



Planning for People, Places and Prosperity

**Comprehensive Plan
Citizen Advisory Committee
Meeting #33**

**February 28, 2013
Council Chamber of City Hall - 380 A Avenue
4:00 pm – 7:00 pm**

PLEASE NOTE THIS SUMMARY IS NOT A WORD FOR WORD DOCUMENTATION OF ALL 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: Councilor Jeff Gudman (Chair), Tom Brennan, Christopher Clee, Bill Gaar, Nancy Gronowski, Liz Hartman, Bob Needham, Teri Oelrich, David White

Members not in attendance: Jim Johnson (Vice Chair), Dorothy Atwood, Doug Cushing, Tom Fahey, Lynda O'Neill.

Staff in attendance: Beth St. Amand, Ron Bunch Sarah Selden, Laura Weigel

PUBLIC COMMENT

Diane Cassidy questioned why the goals related to food access and climate change should be in the Comprehensive Plan. She would eliminate the former because there was no need for it in Lake Oswego; it was government overreaching; and it was not a land use issue. She argued that the Greenhouse Gas Inventory was not specific enough to Lake Oswego and it was not something to base a Comprehensive Plan policy on.

CAC COMMENTS

Mr. Gaar related that the Planning Commission had discussed the schedule. The Commission needed CAC support all the way through the implementation process. Councilor Gudman related the goal was to get through the Comprehensive Plan update by July 2013. Implementation would then be on the shoulders of the Commission.

REGULAR BUSINESS

Agenda Review & Announcements

CAC members were asked to email any comments on the January 17 and 31 meeting summaries to Ms. Weigel. Mr. Brennan related that he strongly disagreed with Jim Boland's comments at the previous meeting about the lack of representation during the process because the CAC had conducted extensive outreach. In July of 2013 the CAC had written a letter to the local newspaper describing all of the outreach they had done.

Ms. Weigel inquired whether it was too late in the process to fill the vacant young adult position. There had been two applicants. A CAC member stressed that interested young people were valuable city resources. The consensus was to fill the position.

Ms. St. Amand distributed the latest version of the schedule (see Attachment 8).

Follow-Up Items: (See the February 22, 2013 Staff Memorandum, Attachment 1)

HUBS terminology

The CAC agreed to Ms. Selden's suggestion to change the term 'Commercial Hubs' to 'Commercial Corners' on the 2035 Vision Map and in the Comp Plan goals and policies. Commercial Corner

sounded less intense than 'Village' and reflected that they were very small scale, similar to a past era neighborhood corner store. Additionally, the consensus was to Change 'Community Hubs' to 'Neighborhood Commons.' The CAC observed that some school facilities might not continue to serve as Neighborhood Commons in the event the schools were closed in the future.

Vision Statements

The Community Health and Public Safety and Inspiring Spaces and Places vision statements did not address topics within the action area and suggestions revisions were presented for consideration.

Draft Community Health and Public Safety Vision Statement:

Our community is a safe place to live and supports lifelong active and healthy living. We have excellent public safety response systems that work together with an involved community to ensure peace and safety. *We provide reliable public facilities that efficiently serve the community's long-term needs and conserve resources. We are prepared and resilient and our decisions consider impacts on human health, public safety and environmental health.* There are opportunities for active lifestyles and to obtain locally grown food that promotes the health and social interaction of our residents.

The Planning Commission had suggested the last sentence would be clearer if it read: To promote the health and social interaction of our residents, there are opportunities to live an active lifestyle and to obtain locally grown food.

The CAC considered including the term 'sustainability' in the statement. They decided not to use the term here because they saw a risk in using the term too often; they observed the statement already had a number of sustainability-related terms in it; the overarching vision statement used the term; and it was used other places in the Plan. The CAC agreed with the proposed revisions. Staff agreed to look to see if a definition for 'locally grown food' had been added.

Draft Inspiring Spaces and Places (ISP) Vision Statement

Our architecture and natural setting inspire people to live here. *Future growth occurs in mixed-use centers within the City's existing boundary, while maintaining and enhancing an attractive quality of life for Lake Oswego citizens. Retention of the Upper Stafford Basin's rural character provides community amenities and a rural buffer between Lake Oswego and future urbanized areas.* Development respects the physical environment and meets the highest quality of community design to preserve and foster the distinctive character and beauty of this special place.

Staff had added the second and third sentences to better reflect the new goals and policies. The group discussed whether mentioning Upper Stafford Basin was being too specific for a vision statement. Ms. Selden noted it was consistent with the policies in the CHPS chapter that related to what the City envisioned for that area.

Councilor Gudman counseled that a vote would be necessary to include the area in the City. Mr. Bunch cautioned that the urban reserves designation was being appealed and the City's position had historically been to oppose urbanization of the Stafford Basin.

Mr. Gaar recalled the CAC discussion that the City should recognize the area as a rural buffer. The City should be at the table when what was going to happen in Stafford was being discussed because it would impact Lake Oswego. If some other city developed the area it might be developed contrary to what Lake Oswego would want to see there. Ms. St. Amand recalled the policies reflected an underlying concern about the impact of increased traffic on Lake Oswego. It was mentioned that there would be traffic impacts generated by an upcoming Street of Dreams.

Ms. Hartman observed that the Stafford Basin was the only developable place that was specifically called out in the vision statement. Staff was asked if they had added the reference because of surveys. They explained they had added it after looking at the urbanization policies, which called for things like retaining the Upper Stafford Basin as a rural buffer. They recalled the CAC and Planning Commission had extensive discussions about Stafford Basin-related policies. It had seemed to make sense to address it more globally and put it in ISP as a growth pattern perspective. Ms. Selden

suggested staff could take out the sentence that referred to Stafford Basin and retain the language related to the overall pattern of growth.

Mr. Bunch advised that the City's policy was to resist efforts to expand the existing USB, except for Tier 1 Urban Reserves as of February 1998. Additional policies were scattered throughout the existing Plan that explained that was because it would detract from the City's ability to provide services; put undue financial hardship on city residents; and would result in property owners paying for urban services which did not benefit their properties.

Ms. Selden observed the consensus was to remove the sentence that referred to the Upper Stafford Basin.

57:58

Community Health and Public Safety Policies

Surface Water Management Goals and Policies, 1st Review (Attachments 4.a. tracked changes version; and 4.b proposed draft).

Staff advised that stormwater and water quality were managed as one utility and the Clean Streams Plan addressed them as one utility, therefore the two goals had been merged into one as Surface Water Management.

Goals

1. Increase water quality by reducing the amount of pollution conveyed by storm water runoff.
 - Change "increase" to "improve:
2. Ensure that future land use activities protect and enhance area water quality.
3. Protect and enhance natural ground and surface water drainage systems*.

Policies

Ms. Weigel confirmed that erosion had been inadvertently left out. She would address erosion by adding a related policy. Ms. St. Amand pointed out that erosion policies were included in the Hazards section of the plan. Ms. Weigel would cross-check the hazards policies.

- A. Utilize natural systems and non-structural methods to treat, convey and dispose of stormwater runoff at the source to the extent allowed by site characteristics.
- B. Restore, protect and enhance the environmental functions and values of rivers, lakes and stream corridors as a means to enhance water quality and fish and wildlife habitat.
- C. Promote public safety and minimize damage to public and private property from surface water runoff.

The group agreed that 'non-structural' should be defined.

- D. Educate and involve the community in opportunities to protect, restore, and enhance water quality.
- E. Protect and improve existing drainage systems and easements by:
 - i. Prohibiting the encroachment of structures and other permanent improvements over public storm drainage lines and within easements and drainage ways.
 - ii. Discouraging modification to existing open drainage ways.

Ms. Gronowski and Councilor Gudman suggested that there might be times when the City would want to approve a modification. One example was a modification that would result in a channelized ditch going back to its natural, meandering, flow. Mr. Gaar recalled the update process was trying to avoid using regulatory words like 'prohibiting' at policy level. Mr. Bunch related the City had experienced significant problems with encroachment over public storm drains over time. He confirmed staff would be able to write implementing code even if this had more flexible language. Ms. Weigel planned to talk to engineering staff about the possibility of using a word other than "prohibit". She agreed to add a definition for 'open drainage ways'.

- F. Require new and improved storm drainage facilities to have the capacity to accommodate storm drainage flows from upstream development at full build-out and to comply with the City's Surface Water Management Program.

Ms. Gronowski asked for clarification about whether a property was required to control its own runoff. Ms. Weigel confirmed that yes that is required. Mr. Bunch advised if development at the top of the hill affected the bottom of the hill a system had to be oversized for it. The people who developed at the top of hill were often required to pay surface water fees and SDCs to address their impact on the whole system and pay for that large public pipe. Mr. Clee related that people had come to his neighborhood association to talk about flooding problems created by others.

G. Require developers to construct required storm drainage facilities and to pay an appropriate system development charge (SDC).

Staff advised the group to skip this policy for now because all Comprehensive Plan policies that talked about SDCs were going to be reviewed for consistency.

H. Develop funding mechanisms:

- i. To maintain storm drainage facilities;
- ii. To resolve the deficiencies of the existing and future systems
- iii. To implement a capital improvement program (CIP) for surface water management.

I. Require all development and redevelopment to implement measures to minimize runoff from the development site during and after construction.

The group agreed to retain the term 'require' in F, G and I because the code required them.

Ms. Weigel was asked if an alternate term for 'deficiencies' could be used and if there were deficiencies. She advised the city had a lot of them and there was no good funding mechanism to fix the deficiencies. The CAC suggested removing "and future from H,ii.

J. Develop and implement intergovernmental agreements with local, regional, state and federal agencies to implement measures to minimize the quantity of pollutants entering ground and surface waters from both point and non-point sources*.

K. Facilitate the extension of the City's sanitary sewer systems and implement surface water management systems to areas within the Urban Services Boundary where septic systems fail.

L. Improve the water quality of Oswego Lake and the Willamette and Tualatin Rivers by working with DEQ, Oswego Lake Corporation and area residents and businesses within the Lake's drainage basin to implement water quality programs and projects.

Ms. Weigel related that if she found there was an urbanization (Inspiring Spaces and Places) policy similar to Policy K she would consider taking Policy K out. A CAC member advised that 'Oswego Lake Corporation' should be corrected to 'Lake Oswego Corporation.' Staff advised the DEQ now required jurisdictions to address the whole range of pollutants. Total maximum daily loads were managed through the Surface Water Utility.

New Policies

New policies had been added that reflected the Clean Streams Plan and best management practices.

M. Promote Low Impact Development (LID) to improve water quality, reduce impervious surfaces, promote infiltration, and preserve open space.

N. Ensure public and private stormwater systems are planned, developed, and maintained to prevent flooding, protect water quality, and preserve natural surface water systems to protect aquatic habitat;

O. Ensure that construction and maintenance projects are planned and implemented to cause as little short and long term harm as possible to the environment.

P. Investigate drainage and flooding problems; facilitate analysis, design, and implement solutions.

Q. Reduce the rate of expansion of impervious surface in the community.

R. Use innovative features in transportation project design to reduce or eliminate stormwater runoff.

Staff advised the Stormwater Management Plan called for incentivizing low-impact development. Mr. Gaar recalled that the NRAB made a distinction between 'open' and 'natural' space.

Staff agreed to clarify what kind of open space Policy M was referring too. They explained that when private open space tracts were required they served a water quality purpose. They noted aquatic habitat was related to water quality. When they added the erosion policy they would talk about it there as well.

Staff agreed to Mr. Brennan's suggestion to improve the wording of Policy O by saying, 'to reduce or eliminate short and long term harm to the environment.' The group noted that construction projects were "short term" projects.

Staff agreed to Mr. Brennan's suggestion to improve the wording of Policy P by saying, 'Facilitate analyses, create designs and implement solutions to drainage and flooding problems.'

When asked if Policy Q was intended to limit growth, staff explained the City would promote use of permeable materials wherever possible. However, this policy was not necessarily about the amount of impervious surface. It was about designing a development using best management practices to create high quality pervious areas that most effectively treated stormwater. One example was rain gardens. They acknowledged the need to balance this call with urbanization concepts. Ms. Weigel planned to work on this policy to clarify that and refer to best management practices. Mr. Bunch confirmed that the development community was on board with this concept because the engineering for it had been developed, was practical, and they could do it; and because doing it allowed them to cover more of a site. He noted the related implementation measure was to utilize best management practices to effectively treat stormwater. This policy would offer a basis for implementing code. The CAC planned to look at this policy again after staff worked on it.

Action Items:

Explore allowing rainwater harvesting for non-potable uses.

Promote streamside stewardship through education and outreach.

Ms. Weigel advised these were categorized as action Items instead of policies because they were so specific.

After numerous CAC members indicated they had to leave the meeting before 7:00 p.m. discussion of the next three agenda items was postponed to a future meeting.

2. Natural Hazards and Disasters Goals and Policies, 2nd Review

3. Access to Local Food Goal and Policies, 2nd Review

4. Energy and Environment Goals and Policies, 2nd Review

PUBLIC COMMENT

Carol Ockert, 910 Cumberland Rd., commented that she loved the idea of community gardens, but it might not be practical in a neighborhood due to the impacts on neighbors. Those included the smell of fertilizer and composting and a weedy appearance many months of the year. She asked the CAC to be realistic and think about the scale.

Diane Cassidy, commented that she did not think enough people in the community knew what was being considered for the Comprehensive Plan. They would likely be shocked and surprised to learn about it. She asked the CAC to ensure people actually did know. Mr. Clee asked how the CAC could do it better. She explained she was concerned that the survey the Council was considering might be conducted after the Comprehensive Plan update was finished. She mentioned people needed to know the CAC was talking about adding a whole new section on food; expansion into Stafford; and cutting streets down so they were only for bikes. She indicated she had been concerned that the way information in the reports presented at the public meetings had been manipulated. Mr. Clee recalled

the CAC had subsequently changed the way those meetings were conducted and the CAC was constantly trying to do things better. Mr. Brennan observed the process had begun with a statistically validated survey. Ms. Cassidy recalled survey questions had been very vague and could be interpreted different ways. Councilor Gudman assured her the goal for the next survey was to address concerns such as the ones she raised. She recommended avoiding jargon and planning terms that people did not understand. She recommended defining what 'walkable' meant. She advised the process should make the community feel included - it should not just impose things on it.

Lisa Volpel, 5655 SW Kenny St., commented that the intersection of Pilkington/Jean should be a Commercial Corner, not a Village Center. She observed there was already a lot of commercial development close by. She related that what Ms. Ockert's described sounded a lot like Ms. Volpel's yard. She used a tractor, brought in manure, and composted, and no one complained about it. They had a well. The water had been tested and had no ecoli even though many people in her area were on septic systems. She agreed that every property owner should try to deal with the stormwater on their property as well as the runoff from their half of the road. She related she was fortunate to have very good drainage and could disconnect the gutters.

Charles 'Skip' Ormsby, 170 SW Birdshill Rd., Portland or 97219, noted that he had submitted an email communication that day. He discussed the need for coordination between master plans and his concern that Birdshill was not invited to a seat at the table for the Lake Oswego Comprehensive Plan update; Clackamas Transportation Planning meetings; the Tryon Creek Natural Area Master Plan; the Tryon Creek Wastewater Plant; the new sewer line going town Terwilliger; and stormwater management plans. He advocated for a state requirement that if a line, plant, or anything, affected a neighborhood the neighborhood got a seat at the table. He stressed that neighborhoods should be given neighborhood and tax-lot level detail information, including maps, population figures, modeling information and transportation analyses so they could understand it and validate it. He cautioned that if the Tryon Creek culvert was to be day-lighted there should be a perfect model of how it would impact the Terwilliger intersection. He emphasized that planned future population density and dwelling units had to reconcile with the capacity of the sewer system. He was concerned the capacity of the water and sewer systems might not be adequate for future population. He considered the backups on Bryant a warning that there was a costly crisis coming in the future. He was concerned about water because he had never seen a number on how much water Lake Oswego could draw from the Clackamas River.

Councilor Gudman and Mr. Bunch each indicated they would provide Mr. Ormsby with updated numbers. Councilor Gudman had already provided Mr. Ormsby with the draft numbers he had. He confirmed the updated Comprehensive Plan would be an integrated whole with respect to all the aspects Mr. Ormsby had raised plus other aspects. Mr. Bunch agreed that population growth should relate to the financial and systems capacity of the community. He noted the Tryon Creek plant was currently in a design process. Mr. Ormsby confirmed he had received information from Metro, but it was not at neighborhood level detail and did not contain information related to how big the lines were and if they could handle the proposed density. Mr. Bunch related staff would look at the numbers they just received from Metro and see if they could provide more information to Mr. Ormsby. Mr. Ormsby stressed all neighborhood chairs needed to see and understand the information and it needed to be detailed by neighborhood and by tax lot.

CAC COMMENTS

None.

ADJOURNMENT

The next regular meeting was scheduled on March 21, 2013. Councilor Gudman adjourned the meeting at approximately 6:17 p.m.