



**Comprehensive Plan
Citizen Advisory Committee and Goal 9 & Goal 10 Work Group
Meeting #9 – Summary**

**March 10, 2011
City Hall, Council Chambers
4:00 pm – 7:00 pm**

PLEASE NOTE: THIS SUMMARY IS NOT A WORD FOR WORD DOCUMENTATION OF ALL OF THE INFORMATION PRESENTED AT THE MEETING. TO SEE THE INFORMATION PRESENTED AND DISCUSSED PLEASE REFER TO THE MEETING MATERIALS ON THE CAC MEETING WEB PAGE <http://welovelakeoswego.com/citizen-committees/cac-meetings/>

CAC Members in attendance: Sally Moncrieff (Chair), Dorothy Atwood, Tom Brennan, Christopher Clee, Doug Cushing, Tom Fahey, Bill Garr, Nancy Gronowski, Tim Mather, Teri Oelrich, David White.

Members not in attendance: Liz Hartman, Jim Johnson, Bob Needham,

Goal 9 & 10 Work Group members in attendance: Debra Andreades, City of Lake Oswego; Jane Blackstone, City of Lake Oswego; Julia Glisson, Planning Commission; Jon Gustafson, Planning Commission; Dan Vizzini, Member-at-Large.

Staff in attendance: Sid Sin, Laura Weigel, Sarah Selden, Denny Egner, City of Lake Oswego; Kirstin Greene, Cogan Owens Cogan, facilitator; Todd Chase, FCS Group

Chair Moncrieff introduced Katie Abbott to the CAC who is replacing Lauren Irving who had to resign as the new young adult member of the committee. Abbott stated that she has lived in Lake Oswego for about five years and hopes to make it home for 20 more. Katie is on the faculty at Marylhurst University and is currently serving as the interim Director of Admissions. She has two small children and her husband teaches at Lakeridge High School.

1. Public Comment

Janine Dunphy stated that she is a 20 year resident of Lake Oswego and has been following the process closely. She wanted to comment about the transportation piece of the scenarios and the vision statement. She was at the October workshops and she believes there is more of an emphasis on getting people out of their cars and minimizing cars and maintaining the roadways in our community and knows that the community is interested in that. Fifty percent of the community still wants to be driving their cars.

Dunphy is also very concerned about the sustainability tool that contains a statement about eliminating fossil fuels. She thinks this is a political statement and doesn't believe that everyone in the community is interested in totally eliminating fossil fuels. She was not certain if that statement was questioned at the City Council meeting on March 8, 2011. She knows that goal 14 is urbanization, but nowhere on the wordle does she see any mention of urbanization or elimination of fossil fuels. She stated that Lake Oswego is a suburban community and isn't interested in becoming urbanized like Portland.

2. CAC Feedback

Chair Moncrieff shared how there was a recent joint meeting between the City Council (CC) and the Planning Commission (PC) to bring the groups up to date on where the CAC is in the process. They went over the vision process, and also spent some time talking about the sustainability filter and using The Natural Step. Sid shared that there will be a PC/CC study session about the sustainability filter and The Natural Step. Sally encouraged the CAC to invite their boards and commissions to join the meeting. The meeting will likely take place in April. The joint meeting conversation also briefly touched on the population forecasts which will be discussed in depth at the meeting today.

3. Vision Statement

At the February CAC meeting, Sid asked that the CAC hold off on discussing the CC comments on the Vision Statement until this meeting. Sid requested that the CAC delay that conversation until April. On February 28, Sid had a study session with the PC to touch base on the Comp Plan update process. PC expressed desire to comment on the vision statement and generally be more involved. Sid is scheduled to talk with the PC next Monday about the vision as well as some of the other items that the CAC is discussing tonight. Sid requested that the CAC wait to discuss both sets of comments at once. Kirstin asked if there were any comments now, based on watching the CC meeting video and after reading Sid's comments in the memo.

Tom Brennan cautioned taking too much stock in the wordle. He cautioned that its use may be inflated and said it is a general representation of how residents feel about the City, but doesn't get into specifics such as housing. Laura explained that the wordle was created based on one open ended question in the survey, asking what people valued most about Lake Oswego, but isn't reflective of all of the results of the survey.

4. Clarifications of Forecast

Denny Egner, the long range planner manager, led the discussion regarding the forecast. To date, a range of forecasts have been developed by the FCS Group. For residential there is a low and moderate forecast. The low trend forecast may need to be adjusted even lower based on new Census data that was released in early March 2011. The moderate forecast assumes build-out in the community, with a more proactive approach. At this point it's not really important to pick a forecast. It's appropriate to select a range. It's the policy choices that are made that really impact the level of growth in the community.

Current policies are in line with the low forecast. If we take a more proactive approach – i.e. scenarios - it would likely take more redevelopment programs, much like what has happened in the downtown. Population growth models show all of the growth at the older end of the population. Lake Oswego's population is aging. If we look at a way to accommodate that population, wouldn't it make sense to accommodate it in locations that are walkable and close to transit? Strategies in the moderate forecast could look at ways to shape growth in those ways. The baseline would not.

Capacity. Metro has done some allocations that look at what the capacity is in the community. It's incorrect to look at these as "forecasts" because the City wouldn't grow out to this without proactive programs. This capacity was based on our current zoning, with aggressive development assumptions.

Another facet is the State of Oregon's Administrative Rule relating to the housing requirement to provide the capacity for 10 dwelling units per net building acre (du/nba). This rule also states that the City needs to zone vacant land to provide an average of 10 du/acre. We know that our vacant residential land is zoned at a much lower density. Currently staff is analyzing the redevelopment potential in places such as town centers, to see what capacity we currently have according to our current zoning in these mixed use areas. There will be a menu of choices to discuss for how to reach that average of 10 du/acre. We can move forward with the status quo – infill in the neighborhoods based on the zoning in the current comprehensive plan or choose to focus development in key areas and create more opportunities for the aging population and young families and start to help counter the demographic trends.

Tim Mather stated that he owns a remodeling company and is getting a lot of calls right now about adding a secondary dwelling unit (SDU) to parcels that have a main house. The CAC should consider SDU's as an option to add to the menu.

Teri Oelrich asked if the SDU's would be considered taxable units? And if so, people wouldn't want that.

Tim Mather explained that yes, if it's a stand-alone unit, taxes would have to be paid but many are built as a separate unit within the primary dwelling. As a result the property assessment may go up just like when a kitchen is upgraded or a bathroom is added.

Christopher Clee stated that it is important not to confuse capacity issues with population forecast – they're separate.

Doug Cushing asked that when commercial property is discussed as being redevelopable, is it site specific? Is it assumed that within a block there will XX number units built on it?

Denny pointed out an example on 2nd and B Avenue which redeveloped with 60 units/acre. There are a number of sites that could be redeveloped in a similar fashion such as City Hall or on a portion of the Safeway site. Lake Grove has a number of sites like this that could be redeveloped at a higher density.

Julia also asked why the City has to build at 10 du/nba? Denny explained that the number was assigned by the state to different cities in the Metro area. LO was given the 10 per acre designation because the City had a population forecast over 50,000. LO is grouped with Beaverton in this category. West Linn is 8 units per acre. There has been some discussion about revisiting the number.

Julia stated that the number doesn't really make sense because the land leftover is not as desirable, and the higher density land has already been developed. She thinks that the City is working with a number that was created on assumptions that have changed and that the assumptions might be outdated.

Tom Brennan pointed out the 10 du/nba was developed to prevent sprawl.

Tom Fahey asked what would happen if the City doesn't comply. Denny explained that the State could potentially withhold funds for non-compliance – but he isn't aware of any cases where this has happened.

Sid stated that if we look at the BLI and can't meet the goals, we have a number of options, e.g. allowing secondary dwelling units to increasing density in local centers. Sarah and Sid will have some more information soon. Sid pointed out the Lake Oswego it not required to grow, but we are required to plan for the next 20 years based on State and Metro requirements. The vision and what the community wants are the first priority and then we'll figure out how to accommodate the requirements based on the community's desires.

FORECAST CLARIFICATION TABLE:

Todd Chase explained that the 2035 number may not happen until 2050 – we can't be certain. The point is to have a number so that we can make sure to meet the community's long-term needs. Portland Metro region is still growing and people are continuing to move here. LO is very well positioned in a desirable location. Lake Oswego is in a good place to determine its own future.

Todd commented that, based on the census, growth is slowing down relative to the last 15 years. He indicated that the low growth expectation could be reduced even more if we don't take a proactive approach to growth. Census numbers show 0.38% growth over the last 10 years. Kirstin asked if the CAC should adopt this lower number as a population growth model. Growth pattern in the 90s was higher, but tailed off after the dot-com bust. The CAC will re-examine this but it's probably not appropriate to consider a raw number in isolation of the overall plan.

5. Alternative Land Use Patterns & Implications

Staff presented the three alternative scenarios maps along with a descriptive matrix that were developed based on the maps that were generated at the January 6, 2011 CAC meeting:

1. Current Comprehensive Plan
2. Village Centers
3. LOconomy

Staff asked for CAC feedback on the following questions:

- Are the scenarios and implications of each scenario distinct enough for the public to understand the differences in each?
- Is the language in the matrix understandable?
- Does matrix have right implications?

The discussion resulted in a request that the maps be more clear and include descriptions (and examples) and labels for each of the categories. The schools should be more prominent: private schools should be included and all of the schools should be linked in a synergistic way. Another big idea is showing “activity nodes” that people will walk to. Clearer distinctions between all of the maps (projected and current) should be made.

6. Format and Key Questions for March 29 Open House

Laura went over the proposed open house format. There will be three stations for the presentation on Mar 29 highlighting similarities and differences between the scenarios. A flipchart will be used to record public reaction. There will be 1-2 staff at each station. Laura asked CAC to attend and roam around; would be good opportunity to engage with the community and get a sense for the level of support for each plan, how to blend them etc. Sarah mentioned that they are planning to have a kids activity. Kirstin emphasized relaying the information about the event to our networks.

Other suggestions for the open house included:

- Have a poster that displays the Action Areas in relationship to the sub topic overview for the new Comp Pplan chapters
- Contact Kelly Peake from Play Boutique to help do a kids activity
- Provide a quick summary how the process has gotten to this point

7. Public Comment

Jim Bolland said he was perplexed and concerned about how the CAC is dealing with the vision statement going into the open house. The CAC requested an endorsement of the vision statement from City Council and didn't get it. Five of the seven Councilors had various constructive criticism and comments and there were a number of substantive changes, deletions. Shrinking the statement was a big theme so he feels the CAC is being disingenuous going into the open house with this vision statement and doesn't understand why the CAC isn't addressing the concerns now. He requested that if the CAC is moving forward with the current vision statement that it should have a disclaimer stating that there is not a City Council consensus on the vision statement and there are requests for changes.

Chair Moncrieff responded to Mr. Bolland in an email on March 11, 2011 that was copied to the CAC, Goal 9 & 10 Workgroup, City Council and the Planning Commission. The email is included here:

Jim,

Yesterday at the Comp Plan CAC meeting you raised several concerns about using the Lake Oswego 2035 draft Vision as a guide post for our upcoming March 29 Open House because it has not been endorsed by the council and because 5 councilors suggested various changes to the Draft Vision.

A majority of councilors (4 to 3) gave a nod of heads that the 2035 Lake Oswego Draft Vision was headed in the right direction. This is documented in the memo included in the March 10, 2011 CAC packet. With that in mind, I feel that it is appropriate to use the current draft to help guide the process. Most of the changes suggested by council were not substantive per se, but rather recommendations to clarify the intent of the statement and while still remaining consistent with the vision that has been validated. Two recommendations, to make the vision shorter and to delete the word "sustainable", would likely invalidate the statistically valid survey that has already occurred. The CAC will discuss the Council's and the Planning Commissioner's recommendation at its next meeting in April.

The draft vision is the direct product of 1,500 citizen's participation. The validity of the process used to create the vision is unchallenged as is the validity of the statistically valid survey which shows very strong community support for the 2035 draft vision as it currently is.

No councilor challenged the process or validity of the vision. The CAC knows that every word in the vision has been derived from a thorough public engagement process: the vision is truly our community vision.

This vision and the comprehensive planning process will span 3 different city councils. It began with the past council and is currently operating under its second council. A third council whose membership is unknown will be asked to adopt the vision and the proposed comprehensive plan after multiple public hearings.

Because this process began with one council and will end two councils later, the only constant throughout this process is the citizens of Lake Oswego overall, as a whole, and our Citizen Advisory Committee, as a whole, overall.

The most important factor in determining the validity of the 2035 vision statement is therefore not the past council, not the present council and not even the future, unknown council - but a process that is true to the vision of the community as a whole and the documentation of that process. The Vision of Lake Oswego 2035 and the Lake Oswego Comprehensive Plan belongs to the citizens as a whole.

Our public process of public engagement and validation that has produced the Lake Oswego 2035 Draft Vision reflects the vision of our citizens overall. This is well documented in the public engagement process that involved 1,500 participants over 7 months, of which 1,300 of those citizens directly contributed to the development of the draft vision through the surveys and workshops. In January 300 of those citizens participated in the validation process which showed very strong support of the draft vision overall.

I stand firmly behind the Lake Oswego 2035 Draft Vision as it is because it is derived from a solid, well documented and validated public engagement process. The 2035 Draft Vision should be the goal posts of the comprehensive planning process as it proceeds.

Sincerely,
Sally

Councilor Mary Olson stated that she had some concerns about the matrix (Attachment 4a). She feels that the bullets in the first paragraph also reflect the current comprehensive plan, "baseline", and not just the two new scenarios "Village Centers" and LOconomy. She also expressed concern that the "Baseline" language has a negative tone. It should be changed so as not to influence people.

Charles "Skip" Ormsby, the interim chair of the Birdshill Neighborhood, is not happy with the process. He feels there is no seat for Birdshill in this process. He stated that during the last comprehensive planning process Birdshill got reamed. He stated that high-density housing will not work for Birdshill. He is concerned about the lack of "key constraint" maps, for example, housing and topographical constraints, sewage outfall. The City should look at capacity of these plants in terms of dwelling units, there we get an idea of the cost of adding infrastructure. He requested that the terminology be consistent with the wastewater treatment plan and use "equivalent dwelling units". He is also concerned about using Fielding Road for pedestrian paths for connections with adjacent region, using the existing tunnel is not a good idea – should look instead at bridges. Citizens also need to understand true constraints along the Hwy 43 corridor. Ormsby stated he was told during the neighborhood association recognition process that the Comprehensive Plan update would be the opportunity to look at changing the NA boundary. He wants to change southern boundary to Tryon Creek.

8. CAC Feedback

Dorothy Atwood wanted to respond to The Natural Step (TNS) comment made during the public comment period at the beginning of the meeting. Dorothy sees TNS as a compass to bring us to an endpoint. Dorothy's interpretation is that the CAC will use TNS as a guideline rather than using a literal interpretation of the program. TNS is another way of looking at this and could help us become a more resilient community, with more economic, social and economic flexibility. Dorothy was taken aback that sustainability was seen as a political issue. The simplest definition regarding sustainability is that it is really about honoring our children's future and providing the resources they need for the future.

Upcoming Meeting Dates:

Next Goal 9 & 10 Work Group meeting is scheduled for April 14, 2011.

Next CAC meeting is the open house on March 29, 2011 from 4:00-8:00 at the WEB.

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