



**Comprehensive Plan
Citizen Advisory Committee
Meeting #10 – Summary**

**April 27, 2011
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/>

Members in attendance: Sally Moncrieff (Chair), Tom Brennan, Christopher Clee, Doug Cushing, Bill Garr, Nancy Gronowski, Liz Hartman, Jim Johnson, David White.

Members not in attendance: Dorothy Atwood, Tom Fahey, Tim Mather, Bob Needham, Teri Oelrich.

Staff in attendance: Laura Weigel, Sarah Selden, City of Lake Oswego; Kirstin Greene, Cogan Owens Cogan, facilitator.

1. Public Comment

Sherry Finnegan introduced herself as an observer for the League of Women Voters. She noted that the no expansion into Stafford should be included in all the scenarios descriptions .

Janine Dunphy opposed the “living wage” phrase in comp plan. She believes that the term “living wage” concept is too political to include because it reflects communist principles. She also wanted to know who came up with 20 minute community term?

Staff clarified that the “living wage” phrase is not included in the Comprehensive Plan, but is in the draft Economic Opportunities Analysis in the Community Economic Development Objectives. Staff believes the “20 minute neighborhood” term was coined by Gerding Edlen, a real estate development firm located in Portland.

2. CAC Feedback

Liz Hartman reported on the outreach efforts she’s been making to the neighborhood associations. She was scheduled to attend the Bryant neighborhood meeting, but it was cancelled. The May open house was announced at Palisades annual meeting. She made a presentation about the comp plan to the LO schools coordinating councils. She will be setting up times to meet with the PTA/PTO and/or display the March open house boards and/or May open house boards at the schools. Liz will also be presenting information to neighborhood chairs at the Mayor's meeting Sat. May 14, 8 am

3. Vision Statement – CC/PC feedback

The CAC decided to revisit the draft Vision Statement at the next meeting and asked that the comments from the open house be included in the materials with the City Council and Planning Commission feedback.

4. Sustainability Framework – Council Update

Councilor Moncrieff s reported that on April 11th the Council and Planning Commission held a joint meeting to discuss the Sustainability Framework and The Natural Step and how the four questions strategic questions would be used to assess the goals and policies of the Comprehensive Plan. Four Lake Oswego residents (Duke Castle, Paul Ventura, Grant Watkinson, Dorothy Atwood) presented their experience using sustainability principals in their work and lives and outlined why these principals are important to the future of this community. Four of the seven Councilors voted to endorse using the sustainability framework and the strategic questions as the Comp Plan process moves forward. Jim

Johnson added that the sustainability framework is more about having a process than creating a policy. It's an analysis tool.

5. [Draft Analysis of Housing & Employment Needs and Implementation Strategies](#)

Kirstin Greene and Sarah Selden gave an overview of the memo (see CAC materials). They stressed that the materials are still a work in progress and that the draft Economic Opportunities Analysis and Housing Needs Assessment documents would come back to the CAC at the next meeting after the next revision based on the Planning Commission (May 9) and Work Group (May 12) comments.

It was asked if Lake Oswego can change the minimum density that we are required by the state (10 dwelling units per net buildable acre) since that density was assigned based on the population projection of 50,000 by earlier forecast projections. DLCD would have to decide if that request would be a priority for the department based on their other priorities. It is a legislative process, so it is no small task. Kirstin pointed out that the 10 du/nba is not just based on population projections but on a number of other factors such as transit corridors, employment centers, etc.

Sarah pointed out that Metro is working on a new population forecast for the region that will be ready at the end of year. Lake Oswego staff is coordinating with Metro and Clackamas County to refine how the forecast is developed. The CAC agreed that is okay to move forward with the low and medium forecast numbers in Table 1 of the memo.

The CAC requested when looking at Table 3 to add what the distribution for housing attainability and mix is now to better understand how far off, if all, that the City is now.

Chris Clee asked for a better explanation in the text as to what is included in the Land Supply numbers. Kirstin explained that it includes vacant and part-vacant parcels and that the chart should be more clear.

Kirstin explained that the "Possible Implementation Strategies" for Housing and Economy is still just a menu of ideas and wanted to know if any of the ideas should be taken off the table at this point. The CAC wanted to know what an R4 zone looks like on the ground and suggested that it would be a good idea to see examples.

While looking over the in the "Possible Implementation Strategies – Economic Development" Doug Cushing, who is on the Goal 9 & 10 work group explained that the "medium high" employment forecast takes into account the vacancy in Kruse Way which does not necessarily mean new development is required to accommodate the "medium high" growth rate. The work group recommends moving forward with the "medium high" number but the CAC agreed that it makes sense to look at low employment growth numbers so you can see the difference in fiscal impacts in lower or higher employment opportunities.

It was pointed out that the term "living wage" that referenced in the public comment is actually in the working draft of the community economic development objectives in 7th bullet. It was suggested to remove the "living wage" term and replace it with the "pursue professional services and associated employment opportunities." It was also suggested that the 7th bullet needed to be simplified overall. Possibly change to "Foster an environment....create a good business environment for certain types of businesses..."

Chris Clee suggested that the EOA should be discussed with the larger business community. He suggested maybe a breakfast overview to get feedback sometime in May or June.

6. Scenario Evaluation for May 25 Open House

Laura Weigel shared the open house results with the CAC who decided that each of the three scenarios should move forward through the assessment phase. The CAC thought it was important to have a better understanding of the impacts

of each scenario before removing or changing any aspects of the scenarios. Staff will have the assessment ready for discussion at the next CAC meeting.

7. May 19, 2011 Meeting Request

Staff requested that the CAC meet on May 19 to review the scenario assessment prior to the upcoming open house. The CAC agreed.

8. Public Comment

Councilor Mary Olson had a question on page 6 of the “Draft Analysis of Housing & Employment Needs and Implementation Strategies” about the employment forecast under the medium high growth forecast. She wanted to know why the industrial job growth is negative? She felt that that number needs to be further explained in the text.

Staff Response: The demand for industrial lands has been decreasing regionally and nationally. The job growth is consistent with the Oregon Employment Department (2008-2018) employment sector forecasts for Region 15 (Clackamas County). This is noted in the full Economic Opportunities Analysis.

Carolyn Krebs stated that Lake Oswego is first and foremost a city of quality residential neighborhoods. The value, attractiveness and diversity of the housing stock are an economic strength that attracts a diverse and active residential population. Our quality of life is directly related to stable residential neighborhoods, neighborhood character that balances built and natural environments, and a diverse inventory of high quality housing. She also talked about the walksheds noted on the scenarios maps and stated that there aren't safe places to walk in all cases in those noted walksheds. She stated that we should look at what is truly walkable. She also stated that the “baseline” scenario isn't auto dependant and that she is concerned that the neighborhood centers in the Villages and LOconomy scenario will draw away from the Lake Grove area.