

Goal 14 Urbanization

Existing Goals and Policies

Goal

Lake Oswego shall ensure that the rate, amount, type, location and cost of population growth and development within or outside of the Urban Service Boundary will not diminish the quality of life the City has presently attained.

Policies

1. The City will not expand the existing Urban Service Boundary* (USB) and will resist efforts to require expansion, except in:
 - a. Those areas designated as Tier 1 Urban Reserves as of February 1998;
 - b. Those areas needed for the development of public parks and recreation facilities; and
 - c. Properties of less than two acres that adjoin the USB on at least two sides.
2. If the City is required to expand the Urban Service Boundary*, new development will be required to pay the full cost of extending urban services*.
3. The cost of serving development within the current Urban Service Boundary shall be equitably allocated* to implement adopted public facilities plans.
4. The City's quality of life as defined by adopted objective indicators shall not be reduced by new development*.
5. Support the Metropolitan Area Urban Growth Boundary as a means to:
 - a. Reduce urban sprawl and ensure the development of an efficient and compact urban growth form.
 - b. Provide a clear distinction between urban and rural lands, and;
 - c. Ensure the opportunity for appropriate urban infill and redevelopment.
 - d. Control costs and public subsidization of development associated with the unnecessary extension and provision of public facilities and services, and;
 - e. Ensure the maximum efficiency of lands within the Urban Growth Boundary existing at the time of this policy's adoption.
6. Support the Metro Regional Urban Growth Goals and Objectives (RUGGOs) as the framework for the region's growth management program when it can be found that the policies are implemented in a manner to ensure a compact and efficient urban growth form.
7. The City shall work to minimize the expansion of the Urban Growth Boundary by:
 - a. Providing opportunities to achieve and maintain a compact urban form and targeting public investments to reinforce a compact urban form.
 - b. Protecting existing Inner Neighborhoods* by focusing future commercial and medium to high residential growth in and in close proximity to Town Centers* and Main Streets* and along Transit Corridors* that contain commercial, high density residential or mixed use development.

- c. Maintaining livability within the Urban Growth Boundary by providing housing choices with good access to jobs, preserving the natural environment, maintaining and improving access to natural areas, open space and parks, developing a balanced transportation system, which is less dependent on the private automobile and maximizing the efficiency of public facilities and services.
8. The City shall recognize the following Design Types within the Lake Oswego Urban Services Boundary: Town Centers, Employment Areas*, Transit Corridors, Main Streets and Inner Neighborhoods. Locations of these Design Types are shown in Figures 26 – 29.
9. Utilize the Planning Commission to develop a formal position for recommendation to the City Council for UGB amendments which could affect Lake Oswego and to provide an opportunity for public input.
10. The Urban Services Boundary (Comprehensive Plan Map) is Lake Oswego’s ultimate growth area within which the City shall be the eventual provider of the full range of urban services. The location of the USB is generally described as follows:
 - a. On the west, the I-5 Freeway from the Tualatin River to the Multnomah County line, excluding areas within the Tualatin City limits.
 - b. On the north, the Multnomah/Clackamas County line and the present Lake Oswego City limits which lie north of the Clackamas County line, from I-5 to the Willamette River.
 - c. On the east, the Willamette River from the Multnomah/Clackamas County line to the present City limits.
 - d. On the south, the area within the present (1993) Portland Metropolitan Urban Growth Boundary from the West Linn City limits to the Oswego Canal and then north of the Tualatin River west to Interstate 5, excluding land within the Cities of Tualatin and Rivergrove.
11.
 - a. Except as provided in section (b), unincorporated property shall be required to annex prior to the receipt of City sanitary sewer service.
 - b. Any of the properties designated in Figure 30 may be provided with City sanitary sewer service to annexation if all of the following conditions are met:
 - i. The property is within the Lake Oswego Urban Services Boundary;
 - ii. An existing sanitary sewer line operated by the City, to which connection can be made in accordance with subsection (iv) below, is within 300 feet of the property;
 - iii. The County has found that the septic system serving the property is failing and the County has directed connection to a sanitary sewer system;
 - iv. The plan for extension of a sanitary sewer line to be connected to the City sanitary sewer line has been approved by the City Engineer; and
 - v. Immediate annexation of the property is not feasible and the Owner has executed a consent for future annexation.
12. Lake Oswego shall initiate island annexations to:
 - a. Create logical City boundaries;

- b. Provide economic and efficient provision of City services to existing and proposed development within the subject area, and to adjacent land; and,
 - c. Equitably distribute costs for those city services enjoyed by residents of island areas.
13. Ensure that annexation of new territory or expansion of Lake Oswego's Urban Service's Boundary does not:
 - a. Detract from the City's ability to provide services to existing City residents; and,
 - b. Result in property owners paying for urban services which do not benefit their property.
14. Prior to the annexation of non-island properties, the City shall ensure urban services are available and adequate to serve the subject property or will be made available in a timely manner by the City or a developer, commensurate with the scale of the proposed development. Urban Services consist of water, sanitary sewer, surface water management, police and fire protection, parks, and transportation including; streets, transit, pedestrian and bicycle facilities.
15. The City shall, to the extent permitted by law, enter into and maintain intergovernmental agreements with any provider of sanitary sewer or water service within the Urban Services Boundary, to require annexation agreements for unincorporated lands which require either service.
16. Lake Oswego may enter into intergovernmental agreements to extend sanitary sewer, water, surface water management and other services to other cities outside the USB, and continue or enter into new agreements with existing service districts to provide public safety services and domestic water provided:
 - a. These arrangements are in the City's financial interests;
 - b. Adequate capacity exists to provide services;
 - c. The quality and quantity of services to existing and future City residents are not diminished; and,
 - d. Such actions are consistent with the City's Public Facility Plan and Comprehensive Plan goals and policies pertaining to public facilities and services and urbanization.
17. Lake Oswego shall enter into and maintain an Urban Growth Management Agreement with Clackamas County for lands within the Urban Services Boundary to:
 - a. Promote compatibility of land use, neighborhood character and public facilities when territory is annexed to Lake Oswego;
 - b. Preserve neighborhood character and livability through a coordinated City and County planning program;
 - c. Ensure high standards of urban design compatible with the surrounding community;
 - d. Provide certainty and predictability through consistent development standards and policies;
 - e. Protect and enhance natural resources;
 - f. Ensure the provision of public facilities and services is consistent with the City's Public Facility Plans;
 - g. Promote orderly annexation of territory;

- h. Clearly define responsibility of the City, County, special districts, and franchise holders (e.g. cable, gas, electric power, solid waste) in providing services and managing growth within the Dual Interest Area;
 - i. Foster cooperation among all parties involved in land use planning and service delivery;
 - j. Obtain timely decisions pertaining to land use and service delivery issues; and,
 - k. Achieve fair and equitable financing for public facilities and services needed to accommodate development.
18. Lake Oswego shall be responsible for development, coordination and implementation of the Public Facility Plan (PFP) for lands within the Urban Services Boundary to ensure predictable and logical provision of urban services to lands within the USB.
19. Lake Oswego shall enter into and maintain intergovernmental agreements with service districts operating within the Urban Services Boundary. These agreements shall:
- a. Define short and long term service provision roles of the city and service districts;
 - b. Specify the terms and conditions of withdrawal of territory from service districts and the transition of capital facility ownership and administration to the City;
 - c. Provide for coordination of plans and programs between the city and service districts; and,
 - d. Ensure services are provided consistent with the City's adopted Public Facility Plan.
20. Lake Oswego shall require annexation, prior to review of development permits, of unincorporated property proposed for development which requires City sewer or water facilities.
21. The City shall oppose the formation of any new service district within the Urban Services Boundary.
22. The City will support expansion of an existing service district's boundaries of only if:
- a. It can be shown that it is the only feasible way to provide a particular service. City services, rather than district services shall be provided when they are, or can be made available and are adequate;
 - b. The provision of service is consistent with the City's Public Facility Plan and Comprehensive Plan goals and policies;
 - c. Annexation agreements are recorded for the property receiving service, to the extent permitted by law, that provides for non-remonstrance to annexation; and,
 - d. The service district can maintain an adequate level of service over both the short and long term.