>
<p><b>Promote increased canopy cover, tree species diversity, invasive plant removal, and reestablishment of native vegetation.</b></p>		<p><b>Proposed Action Measure: Provide education, outreach, and incentive programs to promote increased tree canopy cover, tree species diversity, invasive plant removal and reestablishment of native vegetation.</b></p>
<p><b>Existing Comprehensive Plan Action Measures</b></p> <ol style="list-style-type: none"> <li>1. Maintain a database of overall tree cover, threatened plant species, tree groves and significant individual trees within Lake Oswego’s Urban Services Boundary.</li> <li>2. Support neighborhood and community efforts to reestablish native plant communities, especially on hillsides, and in wetlands and stream corridors.</li> <li>3. Provide information to the general public and developers regarding:             <ol style="list-style-type: none"> <li>a. Tree maintenance and preservation;</li> <li>b. Landscape design and the appropriate use of plant materials;</li> <li>c. Protection of trees and other vegetation during construction;</li> <li>d. Native plant materials that are low maintenance, drought tolerant and which enhance wildlife habitat; and,</li> <li>e. The value that vegetation resources lend to both private property and the community.</li> </ol> </li> <li>4. Encourage Clackamas County to protect tree groves and other significant vegetation within the unincorporated portion of the USB, and to require landscaping and tree planting for all development other than individual single-family homes and duplexes within the area.</li> </ol>		

<p>5. Promote landscapes on public lands which are low-maintenance, drought-tolerant, require minimal chemical application and which support wildlife habitat.</p> <p>6. Encourage neighborhood associations, schools and service clubs to participate in community improvement activities such as tree planting and natural area rehabilitation projects.</p> <p>7. Encourage private property owners to protect and restore vegetation resources through measures such as:</p> <ul style="list-style-type: none"> <li>a. Improvement and maintenance of existing landscapes, including replanting when vegetation is removed;</li> <li>b. Tree planting on the grounds of institutions such as schools and churches; and,</li> <li>c. A voluntary protection program, such as a "Heritage Tree Program" for significant trees.</li> </ul> <p>8. Encourage the use of native plant materials on both public and private property.</p> <p>9. Establish regulations which prevent the use of destructive and nuisance plant materials such as English ivy as part of required landscaping.</p>		
<b>Existing Comprehensive Plan Section 5.6, Open Space</b>	<b>Commentary</b>	<b>Proposed Goal Concept, Emphasizing Land Use</b>
<p><b>Goal: The City shall protect, enhance, maintain and expand the network of open space areas and scenic resources within and adjacent to the Urban Services Boundary.</b></p>	<p><i>This goal was adopted at the time Lake Oswego was undergoing rapid development and vacant land was rapidly being used for development purposes. Since that time the city has significantly expanded its open space inventory.</i></p> <p><i>This goal has been slightly amended to remove the words the city shall to reduce the interpretation that the statement is intended to be regulatory and to better fit the definition of a goal , "a general statement indicating a desired end, or the direction the City will follow to achieve that end."</i></p>	<p><b>Proposed Goal: Protect, enhance, maintain and expand a network of open space areas and scenic resources within and adjacent to the Urban Services Boundary.</b></p>

Existing Comprehensive Plan Section 5.6, Open Space	Commentary	Proposed Policy Concept/Action Measure, Emphasizing Land Use
<p><b>Policy 1: Establish an open space network within and adjacent to the Urban Services Boundary (USB) which:</b></p> <ul style="list-style-type: none"> <li>a. Preserves natural areas in an intact or relatively undisturbed state;</li> <li>b. Provides for maintenance of scenic resources and distinctive aesthetic qualities such as use of Mount Hood, Oswego Lake, the Willamette River, the Tualatin Valley and forested ridgelines;</li> <li>c. Preserves areas valued for community identity benefits such as stands of trees and rock outcroppings;</li> <li>d. Protects the public from natural hazards such as areas subject to flooding, geologic instability or high erosion potential;</li> <li>e. Provides buffers between incompatible uses;</li> <li>f. Preserves fish and wildlife habitat; and,</li> <li>g. Provides land which meets the open space and recreation needs of the community.</li> </ul>	<p><i>The original policy statement consists of eight concepts. It is proposed to clarify the intent of these concepts by separating them into shorter distinct statements and an Action Measure. The Action Measure concept better defines how to protect the public from specific natural hazards. The City cannot feasibly buy up all land that has natural hazards, but it can manage its open space network to protect the public managing its properties to protect adjacent lands and users of open space. Note the phrase, "to the extent practical" is used because it is not possible to address the consequences of all possible hazard events.</i></p>	<p><b>Proposed Policy 1: The City's open space network will:</b></p> <ul style="list-style-type: none"> <li>a. Balance the need to provide outdoor recreation opportunities with that of preserving intact, undisturbed natural areas and associated fish and wildlife habitats.</li> <li>b. Provide access to scenic resources and distinctive aesthetic qualities such as views of Mount Hood, Oswego Lake, the Willamette River, the Stafford Basin, Tualatin Valley and forested ridgelines;</li> <li>c. Preserve areas valued for community identity benefits such as stands of trees and rock outcropping, and.</li> <li>d. Provide aesthetic and visual relief from urban development.</li> </ul> <p>Additional Policy and Action Measure concepts to be constructed from the original statement.</p> <p><b>Proposed Policy 2: Utilize the City's open space network to provide, when feasible, for needed pedestrian and bicycle linkages.</b></p> <p><b>Proposed Action Measure: Where the City's open space network is subject to natural hazards manage these properties, to the extent practical, to protect the public from associated incidents such as flooding, wildfires, and landslides.</b></p>
<p><b>Policy 2: Preserve open space through dedication deed restriction covenants or other methods as conditions of development approval which one possible shall be consistent with the City's parks open space and pathways plan.</b></p>	<p><i>The current policy mixes a policy concept with Action Measure language. The policy concept is to preserve open space through conditions of development approval. The policy also mentions that this shall be done through specific methods which are more appropriately identified through Action Measure language. Also this policy identifies other planning documents which do not necessarily have the same force of law as does the Comprehensive Plan and Community Development Code. These concepts should also be the subject of Action Measures.</i></p>	<p><b>Proposed Policy 3: The City's land use regulations will require the preservation of open space as part of the development review and approval process.</b></p> <p><b>Proposed Action Measure: Utilize the City's Parks Plan 2025 as the guide for future open space acquisition and development.</b></p> <p><b>Proposed Action Measure: Promote the voluntary dedication of open space through methods such as life estates, land donation, and conservation easements.</b></p>
<p><b>Policy 3: Promote an open space network that:</b></p> <ul style="list-style-type: none"> <li>a. Maintains the existing tree canopy;</li> <li>b. Provides aesthetic and visual relief from urban development;</li> <li>c. Provides opportunities for pedestrian and bicycle linkages; and,</li> <li>d. Preserves essential natural systems.</li> </ul>	<p><i>Several elements of this policy are included in policy 2 above with the exception of the open space system's contribution to the City's overall tree canopy. It is proposed to express this concept in an Action Measure as shown.</i></p>	<p><b>Proposed Action Measure: Manage the City's public open space resources to enhance their contribution to the City's overall environmental quality including tree canopy, water quality, wetlands and wildlife habitat.</b></p>
<p><b>Policy 4: The City shall emphasize protection rather than mitigation of open space functions and values.</b></p>	<p><i>This policy has been amended slightly to focus on land use regulations rather than programs. The maintenance and management program issue is addressed in the above Action Measures.</i></p>	<p><b>Proposed Policy 3: The City's land use regulations will prioritize preservation rather than mitigation of open space functions and values.</b></p>

Existing Comprehensive Plan Section 5.6, Open Space	Commentary	Proposed Policy Concept/Action Measure, Emphasizing Land Use
<p><b>Policy 5: Manage publicly owned, natural open space areas to control access and to maintain a balance a protected natural areas and areas open to the public.</b></p>	<p><i>This existing policy is more like an Action Measure because it emphasizes the management program. The above policy emphasizes the balance between public recreation and protection of the functions and values of natural open spaces. It is proposed to be translated into an Action Measure.</i></p>	<p><b>Proposed Action Measure: Develop and implement management plans to control access to public open space areas to maintain a balance of protected natural areas and areas open to the public.</b></p>
<p><b>Policy 6: Provide regulations such as the Sensitive Lands program and the Open Space Development Standard to preserve natural resources, including essential natural systems, lands containing natural hazards and unique areas valued for scientific educational, recreational, scenic resource and community identity benefits. Development will be allowed and compatible with natural systems that are present.</b></p>	<p><i>This policy is specifically related to the Sensitive Lands program and will not be addressed at this time.</i></p>	<p>No policy proposed at this time.</p>
<p><b>Policy 7: Require a higher level of protection where all or a portion of a resource is designated within an RP or RC Zone.</b></p>	<p><i>This policy is specifically related to the Sensitive Lands program and will not be addressed at this time.</i></p>	<p>No policy proposed at this time.</p>
<p><b>Policy 8: Establish community open space buffers and protected view corridors between Lake Oswego and adjacent communities, for the purpose of defining the urban edge and preserving the open, rural character of lands outside of the City.</b></p>	<p><i>This policy is written as an Action Measure. The establishment of open space buffers and view corridors has to a significant degree been accomplished through past open space bond measures. However the concept is important and it is proposed to retain it as an Action Measure. A significant view corridor already exists between Lake Oswego and West Linn in the form of Willamette River Greenway.</i></p>	<p><b>Proposed Action Measure: Maintain and augment, when possible, open space areas and associated view corridors within the Stafford Basin.</b></p>
<p><b>Policy 9: Consider the following resources eligible for protection</b></p> <ul style="list-style-type: none"> <li>a. Stream corridors and natural drainage ways;</li> <li>b. Flood plains;</li> <li>c. Tualatin River corridor</li> <li>d. Wetlands;</li> <li>e. Oswego Lake, it's base and its canals;</li> <li>f. Tree groves;</li> <li>g. Forested ridgelines;</li> <li>h. Viewpoints;</li> <li>i. Steep slopes;</li> <li>j. Weak foundation soils;</li> <li>k. High groundwater areas;</li> <li>l. Areas of geologic hazard (unstable soils); and</li> <li>m. Scenic resources.</li> </ul>	<p><i>This policy is proposed to be deleted because it is redundant with policies 1 and 2 in many respects and their associated Action Measures. Also the policy addresses Sensitive Lands issues such as stream corridors , natural drainage ways, wetlands, and tree groves which will be the subject of policy revision by the City Council in the near future.</i></p>	<p><b>The policy is proposed to be deleted.</b></p>
<p><b>Existing Comprehensive Plan Action Measures</b></p> <ol style="list-style-type: none"> <li>1. Develop a comprehensive open space plan, in coordination with the Metropolitan Greenspaces Plan, to inventory and protect open space and to provide a connected open space network. The open space plan should utilize the City's open space, parks and pathways to provide linkages among open spaces.</li> <li>2. Develop an open space management program for public and private open space areas to include:</li> </ol>		

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<ul style="list-style-type: none"> <li>a. An inventory and evaluation of maintenance needs;</li> <li>b. Monitoring to ensure continued environmental health and benefit; and,</li> <li>c. Enforcement of conditions of development approvals.</li> </ul> <ul style="list-style-type: none"> <li>3. Preserve open space through measure such as acquisition of land, purchase of development rights and conservation easements to preserve open spaces, buffer areas and views within the unincorporated Urban Services Boundary and on adjacent County lands outside of the Urban Growth Boundary.</li> <li>4. Use a variety of means for a continuing program of open space protection within the City, including fee simple acquisitions, gifts, long-term leases, life estates, scenic conservation easements and other similar methods.</li> <li>5. Use a natural resources advisory body to advise Council on methods of open space acquisition, open space acquisition priorities and the designation and management of Public Open Space.</li> <li>6. Support the efforts of community groups to enhance and maintain public and private open spaces and to encourage voluntary participation and stewardship of open space land within the City.</li> <li>7. Coordinate with the development of a regional greenspaces system in the Portland Metropolitan area, including an open space buffer for Lake Oswego and adjacent communities in lands just outside the Urban Growth Boundary.</li> <li>8. Coordinate with appropriate jurisdictions to manage development to preserve the open space and rural qualities of the Stafford Area.</li> <li>9. Coordinate with the efforts of the Oregon Department of Parks and Recreation and other responsible jurisdictions, agencies, and groups to enhance adjacent public open spaces, such as Tryon Creek State Park and the Willamette Greenway, which benefit Lake Oswego citizens.</li> <li>10. Coordinate with appropriate jurisdictions and citizen groups to preserve open space lands within and adjacent to the USB.</li> <li>11. Develop ordinances and standards to protect view corridors within the Urban Services Boundary for scenic resources, including views of Mount Hood, Oswego Lake , the Willamette River, the Tualatin Valley and other views valued by the community. (Please note, it is unlikely that there will be support for a regulatory program to protect view corridors on part of the majority of Planning Commissioners or City Council.)</li> </ul>		
<b>Existing Comprehensive Plan Section 5.7, Oswego Lake</b>	<b>Commentary</b>	<b>Proposed Goal Concept, Emphasizing Land Use</b>
<b>Goal: The City shall protect the natural resource, energy, aesthetic and recreation values of Oswego Lake</b>	It is proposed to delete "recreation" because the Lake is a private entity and not available to the general public for recreation. Therefore the City should not have a role in this matter. It is the responsibility of the Lake Corporation	<b>Proposed Goal: Protect the natural resource and aesthetic values of Oswego Lake.</b>
<b>Existing Comprehensive Plan Section 5.7, Oswego Lake</b>	<b>Commentary</b>	<b>Proposed Policy Concept/Action Measure, Emphasizing Land Use</b>
<b>Policy 1: Cooperate with the Lake Oswego Corporation to protect the natural resource, energy, aesthetic and recreation values of Oswego Lake.</b>	<i>This statement is open ended does not define where and to what level the City will undertake cooperation. It would be best to focus on where the City's actions affect the natural resource and aesthetic qualities of Oswego Lake. This is primarily in the areas of surface water management; maintenance of the Lake Oswego sewer interceptor; flood way and floodplain management and coordination with the Federal Emergency Management Association (FEMA) and management of upstream natural resources as they may be affected by development.</i>	<b>Proposed Policy 1: Coordinate with the Lake Oswego Corporation the development of public facility plans and capital projects; maintenance of the Lake Oswego sewer interceptor; floodplain management actions; and land development proposals that could affect the water quality and aesthetic character of the Lake.</b>

Existing Comprehensive Plan Section 5.7, Oswego Lake	Commentary	Proposed Policy Concept/Action Measure, Emphasizing Land Use
<p><b>Policy 2: Establish significant public viewpoints to assure that residents of the community can identify with and enjoy Oswego Lake.</b></p>	<p><i>This policy is an open space or park and recreation Action Measure and should be reflected as such.</i></p>	<p><b>Proposed Action Measure: Through the City's parks and open space program establish viewpoints so city residents and visitors can access views of the lake and surrounding area.</b></p>
<p><b>Policy 3: Identify wetlands, mouths of streams and tree groves on the shores and hillsides surrounding Oswego Lake and protect them with a Sensitive Lands overlay on the Comprehensive Plan Land Use Map. Regulate development and other activities in ways which provide protection of these resources and ensure the smooth functioning of the reservoir and removal of silt.</b></p>	<p><i>This policy is specifically related to the Sensitive Lands program and will not be addressed at this time.</i></p>	<p>No policy proposed at this time.</p>
<p><b>Policy 4: Provide and support programs that improve the water quality of Oswego Lake. This could include silt prevention and silt removal programs in streams and storm water inflows where sediment buildups have the potential to limit beneficial uses.</b></p>	<p>Because the Lake is a private entity the City is not primarily responsible for the actual water quality of the Lake. However the City is responsible for water quality that is prescribed by its regulatory powers, to control runoff erosion and discharge of pollutants into the surface water system. To this extent, the city is responsible for water quality from inflow from streams and other runoff upstream from the Lake. Therefore the Comprehensive Plan statement should include the City's overall support for the Lake Corporation's efforts to maintain Lake water quality and its own responsibility as dictated by state and federal laws.</p>	<p><b>Proposed Policy 2: Maintain compliance with state and federal requirements to protect water quality of those streams and other runoff that flow into Oswego Lake.</b></p> <p><b>Proposed Action Measure: Support the Lake Corporation's efforts and other programs to improve the water quality of Oswego Lake.</b></p>
<p><b>Policy 5. Require all development proposed within or adjacent to Oswego Lake to:</b></p> <ul style="list-style-type: none"> <li>a. Minimize negative impacts on upland vegetation, slopes, fish and wildlife habitat, wetlands, Stream core doors and scenic views, while allowing reasonable recreational use by landowners;</li> <li>b. Incorporate and maintain natural features, functions and values in the project design such as tree groves, steep slopes, riparian vegetation, scenic views and habitat for fish and wildlife;</li> <li>c. Prevent damage caused by upstream of erosion and siltation; and</li> <li>d. Prevent the placement of pollutants or contaminants, including sediments, into the lake and its tributaries.</li> </ul>	<p><i>This policy is specifically related to the Sensitive Lands program and will not be addressed at this time. Furthermore the above Policy 2 addresses the City's role in protecting water quality from upstream sources.</i></p>	<p>No policy proposed at this time.</p>
<p><b>Policy 6: Allow development density on parcels containing natural resources associated with Oswego Lake to be transferred to other portions of the development site when steep slopes, tree groves, or wetlands are permanently protected as open space.</b></p>	<p><i>This policy is specifically related to the Sensitive Lands program and will not be addressed at this time.</i></p>	<p>No policy proposed at this time.</p>

Existing Comprehensive Plan Section 5.7, Oswego Lake	Commentary	Proposed Policy Concept/Action Measure, Emphasizing Land Use
<b>Policy 7: Allow innovative site and building design, including the clustering of buildings to preserve natural features associated with Oswego Lake.</b>	<i>This policy is specifically related to the Sensitive Lands program and will not be addressed at this time. Furthermore the concept of allowing transfer of development density to the buildable portions of a development site; allowing clustering of buildings and innovative design is addressed by other policies, the Land Use Planning section and Complete Neighborhoods and Housing.</i>	No policy proposed at this time.
<b>Policy 8: Work with the Lake Oswego School District to preserve its rights to the existing swimming easement in the Lake Grove Area Swim Park.</b>	<i>This statement is written as an Action Measure.</i>	<b>Proposed Action Measure: Work with the Lake Oswego School District to preserve its rights to the existing swimming easement in the Lake Grove Area Swim Park.</b>
<b>Policy 9: Design, construct and operate public works projects to preserve natural features of the Lake and to preserve the water quality of the Lake.</b>	<i>The fundamentals of this policy are addressed by proposed policy 1.</i>	<b>The policy is proposed to be deleted.</b>
<b>Policy 10: Cooperate with the Lake Corporation to safeguard the hydroelectric potential of the Lake as an energy source.</b>	<i>The hydroelectric plant associated with Oswego Lake is a private operation, which the City has no part in.</i>	<b>The policy is proposed to be deleted.</b>
<p><b>Existing Comprehensive Plan Action Measures</b></p> <ol style="list-style-type: none"> <li>1. Coordinate with DEQ and other state and federal agencies, and cooperate with the Corporation to enhance the water quality of the lake through the City’s Surface Water Management Program.</li> <li>2. Cooperate with DEQ and the Tualatin Basin Designated Management Agencies to enhance the water quality of the Tualatin River and other r tributaries of Oswego Lake.</li> <li>3. Provide information to the general public and developers regarding the location and importance of resources associated with the Lake, and ways in which they can be protected and restored.</li> <li>4. Support efforts to prevent and remove sedimentation from Oswego Lake.</li> <li>5. Explore alternatives for City-requested deep lake draining, such as the use of divers and video cameras to do inspections and conduct major maintenance of sewer lines within the Lake.</li> <li>6. Consider adoption of regulations designed to protect Oswego Lake from damage caused by upstream erosion, siltation and other pollutants.</li> <li>7. Explore ways to remove sanitary sewer lines from Oswego Lake.</li> </ol>		
Existing Comprehensive Plan Chapter 15, Willamette River Greenway	Commentary	Proposed Policy Concept/Action Measure, Emphasizing Land Use
<b>Policy 1: Designate the Willamette Greenway Boundary on the City’s Comprehensive Plan Map, consistent with the location established by the Oregon Land Conservation and Development Commission.</b>	<i>The policy has been shortened. It is not necessary to mention the Oregon Land Conservation Development Commission. It is the State that has established the Willamette Greenway Boundary via specific legislation.</i>	<b>Proposed Policy 1: Establish and maintain the Greenway Boundary on the City’s Comprehensive Plan Map consistent with the location established by the State.</b>
<b>Policy 2 Require non-water related and non-water dependent structures to be set back from the Willamette River.</b>	<i>The state has specific standards for the designation of the boundaries of and protection of the Willamette River Greenway. Currently the City of Lake Oswego complies with these requirements by maintaining a map designation and development regulations s to manage development. A general policy as proposed in the right column would</i>	<p><b>Proposed Policy 2: Maintain development regulations which comply with the State’s requirements to protect the functions and values of the Willamette River Greenway, such as:</b></p> <ol style="list-style-type: none"> <li>a. <b>Setbacks for non-water related and non-water dependent structures.</b></li> <li>b. <b>Protection of natural vegetation, fish and wildlife habitat and water quality.</b></li> </ol>

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	<i>suffice to provide the policy basis these requirements.</i>	
<b>Policy 3: Manage lands within and adjacent to the Greenway to protect and restore natural vegetation.</b>	<i>Proposed policy 2 addresses this issue. Currently the removal of native vegetation is reviewed by the Development Review Commission for consistency with Greenway standards. It is proposed that this policy be translated into an Action Measure.</i>	<b>Proposed Action Measure: Develop and implement an overall management plan for open spaces along the Willamette Greenway to protect and enhance fish and wildlife habitat and the scenic and environmental values of natural vegetation.</b>
<b>Policy 4: Protect, enhance, and restore the fish and wildlife habitat values of the Willamette River and the Green way.</b>	<i>Proposed policy 2 and the associated Action Measure address this issue.</i>	<b>The policy is proposed to be deleted.</b>
<b>Policy 5: Minimize the visual impact of development on the Willamette River and the Greenway through measures such as setbacks, height restrictions, building materials and color choices and landscape screening.</b>	<i>The City does not have specific development regulations that address use and design regulations to “minimize visual impact” on the Willamette River and its Greenway. The primary means used to do this is to require setbacks from the Willamette. It is not recommended to maintain this kind of policy that proposes to regulate views and impose design regulations. It may be more appropriate to propose an Action Measure that identifies the desirability of working with future developers and others to incorporate the scenic functions and values of the Willamette River into development plans.</i>	<b>The policy is proposed to be deleted.</b>  <b>Proposed Action Measure: Work with future developers, especially in the Foothills Area, to develop and implement plans that preserve scenic views of the Willamette River and its Greenway.</b>
<b>Policy 6: Protect the water quality of the Willamette River by:</b> a. <b>Regulating development to prevent pollutants and soil erosion from entering the River;</b> b. <b>Ensuring discharge practices conform to state and federal standards, and other requirements; and</b> c. <b>Protecting and enhancing the natural functions and values of the ground and surface water systems which drain into the river.</b>	<i>The overall protection of water quality within the City’s jurisdiction is addressed by other policies in the Water Quality element of the Plan and also the above proposed policy 2. This policy is redundant.</i>	<b>The policy is proposed to be deleted.</b>
<b>Policy 7: Preserve significant view corridors to the Willamette River.</b>	<i>This policy is addressed by the above Action measure.</i>	<b>This policy is proposed to be deleted.</b>
<b>Policy 8: When appropriate, require dedication of public access easements within the Greenway and to the Willamette River as part of the development review and approval process.</b>	<i>This Policy is an Action Measure. It is proposed to be re-crafted as such. The reason is that the city must prove that an exaction of property or property rights is related specifically to the impacts of a development. Therefore the proposed Action Measure has been broadened to include “purchase and voluntary dedication” and the reference to exaction of easements has been tied to the phrase “when justified.”</i>	<b>Proposed Action Measure: When possible acquire public access easements, within the Willamette River Greenway such as through purchase, voluntary dedication or when justified through the development review process.</b>
<b>Policy 9: Designate the Willamette Greenway as Protection Open Space.</b>	<i>The City does not have the “Protection Open Space” plan designation any longer.</i>	<b>The policy is proposed to be deleted.</b>
<b>Existing Comprehensive Plan Action Measures</b>		
<ol style="list-style-type: none"> <li>1. The Willamette River Greenway Boundary shall include the potential nine acre acquisition site identified by the Oregon State Parks and Recreation Department at the confluence of the Willamette River and Tryon Creek.</li> <li>2. Coordinate Greenway planning activities with Clackamas County, the Oregon State Parks and Recreation Department and other responsible jurisdictions and government agencies.</li> <li>3. Acquire land and easements to protect the Greenway’s natural resources and provide for continuous public access along, and to, the Willamette River.</li> <li>4. Maintain public safety and protect public and private property from vandalism and trespass along the Greenway.</li> </ol>		

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5. Coordinate with other involved agencies and jurisdictions and users of the Willamette River to promote safe public use of the River and Willamette Greenway in compliance with local and state goals, policies and regulations.
6. Protect, enhance and restore natural vegetation along the Willamette River.
7. Identify significant view corridor to the Willamette River Greenway and develop standards to protect them.