



**Comprehensive Plan
Citizen Advisory Committee
Meeting # 28**

**September 27, 2012
Council Chamber of City Hall 380 A Avenue
4:00 pm – 6:00 pm**

PLEASE NOTE THIS SUMMARY IS NOT A WORD FOR WORD DOCUMENTATION OF ALL 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/>

Members in attendance: Sally Moncrieff (Chair), Jim Johnson (Vice Chair), Dorothy Atwood, Tom Brennan, Christopher Clee, Tom Fahey, Nancy Gronowski, Liz Hartman, Bob Needham, and David White

Members not in attendance: Katie Abbott, Doug Cushing, Bill Gaar, Tim Mather, and Teri Oelrich

Staff in attendance: Sarah Selden, Laura Weigel, Beth St. Amand, Kirstin Greene (Cogan Owens Cogan)

PUBLIC COMMENT

None.

CAC COMMENTS

CAC members related some feedback they had received from their groups. Mr. Clee had heard concerns about the Economic Vitality policy to encourage home based business. Mr. Brennan had received a suggestion to provide adult-oriented recreational features such as fitness stations in parks. Staff would research whether the Parks Plan 2025 addressed that.

REGULAR BUSINESS

- **Agenda Review & Announcements**

Staff asked the group to respect the agenda time guidelines; there was a lot of material to get through. They asked members to email any comments about the meeting summary in the packet to staff by the end of the week. They circulated a signup sheet for members to help present at Planning Commission and City Council meetings. Councilor Moncrieff thanked those who had just helped present at the Council study session and said it made a huge difference. HRAB representative Tim

Mather had resigned from the CAC and HRAB had selected Lynda O'Neill as his replacement. The meeting packet contained a working table of contents for the updated Comprehensive Plan. Two action areas had been approved by Council: Community Culture and Inspiring Spaces and Places. At the Inspiring Spaces and Places hearing, Council had asked for a small, clarifying, change in the policy regarding the area south of the city.

- **August 25 Community Fair/Survey Update**

Ms. Weigel reported that about 500 people had walked through; over 200 surveys had been completed; and 38 kids had participated in the passport contest. A name would be drawn from the names of those who submitted surveys and the winner would receive a box of fresh vegetables donated by 47th Ave Farm at Luscher Farm. The CAC was to review the results of the survey at the next meeting.

- **Process / Schedule Update**

Ms. St. Amand reported that two action areas had received preliminary approval; three were in the hearings process; one was in policy development and two were in the background report stage. The Council had agreed that the Economic Vitality policy regarding the 50+ age group did have a direct connection to land use. The Planning Commission had suggested distinguishing between 'commercial hubs' (in Economic Vitality) and 'community hubs' (in Community Culture). It wanted the CAC to work out terminology for community hubs that was understandable, reflected the intent, and conveyed that the nature of a community hub was a gathering place. The CAC discussed what a 'community hub' should be called and if it should be mapped. Some of the considerations were that there were many different scales of gathering spaces (including the Farmers' Market, schools, coffee shops) and 'community' might mean something larger than 'neighborhood' to some people; a school could be a gathering place for more than one neighborhood. The role of 'hubs' in the Connected Community action area would need to be addressed when this is updated. The group generally agreed some other term should be found for 'community hub' and that they did not want to use the term, 'hub', but they could not think of the right name for it during the meeting. They suggested whatever it was called it should be defined. There was no consensus on whether they should be mapped.

- **City Council Study Session on Complete Neighborhoods and Housing**

Ms. Selden, Mr. Gaar and Mr. Brennan had attended. Policy A-1. locational criteria regarding where zone changes could occur had raised the concern among neighborhoods that it created a green light to go out and upzone residential land. Staff had advised the City Council it did not do that. There were additional criteria for a zone change in the Land Use Planning chapter. Ms. Selden had asked the Commission to consider scaling back the half-mile criterion by further limiting which classifications of roadways it applied to, but the Commission had asked staff to look at what was in the current Plan; ensure the language was clear; and discuss it in a work session in October. Bill Gaar

had let the Council know that was what the Commission wanted to do. Mr. Johnson related that his experience was that one out of ten zone change requests were denied because of other Plan criteria related to aspects such as compatibility, the neighborhood plan, and the need for the zone. The Commission had developed criteria in the existing Plan to prevent zone changes that created beachheads into neighborhoods. It was not as clear as it should be. Mr. Brennan related that the Council had asked good questions about affordable housing.

Mr. Brennan indicated he was troubled that one Councilor's questions seemed to indicate they did not understand the process and the effort and contributions the CAC had made for the past two years and did not believe the CAC was a representative, effective, group. Because of that the CAC and staff discussed developing a communications strategy to educate people about the process and what they had done. Ms. Weigel related that producing a handout about the process and what had been done was on her 'to do' list.

- **Community Health and Public Safety**

Access to Local Food

The CAC was going to consider related goals and policies at the next meeting. In the meantime staff asked them to read the background report on local food in the packet and consider how to answer the questions it posed. The Comprehensive Plan would have policies to promote a healthy community. Staff suggested specifically talking about access to food because it was a hot topic and the community gardens were very popular.

Mr. Clee asked what the difference between healthy foods and local foods was. Ms. Weigel observed local food was usually fresher because it was picked sooner and had not been hauled across the country. That meant there was less greenhouse gas impact. Ms. Gronowski cautioned that depended on where it came from and how it was handled. Mr. Clee advised one could have far more impact on the carbon footprint by eating a vegetarian diet than eating local food. Mr. Needham observed there was an Economic Vitality aspect to it because it linked to the local economy.

- **Draft Energy and Environment Goals and Policies (See Attachment 4)**

Ms. St. Amand related that the original environmental goal to conserve energy had been written during the 1970s energy crisis and needed to be updated. The state had a goal to reduce vehicle miles and Metro had the Climate Smart Communities program. Staff was working with the SAB to draft updated goals and policies.

SECTION 1: Air Resources Quality

Staff used the heading, 'Air Resources Quality' because it was in the existing Comprehensive Plan and there were state policies about greenhouse gas emissions under the 'air quality' heading.

Goal: Reduce greenhouse gas emissions and air pollution to protect and improve air quality in Lake Oswego and the Portland Metropolitan Area

Mr. Clee questioned what impact reducing greenhouse gas emissions would have on air quality. Ms. Atwood observed that many greenhouse gas emissions were generated by burning fossil fuel, which affected air quality. Most of the group accepted Mr. Clee's suggestion to change it to say, '**Reduce air pollution to protect and improve air quality and reduce greenhouse gas emissions in Lake Oswego and the Portland Metropolitan area.**' Mr. Johnson wanted the SAB to weigh in on the issue of the relationship of greenhouse gas emissions and air quality.

Policies

Policy 2. Preserve and enhance the city's urban forest*, open space, and natural resources to sustain their positive contribution to air quality.

Mr. Johnson and Mr. Clee indicated they were pleased to see the document defined 'urban forest'.

Policy 5. Reduce locally generated vehicle trips by supporting mixed-use development in Employment Centers, Town Centers and Neighborhood Villages to efficiently meet daily needs and encouraging local job creation.

The staff was asked to look for a definition for 'mixed-use development' and found it in the existing Comprehensive Plan. The CAC planned to continue to discuss mixed-use development at their October meeting.

Mixed-use development: A tract of land, building, or structure with a variety of complementary and integrated uses such as but not limited to residential, office, retail, public or entertainment land uses

Policy 3. Increase the opportunities to use alternative transportation through City infrastructure projects and development requirements as a means to reduce air pollution, as detailed in the Connected Community policies.

Ms. Atwood did not favor using the term, 'alternative transportation' because it suggested it was something unusual. She recommended replacing it with language like, 'less impactful modes of transportation' in this policy and wherever it appeared in the Comprehensive Plan. Ms. Weigel confirmed it had been removed from Connected Community.

Policy 8. Reduce air pollution and greenhouse gas emissions associated with municipal operations.

This policy talked about reducing air pollution and greenhouse gas emissions associated with municipal operations but not everywhere. That was because the City could control in its own operations. Ms. Hartman observed it would be useful for budgeting.

Policy 4. Encourage land use patterns which, while reducing dependency on the automobile, are also compatible with existing neighborhoods.

Mr. Clee advised that good land use design was very effective. Staff observed that good design would also affect community health, and that this policy was consistent with other policies about promoting mixed-use development in Complete Neighborhood and Housing; Economic Vitality; Inspiring Spaces and Places; and Connected Community.

Mr. Needham recommended correcting awkward punctuation by saying, **'Encourage land use patterns which reduce dependency on the automobile and are also compatible with existing neighborhoods.'**

SECTION 2: Land Resources Quality (Solid Waste Management)

Goal: Reduce the community's overall amount and toxicity of solid waste while achieving maximum recovery of reusable and recyclable materials.

The CAC agreed with Mr. Johnson's suggestion to just call this section 'Solid Waste Management.' They agreed to split the sentence using a semicolon after 'waste'. They observed there was no limit on 'maximum'. One way to reduce toxicity was to take out batteries. Ms. Atwood advised that reusing and recycling was good, but reducing consumption in order to reduce upstream production of greenhouse gas emissions had a much larger environmental impact. Staff recalled that the Lake Oswego greenhouse gas inventory showed that a surprisingly large amount of greenhouse gas emissions came from construction of materials. Ms. Atwood suggested having a policy related to an overall reduction in consumption. Mr. Needham offered the example of banning plastic bags. The CAC decided to give this policy some thought and email suggestions to staff. Staff planned to consult the SAB about it.

Policy 3. Promote solid waste recycling, reuse and disposal options by providing for the licensing and permitting of providers in addition to, or part of, franchise agreements.

This policy would allow another provider to step in and do something if Allied Waste did not want to do it. When asked, Councilor Moncrieff confirmed the City had used other providers in the past. Commissioner Johnson talked about the concern that a Metro landfill site in Yamhill County was expanding over open farmland.

Policy 7. Require sufficiently sized, screened and enclosed space for recycling, composting, solid waste storage and compacting within industrial, commercial and high density housing developments and ensure proper access for waste hauler vehicles to these areas.

This policy was divided into two sentences. The second sentence was to start with 'Ensure'.

Policy 8. Zone adequate land to accommodate recycling and recovery uses and ensure adequate setbacks, buffering and screening are provided to mitigate impacts on adjacent land uses.

Mr. Johnson advised these policies would ensure that the community would allow recycling to happen somewhere in the community. Some communities did not allow it anywhere. He noted transfer stations should be convenient for people to access.

Policy 9.a.

Mr. Needham suggested starting the sentence with 'Utilize' instead of 'Utilizing'.

Mr. Clee suggested a policy calling for increased participation in recycling through education or incentives.

SECTION 3: Sound Quality

Goal: Monitor noise levels in Lake Oswego to preserve the quiet character of the community in which people can enjoy their living environment with minimal noise intrusion

Ms. St. Amand had been looking for documentation from 1994 that would explain why Sound Quality was in the Comprehensive Plan. Mr. Johnson advised that noise was a perennial compatibility of use consideration. She suggested striking the words, 'Monitor noise levels in Lake Oswego to'. Mr. Johnson observed the goal was to keep track of or stay on top of it if noise was an issue in the community. Ms. Selden recalled that noise issues created tension in neighborhoods. . For that reason the wording needed to be well considered so that it recognized inappropriate noise but still allowed sound from kids playing soccer or downtown concerts. Staff planned to do more work on this goal.

Policy 3. Minimize noise problems through zoning regulations, development standards and ordinances that prescribe fines and other penalties for violations and minimize impacts on residential neighborhoods, public open spaces, recreation and natural areas.

This sentence was divided into two sentences. The second sentence was to start with 'Minimize'.

Policy 2. Consider state and local noise regulations when reviewing development requests.

The CAC discussed whether 'Consider' was too weak. Ms. St. Amand advised the current code did not regulate noise except related to conditional uses. 'Consider' meant look at the impact. If the CAC did not want to use that word staff would have to work on this policy. One of the questions in the background report asked whether the City should consider adopting a maximum noise level for certain land uses established by the state and defaulting to the state's definition for clarify, or maintain current regulations which did not specify maximum decibel levels?

Commissioner Johnson advised the DEQ was not enforcing noise regulations. Ms. Selden related the City of Portland had one noise enforcement officer who only went out to measure noise when it was really bad. Councilor Moncrieff observed there had to be a balance between quiet and vibrancy.

Policy 5. Locate, design and buffer land uses which generate noise such as major transportation facilities, industrial development and active recreation areas to protect existing and future noise-sensitive land uses.

Staff advised that this policy addressed traffic noise and a related Connected Community policy called for buffering it. The CAC asked staff to research and clarify what ‘major transportation facilities’ meant.

Policy 6. Require noise-mitigating construction and site design measures for noise-producing non-residential development in proximity to residential zones.

Staff agreed to check on whether every nonresidential development had to have mitigation.

Mr. Needham asked what the noise policy was trying to accomplish. Was it to reduce noise throughout the entire community or preserve quiet in a neighborhood?

Mr. Clee asked about addressing light pollution. Staff related the City had talked about a Dark Skies policy and then narrowed it down so it only applied to City facilities. They advised that different neighborhoods wanted differing amounts of light so it would be hard to apply a blanket policy. Ms. Weigel was about to go through the Dark Skies ordinance and would come back with more information. Commissioner Johnson suggested staff consider a policy to encourage neighborhood plans to look at it.

SECTION 4: Energy (Goal 11 & 13)

Ms. St. Amand planned to ask for SAB feedback on this section and bring it back to the CAC. She asked the CAC members to send her helpful comments before she went to the SAB. She would let them know when she was going so they could come too if they wanted. Ms. Gronowski wanted to know how to balance the conflict between trees and solar. Ms. St. Amand recalled the Planning Commission was going to discuss that.

PUBLIC COMMENT

None.

CAC COMMENTS

Ms. Gronowski thanked staff for the great work they did.

ADJOURNMENT

The meeting was adjourned at 6:00 p.m.