



## MEMORANDUM

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**TO:** Comprehensive Plan Citizen Advisory Committee

**FROM:** Sarah Selden, Associate Planner  
Beth St. Amand, Senior Planner

**DATE:** April 19, 2012

**SUBJECT:** Complete Neighborhoods & Housing and Inspiring Spaces & Places Goals and Policies:  
Planning Commission Work Session Feedback

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### ACTION

Review the updated draft Complete Neighborhoods & Housing and Inspiring Spaces & Places goals and policies, which have been revised based on the Planning Commission's feedback. Provide additional feedback on the goals and policies, and forward a recommendation to the Commission for their May 30, 2012, hearings.

The revised goals and policies are highlighted in yellow in your packet materials. ***Please be sure to read over these goals and policies carefully prior to the meeting and be prepared to provide feedback at the meeting.***

### BACKGROUND

On April 9, 2012, the Planning Commission held a work session to review the draft Complete Neighborhoods & Housing and Inspiring Spaces & Places goals and policies. The draft reviewed by the Commission reflected feedback provided by the CAC at their March 21 meeting. Staff also asked CAC members to send additional comments via e-mail following the March meeting, and one CAC member submitted comments to be incorporated into the Planning Commission staff report.

### DISCUSSION

#### Complete Neighborhoods & Housing

The updated draft goals and policies are included as Attachment A with changes marked; Attachment B is a clean copy. The draft incorporates feedback from the March CAC meeting, and the markups show changes suggested by the Planning Commission. Following is a summary of the Planning Commission's feedback:

#### Goals

- Goal 2: Affordable housing Policy C-1 was moved to become Goal 2. This policy language was consistent with the Goal 1 language regarding housing choice, but addressed affordability. Staff proposes adding this goal language to frame the Affordable Housing policies.
- Goals 3-4: Minor wording changes were made to strengthen the goals.

- Goal 4: “Mixed-use” was added to describe neighborhood villages, to clarify the vision for these areas.

### Residential Zoning

- Policy A-1: Wording was changed to clarify the intent of the policy.
  - i) Low-density residential zoning is intended for areas “designated for” rather than “developed at” low density, acknowledging that some parcels may be developed as low-density residential, while they are in a commercial or high-density residential zone.
  - ii) “Development” constraints is replaced with “physical” constraints to clarify this does not refer to market constraints.
  - iii) “Sensitivity to” the natural environment was seen as subjective, and those words removed.
- Policy A-3: The Commission discussed where the zoning transitions should apply and clarified that it’s between low-density residential and higher intensity uses.
- Policies A-4, A-5 and A-6: These existing Plan policies were proposed for deletion because they are implemented by the development code, but it was suggested to retain the policies. A-6 was strengthened from “encourage” to incentivize, consistent with CAC direction on other policy language.

### Housing Choice

- Policies B-1 and B-2 were revised for clarity.
- Policy B-3 has 3 options. The Commission discussed whether secondary dwelling units (SDUs) should be incentivized across the city, or in targeted areas. The Commission was comfortable with the general statement in the policy, but would like to explore neighborhood context and targeted approaches as part of Action Plan development. They also discussed whether to address the benefits of SDUs as part of the policy, including a description of what “flexibility” means. **Staff would like the CAC’s feedback on these options.**

### Affordable Housing

- Policy C-1 regarding goals for affordable housing was moved up to the top of the affordable housing policies. The PC did not want to include specific affordable housing goals in the policy, but could establish targets in the action planning phase.
- Policy C-2 was amended to reflect additional City codes regarding anti-discrimination.
- Policy C-3 was amended to change “special-use housing” to code-supportive language and moved to Housing Choice B-4.
- Policy C-4 added examples of the types of incentives that should be used to encourage development of affordable housing.
- Policy C-5 (now Policy C-4 in clean copy) regarding affordable housing in urban renewal areas was presented to the Commission with two options: One was the version presented to the CAC in March. An alternate version was suggested by CAC member Tom Brennan when staff asked the CAC for additional feedback to share with the Commission. The Commission supported the alternate policy concept. Staff is working with the Lake Oswego Urban Renewal Agency staff to determine the most effective policy language to address affordable housing in urban renewal areas. Staff will present an updated recommendation to the CAC at the April 25 meeting. Both versions are highlighted in Attachment A.
- Policy C-7 combined two policies that both addressed coordination with other organizations.

- Policy C-9 moved to Policy B-4 in Housing Choice.

#### Complete Neighborhoods

- Policies D-1 and B-3 were revised for clarity.
- Policy D-6 was added in response to the Commission's suggestion to add a policy about neighborhood plans. This policy is pulled from Goal 2 of the current Comprehensive Plan.

#### **Inspiring Spaces & Places**

The updated draft goals and policies are included as Attachment C with changes marked; Attachment D is a clean copy. The draft incorporates feedback from the March CAC meeting, and the highlighted text shows changes suggested by the Planning Commission.

As a reminder, the majority of the Goal 14-Urbanization goals and policies regarding urban services (Stafford Basin, annexation, and urban service provision) have been moved to the Community Health & Public Safety (CH&PS) Action Area, per the CAC discussion on 3/21. Two existing Urban Growth Boundary policies (Goal 14, Policies 5 and 7) remain in Inspiring Spaces and Places. The remaining Goal 14 changes recommended by the CAC have been made and will be reconsidered with the CH&PS goal and policy package this summer.

The revisions also recognize the importance of the city's rural edge to Lake Oswego's character and focus on the City's future form and character. As a result of these changes, Inspiring Spaces & Places is a much shorter chapter. Following is a summary of the Planning Commission's feedback; minor changes are highlighted in the text:

- Separate the natural environment from Policy A-1. Also in A-1, staff has edited the language to make this an action as opposed to a regulatory statement.
- Create a new policy A- 2 that emphasizes the integration and preservation of natural features and environment, and adds incentives
- Add language to B-4.b. to clarify that these 20-minute distances would be focused in Neighborhood Villages and Town Centers.

#### **Question for CAC Discussion:**

Do the proposed revisions to the goals and policies:

- Reflect the public comments received at the summit/virtual summit, and what you heard?
- Reflect the community's desired direction as you have observed throughout the Comprehensive Plan update public engagement process?
- Support the four objectives listed on pages 1-2 of this memo, including providing goal and policy direction needed to support the vision statement?
- If not, how should they be revised?

#### **Next Steps**

Staff will revise the goals and policies based on CAC feedback. On May 30, the Planning Commission will review the proposed Comprehensive Plan text amendments for both Complete Neighborhoods & Housing and Inspiring Spaces & Places, and make a recommendation to City Council for their preliminary approval of the updated goals and policies.

#### **Attachments**

- a. Complete Neighborhoods & Housing Goals and Policies – Draft revisions based on Planning Commission Feedback, Dated April 19, 2012 – Track Changes & Clean Version
- b. Inspiring Spaces & Places Goals and Policies – Draft revisions based on Planning Commission Feedback, Dated April 19, 2012 – Track Changes version & Clean Version