

**Community Health & Public Safety**  
**Goal 14: Urbanization 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.

Ensure that, as population increases, the City of Lake Oswego:

- a. Supports a compact form of urban growth that focuses on redevelopment within the current service boundary and preserves rural lands outside the service boundary by using land resources in an efficient manner;
- b. Is well planned with carefully organized patterns of growth and strategic investment in infrastructure within its borders; and
- c. Maintains full provision of services within the current urban service boundary.

**Comment [BSA1]:** The new draft goal takes a more proactive/positive approach toward growth, redevelopment, and investment in the community. The CAC reviewed and made changes to this goal in March 2012.

**A. Urban Service Boundary and Urban Growth Boundary Policies**

~~1A-1. Limit expansion of the The City will not expand the existing Urban Service Boundary\* (USB) except in areas where: and will resist efforts to require expansion, except in:~~

- a. ~~Land was Those areas~~ designated as Tier 1 Urban Reserves as of February 1998; or
- b. ~~Properties are 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.~~

**Comment [BSA2]:** The section has been revised to divide the policies into three different topic areas. Most public comment and visioning work has indicated a desire to discourage additional expansion of the City into the Stafford Basin. New language consistent with this vision is included below in the section related to the Stafford basin.

~~A-2. If the City is required to expand the Urban Service Boundary\*, In any areas where the Urban Service Boundary has been expanded, new development will be required to pay the full cost of extending for the extension of 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~~

~~5. Support the Metropolitan Area Urban Growth Boundary as a means to:~~

~~Reduce urban sprawl and ensure the development of an efficient and compact urban growth form.~~

~~Provide a clear distinction between urban and rural lands, and;~~

~~Ensure the opportunity for appropriate urban infill and redevelopment.~~

**Comment [BSA3]:** The CAC moved Policy 5 to Inspiring Spaces and Places (Policy B-1 in ISP)

~~Control costs and public subsidization of development associated with the unnecessary extension and provision of public facilities and services, and;~~

~~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.~~

**Comment [BSA4]:** Policy 6 was removed because Metro Goals and Objectives are implemented through the requirements of Metro's Urban Growth Management Functional Plan and the Regional Transportation Functional Plan.

~~7. The City shall work to minimize the expansion of the Urban Growth Boundary by:~~

**Comment [BSA5]:** The CAC moved policies 7 a. and b. to Inspiring Spaces and Places (Policy B-3 in ISP).

~~Providing opportunities to achieve and maintain a compact urban form and targeting public investments to reinforce a compact urban form.~~

~~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.~~

~~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.~~

**Comment [BSA6]:** Policy 8 refers to Metro's 2040 design types. ISP Policies B-3 and B-4 update Policy 8 to reflect Lake Oswego's 2035 vision map and designations.

~~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.~~

**Comment [BSA7]:** Review by the Planning Commission is part of the formal process for amending the City's comprehensive plan.

~~10A-3. The Urban Services Boundary (as depicted on the Comprehensive Plan Map) is the 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:~~

~~On the west, the I-5 Freeway from the Tualatin River to the Multnomah County line, excluding areas within the Tualatin City limits.~~

~~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.~~

~~On the east, the Willamette River from the Multnomah/Clackamas County line to the present City limits.~~

~~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.~~

~~21A-4. The City shall Unless created in partnership with the City, oppose the formation of any new service district within the Urban Services Boundary.~~

~~22-A-5. The City will sSupport expansion of an existing service district's boundaries 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.~~

**Comment [BSA8]:** *At the March CAC meeting, there was concern stated that policy A-4 limited the City's ability to explore creative ways of providing services to properties within the USB. It was noted that the provision of services could change in the next 20 to 30 years from a concentrated service provision to a form of dispersed service provision. In response, staff added the words "Unless created in partnership with the City, ...."*

## **B. Stafford Basin Policies**

~~B.1 Support retention of the Upper Stafford Basin as a rural enclave within the region providing access to small community farms, sustainable agriculture, and parkland in close proximity to the city center.~~

~~B.2 Support a rural buffer between the Stafford Basin and adjacent communities that allows agricultural and other supportive uses such as open space, and maintains the individual character of each community.~~

~~B.3 If concept planning occurs for the Stafford Basin Urban Reserve:~~

~~a. Participate in a primary decision-making role.~~

~~b. Advocate for the following plan features to be included:~~

~~i. Development of a walkable, transit-oriented, mixed-use town center near the I-205/ Stafford interchange.~~

~~ii. A design and development pattern that results in strong transportation and transit connections to the east and west along I-205.~~

~~iii. Concurrent provision of high-capacity transit service along I-205.~~

~~iv. In the Upper Stafford Basin, provision of land uses such as urban agriculture that complement existing agriculture and parkland uses.~~

**Comment [BSA9]:** *At the March CAC meeting, it was observed that the Stafford area was an urban reserve that was currently rural in nature, and the CAC agreed that the appropriate direction was to preserve the rural cushion of space and to prevent the city from being surrounded by urbanized areas.*

c. Support the area's inclusion in the UGB only if i-iv. are part of the final plan.

## C. Annexation Policies

### 11-C.1 Extraterritorial extension of sewer and water services:

- a. ~~Except as provided in section (b), Require~~ unincorporated property ~~shall be required~~ to annex prior to the receipt of City sanitary sewer service except as provided in section (b).
- b. Any of the properties designated in Figure 30 may be provided with City sanitary sewer service prior 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.
- c. Require unincorporated property to annex or City water service to unincorporated property shall require prior annexation or execute execution of a consent for future annexation prior to the receipt of City water service. In no case will consent for future annexation be accepted where immediate annexation is feasible.

### 12-C.2 Lake Oswego shallThe City may initiate island annexations as allowed by state law 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-C.3 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-C.4 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.

~~20-C.5 Lake Oswego shall~~ Require annexation, prior to review of development permits, of unincorporated property proposed for development which requires City sewer or water facilities.

C.6 Provide incentives to encourage owners of property within the Urban Services Boundary to voluntarily annex to the City.

#### **D. Planning and Coordination Policies**

*Comment: The CAC did not spend time reviewing or discussing planning and coordination policies. The policies included below are existing policies.*

~~15-D.1 The City shall, to the extent permitted by law, enter~~ Enter into and maintain intergovernmental agreements with any ~~provider of~~ sanitary sewer or water service provider within the Urban Services Boundary ~~that, to~~ require annexation agreements for unincorporated lands which require either service.

~~16-D.2 Lake Oswego may~~ The City 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 the following:

- 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-D.3 Lake Oswego shall enter~~ 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.D.4 Lake Oswego shall be responsible for De~~development, ~~coordination~~ coordinate and implementation of the 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.D.5 Lake Oswego shall enter~~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.

Definitions:

Urban Services: Water, sanitary sewer, surface water management, police and fire protection, parks, and transportation including streets, transit, pedestrian and bicycle facilities, as defined by Metro Code 3.09.050.