



MEMORANDUM

TO: Comprehensive Plan Citizen Advisory Committee (CAC)

FROM: Beth St. Amand, Senior Planner
Sarah Selden, Neighborhood Planner

DATE: November 21, 2012

SUBJECT: November 29, 2012 Meeting

ACTIONS

1. Continue final review (from 10/25/12) of the "Urbanization" goals and policies and consider recommending them to the Planning Commission.
2. Conduct first review of the draft Natural Disaster and Hazard goals and policies.

BACKGROUND/DISCUSSION

Thank you to Jim Johnson, Liz Hartman and Tom Brennan, who helped out at the recent Complete Neighborhoods and Housing hearing on November 20. The Council adopted the revised version of the Residential Zoning Policy A-1, and worked with staff to clarify Housing Affordability Policy C-5 calling for no net loss of government assisted housing. The adopted version states "Require no net loss of housing developed or redeveloped as government subsidized housing" and will be linked to a definition of government subsidized housing. The Council voted 6-1 to adopt the resolution giving preliminary approval of this action area. They will hold a public hearing December 4 on the Economic Vitality Goals and Policies.

Additionally, the CAC requested some additional guidance or discussion on Comprehensive Plan language; for example, the use of require vs. ensure. During Thursday's meeting, staff will provide a brief overview of key terms and objectives; staff is working on a Comprehensive Plan language guide.

1. Urbanization Goals and Policies

At the October 25 meeting, the CAC began its final review of Urbanization policies. The November 29 review will begin with section C on page 4 (Annexation) and end with D (Planning and Coordination Policies). CAC members requested more information about Lake Oswego's annexation history; the annexation information is provided as Attachment 3a. Staff has addressed CAC member questions below:

- Policy A-2. Does this policy go beyond current practice? What is the City's current practice for requiring the extension of urban services?
 - *Response: This is similar to the City's current policy and practice.*
- Define the "Upper Stafford Basin."

- *Response: Proposal is to define it as north of Childs Road.*
- What if the Stafford Hamlet were to incorporate? How would that impact the proposed Stafford policies?
 - *Response: Based on these policies, the City would want any governing entity in the Stafford Basin to follow these principles, and for the City to participate as a primary decision-maker in the process.*
- Propose a policy addressing historic resources when land is urbanized.
 - *Response: When the City expands the Urban Service Boundary (USB), the Comprehensive Plan policies automatically apply, such as the historic resources policies.*
Suggestion: "When expanding the USB, provide incentives to identify, preserve and designate historic resources."

As this is the second review of these goals and policies, please focus on the following:

- Fully review and comment on sections C and D.
- How well does the chapter work together with the removal of the ISP policies?
- Does the CAC recommend these goals and policies to the Planning Commission for public hearing?

2. Natural Disasters and Hazards Goals and Policies

At the June 27 meeting, the CAC reviewed the background materials for Natural Disasters and Hazards (Goal 7). This section is part of Healthy Safe People in Community Health and Public Safety. Both the background report and the power point are available as Reference Documents B and C.

Overview

The State of Oregon is one of a few states that integrates planning for natural hazards within Comprehensive Planning. Statewide Planning Goal 7, Areas Subject to Natural Hazards, simply states: "To protect people and property from natural hazards." The City's existing Comprehensive Plan Goal 7 includes three sections: Flood Hazards, Earthquakes Hazards, and Landslides, Erosion and Unstable Soils. The City's Natural Hazards Mitigation Plan (NHMP), an addendum to the County's Plan, was completed in 2010 and included three additional hazards: severe storm events, volcanoes, and wildfires.

The City plans for hazards by developing hazard inventories, adopting policies, and implementing measures such as land use regulations to protect people and property. Additional implementation documents include the Natural Hazards Mitigation Plan, the Public Facilities Plan (PFP), the Community Development Code, the Municipal Code, and maps. For example, the Development Code includes regulations of development in the floodplain, requires geotech reports for areas that have experienced landslides, and requires grading plans for areas with greater than 20% undisturbed slope.

Since the last update in 1994, the City has experienced a number of changes affecting hazards, such as floods and landslides; floodplain map adjustments; completion of the NHMP in coordination with Clackamas County and other local jurisdictions. Along with other critical facilities and infrastructure, the City's sewer and water systems are vulnerable to flooding, landslides, and seismic events. Projects are addressing known risks: the Lake Oswego Sewer Interceptor project realigned and updated the portion of the City's main sewer line contained within Oswego Lake. Other City infrastructure, such as the aging water system, is undergoing repairs and updates in partnership with the City of Tigard. New mapping technology will be available to help inventory past and potential landslide locations.

Summary of Hazards (Goal 7) Goal and Policy Revisions:

- Integrate the City’s 2010-2012 Natural Hazards Mitigation Plan, including goals, policies and hazard planning programs.
- Remove policies that are outdated or have been incorporated into the Development Code.
- Revise policies to reflect the City’s approach to hazards (*Did we actually apply the old policy?*) or propose new approaches (*How does the City want to protect life and property from hazards?*)
- Reduce redundancies by including general policies that apply to all hazards.

This Action Area will have a list of Action Plan items, such as updating sections of the Community Development Code that address hillside protection and/or weak foundation soils. The Stormwater Code and Design Manual Updates are currently in progress; this information will be used to update the code and relevant policies. Additionally, City’s inventory maps need to be updated as they are out of date, once additional information becomes available.

NEXT STEPS

1. Urbanization Goals and Policies

If the CAC recommends these goals and policies to the Planning Commission, this will be the first section of Part 2: Public Facilities and Services completed (City Services and Public Facilities are up next for CAC review). Once both Part 1: Healthy Safe People and Part 2 are completed, the Planning Commission will hold a hearing on all of Community Health and Public Safety, tentatively February/March. Table 1 below is provided again to show how all the elements fit together in this Action Area.

2. Natural Disasters and Hazards Goals and Policies

The Planning Commission will review these draft policies, with CAC revisions, in early 2013.

Table 1. Action Area Six: Community Health and Public Safety Structure

Topics	Current Plan Chapter and Goal	Current Sections Included
Part 1: Healthy, Safe People		
Energy and Climate Change	6: Air, Water and Land Resources Quality	6.1 Air Resources Quality
		6.3 Land Resources Quality (Solid Waste Management)
		6.4 Sound Quality
	11: Public Facilities & Services - Energy	11.5: Energy
	13: Energy Conservation	Entire section.
Natural Disasters and Hazards	7: Areas Subject to Natural Disasters and Hazards	7.1 Flood Hazards
		7.2 Earthquake Hazards
		7.3 Landslides, Erosion and Unstable Soils
NEW: Food Systems	n/a	n/a
NEW: Community Wellness	n/a	n/a
Part 2: Public Facilities and Services		
City Services	11: Public Facilities and Services	11.1: Public Safety Police and Fire Protection
		11.5: Administrative and Government Services,
		11.5 Communications and Schools (this is now in Community Culture)
Public Facilities	11: Public Facilities and Services	11.2: Storm Water Management
		11.3: Water Treatment and Delivery
		11.4: Wastewater Collection and Treatment
	6: Air, Water & Land Resources Quality	6.2: Water Resources Quality
Extension of Public Facilities	Goal 14: Urbanization (Metropolitan Urban Growth Boundary & Management of the Lake Oswego Urban Services Boundary)	Only one section. Includes all facilities and service policies. It proposes to add Stafford-specific policies. All UGB policies moved to Inspiring Spaces and Places.