

COMPREHENSIVE PLAN



CITY OF LAKE OSWEGO

Lake Oswego Comprehensive Plan

Adopted December, 1994

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Lake Oswego Comprehensive Plan Updates

Adopted After December, 1994

PA 9-94-1104

Map amendment to remove open space designation (for future acquisition) on Tax Lots 500, 501 and 600 of Tax Map 2 1E 9DB.

ZC 1-95-1204 Revised (Resolution 97-11)

Amending the Comprehensive Plan text to conform to the new Sensitive Lands Program enacted pursuant to Ordinance 2148. 7/22/97

PA 1-95-1114

Map amendment to remove future park and open space designation on Tax Lots 2800 and 2802 of Tax Map 2 1E 7AD. 7/5/95

PA 2-95-1137

Map amendment to change the designation from Industrial Park (IP) to General Commercial (GC) on Tax Lot 600 of Tax Map 2 1E 18BD.

PA 3-95-1133

Map amendment to change the designation from Industrial Park (IP) to General Commercial (GC) on Tax Lot 2700 of Tax Map 2 1E 18BD. 12/26/95

PA 4-95-1147

Amendment to the Old Town Design District. Ordinance 2120 and Resolution 96-12 3/19/96

PA 5-95-1139

Map amendment to the Urban Services Boundary and apply a designation of R-15 on Tax Lot 300 of Tax Map 2 1E 20AA. 1/22/96

PA 1-96-1187

Approval of the First Addition Neighborhood Plan and amendment to Goal 10 to authorize the new R-2 and R-6 designations. Ordinance 2143 and Resolution 96-59 12/17/96

PA 2-96 (Denied)

Amendment to Goal 9, Policy 2. Closed without City Council action and redirected to PA 5-97.

PA 3-96-1219

Amend Old Town Design District to encourage the use of Furnace and Leonard Streets as pedestrian and bicycle connections to the existing Greenway trail. Ordinance 2157 9/2/97

PA 4-96

Amendment regarding Willamette River bridge crossing. File closed and folded into PA 7-97 Transportation System Plan.

PA 1-97-1227

Amendment to incorporate the Public Facilities Plan. 9/2/97

PA 2-97-1228

Map amendment to apply Environmental Resource Conservation (RC) and Resource Protection (RP) overlay zones to implement the sensitive lands ordinance. 9/2/97

PA 3-97-1244

Amendment to include Growth Management Policies. 1/6/98. Also LU 99-1337 adding additional Goal 14 Urbanization policies and definitions. 9/21/99

PA 4-97-1239

Amendment to allow changes to map designations prior to adoption of a neighborhood plan. 10/21/97

PA 5-97-1259

Amendment to Goal 9, Policy 2 (Economic Development) to allow Comprehensive Plan and Zone Change application in the absence of adopted neighborhood plans for expansion of existing commercial and industrial zones. 5/5/98

PA 6-97 (Void)

Map amendment to apply Environmental Resource Conservation (RC) and Resource Protection (RP) overlay zones to implement the sensitive lands ordinance. Now PA 8-97.

PA 7-97-1294

Amend Goal 12 to provide the policy basis and transportation modal maps for compliance with the Transportation Planning Rule. 11/17/98

PA 8-97

Map amendment to apply Environmental Resource Conservation (RC) and Resource Protection (RP) overlay zones to implement the sensitive lands ordinance to Tax Lot 8300 of Tax Map 2 1E 10CC; Tax Lot 4400 of Tax Map 2 1E 9CC; and Tax Lots 100 and 200 of Tax Map 2 1E 9CD.

PA 1-98-1274

Map amendment to change the designation from Industrial Park (IP) to General Commercial (GC) on Tax Lot 2700 of Tax Map 2 1E 19BD). 6/16/98

PA 2-98-1285

Map amendment to change the designation from R-7.5 to R-5 on Tax Lots 100, 200, 300, 400 and 500 of Tax Map 2 1E 7DA). 8/4/98

PA 3-98-1287

Map amendment to change the designation from R-7.5 to R-0 on Tax Lot 1300 of Tax Map 2 1E 7BC). 8/18/98

PA 4-98-1310

Amendments to add the West Lake Grove Design District. Ordinance No. 2187 3/16/99

PA 5-98-1297

Amendment to include the Lake Grove Neighborhood Plan. 8/12/98

LU 99-0001-1312

Map amendment to designate a resource conservation district overlay zone on Tax Lot 400 and 401 of Tax Map 2 1E 16CB. Ordinance No. 2179 5/20/99

LU 99-0001-1313

Map amendment to designate a resource conservation district overlay zone on Tax Lot 900 of Tax Map 2 1E 9CA. Ordinance No. 2180 5/20/99

LU 99-0001-1314

Map amendment to designate a resource conservation district overlay zone on Tax Lots 5000 and 5090 of Tax Map 2 1E 08BB. Ordinance No. 2181 5/20/99

LU 00-0018A

Text amendment to Chapter 12, Transportation, Subgoal 5, to add policies and a definition relating to the establishment of Alternative Transportation Targets in Design Type Areas to comply with Metro Functional Plan, Title 6, Regional Accessibility. Ordinance 2250 11/27/2001

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Preface

This is the first update of the original Comprehensive Plan which was developed over a four year period from 1974-78. Development of the original plan involved substantial citizen commitment and involvement, extensive research and thorough review and public hearings by Lake Oswego's public officials. Lake Oswego's neighborhood association program arose from this process and today there are 16 recognized neighborhood associations.

After adoption by the City in 1978, various portions of the Plan continued to be worked on for another six years until the plan was acknowledged in 1984 by the Oregon Department of Land Conservation and Development as being in conformance with the Oregon Statewide Planning Goals.

The original planning process began with the development of 14 Community Planning Goals and supporting objectives which were produced by 14 separate citizen committees. This effort involved more than 250 people. The goals and objectives were adopted by the City Council in 1974. They encompassed the following categories; 1) Community Area and Regional Relationship; 2) Natural Resources and Environment; 3) Population Density and Growth; 4) Community and Neighborhood Identity; 5) Aesthetic Quality - Community Design; 6) Land Use - Open Space; 7) Land Use - Residential; 8) Land Use - Industrial; 9) Land Use - Commercial; 10) Transportation; 11) Recreation and Culture; 12) Community Services and Facilities; 13) Implementation; 14) Citizen Participation.

It has been nearly twenty years since the original Comprehensive Plan community goals and objectives were adopted and fifteen years since the

Plan policies were approved by the City Council. Since then there have been many changes which now require revisions to the Comprehensive Plan. Foremost are the changes in the community and its character. Lake Oswego, the metropolitan area and the state have grown. There have also been changes in the social, economic and political structure of the state and region. Oregon's statewide land use program was in its infancy when Lake Oswego's Plan was first formulated. Since then, the program has matured and there have been numerous changes in state law which must be reflected in communities' comprehensive land use plans.

In December, 1992 the City Council appointed the Lake Oswego Comprehensive Plan Review Committee (LOCPRC) and directed it to review and update the text of the Comprehensive Plan and forward recommendations to the Planning Commission and City Council. The direction given to the Committee was to take into account the many changes which have occurred in Oregon and Lake Oswego since the Plan was first adopted. The Council also desired that the Plan address changes in state land use laws and administrative rules. Another goal was to make the plan more clear and "user friendly" for all those who refer to it — citizens, city staff and officials, developers and other agencies and jurisdictions.

Update of the transportation element of the Comprehensive Plan was completed by a separate ad-hoc Transportation Committee. Revised transportation goals and policies, street classifications and a public facility plan for street improvements were adopted by Council in December, 1992.

Preface

The LOCPRC, with the assistance of others, including city boards and commissions and neighborhood associations, reviewed and updated the Comprehensive Plan with the purpose of meeting the above objectives. This built upon the direction established by the Plan's original authors and the vision they had of the community. Every policy statement in the original plan was carefully reviewed and a conscious decision was made for each as to whether it should be amended, deleted or retained. Also, new goals, policies and recommended action measures were individually considered to ensure Lake Oswego's unique character and needs were addressed. A careful record has been kept of this process and is available upon request from the Lake Oswego Department of Planning and Development.

Introduction

ABOUT THE COMPREHENSIVE PLAN

Land use planning involves the consideration and balancing of many different factors and issues to make the best decisions for the community both for the short and long term. The goals and policies of Lake Oswego's Comprehensive Plan are intended to guide the community in making these decisions. The Plan is intended for use by all those who have concerns with the City's land use planning process including; local officials, persons with development interests, state, regional and federal agencies, neighborhood and community groups, and citizens of all interests.

The Plan is mandated by the state to be in conformance with 15 Oregon Statewide Planning Goals. Once acknowledged by the state's Land Conservation and Development Commission as meeting this test, it is the controlling document for land use within the City. Land development and related activities, including the City's development ordinances, must be consistent with Plan goals and policies.

There are two parts to the Comprehensive Plan* - the text, which includes goals and policies and the Comprehensive Plan Maps. The goals, policies and maps are regulatory and intended to guide land use decisions. The Comprehensive Plan Land Use Map, shows the distribution of existing and future land uses. Other Plan Maps include the Comprehensive Plan Transportation Map, Urban Services Boundary Map, Public Facilities Plan, etc. In addition to the Comprehensive Plan Maps, other maps are included in the Plan for informational purposes only.

Change is an inherent part of any community and it is necessary for the Plan to be responsive to changing conditions. Thus, it needs to be updated periodically. In fact, state law requires jurisdictions to periodically review plans. It is anticipated that the Plan will be periodically updated every five to seven years to comply with State requirements, deal with changed circumstances and address changing community values and needs.

It is essential to recognize that the Plan is "comprehensive." There are no parts which can be considered separately from other parts. Plan goals and policies are intended to be supportive of one another. However, when using the plan to make decisions if conflicts arise between goals and policies, the City has an obligation to make findings which indicate why the goal or policy being supported takes precedence over other goals found to be in conflict. This involves a decision-making process on the part of the City which balances and weighs the applicability and merits of the Plan's many goals and policies against one another.

The Comprehensive Plan occupies the center stage for directing Lake Oswego's future, but other planning activities and documents are also important. Other plans such as the Park and Recreation Master Plan, Pathway Plan, the various public facility plans, and the Capital Improvement Plan are important to consider when making land use decisions. However, any portion of these plans and any related action dealing with land use must be consistent with the policy direction of the Comprehensive Plan. Therefore, it is the obligation of the City to coordinate other public actions with the Comprehensive Plan.

Introduction

The Comprehensive Plan and the Zoning and Development Code are intended to mutually support one another. The Plan does not contain specific standards for development. Instead it provides the policy basis for specific standards and procedures of the Zoning and Development Code which are used to review new development and modifications to existing development.

The Comprehensive Plan has been prepared to reflect the organization of the Statewide Planning Goals which apply to Lake Oswego. There are thirteen chapters in the plan as follows:

- Goal 1: Citizen Involvement
- Goal 2: Land Use Planning
- Goal 5: Open Spaces, Scenic and Historic Resources, and Natural Areas
- Goal 6: Air, Water, and Land Resources Quality
- Goal 7: Areas Subject to Natural Disasters and Hazards
- Goal 8: Recreational Needs
- Goal 9: Economic Development
- Goal 10: Housing
- Goal 11: Public Facilities and Services
- Goal 12: Transportation
- Goal 13: Energy Conservation
- Goal 14: Urbanization
- Goal 15: Willamette River Greenway

Statewide Planning Goal 3: Agricultural Lands, and Goal 4: Forest Lands, are not part of the Lake Oswego Comprehensive Plan because the City and its Urban Services Boundary (USB) are within the Portland Metropolitan Area Urban Growth Boundary. There are no lands designated for agriculture or forest uses within the City.

COMPREHENSIVE PLAN FORMAT

DEFINITIONS AND OBLIGATIONS OF GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

Goals, policies and recommended action measures identify the intent of the City to accomplish certain results. The different types of plan statements vary in specificity. Usually, goals are the most general, and policies and recommended action measures are the most specific. The City's obligations under these statements vary according to the type of statement.

The goals and policies are intended to relate to one another. The goals are followed by supportive policies. The goals and policies in turn are supported by recommended action measures. However, each plan statement can stand alone, either as a goal or policy which are obligations the City wishes to assume, or as a recommended action measure which is a recommendation to achieve a desired end, but does not signify an obligation.

The Comprehensive Plan is the general guide for the City in matters relating to land use. However, a number of other factors should be recognized:

1. The Plan is not the only document which establishes City policies and planning activities. For example, the City must conform to the Municipal Code, state and federal regulations, and intergovernmental agreements. To the

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extent possible, these requirements are referenced in the Plan.

2. If a project or process is not addressed by the Plan statements, the City may still take appropriate action to address it. However, if necessary, the Plan should be amended in this circumstance.
3. Although the goals and policies do not specifically address disaster situations (washed out roads, fire, broken utility lines, etc.), the City's responsibility in areas of safety and public health may occasionally require emergency actions which would otherwise require adherence to specific permit requirements and findings of plan compliance.

I. GOAL

Definition - A general statement indicating a desired end, or the direction the City will follow to achieve that end.

Obligation - The City cannot take action which violates a goal statement unless:

1. Action is being taken which clearly supports another goal.
2. There are findings indicating the goal being supported takes precedence (in the particular case) over another.

II. POLICY

Definition - A statement identifying Lake Oswego's position and a definitive course of action. Policies are more specific than goals. They often identify the City's position in regard

to implementing goals. However, they are not the only actions the City can take to accomplish goals.

Obligation - The City must follow relevant policy statements when amending the Comprehensive Plan, or developing other plans or ordinances which affect land use such as public facility plans, and zoning and development standards or show cause why the Comprehensive Plan should be amended consistent with the Statewide Land Use Goals. Such an amendment must take place following prescribed procedures prior to taking an action that would otherwise violate a Plan policy. However, in the instance where specific plan policies appear to be conflicting, the City shall seek solutions which maximize each applicable policy objective within the overall context of the Comprehensive Plan and Statewide Goals. As part of this balancing and weighing process, the City shall consider whether the policy contains mandatory language (e.g., shall, require) or more discretionary language (e.g., may, encourage).

III. RECOMMENDED ACTION MEASURES

Definition - A statement which outlines a specific City project or standard, which if executed, would implement goals and policies. Recommended action measures also refer to specific projects, standards, or courses of action the City desires other jurisdictions to take in regard to specific issues. These statements also define the relationship the City desires to have with other jurisdictions and agencies in implementing Comprehensive Plan goals and policies.

Obligation - Completion of projects, adoption of standards, or the creation of certain relationships

Introduction

or agreements with other jurisdictions and agencies, will depend on a number of factors such as citizen priorities, finances, staff availability, etc.

The City should periodically review recommended action measures to determine which are a priority to be accomplished in view of current circumstances, community needs and the City's goal and policy obligations.

These statements are suggestions to future City decision-makers as ways to implement the goals and policies. The listing of recommended action measures in the plan does not obligate the City to accomplish them. Neither do recommended action measures impose obligations on applicants who request amendments or changes to the Comprehensive Plan.

The list of recommended action measures is not exclusive. It may be added to or amended as conditions warrant.

Goal 1: Citizen Involvement



The City shall :

- a. Create opportunities for every interested citizen to be involved in all phases of the planning process to ensure that their concerns are heard;***
- b. Encourage broadly based public participation including all geographic areas and diverse interests; and,***
- c. Ensure regular and ongoing two-way communication between citizens and City elected and appointed officials.***

Goal 1 Citizen Involvement

Goal 1: Citizen Involvement

BACKGROUND

Statewide Planning Goal 1: Citizen Involvement

“To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

The Comprehensive Plan represents the interests of all the citizens of Lake Oswego. The City is fortunate to have an active citizenry which cares about the community enough to become involved in all aspects of the planning process. The original Comprehensive Plan was developed over a four year period with substantial citizen involvement, extensive research and thorough review and hearing by public officials. The City’s Citizen Involvement Program established nine citizen task forces to study issues and recommend policies for the Plan. A neighborhood association program was established as part of the process and 10 neighborhood associations were formed over that time period. Goals and policies were adopted in July of 1978. Acknowledgment by the Land Conservation and Development Commission occurred in 1984. At that time, seven boards and commissions also existed as advisory bodies to the City Council.

The first update of the Plan occurred in 1993. The Lake Oswego Comprehensive Plan Review Committee (LOCPRC) was created to review policy recommendations and to oversee the process. The LOCPRC reviewed new background information or changes in community preferences to see whether any policy changes needed to be made. A citizen involvement program was developed to ensure maximum participation in this process.

In 1993, Lake Oswego had 15 active, recognized neighborhood associations. In addition, 11 boards and commissions provide additional opportunities for citizen involvement in the planning process. Since 1984, the City has added an Arts Commission, East End Development Committee, Historic Review Board and a Natural Resources Commission to advise City Council on a variety of issues.

Summary of Major Issues

The following issues were identified and addressed through the 1993 update of the Comprehensive Plan:

- Rearranging the Plan so that it is easier to use;
- Reinforcing the concepts of “two-way communication” between citizens and policy makers and “receiving feedback from policy makers”;

Goal 1 Citizen Involvement

Goal 1: Citizen Involvement

- Increasing compliance with Goal 1 by requiring Commission for Citizen Involvement members to be selected based on a wide variety of interests and geographic areas;
- Stating a need to make a resource commitment to citizen involvement; and,
- Introducing the concept of gearing the level of citizen involvement to the level of a planning effort.

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall:

- a. Create opportunities for every interested citizen to be involved in all phases of the planning process to ensure that their concerns are heard;
- b. Encourage broadly based public participation including all geographic areas and diverse interests; and,
- c. Ensure regular and ongoing two-way communication between citizens and City elected and appointed officials.

POLICIES

1. Provide opportunities for citizen participation in preparing and revising local land use plans and ordinances.
2. Provide citizen involvement opportunities that are appropriate to the scale of a given planning effort. Large area plans, affecting a large portion of community residents and groups require citizen involvement opportunities of a broader scope than that required for more limited land use decisions.

Goal 1 Citizen Involvement

Goal 1: Citizen Involvement

3. Provide for and encourage formation of neighborhood organizations. These organizations, when recognized under the criteria outlined in the Citizen Involvement Guidelines, may:
 - a. Recommend neighborhood boundaries.
 - b. Make policy and implementation recommendations on issues affecting its neighborhood.
 - c. Engage in planning activities for its neighborhood and participate in community-wide planning issues.
4. Encourage citizens to participate through their neighborhood without excluding participation as individuals or through other groups.
5. Seek citizen input through service organizations, interest groups and individuals, as well as through neighborhood associations.
6. Establish and maintain a Commission for Citizen Involvement (CCI) to assist City Council in developing and maintaining a program to promote and enhance Citizen Involvement in land use planning and periodically evaluate that program. The CCI shall be broadly representative of geographic areas and interests, and members shall be selected by an open, well publicized process.
7. Clearly state the mechanism through which citizens will receive a response from City policy-makers, at the outset of the citizen involvement program.
8. Actively implement these Comprehensive Plan goals and policies and the Citizen Involvement Guidelines through the provision of adequate human, financial and informational resources.
9. Ensure that technical information necessary to make policy decisions is readily available in a simplified, understandable form.
10. Provide opportunities for citizens to be involved in the planning process, including data collection, plan preparation, adoption, implementation, evaluation and revision.
11. Appoint special purpose advisory bodies to aid in the development and implementation of detailed programs to carry out Comprehensive Plan elements.

Goal 1 Citizen Involvement

Goal 1: Citizen Involvement

RECOMMENDED ACTION MEASURES

- i. Make available copies of all technical information, planning documents and staff reports, through the City Planning Department, the City Library, on a public access computer bulletin board and other locations, as appropriate.
- ii. Keep the public informed of opportunities for involvement in land use planning using a range of available media including newspaper notices, mailings, the City newsletter, television and meetings.
- iii. Provide for recognition of exceptional civic efforts.
- iv. Encourage student involvement in City government through working with the School District in developing curriculum.
- v. Provide opportunities for citizens to post information of civic interest in public buildings, as resources permit.
- vi. Utilize a variety of methods to provide citizens with information about land use issues and to get information from citizens about their policy preferences including:

WAYS TO GET INFORMATION FROM THE PUBLIC:

- Holding widely advertised public hearings in accessible meeting rooms.
- Using statistically valid surveys.
- Providing a "public comment" period at all public meetings to allow citizens to speak on topics not already specified in the agenda.
- Publicizing comments, ideas and recommendations obtained at community meetings and through the planning process.
- Holding meetings prior to the development of land use plans to solicit community preferences.

WAYS TO GIVE INFORMATION TO THE PUBLIC:

- Posting notices about important meetings or events in the newspaper, on a public access computer bulletin board, in conspicuous places where people frequent; such as supermarkets, post offices, library, City Hall, etc., and at affected properties.
- Producing summaries of important documents that are long or complex.

Goal 1 Citizen Involvement

□ Goal 1: Citizen Involvement

- Producing flyers or booklets describing hearing processes, such as how to provide testimony, the Oregon comprehensive land use planning system, etc.
 - Making the Comprehensive Plan, Zoning Ordinance, Development Code and other planning documents readily available.
 - Maintaining a City newsletter.
 - Using neighborhood newsletters as a vehicle to get information out.
 - Providing a Speakers Bureau consisting of planners, local officials or others willing to speak to neighborhood associations, civic clubs and classes about planning issues and other City issues.
 - Holding community meetings on topics of current interest in proximity to the topic of interest.
 - Holding informational meetings in advance of public hearings to enable affected persons to understand proposals and to prepare for testimony.
 - Utilizing existing communication vehicles (such as water bill mailings) to inform residents of issues.
 - Providing realtors and welcoming organizations with information on how to get involved in order to inform new residents.
- vii. Establish citizen advisory boards and ad-hoc committees to advise staff, the Development Review Commission, the Planning Commission, and City Council and other boards and commissions regarding City services and issues. These groups could include but would not be limited to, natural and historic resources, the arts, public library, traffic management and transportation, and parks and recreation services.

Goal 1 Citizen Involvement

Goal 1: Citizen Involvement

- Notes -

Goal 2: Land Use Planning

□ Section 1, Land Use Policies and Regulations



Lake Oswego shall ensure that:

- a. *The City's land use planning process and policy framework serve as a basis for all decisions and actions related to the use of land and;*
- b. *Land use regulations, actions, and related plans are consistent with, and implement the Comprehensive Plan.*

Goal 2 Land Use Planning

Section 1, Land Use Policies and Regulations

BACKGROUND

Statewide Planning Goal 2: Land Use Planning

“To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual basis for such decisions and actions.”

Statewide Planning Goal 2 requires city, county, state and federal agency and special district plans* and actions related to land use to be consistent with the comprehensive plans* of cities and counties, and with regional plans adopted under ORS Chapter 268 (Metropolitan Service Districts).

Further, the goal requires land use plans to include identification of issues and problems, inventories, and other factual information for each applicable statewide planning goal. Evaluation of alternative courses of action and ultimate policy choices shall take into account consideration of social, economic, energy and environmental needs.

Specific implementation measures* shall be developed consistent with and adequate to carry out the Plan. Further, comprehensive plans and implementation measures shall be coordinated* with the plans of other affected governmental units.*

All adopted land use plans and implementing measures shall be periodically reviewed and revised to address changing public policies and circumstances.

Lake Oswego’s quality of life and unique character depends, to a great extent, upon the character of development and the City’s ability to provide needed and desired services. The Comprehensive Plan and implementing regulations are important tools to accomplish these objectives.

This element of the Plan establishes the planning process and regulatory basis for land use actions by the City. Land Use Planning goals, policies, and recommended action measures emphasize that all land use actions, regulations and codes shall be consistent with and implement the Comprehensive Plan. To this end, the following six broad policy issues are addressed by this element of the Comprehensive Plan:

1. All development shall conform to applicable land use regulations and City codes;
2. All development shall be adequately served by the full range of public facilities and services;
3. Development shall occur at densities appropriate to the scale and character of Lake Oswego’s neighborhoods and shall provide for preservation of open spaces and natural resources;
4. City-wide, natural resources shall be protected and open space shall be provided concurrent with development;

Goal 2 Land Use Planning

Section 1, Land Use Policies and Regulations

5. Specific criteria shall be observed when considering amendments to the Comprehensive Plan; and,
6. The Plan shall be periodically reviewed and updated.

The legislative and regulatory context of land use planning in Lake Oswego has changed substantially since the first Comprehensive Plan was adopted in 1978. The City has amended or adopted new land use regulations and codes necessary to implement much of the initial Plan. There have also been many state legislative mandates in the last 16 years. The City has amended its zoning and development regulations extensively to comply with these new laws.

One of the most significant legislative changes which directly affects the Comprehensive Plan was ORS 197.628: Periodic Review, and its implementing Administrative Rules, OAR 660, Divisions 19 and 25. The Periodic Review Rule requires jurisdictions to review and update their plans on a periodic basis to address changing conditions and new laws. Concurrent with Periodic Review, cities and counties are required to show that adequate opportunities are provided for industrial and commercial development consistent with community need (OAR 660, Division 9). Lake Oswego adopted a Public Facility Plan (PFP) in 1997 [PA 1-97]. The applicable portions of the PFP and its subsequent updates are incorporated by reference into the Comprehensive Plan. The PFP shows how key public facilities can be provided to meet anticipated need per OAR 660, Division 11.

Lake Oswego's Periodic Review was accepted as complete and in conformance with relevant rules in December, 1993 by the Department of Land Conservation and Development (DLCD). The City also complies with the Metropolitan Housing Rule (OAR 660, Division 7). The Housing Rule requires Lake Oswego and other Portland Metropolitan Area cities to provide the opportunity for overall housing densities at a minimum of 10 units per acre and at a 50/50 multi-family/single family housing mix. In the future, Metro Regional Framework Plans and Functional Plans may require Lake Oswego and other communities to provide for greater housing densities in appropriate areas, such as the downtown commercial district and along identified major transit corridors, as a means to ensure a compact urban form in the Portland Metropolitan Area. Policies for industrial and commercial development, housing, and public facilities are also addressed within Comprehensive Plan chapters pertaining to Goal 9: Economic Development, Goal 11: Public Facilities and Services, Goal 12: Transportation, and Goal 10: Housing.

The character of Lake Oswego has changed since the Plan was first adopted. The community is now experiencing much less development than occurred in the past. This is because most of the developable land in the City has been built upon. Future development will likely consist of small land partitionings, infill, and redevelopment. There is some potential for larger scale development to occur within the unincorporated portion of the City's Urban Services Boundary. However, these areas must first annex to the City before required public facilities and services can be extended.

Goal 2 Land Use Planning

Section 1, Land Use Policies and Regulations

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- Lake Oswego has either amended or adopted land use regulations and codes necessary to implement relevant portions of the 1978 Comprehensive Plan. The City also complies with state land use laws and administrative rules.
- Lake Oswego completed Comprehensive Plan Periodic Review and Update in December, 1993 as required by state statutes and administrative rules.
- As of 1994, Lake Oswego was mostly developed. Future development within the current City limits will likely consist of small land partitionings, infill and redevelopment.

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

Lake Oswego shall ensure that:

- a. The City's land use planning processes and policy framework serve as a basis for all decisions and actions related to the use of land; and,
- b. The City's land use regulations, actions, and related plans are consistent with, and implement the Comprehensive Plan.

POLICIES

1. Require development to be adequately served by the full range of public facilities and services including: water, sanitary sewer, transportation facilities, fire and police protection, parks, open space, and recreation facilities, surface water management and storm drainage facilities, and schools. Services shall be available or committed prior to approval of development.

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Section 1, Land Use Policies and Regulations

2. Ensure that required public facilities and services are constructed concurrently with development. System Development Charges (SDCs)* and other fees shall be imposed to adequately compensate the City for impacts on other public facilities and services.
3. Require development to conform to all applicable City land use regulations and codes.
4. Require land use regulations to:
 - a. Ensure the provision of park and open space lands, and protection of natural resources;
 - b. Promote compatibility between development and existing and desired neighborhood character;
 - c. Provide for the implementation of adopted neighborhood plans;
 - d. Provide for necessary public facilities and services;
 - e. Protect life and property from natural hazards;
 - f. Ensure architectural and site design quality; and,
 - g. Reduce dependency on the automobile on a per-capita basis.
5. Maintain residential neighborhoods at existing zone and plan density designations, except where:
 - a. Changes to higher residential density designations are necessary to be consistent with development on the subject property at the time of this policy's adoption; or,
 - b. An applicant demonstrates that a proposed zone/plan density change complies with the following criteria: [PA 4-97/ZC 3-97-1239; 10/21/97]
 - i. If the property is subject to an adopted neighborhood plan, the applicant shall comply with any special zone/plan density change criteria that may be required by the neighborhood plan; and
 - ii. The applicant shall comply with all Comprehensive Plan Policies and Goals applicable to zone/plan density changes. Such applicable Goals and Policies include, but are not limited to the following:
 - A. A proposed plan/map density change shall not allow development that would exceed the capacity of planned public facilities and services [Goal 2, Section 1, Policy 11; Goal 2 Section 1 Policy 14(b)] and shall be appropriately related to the capacity of such public facilities, especially residential streets [Goal 10, Policy 6];

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- B. A proposed plan/map density change shall be appropriately located in relation to the functional classification of the access streets [Goal 2, Section 1 Policy 14(a)];
 - C. Density changes shall be consistent with adjacent land uses or can be made compatible through the ability to buffer, screen and blend dissimilar land uses [Goal 2, Section 1, Policy 14(c)];
 - D. A proposed plan/map density change shall address the effect of the change on overall land supply and shall comply with the Metro Housing Rule (OAR 666-07-000) [Goal 2, Section 1 Policy 14(d)];
 - E. The applicant shall demonstrate a public need for the proposed plan/map density change and that the proposed change will best meet the need when compared to alternatives [Goal 2, Section 1 Policy 14(e)];
 - F. The applicant shall demonstrate that the proposed density is appropriate for the location given public facilities, natural resources and hazards, road or transit access and proximity to commercial areas and employment concentrations [Goal 7, Policy 2; Goal 10, Policies 1 and 3];
 - G. A plan/map residential density change to high density (R-0, R-2 and R-3) shall be located within walking distance to bus lines or transit centers [Goal 10, Policy 8] and, where feasible, shall be located within close proximity to employment opportunities, shopping, parks and transit [Goal 10, Policy 11]; and
 - H. The applicant shall demonstrate that development allowed by the proposed zone/map residential density change will be compatible with the surrounding neighborhood, or can be made compatible pursuant to development review of an individual application pursuant to the criteria contained in the Zoning and Development Codes and Development Standards.
6. Require dedication or reservation of park lands or open space as part of all major development. The City may, at its discretion, require construction and dedication of recreation facilities when justified by the impacts of proposed development.
7. Ensure that land use regulations have sufficient flexibility to allow developers and the City to propose measures to:

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- a. Adapt development to unique and difficult site conditions;
 - b. Preserve open space and natural resources; and,
 - c. Avoid negative impacts on surrounding properties.
8. Ensure that development and implementation of the City's land use regulations and Comprehensive Plan minimize pressures to expand the Portland Metropolitan Urban Growth Boundary.
 9. Require preservation of significant inventoried and identified natural resources as conditions of approval for all development.
 10. Allow development at the maximum designated density when it is shown that:
 - a. Adequate public facilities and services can be provided;
 - b. Negative impacts can be resolved; and,
 - c. The development is in compliance with all applicable land use regulations.
 11. Require that residential densities and allowed land uses within the Lake Oswego Urban Services Boundary not exceed the capacity of planned public facilities and services.
 12. Allow development of permitted uses on legally created non-conforming lots subject to all applicable land use regulations.
 13. Allow for legalization of previously created illegal lots and opportunity to develop these parcels, provided:
 - a. Development occurs pursuant to applicable land use regulations; and,
 - b. Negative impacts are prevented on the surrounding residential neighborhood.
 14. Ensure that amendments to the Comprehensive Plan and Zoning Map are subject to specific locational criteria and other standards, including:
 - a. Location in relation to arterial or collector streets;
 - b. Capacity of public facilities and services;
 - c. Consistency with adjacent land use patterns or ability to buffer, screen and blend dissimilar land uses;
 - d. Conformance with Comprehensive Plan goals and policies, applicable and adopted neighborhood plans and applicable land use regulations;
 - e. Effect on overall land supply, and the Metro Housing Rule (OAR 660-07-000);

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- f. Demonstration of public need for the change and that the proposed amendment will best meet identified public need versus other available alternatives; and,
 - g. Other criteria determined necessary to ensure conformance with the Comprehensive Plan.
15. Review and update the Comprehensive Plan periodically, to ensure it:
- a. Remains current and responsive to community needs;
 - b. Contains reliable information and provides dependable policy direction; and,
 - c. Conforms to applicable state law, administrative rules, and Metro requirements.
16. Upon determination it is in the public interest, legislative amendment to the Comprehensive Plan text and map may be initiated only by the Planning Commission or City Council. Any interested person may request that the Planning Commission or City Council initiate a legislative amendment to the Plan text or map.
17. Allow quasi-judicial Comprehensive Plan Amendments to be submitted at any time.
18. Develop and adopt specific Neighborhood Plans and implementing measures consistent with the Comprehensive Plan as the means to enhance neighborhood livability and achieve desired neighborhood character. A Neighborhood Association may request the Planning Commission and City Council to initiate Neighborhood Plan Map and text amendments at any time, without fee, upon finding that the proposed changes are in the public's interest and consistent with the Comprehensive Plan.
19. Review commercial, industrial, institutional and high density residential development to ensure the quality of building and site design, and overall appearance.
20. Allow major development to be designed and submitted for land use approval as planned unit developments to preserve open space, natural resources, and provide amenities.
21. Allow increased density and clustering of buildings on suitable portions of land proposed for development to preserve natural resources and open space.
22. Provide opportunities for mixed use commercial and residential development within commercial zones.
23. Coordinate the development and amendment of City plans and actions related to land use with other county, state, Metro, federal agency and special district plans.

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24. Comprehensively evaluate proposed land use actions to determine the full range of potential negative impacts and require applicants to provide appropriate solutions prior to approval.
25. Require developers to bear the burden of proof to demonstrate how proposed land use actions are consistent with the Comprehensive Plan and applicable codes and land use regulations.
26. Require developers, prior to application for permits, to discuss development proposals with neighborhood groups, residents and City staff.
27. Require new residential development of four or more units to address all of the following design criteria:
 - a. Preservation of required open space and natural resources;
 - b. Provision of a street system which provides efficient connection to higher order streets and major activity centers;
 - c. Development of transit opportunities appropriate to the scale and character of the development;
 - d. Development of a safe and convenient pedestrian and bicycle circulation system;
 - e. Management of surface water and storm drainage consistent with the City's Surface Water Management Plan;
 - f. Assurance of privacy and quiet for future residents and abutting properties;
 - g. Energy conservation measures such as energy efficient design and solar access, and the preservation of trees and the planting of new trees to provide summer cooling;
 - h. Buffering and screening from adjacent uses and streets;
 - i. Building placement and locational relationships;
 - j. Provision of adequate emergency vehicle access; and,
 - k. Reduction of dependency on the automobile on a per-capita basis.
28. Maintain a Development Review Commission and Planning Commission to review quasi-judicial and legislative land use matters and, when necessary, make recommendations to the City Council.

RECOMMENDED ACTION MEASURES

- i. Develop a Public Facilities Plan* and an implementing Capital Improvement Program* to coordinate and guide the location, financing and timing of new public facilities.
- ii. Encourage Clackamas County to grant land use planning and development authority to the City for lands within the unincorporated Urban Services Boundary.

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Goal 2 Land Use Planning

Section 1, Land Use Policies and Regulations

- iii. Coordinate review of new development proposals with the Lake Oswego School District to determine impacts on the local school system.
- iv. Prioritize public facility plan projects as follows:
 - a. Correction of system deficiencies necessary to ensure public safety;
 - b. Protection of the community's investment in existing infrastructure;
 - c. Provision of service to allow new development within the City limits, except when paid for by the developer; and,
 - d. Provision of service necessary for annexation of unincorporated areas, except when paid for by those desiring the service.
- v. Planning for new public facilities and services shall consider:
 - a. The costs and benefits of expansion and whether costs can be equitably allocated to those creating demand;
 - b. The financial capacity of the City;
 - c. Environmental impacts of facility construction;
 - d. Need to accommodate future land uses and population growth; and,
 - e. Coordination with other required public facilities and services.
- vi. When allowed, density bonuses shall not:
 - a. Exceed 25% of the allowed zoning density on the development site;
 - b. Cause the capacity of public facilities and services to be exceeded; or,
 - c. Result in the loss of required open space and natural resources.
- vii. Establish engineering, planning, inspection and other fees and charges which are reasonably related to the administrative costs required to review and monitor development.
- viii. Periodically review and update system development charges and other development related fees to ensure equitable compensation to the City for impacts on public facilities and services.
- ix. Undertake periodic review and update of the Lake Oswego Comprehensive Plan every four to seven years.
- x. Evaluate the following concurrent with each periodic review or major revision of the Plan:

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- a. Consistency among the Plan, implementing City regulations, adopted neighborhood plans, state and federal law and administrative rules, and Metro requirements;
 - b. Past and ongoing City actions to determine if the intent of the Plan is being achieved; and,
 - c. Reliability and timeliness of Plan information.
- xi. Prioritize recommended action measures, and Public Facility Plan and Capital Improvement Program projects to implement desired Plan goals and policies.
 - xii. Work with responsible federal, state, and regional agencies to acquire information relevant to the City's land use planning program as it becomes available.
 - xiii. Encourage Clackamas County to participate in the development and implementation of neighborhood planning programs for areas within the unincorporated portion of the Urban Services Boundary.
 - xiv. Encourage all development to utilize innovative site and building design.
 - xv. Require all applications for major development to include an analysis of the development site and surrounding area which identifies:
 - a. Natural characteristics, features and potential hazards;
 - b. Topography;
 - c. Land use and transportation characteristics;
 - d. Availability and capacity of public facilities and services;
 - e. Existing structures and historic features; and,
 - f. Other factors determined necessary.
 - xvi. Provide adequate resources and personnel to:
 - a. Implement the Comprehensive Plan;
 - b. Monitor changing conditions which could affect City land use policy; and,
 - c. Conduct periodic review and update of the Plan.

Goal 2: Land Use Planning

Section 2, Community Design and Aesthetics

Lake Oswego Main Fire Station



The City shall maintain and enhance the appearance and design quality of Lake Oswego.

Goal 2 Land Use Planning

□ Section 2, Community Design and Aesthetics

BACKGROUND

Statewide Planning Goal 2: Land Use Planning

“To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual basis for such decisions and actions.”

This element of the Comprehensive Plan is intended to ensure that Lake Oswego has the ability to enact and implement regulations and standards to govern appearance and design quality of development. This is significant because community aesthetics and design quality are important to Lake Oswego in many ways. The overall image that a community projects to others is strongly based on its appearance. In residential areas, appearance directly affects property values, neighborhood stability and residents' sense of well being. Commercial areas have a vital stake in their aesthetic quality. A pleasant and comfortable shopping environment attracts customers and encourages them to stay and thus affects the economic health of the community.

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall maintain and enhance the appearance and design quality of Lake Oswego.

POLICIES

1. Enact and maintain regulations and standards which require:
 - a. New development to enhance the existing built environment in terms of size, scale, bulk, color, materials and architectural design;
 - b. Landscaping;
 - c. Buffering and screening between differing land uses; and,
 - d. Measures to foster a safe and interesting transit and pedestrian environment.

Goal 2 Land Use Planning

Section 2, Community Design and Aesthetics

2. Require developers to submit site and building plans for all proposed new development which show building, site and landscape designs for all development phases.
3. Enact and maintain sign regulations to prevent adverse visual impacts on the community.
4. Ensure that both public and private development enhance the aesthetic quality of the community.
5. Establish and enforce regulations to abate unsightly conditions and other nuisance situations.

RECOMMENDED ACTION MEASURES

- i. Periodically review and update regulations to address issues of community appearance and public nuisances.
- ii. Encourage developers to utilize qualified design professionals to enhance the visual quality of development.
- iii. Develop design standards and guidelines to improve community appearance.
- iv. Work with Neighborhood Associations to develop neighborhood design standards and guidelines as part of Neighborhood Plans.

Goal 5: Open Spaces, Historic & Natural Areas

□ Section 1, Fish and Wildlife Habitat

Lily Bay (Frog Pond)



Lake Oswego shall preserve and restore environments which provide fish and wildlife habitat.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 1, Fish and Wildlife Habitat

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Statewide Planning Goal 5 requires communities to provide programs that will 1) ensure open space; 2) protect scenic and historic areas and natural resources for future generations; and 3) promote healthy and visually attractive environments in harmony with the natural landscape character. Goal 5 also requires communities to inventory Goal 5 resources, including fish and wildlife areas and habitats. The inventory is required to include a description of the location, quality and quantity of these resources, and an identification of conflicting uses. Where no conflicting uses have been identified, resources shall be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy (ESEE) consequences shall be determined and programs developed to achieve the goal.

A variety of environments exist in Lake Oswego which provide fish and wildlife habitat. These areas include remnants of native woodlands, open fields, wetlands and waterbodies such as Oswego Lake, the Willamette River and numerous year-round and intermittent streams. Mature landscapes and trees within developed areas are also valuable to several wildlife species. Furthermore, properly managed private property, including residential lots, can provide valuable nesting, food and cover.

Two natural resource inventories for the Lake Oswego planning area have been conducted over the past 18 years. The 1975 LOPRI (Lake Oswego Physical Resources Inventory) was conducted by community volunteers. It provided much of the information needed to develop the natural resource element of the 1978 Comprehensive Plan. In 1992 a new natural resources inventory was developed by an environmental consulting firm. It consisted of more location-specific data than the 1975 inventory, and specifically; rates the quality of water resources such as wetlands, streams and lakes according to their wildlife habitat values.

The following summarizes the major findings and recommendations of the 1992 Natural Resources Inventory:

- Water is critical to all wildlife species, and should be the basis of establishing a comprehensive network of open spaces to host wildlife. Water must be of good quality and be accessible.
- The habitat immediately adjacent to water resources should be protected to provide food, cover, and shelter for wildlife.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 1, Fish and Wildlife Habitat

- Linkages between various habitats to ensure safe passage to food, water, nesting, and cover is critical for wildlife survival.
- There has been a decline in certain wildlife habitat types within the Lake Oswego planning area. Areas of oak/ash wetlands, open agricultural fields which assist migratory birds, and forested slopes, have been lost due to development.
- Improper management of public and private lands, such as removal of native vegetation, planting of invasive flora, and use of herbicides and pesticides have contributed to the decline of wildlife populations.
- Urban open spaces do not maintain their quality without active management. There has been a serious invasion of nuisance plants which have degraded the quality of wildlife habitat in many open spaces within the City. Blackberries and English ivy have eliminated native ground cover over large areas of stream corridors in the planning area, and purple loosestrife is a problem in wetlands.
- Most streams have been degraded by erosion, tree cutting and removal of undergrowth vegetation and course changes resulting from construction, especially sanitary sewers. Illegal dumping in wetlands and along streams has also degraded these resources. Stormwater-borne chemicals used in landscape maintenance and agriculture, and petroleum residues from streets and parking lots also have negative impacts on Lake Oswego's stream corridors.

The following four major recommendations were made by the 1992 Lake Oswego Natural Resources Inventory.

1. Wetlands and water resources should be protected and enhanced by using buffers, removing invasive plants, planting native vegetation and providing stream corridor setbacks that leave steep, forested banks intact.
2. Trees and tree groves should be preserved. The remaining large forested stands should be protected from fragmentation, and forested areas on steep slopes should remain undeveloped as they are one of the last refuges for wildlife.
3. Linkages between uplands and wetland/water resources should be created and protected where already existing to provide wildlife travel corridors. Urban deer populations and other wildlife species, require safe passages to access food, water, and cover.
4. New City policies, ordinances and zoning and development standards are required to protect natural resources.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 1, Fish and Wildlife Habitat

Summary of Major Issues

The following are some of the issues and changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- A new location-specific natural resources inventory was conducted in 1992.
- A decline in wildlife habitat has occurred since the Comprehensive Plan was first adopted as a result of urban development; lack of proper management of urban open spaces; restriction of access to a variety of habitats; tree cutting and fragmentation of forested areas; and, degradation of stream corridors.

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

GOAL

Lake Oswego shall preserve and restore environments which provide fish and wildlife habitat.

POLICIES

1. Preserve and restore natural resources and lands which are important to fish and wildlife habitat including:
 - a. Wetlands, water bodies, stream corridors and associated vegetation;
 - b. The Willamette Greenway and the Urban Service Boundary's (USB) floodplains and floodways;
 - c. Surfacewater and groundwater quality;
 - d. Tree cover and understory vegetation, including downed trees and nesting snags; and,
 - e. Upland areas, especially forested hillsides.
2. Protect rare, threatened, and endangered fish and wildlife species and their associated habitats.
3. Preserve and restore fish and wildlife habitat through:

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 1, Fish and Wildlife Habitat

- a. Land and habitat management practices on public and private lands; and,
 - b. Providing linkages to various habitats for access and safe passage of wildlife to food, water, nesting and cover.
4. Require developers to preserve and restore inventoried and identified fish and wildlife habitat through:
 - a. Site design and development standards and construction methods;
 - b. Preservation of habitat associated with floodways and floodplains and their meandering channels;
 - c. Protection, restoration and buffering of wetlands, stream corridors, water bodies; and,
 - d. Protection and restoration of upland habitat, especially forested hillsides.
 5. Require the preservation or establishment and ongoing maintenance of vegetated buffer areas when development occurs on property adjacent to stream corridors and wetlands.
 6. Preserve and restore native plant communities to provide wildlife food, cover and nesting opportunities.
 7. Provide public education to promote preservation and enhancement of fish and wildlife habitat.
 8. Utilize a systems-wide management approach to preserve, restore and manage fish and wildlife habitat.
 9. Ensure linkage among wildlife habitat areas as a key component of the Lake Oswego parks, open space and surface water management systems.
 10. The City shall emphasize protection rather than mitigation of fish and wildlife habitat functions and values.

RECOMMENDED ACTION MEASURES

- i. Provide for a combination of incentives and regulatory measures to influence development to preserve and restore fish and wildlife habitat.
- ii. Provide for fish and wildlife habitat through measures such as:

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 1, Fish and Wildlife Habitat

- a. Preservation and reestablishment of wetlands and waterbodies and native plant communities; and,
 - b. Maintenance practices and landscaping to provide food, nesting and cover.
- iii. Participate with state and federal agencies and private groups to protect rare and endangered species identified within the Urban Services Boundary.
- iv. Develop a connected open space network within the Lake Oswego Urban Services Boundary which:
- a. Provides fish and wildlife habitat in conjunction with passive recreation opportunities, and;
 - b. Connects to open space lands in surrounding jurisdictions.
- v. Preserve sensitive and critical wildlife habitat through methods such as special development regulations, land acquisition, purchase of development rights, land trades, transfer of development rights, etc.
- vi. Implement a systems-wide management approach to protect, restore and manage fish and wildlife habitat which:
- a. Monitors the health of the area's fish and wildlife habitat through periodic surveys and inventories;
 - b. Determines those responsible for public and private open space maintenance and restoration activities;
 - c. Sustains a program to remove invasive plant species;
 - d. Coordinates with conservation groups, other agencies, and jurisdictions; and,
 - e. Provides public education and awareness of habitat issues.
- vii. Encourage fences to be designed and built so as not to restrict wildlife access to habitat and waterbodies.
- viii. Cooperate with the Oregon State Parks Division, conservation groups and other jurisdictions and agencies to enhance the unique fish and wildlife habitat values of the Willamette River Greenway.
- ix. Encourage Metro and Clackamas County to identify and protect fish and wildlife habitat in areas outside the Urban Growth Boundary and adjacent to Lake Oswego, especially in the Stafford Area.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 1, Fish and Wildlife Habitat

- x. Provide ongoing funding to implement fish and wildlife habitat and open space acquisition and management programs.
- xi. Establish environmental overlay zones to protect significant wildlife habitat areas.
- xii. Encourage schools and local organizations to provide public education opportunities regarding preservation and improvement of wildlife habitat within northwest ecosystems.

Goal 5: Open Spaces, Historic & Natural Areas

□ Section 2, Vegetation

View From Iron Mountain Cliffs



The City shall protect and restore the community's wooded character and vegetation resources.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 2, Vegetation

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Statewide Planning Goal 5 requires communities to provide programs that will: 1) ensure open space; 2) protect scenic and historic areas and natural resources for future generations; and 3) promote healthy and visually attractive environments in harmony with the natural landscape character. Goal 5 requires communities to inventory Goal 5 resources, including ecologically significant natural areas, of which vegetation is an important element. The inventory is required to include a description of the location, quality and quantity of these resources, and an identification of conflicting uses. Where no conflicting uses have been identified, resources must be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy (ESEE)* consequences shall be determined and programs developed to achieve the goal.

Vegetation is an integral part of Lake Oswego’s environment. It is valuable for its aesthetic qualities and contribution to air and water quality, wildlife habitat, shade, and erosion control. Vegetation resources also support recreational opportunities and contribute substantially to Lake Oswego’s distinctive character.

Much of the native vegetation in Lake Oswego’s Urban Services Boundary (USB) has been displaced, first by agriculture and logging, and more recently, by urban development. Also, competition from introduced species such as English ivy, reed canary grass, and blackberries has made it difficult for native plant communities to reestablish themselves. However, many areas of environmentally significant vegetation still remain within the USB. These natural resource sites include vegetation in and around Oswego Lake, the Willamette River, wetlands, stream corridors and native tree groves. In addition, Lake Oswego has many outstanding non-native trees and ornamental plant materials.

Some of Lake Oswego’s vegetation resources have been inventoried by two studies: the 1975 Lake Oswego Physical Resources Inventory (LOPRI), and the Lake Oswego Natural Resources Inventory, completed in 1992. The 1992 study described and evaluated tree groves, and the natural values and functions of vegetation within wetlands and stream corridors as follows:

- Tree Groves: Tree groves within Lake Oswego’s Urban Services Boundary include coniferous, and mixed deciduous/coniferous stands of trees. The area’s remaining forested areas and tree groves are located mostly on steep hillsides, dry rocky bluffs, in or near wetlands and along

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 2, Vegetation

streams. Tree groves are valuable wildlife habitat, recreation and aesthetic resources. In addition, forested areas improve air quality, provide wildlife habitat, shade and stabilize steep slopes.

- **Wetlands:** The Lake Oswego area has both emergent wetlands, where grasses are the dominant plant community, and forested wetlands, which are dominated by trees and woody vegetation. Vegetation is essential for wetlands to perform the important natural functions of storm water storage, improvement of water quality, erosion control, ground water recharge and the provision of fish and wildlife habitat.
- **Stream Corridors:** Stream corridors are located throughout the Lake Oswego Area. Vegetation within stream corridors lessens downstream flooding and benefits water quality by slowing runoff and preventing erosion. Also, stream corridors provide vegetated corridors necessary for wildlife habitat and travel.

The Lake Oswego Tree Cutting Ordinance (LOC 55) regulates the removal of trees. In addition, the City's land use regulations also provide some protection for individual trees and tree groves and vegetation within stream corridors, wetlands, floodplains, hillsides and the Willamette Greenway. Further, conditions of approval can be applied through the development review process to preserve significant vegetation. Lake Oswego's regulations also require the preservation of certain rare plant species.

Landscaping and tree plantings on private and public property enhance the aesthetic character of Lake Oswego and also provide other benefits such as shade, wildlife habitat and buffering and screening among different types of land uses. Landscaping is required by the City's development standards for all major development. Also, the City's erosion control and hillside protection standards require the use of vegetation as a means to control soil erosion.

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- The 1975 Lake Oswego Physical Resources Inventory (LOPRI) was updated in 1992 by the Lake Oswego Natural Resources Inventory.
- There has been an overall loss of native vegetation in Lake Oswego since the 1975 LOPRI.
- Lake Oswego's development regulations provide for varying levels of protection for vegetation. Landscaping is required to be installed as part of all major development.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 2, Vegetation

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall protect and restore the community's wooded character and vegetation resources.

POLICIES

1. Protect, restore and maintain existing vegetation which has environmental, wildlife habitat and aesthetic qualities, including tree groves and forested hillsides and vegetation associated with wetlands, stream corridors and riparian areas.
2. Protect, restore and maintain native plant communities, including identified threatened plant species.
3. Require developers to maximize the preservation of trees and to maintain and enhance the cohesive quality of tree groves through:
 - a. Site design and construction methods; and,
 - b. Open space dedication of areas which contain these resources.
4. Require the protection of significant or historic individual trees pursuant to a heritage tree protection program.
5. Ensure vegetation is maintained, protected and restored through:
 - a. Regulation of tree removal;
 - b. Conditions of development approval;
 - c. Monitoring of development to ensure compliance with the City's regulations and conditions of development approval; and,
 - d. Enforcement of regulations.
6. Require landscaping for all development other than individual single family dwellings and duplexes to:
 - a. Visually enhance development projects;

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 2, Vegetation

- b. Provide buffering and screening between differing land uses;
 - c. Reduce surface water runoff, improve water quality and maintain soil stability;
 - d. Provide wildlife habitat; and,
 - e. Reduce energy use by using vegetation for shade and windbreaks.
7. Require the establishment and maintenance of landscaped areas in all new parking lots and expansion of existing lots, to provide shade and visual amenity. Parking lot landscaping shall emphasize:
- a. The planting of broad spreading trees for shade and to mitigate the negative visual and environmental impacts of parking lots; and,
 - b. Effective screening and buffering between parking lots and adjacent uses.
8. Require tree planting for all development other than individual single family homes and duplexes, unless landscape standards are met by existing vegetation. When required, trees shall be planted along the street and throughout the development site.
9. Allow innovative site and building design including the clustering of buildings to preserve trees and other vegetation.
10. Ensure the continued maintenance of vegetation required pursuant to development approval, within landscaped and common areas.
11. Design and construct public works projects to preserve existing vegetation to the extent practical.
12. Protect and enhance vegetation resources within rights-of-way and other public lands through measures such as:
- a. Regulations to protect public trees;
 - b. The provision of adequate right-of-way to ensure sufficient space for tree planting; and,
 - c. An ongoing planting and maintenance program for trees and other vegetation in public rights-of-way, open spaces and parks.
13. Preserve natural resource sites, through public acquisition and other methods such as conservation easements, to permanently limit development.
14. The City shall emphasize protection rather than mitigation of the functions and values of vegetation.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 2, Vegetation

RECOMMENDED ACTION MEASURES

- i. Maintain a database of overall tree cover, threatened plant species, tree groves and significant individual trees within Lake Oswego's Urban Services Boundary.
- ii. Support neighborhood and community efforts to reestablish native plant communities, especially on hillsides, and in wetlands and stream corridors.
- iii. Provide information to the general public and developers regarding:
 - a. Tree maintenance and preservation;
 - b. Landscape design and the appropriate use of plant materials;
 - c. Protection of trees and other vegetation during construction;
 - d. Native plant materials that are low maintenance, drought tolerant and which enhance wildlife habitat; and,
 - e. The value that vegetation resources lend to both private property and the community.
- iv. Encourage Clackamas County to protect tree groves and other significant vegetation within the unincorporated portion of the USB, and to require landscaping and tree planting for all development other than individual single-family homes and duplexes within the area.
- v. Promote landscapes on public lands which are low-maintenance, drought-tolerant, require minimal chemical application and which support wildlife habitat.
- vi. Encourage neighborhood associations, schools and service clubs to participate in community improvement activities such as tree planting and natural area rehabilitation projects.
- vii. Encourage private property owners to protect and restore vegetation resources through measures such as:
 - a. Improvement and maintenance of existing landscapes, including replanting when vegetation is removed;
 - b. Tree planting on the grounds of institutions such as schools and churches; and,
 - c. A voluntary protection program, such as a "Heritage Tree Program" for significant trees.
- viii. Encourage the use of native plant materials on both public and private property.
- ix. Establish regulations which prevent the use of destructive and nuisance plant materials such as English ivy as part of required landscaping.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 2, Vegetation

- Notes -

Goal 5: Open Spaces, Historic & Natural Areas

Section 3, Wetlands

Bryant Woods Nature Park



The City shall protect, maintain, enhance and restore wetlands.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 3, Wetlands

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Wetlands* are an important part of Lake Oswego’s environment. They are valuable for many reasons including storm water storage, erosion control, water quality enhancement, ground water recharge and fish and wildlife habitat. Also, wetlands contribute to the community’s aesthetic quality and provide opportunities for recreation and education.

Many of the wetlands within Lake Oswego’s Urban Services Boundary (USB) have been lost or significantly degraded by development. In the past, development activities have filled and drained wetlands, removed vegetation and interrupted or diverted water flows. However, wetlands still exist within the City’s USB.

Lake Oswego’s wetlands have been inventoried by two studies: the 1975 Lake Oswego Physical Resources Inventory (LOPRI) and the Lake Oswego Natural Resources Inventory, completed in 1992. The 1992 study described three different types of wetland sites within the USB as follows:

- **Emergent Wetlands:** The dominant plant communities in these wetlands are rushes, sedges and grasses. Although many of these wetlands often appear to be dry grassy meadows in the summer, they are wet in the winter and early spring. They often serve as significant habitat for migrating and wintering waterfowl. They often function as temporary storage areas for runoff and traps for sediment, nutrients and pollution carried by storm water.
- **Forested Wetlands:** These wetlands are seasonally flooded and located in low lying areas, near springs or seeps or adjacent to stream corridors. The typical plant community consists of a multi-layered canopy of cottonwoods, oaks, ashes, willow and a complex understory shrub community. This multi-layered canopy provides cover, food, nesting and perching sites for wildlife. Forested wetlands also provide flood storage and water quality enhancement by filtering sediment and nutrients from storm water.
- **Ponds:** These resources consist of natural ponds, abandoned quarries, and ponds created for storm water detention and agricultural uses. Ponds provide a year-round water source for wildlife including waterfowl. Their value as wildlife habitat increases when they are located

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 3, Wetlands

adjacent to upland wildlife habitat. When ponds are adjacent or within stream corridors they may slow storm water runoff and alleviate flooding in downstream areas. Also ponds can serve to enhance water quality by trapping and filtering sediment, nutrients and pollutants.

Wetlands are regulated at the federal, state and local levels under the 1977 Clean Water Act (CWA), which is administered by the Environmental Protection Agency in conjunction with the U.S. Army Corps of Engineers (COE). The objective of the CWA is to restore and maintain the physical and biological integrity of the nation's waters, including wetlands. Filling and dredging of jurisdictional wetlands is prohibited without a permit from the COE. "Jurisdictional" wetlands occur in any instance where the three indicators of wetlands are present, including hydric soils that exhibit distinct characteristics of soils that have been fully inundated, vegetation typically adapted for life in saturated soils (hydrophytic vegetation), and saturation by surface water or ground water at a sufficient duration to support hydrophytic vegetation.

In Oregon, the Division of State Lands (DSL) regulates wetlands and issues permits in conjunction with the COE. However, regulatory authority of these agencies pertains only to dredging and filling, with only limited oversight over other activities such as draining and clearing vegetation. In Oregon, the Oregon Revised Statutes, ORS 837, the Wetland Protection Act, requires cities to notify DSL of development activities for wetlands on National Wetland Inventory maps. ORS 196 regulates removal and fill activities in waters of the state, including all natural waterways, rivers, lakes, ponds and wetlands. Only activities that propose removal, filling or alteration of more than 50 cubic yards of material from a wetland require a permit from the state.

Oregon Administrative Rules for Oregon Statewide Planning Goal 5 allow jurisdictions to develop wetland protection programs specific to their communities. Local jurisdictions may provide expanded protection to wetlands beyond what state agencies have authority over. For instance, a jurisdiction may control vegetation clearing and draining and may require buffer areas when a wetland is developed.

Oregon Statewide Planning Goal 5 requires communities to inventory Goal 5 resources, including ecologically significant natural areas, of which wetlands are an important element. The inventory is required to include a description of the location, quality and quantity of these resources and an identification of conflicting uses. Where no conflicting uses have been identified, resources must be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy (ESEE)* consequences shall be determined and programs developed to provide an appropriate level of protection.

Wetlands are protected pursuant to the City's Sensitive Lands Program.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 3, Wetlands

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- The 1975 Lake Oswego Physical Resources Inventory (LOPRI) was updated in 1992 by the Lake Oswego Natural Resources Inventory. An ESEE analysis of wetlands identified in the Natural Resources Inventory was conducted in 1994.
- Many of the wetlands within Lake Oswego's USB have been lost or significantly degraded by development.
- Development activities which could impact wetlands are regulated at the federal, state, and local levels. Statewide Planning Goal 5 allows jurisdictions to protect additional wetlands and apply more stringent regulations subject to the (ESEE) process.

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall protect, maintain, enhance and restore wetlands.

POLICIES

1. Protect, maintain, enhance, and restore the natural functions and values* of wetlands including enhancement of water quality, flood protection, fish and wildlife habitat, open space and natural areas.
2. Designate wetlands within a Resource Protection District overlay zone on the Comprehensive Plan Land Use Map.
3. Enact and enforce standards and ordinances which regulate development, including filling and grading, within delineated wetlands, wetland buffer* areas and buffer edges. These regulations shall require:

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 3, Wetlands

- a. Preservation of the natural functions and values of wetlands;
 - b. No net loss of the total inventoried area of wetlands within Lake Oswego;
 - c. That wetlands which are designated as “distinctive natural areas,” are forested or which contain rare or endangered plant or animal species, shall have the highest level of protection; and,
 - d. Preservation of wetlands, wetland buffer areas and buffer edges through dedication, deed restrictions, covenants and other means as a condition of development on properties containing such features.
4. Require activities which use wetlands to be compatible with the preservation of wetland functions and values. These activities include uses such as public and private recreation, surface water management and flood control.
 5. Require the review of any development proposal that could impact a wetland with the appropriate local, state and federal agencies.
 6. Require all public and private development, including fill, removal and grading, proposed within or adjacent to wetlands to:
 - a. Incorporate and maintain wetland features, functions and values in the project design, such as ponds, streams, marshes, wetland vegetation, and fish and wildlife habitat;
 - b. Preserve non-invasive vegetation and provide and maintain buffer areas around wetlands; and,
 - c. Prevent the placement of contaminants or discharge of water pollutants into wetlands or buffer areas.
 7. Allow development density on parcels containing wetlands to be transferred to other portions of the development site when wetlands and the required buffer areas are permanently dedicated as open space.
 8. Allow innovative site and building design, including the clustering of buildings to preserve wetlands.
 9. The City shall emphasize protection rather than mitigation of the functions and values of wetlands.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 3, Wetlands

RECOMMENDED ACTION MEASURES

- i. Utilize wetlands as part of the City's Surface Water Management Program to enhance water quality, recharge groundwater and retain surface runoff.
- ii. Encourage Clackamas County to protect wetlands within the unincorporated portion of the Lake Oswego Urban Services Boundary (USB).
- iii. Develop and maintain an inventory of wetlands and their respective natural resource functions and values within Lake Oswego's Urban Services Boundary.
- iv. Support community efforts to restore and maintain wetlands.
- v. Preserve wetlands and other natural resource sites through public acquisition, conservation easements and other methods which permanently limit development.
- vi. Provide information to the general public and developers regarding the importance of wetlands to the community and ways in which they can be protected and restored.
- vii. Discourage activities and uses within the Urban Services Boundary which could harm wetlands, such as those whose effects could result in:
 - a. Interruption or diversion of water flows;
 - b. Discharge of water pollutants or contaminants, including sediment, into wetlands or buffer areas; and,
 - c. Negative impacts on adjacent natural systems such as forested areas, wildlife habitat and stream corridors.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 3, Wetlands

- Notes -

Goal 5: Open Spaces, Historic & Natural Areas

❑ Section 4, Stream Corridors

Ball Creek



The City shall protect, restore, and maintain stream corridors to maintain water quality and to provide open space and wildlife habitat.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 4, Stream Corridors

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Statewide Planning Goal 5 requires communities to provide programs that will: 1) ensure open space; 2) protect scenic and historic areas and natural resources for future generations; and 3) promote healthy and visually attractive environments in harmony with the natural landscape character. Goal 5 requires communities to inventory natural resources, including streams. The inventory is required to include a description of the location, quality and quantity of these resources, and an identification of conflicting uses. Where no conflicting uses have been identified, resources must be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy (ESEE)* consequences shall be determined and programs developed to achieve the goal.

Lake Oswego has a complex geography with many steep, wooded hillsides and streams that flow from the higher areas into the Tualatin River, Oswego Lake and the Willamette River. The community has grown around its streams, which course through residential and commercial areas. In the older areas of the community, most streams have been placed in pipes and culverts below the surface. In more recent developments, most streams are in open channels and are often within protected open space areas. Current planning practices discourage channelization because streams left in an open, natural state can be utilized for effective, economical water conveyance and water quality management.

A stream corridor is the stream channel and adjacent stream banks formed by erosion and water flow over time. Streams were initially identified and described in the 1975 Lake Oswego Physical Resources Inventory (LOPRI) and selected streams were also included in the 1992 Natural Resources Inventory. There are 28 major stream corridor drainage basins within Lake Oswego's Urban Services Boundary (USB), according to the 1992 Surface Water Management Plan. Streams can be seasonal or year-round, and sometimes run below the surface or into canals that feed Oswego Lake. Stream corridors provide many valuable functions in the community. They are essential components of Lake Oswego's surface water management system because they convey and store storm water and help control flooding. Streams also provide habitat and travel corridors for wildlife, and are valued by residents for their open space and aesthetic aspects. They are often found in conjunction with other natural areas such as wetlands and tree groves.

Stream corridors and their associated riparian* vegetation are especially sensitive natural areas that are susceptible to environmental degradation. Many stream corridors in Lake Oswego are naturally unstable and prone to erosion due to steep banks, the inherent characteristics of soils which occur in these areas

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 4, Stream Corridors

and the constant action of the water. Erosion and loss of water quality can be exacerbated by removal of vegetation, polluted storm runoff and development practices such as diversions of streams from their natural banks and water impoundment. These practices are discouraged by the Oregon Department of Fish and Wildlife (ODFW) and the Division of State Lands (DSL).

A combination of methods is used by the City to prevent and remedy stream degradation problems, including building setbacks, application of development standards and enforcement of regulations. Physical improvements are also made to deteriorated streams through the Surface Water Management Program. The City's Resource Protection District overlay zone and Development Standards recognize the importance of stream corridors and establish measures to control erosion hazards, preserve natural features, protect water quality and limit adjacent land uses. There are Development Standards for Erosion Control, Major and Minor Drainage, and Hillside Protection. The Stream Corridor standards most directly address stream protection, and require a 25 foot buffer zone and a building setback. [ZC 1-95-1204 Revised; 5/20/97]

Streams in Lake Oswego are also subject to water quality regulations under the federal Clean Water Act (CWA), administered by the Oregon Department of Environmental Quality (DEQ). In 1990, the DEQ found that the Tualatin river basin did not meet Federal and State water quality standards, and determined it to be "water quality limited." (See also Goal 6, Water Quality). As a result, the City adopted the Lake Oswego Surface Water Management Plan (SWMP) and new Erosion Control Standards in 1992. The SWMP guides efforts to improve water quality, including stream corridor protection, enhancement and rehabilitation as essential components of surface water management.

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- The Tualatin River drainage basin and Oswego Lake have been designated as "water quality limited" by the Oregon Department of Environmental Quality (DEQ).
- Degradation of stream corridors is caused by erosion, polluted storm runoff, removal of native vegetation and other problems related to urbanization.
- The Lake Oswego Surface Water Management Plan has been adopted.
- State and federal agencies discourage diversion and impoundment of streams as unsound environmental practices.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 4, Stream Corridors

- Placement of public utilities, such as water and sewer lines, in stream corridors can result in infiltration and environmental disruption.
- The City has adopted Zoning and Development Standards for Erosion Control, Hillside Protection, Drainage and Sensitive Lands. [ZC 1-95-1204 Revised; 5/20/97]

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall protect, restore and maintain stream corridors to maintain water quality and to provide open space and wildlife habitat.

POLICIES

1. Protect, maintain, enhance and restore the functions and values of stream corridors, including maintenance of water quality, storm and flood water conveyance, fish and wildlife habitat, open space and aesthetic values.
2. Identify stream corridors within the USB and designate stream corridors with Resource Protection overlay zones on the Comprehensive Plan Land Use Map. [ZC 1-95-1204 Revised; 5/20/97]
3. The City shall emphasize protection rather than mitigation of stream corridor functions and values.
4. Enact and enforce standards and ordinances which regulate development, including filling and grading, within delineated stream corridors, stream corridor buffer* areas, and buffer edges*. These regulations shall require:
 - a. Preservation of the functions and values of stream corridors;
 - b. No net loss of the total inventoried area of stream corridors within Lake Oswego;
 - c. That stream corridors which are designated as “distinctive natural areas,” or which contain rare or endangered plant or animal species shall have the highest level of protection; and,

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 4, Stream Corridors

- d. Preservation of stream corridors, stream corridor buffer areas and buffer edges through dedication, deed restrictions, covenants and other means as a condition of development approval for properties containing such features.
5. Require activities which use stream corridors to be compatible with the preservation of stream corridor functions and values. These activities include uses such as private development, public and private recreation, surface water management and flood control.
6. Require the review of any development proposal that could impact stream corridors with the appropriate local, state and federal agencies.
7. Require all development proposed within or adjacent to stream corridors to:
 - a. Incorporate and maintain stream corridor features, functions and values in the project design such as stream banks, riparian* vegetation, and fish and wildlife habitat; and,
 - b. Dedicate land or easements to preserve stream corridors and adjacent riparian areas.
8. Allow development density on parcels containing stream corridors to be transferred to other portions of the development site when stream corridors and the required buffer areas are permanently dedicated as open space.
9. Allow innovative site and building design, including the clustering of buildings to preserve stream corridors.
10. Prohibit diversion or impoundment of streams from their natural channels, except where:
 - a. Diversion would return a stream to its original location; or,
 - b. A stream channel occupies all or most of a legally created lot; or,
 - c. An impoundment is designed to reduce flooding or improve water quality.
11. Restore and enhance the environmental quality of streams.
12. Design and construct public works projects to preserve existing stream banks and adjacent riparian vegetation.
13. The City shall emphasize protection rather than mitigation of the functions and values of stream corridors.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 4, Stream Corridors

RECOMMENDED ACTION MEASURES

- i. Use streams as part of the City's Surface Water Management Program to enhance water quality and control.
- ii. Develop and maintain a database of stream corridors and their respective functions and values within Lake Oswego's Urban Services Boundary, and periodically update, through the Goal 5 ESEE* inventory process.
- iii. Preserve environmentally sensitive stream corridor sites through public acquisition, dedication, conservation easements and other methods which permanently limit development.
- iv. Prohibit activities and uses within stream corridors, buffer areas and buffer edges, which could harm stream corridors, such as those whose effects could result in:
 - a. Interruption or diversion of water flows;
 - b. Discharge of pollutants or contaminants, including sediment, into stream corridors or buffer areas; and,
 - c. Negative impacts on adjacent natural systems such as forested areas, wildlife habitat and wetlands.
- v. Prohibit development in stream corridors, except:
 - a. For public storm drainage, water and sanitary sewer facilities; and,
 - b. Where site size and configuration prohibits all reasonable and economic use of the property.

The above public facilities may only be permitted within stream corridors when other locations have been evaluated, and it is shown that no other practical alternative exists. Stream corridor crossings by public or private utilities or roads may be permitted where disruption is minimized and mitigation measures are taken to compensate for any reductions in stream corridor functions and values resulting from the crossing.
- vi. Prevent the placement of contaminants or discharge of pollutants into stream corridors or buffer areas.
- vii. Minimize negative impacts from development on the functions and values of stream corridors.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 4, Stream Corridors

- viii. Avoid negative impacts such as flooding and siltation on stream corridor areas both upstream and downstream of development sites. If negative impacts are found, require the responsible party to mitigate for any damage found.
- ix. Limit fences and other obstacles that would impede wildlife travel along stream corridors, and cause localized flooding due to debris accumulation.
- x. Regulate excavation, stockpiling of soil, grading, cutting and earthwork construction within the vicinity of stream corridors.
- xi. Require Erosion Control Plans as a condition of development approval to prevent increases in surface water runoff, erosion and siltation that can damage stream corridors.
- xii. Establish clearly defined Development Standards which require a buffer area and an additional building setback adjacent to stream banks.
- xiii. Monitor development adjacent to stream corridors to ensure compliance with the City's regulations and conditions of development approval.
- xiv. Support community efforts to restore, maintain and enhance stream corridors.
- xv. Restore and enhance the environmental quality of streams currently beneath pavement or in culverts by returning them to their natural, above-ground state where appropriate.
- xvi. Provide information to the general public and developers regarding the location and importance of stream corridors and ways in which they can be protected and restored.
- xvii. Encourage appropriate jurisdictions to protect stream corridors and adjacent riparian corridors within the unincorporated portion of the Lake Oswego Urban Services Boundary (USB).
- xviii. Coordinate with state and federal agencies and private organizations in stream restoration and water quality improvement efforts.

Goal 5: Open Spaces, Historic & Natural Areas

Section 5, Sensitive Lands

Forested Wetlands Near Carman Drive



The City shall protect, enhance, and maintain the wooded character and natural features of Lake Oswego that are sensitive lands prized by residents.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 5, Sensitive Lands

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Statewide Planning Goal 5 requires communities to provide programs that will 1) ensure open space; 2) protect scenic and historic areas and natural resources for future generations; and 3) promote healthy and visually attractive environments in harmony with the natural landscape character. Goal 5 requires communities to inventory these natural resources. The inventory is required to include a description of the location, quality and quantity of these resources, and an identification of conflicting uses. Where no conflicting uses have been identified, resources must be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy (ESEE)* consequences shall be determined and programs developed to achieve the goal. [ZC 1-95-1204 Revised; 5/20/97]

The Comprehensive Plan originally identified 85 Distinctive Natural Areas*. DNA's included a broad range of resource types from tree groves and streams to individual trees and plant specimens.

Distinctive Natural areas were originally identified in the 1975 Lake Oswego Physical Resources Inventory (LOPRI). All of the LOPRI-nominated sites were designated as Distinctive Natural Areas on the resulting DNA Comprehensive Plan map. The inventory was part of a broader effort to adopt the City's first Comprehensive Plan under Goal 5 of the Statewide Land Use Goals. [ZC 1-95-1204 Revised; 5/20/97]

In the years following 1976, the LOPRI data was used to create policies and development standards to protect open spaces and natural resources. The inventory was also used to identify initial priority sites for public acquisition as open space. Five DNA sites identified for public acquisition in the Comprehensive Plan have been purchased by the City or otherwise protected, including land on Iron Mountain, the “Frog Pond” at Village on the Lake (private) the Hallinan Woods, the South Shore Natural Area, and a large section of Kruse Oaks in the Westlake area. [ZC 1-95-1204 Revised; 5/20/97]

Under Goal 5, local jurisdictions are required to inventory and provide protection programs for a variety of natural resources, including:

- Land needed or desirable for open space;
- Fish and wildlife areas and habitats;
- Ecologically and scientifically significant natural areas;

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 5, Sensitive Lands

- Outstanding scenic views and sites; and,
- Water areas, wetlands, watersheds and groundwater resources.

All of the above-listed resources must be evaluated and mapped on a site-specific basis through the Goal 5 Environmental, Social, Energy and Economic (ESEE) analysis and a conflicting use analysis. If no conflicting uses are identified, the resource must be managed to preserve its original character. If conflicting uses are found, programs must be developed to resolve the conflicts and one of three alternatives applied:

- a. Preserve the resource site;
- b. Fully allow the conflicting use [the use(s) allowed by the zone]; or,
- c. Specifically limit the conflicting use [the use(s) allowed by the zone].

The ESEE and conflicting use analysis was begun in 1991/92 by an environmental consulting firm with an inventory update of wetlands, stream corridors and tree groves. The ESEE analysis of the sites that were inventoried was begun by a planning consultant in 1994. The results were used to assist the City in determining the boundaries and relative values of DNA sites inventoried in 1975 and to develop appropriate regulations and protection programs for listed DNA's and new significant resources discovered through the inventory.

In 1996 and 1997, this new information was used to develop a new "sensitive lands program". This new program replaces the Distinctive Natural Area/Protection Open Space protection program with a more clear and objective protection program, to better identify, describe and rank significant natural areas, and to more clearly resolve the conflicts between preservation and development on a site containing significant natural resources. It is designed to improve protection for wetlands, stream corridors and tree groves, by designating such resources with Resource Protection (RP) District and Resource Conservation (RC) District overlay zones. [ZC 1-95-1204 Revised; 5/20/97]

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan:

- Statewide land use Goal 5 requires site specific mapping and an ESEE analysis for distinctive natural areas. The Goal 5 process must be used to protect new sites as additional distinctive features are brought to the City's attention and as endangered species are identified. [ZC 1-95-1204 Revised; 5/20/97]

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 5, Sensitive Lands

- The Endangered Species Act requires protection of sensitive, threatened and endangered species. Some species of plants and animals in the USB may fall within these categories.
- Under Goal 5, the highest valued natural resources within Lake Oswego's USB, such as wetlands and stream corridors, may merit full preservation when there are no conflicting uses identified. Other natural areas such as tree groves may merit a more limited level of protection. [ZC 1-95-1204 Revised; 5/20/97]

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

GOAL

The City shall protect, enhance and maintain the wooded character and natural features of Lake Oswego that are prized by residents. [ZC 1-95-1204 Revised; 5/20/97]

POLICIES

1. Protect, enhance, maintain and restore the functions and values* of existing and future wetlands, stream corridors, tree groves and other sensitive nature areas, such as:
 - a. Water and air quality enhancement;
 - b. Fish and wildlife habitat;
 - c. Community identity benefits*;
 - d. Open space, passive recreation, and visual enjoyment; and,
 - e. Public protection from natural hazards, such as areas subject to flooding, geological instability, or high erosion potential.
2. Designate the specific locations of significant Goal 5 resources through development of a Sensitive Lands Atlas and special overlay zone designations.
3. Supplement the Sensitive Lands Atlas, pursuant to Statewide Planning Goal 5, as additional distinctive features are brought to the City's attention and as sensitive, threatened or endangered species are identified.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 5, Sensitive Lands

4. The City shall emphasize protection rather than mitigation of the functions and values of sensitive lands areas.
5. Enact and maintain regulations and standards which require:
 - a. Preservation of the functions and values of sensitive lands;
 - b. No net loss* in the quantity or volume of wetland or stream corridor functions or values when development is allowed within such resource, buffer or edge. Such development shall only be allowed after an alternatives analysis and a finding that a development cannot practicably be placed entirely outside of the resource and its buffer and edge areas;
 - c. Preservation of the most significant resources (i.e. no loss of area, functions, or values);
 - d. Protection of sensitive lands designated as RC or RP;
 - e. Establishment and maintenance of buffer and edge areas; and,
 - f. Establishment of wider buffer areas around the most significant sensitive lands.
6. Allow development density on parcels containing sensitive lands overlay zones to be transferred to other portions of the development site.
7. Allow innovative site and building design, including the clustering of buildings to preserve sensitive lands.
8. Require activities within sensitive lands overlay zones to be compatible with the preservation of resource functions and values. These activities include uses such as public and private development, public and private recreation, surface water management and flood control.
9. Require all development proposed within or adjacent to sensitive lands to:
 - a. Incorporate and maintain sensitive lands resource features, functions and values in the project design;
 - b. Preserve vegetation and provide and maintain buffer areas;
 - c. Prevent the placement of contaminants or discharge of water pollutants or sediments into sensitive lands and their buffer areas; and,
 - d. Restore and enhance disturbed sensitive lands with restoration landscaping to match the plant community of the resource.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 5, Sensitive Lands

RECOMMENDED ACTION MEASURES

- i. Identify and protect sensitive lands through imposition of overlay zones designed to protect the functions and values of such lands. Provide a process for protecting new or newly discovered sensitive lands.
- ii. Preserve sensitive lands that are found to have the highest levels of significance through a variety of means, including: fee simple acquisition, gifts, long-term leases, life estates, purchase of development rights, scenic or conservation easements and other similar methods.
- iii. Create development standards that provide specific protection measures for sensitive lands. Such standards should allow appropriate variances, density transfers and/or clustering of structures to protect valued features.
- iv. Provide information to the general public and developers regarding the importance of sensitive lands to the community and ways in which they can be protected and restored.
- v. Make public the location of sensitive lands in order to call attention to the need for public stewardship and protection.
- vi. Support the efforts of community groups to enhance and maintain public and private sensitive lands, and to encourage volunteer participation and stewardship of such lands within the USB.
- vii. Use a natural resources advisory body* to prioritize sensitive lands sites, and to assist Council in protecting such lands by acquisition, easements and management.
- viii. Coordinate with the Oregon Department of Parks and Recreation and other responsible jurisdictions, agencies and groups to preserve and enhance sensitive lands which benefit Lake Oswego citizens, such as Tryon Creek State Park and the Willamette Greenway.
- ix. Utilize the methodology established in the April 4, 1997, Resource Areas Report and ESEE Analysis for determining the significance of particular sensitive lands.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 5, Sensitive Lands

- Notes -

Goal 5: Open Spaces, Historic & Natural Areas

Section 6, Open Space

Cooks Butte



The City shall protect, enhance, maintain, and expand a network of open space areas and scenic resources within and adjacent to the Urban Service Boundary.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 6, Open Space

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Lake Oswego’s character and identity are closely tied to its natural assets and scenic resources. Such resources include Oswego Lake, the Willamette and Tualatin Rivers, streams, steep wooded slopes, and areas of undisturbed natural vegetation and associated wildlife habitat. Open space includes diverse elements such as wildlife preserves, scenic views, parks, wetlands, stream corridors, ball fields and golf courses. Open space serves several important functions:

Protection of wildlife areas, such as stream corridors, tree groves and wetlands.

Aesthetic character for the urban environment, including natural features such as rows of trees, wooded hillsides and scenic views.

Land for active recreational use, such as ball fields and play grounds. Land for passive recreational use*, such as wildlife viewing and nature walks.

Public welfare and safety , such as flood protection, erosion control and filtering of surface water.

Economic benefits, such as enhanced property values due to the presence of large trees, views, or other natural features.

Lake Oswego’s open space is comprised of parks, natural areas* and private lands. Open space may be grouped into two broad categories: 1) natural open space*; and, 2) developed open space* as follows:

Natural Open Space*

Natural open space consists of natural areas* that may be publicly or privately owned as follows. Natural open space typically includes such areas as stream corridors, wetlands, tree groves and steep slopes.

- A. **Public Open Space***: Public open space is property that is publicly owned and designated as “Open Space” on the Comprehensive Plan Map; or, property that has been dedicated to the public, designated as a public open space tract or protected through a conservation easement or similar mechanism.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 6, Open Space

Public open space is land that is to remain in a natural condition for the purpose of providing a scenic, aesthetic appearance, protecting natural systems, providing passive recreational uses or maintaining natural vegetation.

- B. **Private open space (natural areas):** Privately owned open space also contributes to the community's identity or sense of openness where natural or formally landscaped open areas are visible to the public, even though access is limited to members or land owners. The Oswego Country Club, Oswego Lake, and the Hunt Club are examples of private open spaces. Private open space may also be protected within residential and commercial developments through legal instruments such as private open space tracts and conservation easements.

Developed Open Space

Developed open space includes both public parks and private open space that is formally landscaped. It includes such areas as ball fields, play grounds, neighborhood pocket parks, tot lots, picnic facilities, accessory buildings, paved areas, lawns and similar uses.

- A. **Parks:** A park is a publicly owned area that is intended primarily for recreational uses or park purposes, and is designated as "Park" on the Comprehensive Plan Map. Specific parks policies are found in the Parks and Recreation policies of the Comprehensive Plan.
- B. **Private landscaped areas:** Privately-owned open space includes areas such as golf courses and cemeteries. It also includes private open space tracts and common areas within subdivisions. Private open space is intended to be used by members or residents only within a private development or subdivision.

Both natural and developed open space are integral components of the community's open space system.

Open space and natural areas are important to Lake Oswego residents, as evidenced since the mid-1970s. In 1975, numerous community volunteers participated in the first natural resources inventory, called the Lake Oswego Physical Resources Inventory (LOPRI). The inventory data was used to create policies and development standards to protect open spaces and natural resources.

Open space has also been designated and purchased by the City over time. In 1978 the Springbrook Park Charter Amendment was passed, setting aside a large tract of land as public open space. Since the original Comprehensive Plan was approved in 1978, five of six areas identified for public acquisition have been purchased by the City or otherwise protected, including land on Iron Mountain, the "Frog Pond" at Village on the Lake (private), the Hallinan Woods, the South Shore Natural Area and a large section of Kruse Oaks in the Westlake area. Other areas within Lake Oswego's open space system in-

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 6, Open Space

clude a wetland area south of Childs Road, the River Run Park site on the Tualatin River and the Beth Ryan Nature Preserve (owned by the Lake Oswego Land Trust). Many of the City's public parks also contain natural open space, such as the wetlands in Waluga Park and the Willamette River Greenway in George Rogers Park and Roehr Park. [ZC 1-95-1204 Revised; 5/20/97]

As Lake Oswego's population has increased, housing has replaced many previously undeveloped lands. The need for preserving more open spaces has become an ever increasing concern for residents. This was demonstrated by voter approval of a \$12 million bond issue in 1990 to fund the purchase of park and open space lands and to develop pathways. Most of the open space bond fund was depleted by 1994. It is expected that a high demand will continue for undeveloped residential lots, many of which contain natural areas, as Lake Oswego approaches a fully developed state. While substantial progress has been made toward acquiring open spaces, a need still exists for additional land.

Larger open space lands (20+ acres) abut the City limits to the south of Lake Oswego. These areas represent an opportunity for the City, neighboring jurisdictions, and responsible agencies to preserve open space and to provide open space buffers as a transition between neighborhoods and communities far in advance of development pressure.

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan:

- Open space serves many important functions in Lake Oswego
- Both developed and natural open spaces are integral components of the community's open space system.
- Much of Lake Oswego has been developed, but opportunities still exist to preserve and acquire sensitive natural areas as open spaces. Undeveloped lands abutting the City Limits present an opportunity to preserve and acquire future open space and buffer areas.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 6, Open Space

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall protect, enhance, maintain and expand a network of open space* areas and scenic resources within and adjacent to the Urban Services Boundary.

POLICIES

1. Establish an open space network within and adjacent to the Urban Services Boundary (USB) which:
 - a. Preserves natural areas* in an intact or relatively undisturbed state;
 - b. Provides for maintenance of scenic resources and distinctive aesthetic qualities such as views of Mount Hood, Oswego Lake, the Willamette River, the Tualatin Valley and forested ridge lines;
 - c. Preserves areas valued for community identity benefits* such as stands of trees and rock outcroppings;
 - d. Protects the public from natural hazards, such as areas subject to flooding, geological instability or high erosion potential;
 - e. Provides buffers between incompatible uses;
 - f. Preserves fish and wildlife habitat; and,
 - g. Provides land which meets the open space and recreation needs of the community.
2. Preserve open space through dedication, deed restrictions, covenants, or other methods as conditions of development approval which, when possible, shall be consistent with the City's parks, open space and pathways plans.
3. Promote an open space network that:
 - a. Maintains the existing tree canopy;
 - b. Provides aesthetic and visual relief from urban development;
 - c. Provides opportunities for pedestrian and bicycle linkage; and,
 - d. Preserves essential natural systems*.
4. The City shall emphasize protection rather than mitigation of open space functions and values.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 6, Open Space

5. Manage publicly-owned, natural open space areas to control access and to maintain a balance of protected natural areas and areas open to the public.
6. Provide regulations such as the Sensitive Lands program and the Open Space Development Standard to preserve natural resources, including essential natural systems, lands containing natural hazards and unique natural areas valued for scientific, educational, recreational, scenic resource and community identity benefits*. Development will be allowed when compatible with natural systems that are present. [ZC 1-95-1204 Revised; 5/20/97]
7. Require a higher level of protection where all or a portion of a resource is designated within an RP or RC Zone (see Sensitive Lands Policies). [ZC 1-95-1204 Revised; 5/20/97]
8. Establish community open space buffers and protected view corridors between Lake Oswego and adjacent communities, for the purpose of defining the edge of the urban area and preserving the open, rural character of lands outside of the city.
9. Consider the following resources eligible for protection: [ZC 1-95-1204 Revised; 5/20/97]
 - a. Stream corridors and natural drainage ways;
 - b. Flood plains;
 - c. Willamette River Greenway;
 - d. The Tualatin River corridor;
 - e. Wetlands;
 - f. Oswego Lake, its bays and its canals;
 - g. Tree groves;
 - h. Forested ridge lines;
 - i. View points;
 - j. Steep slopes;
 - k. Weak foundation soils;
 - l. High ground water areas;
 - m. Areas of geologic hazard (unstable soils); and,
 - n. Scenic resources.

RECOMMENDED ACTION MEASURES

- i. Develop a comprehensive open space plan, in coordination with the Metropolitan Greenspaces Plan, to inventory and protect open space and to provide a connected open space network. The open space plan should utilize the City's open space, parks and pathways to provide linkages among open spaces.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 6, Open Space

- ii. Develop an open space management program for public and private open space areas to include:
 - a. An inventory and evaluation of maintenance needs;
 - b. Monitoring to ensure continued environmental health and benefit; and,
 - c. Enforcement of conditions of development approvals.
- iii. Preserve open space through measures such as acquisition of land, purchase of development rights and conservation easements to preserve open spaces, buffer areas and views within the unincorporated Urban Services Boundary and on adjacent County lands outside of the Urban Growth Boundary.
- iv. Use a variety of means for a continuing program of open space protection within the City, including fee simple acquisition, gifts, long-term leases, life estates, scenic or conservation easements and other similar methods.
- v. Use a natural resources advisory body* to advise Council on methods of open space acquisition, open space acquisition priorities and the designation and management of Public Open Space.
- vi. Support the efforts of community groups to enhance and maintain public and private open spaces and to encourage volunteer participation and stewardship of open space land within the City.
- vii. Coordinate with the development of a regional greenspaces system in the Portland Metropolitan area, including an open space buffer for Lake Oswego and adjacent communities in lands just outside the Urban Growth Boundary.
- viii. Coordinate with appropriate jurisdictions to manage development to preserve the open space and rural qualities of the Stafford Area.
- ix. Coordinate with the efforts of the Oregon Department of Parks and Recreation and other responsible jurisdictions, agencies and groups to enhance adjacent public open spaces, such as Tryon Creek State Park and the Willamette Greenway, which benefit Lake Oswego citizens.
- x. Coordinate with appropriate jurisdictions and citizen groups to preserve open space lands within and adjacent to the USB.
- xi. Develop ordinances and standards to protect view corridors within the Urban Services Boundary for scenic resources, including views of Mount Hood, Oswego Lake, the Willamette River, the Tualatin Valley and other views valued by the community.

Goal 5: Open Spaces, Historic & Natural Areas

❑ Section 7, Oswego Lake

Oswego Lake



The City shall protect the natural resource, energy, aesthetic, and recreation values of Oswego Lake.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 7, Oswego Lake

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Oswego Lake is the City’s largest natural feature and its geographic center. The main portion of the Lake covers 385 acres (USGS), with an additional 7 acres in West Bay and 28 acres in Lakewood Bay. The Lake is 3.5 miles long. The Lake, a reservoir, is privately owned and managed by Lake Oswego Corporation, commonly known as “The Lake Corporation.” The Corporation has owned and maintained the Lake since 1942.

Rolling hills, steep hillsides and rocky bluffs surround Oswego Lake, with elevations ranging from 98 feet on the Lake to 970 feet on Mt. Sylvania to the north. The surrounding hills are bisected by many streams that direct surface water into Oswego Lake, the most notable of which is Springbrook Creek. The Tualatin River is a major source of water for the Lake, and enters through the Oswego Canal.

Before the pioneer settlement period in the 1860s, Oswego Lake was a natural, smaller body of water, fed by streams and springs. It was called Waluga Lake by the Clackamas Indians, meaning “wild swan.” Early settlers called it “Sucker Lake” for a type of whitefish that may have dwelled in its warm waters. The Lake was renamed “Oswego Lake,” after the turn of the century, by the owner of the Oregon Iron & Steel Company, to promote surrounding residential real estate development as a supplement to the Lake’s primary use as a reservoir.

The Lake has commercial and industrial functions important to the culture of the community. The Oswego Canal was dug between the Lake and the Tualatin River to increase water flow and raise the reservoir’s level. The Lake was used for a short time on a trial basis to transport people and goods between the Willamette and Tualatin Rivers, via ferry boat across the Lake and horse drawn railroad cars along the canal’s bank. Lake waters that flow into Oswego Creek were used to operate the Durham sawmill when Oswego was first settled. Much more significantly, the increased flow was used to operate first iron and then steel foundries operated by Oregon Iron & Steel Company. A hydroelectric power generating plant was built on Oswego Creek in 1909, and the Corporation continues to operate this plant today, selling surplus power to PGE. A spillover dam was completed in 1921 that raised the Lake and greatly increased its size, creating Blue Heron Bay and West Bay on the west end and Lakewood Bay on the east end.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 7, Oswego Lake

Oswego Lake was initially described in the 1975 Lake Oswego Physical Resources Inventory (LOPRI), and was also included in the 1992 Natural Resources Inventory. Its natural features have been highly modified, first by logging in the late 1800s and later by residential development, which cleared much of the original forest that surrounded the Lake. Today, homes with formal lawns stretching to the Lake's edge and waterfront seawalls and docks are interspersed among second growth and ornamental trees. Shoreline development, including seawalls, docks and boathouses, is strictly controlled by the Lake Corporation.

There are a few remaining undeveloped natural areas surrounding the Lake at the mouths of streams, and forested areas on steep slopes. A few natural riparian* areas and small pockets of wetlands remain along the streams which enter the Lake. These natural edges are important for wildlife nesting, food and shelter. The remaining forest is typically Douglas fir on the north-facing slopes and oak/madrone and fir on the south-facing rocky bluffs. These remaining forested areas provide perch sites for birds of prey such as osprey and heron. The Lake is also an important habitat for resident and migratory waterfowl including dabblers, diving ducks, Canada geese and great blue heron. Fish species in the Lake include bass, catfish, bluegill, carp, crappie and yellow ring tail perch. [ZC 1-95-1204 Revised; 5/20/97]

In addition to its natural resource values, Oswego Lake is a multiple-use facility that serves the community in a variety of roles. It is a hydroelectric reservoir at the center of a 7,400 acre drainage basin. The Lake receives the majority of its water from the Tualatin River via a canal and also surface water from tributary streams, storm drain outfalls and surface runoff. Also, there are several city sanitary sewer interceptors below the Lake's normal surface water elevation that have been constructed at an engineered grade to convey sewage to the Tryon Creek Sewage Treatment Plant.

The Lake offers shoreline recreation opportunities to specific residents at the Lake Grove Swim Park and the Lake Oswego Swim Park. A new City Park at Lakewood Bay offers visual access, but not physical access, to the Lake. Oswego Lake is heavily used for water-related recreation by lakeside residents and others with Lake easements* recognized by the Corporation. The Lake is also valued by residents for its open space and aesthetic aspects and for its historical and cultural importance. Residents consider the Lake to be a vital part of Lake Oswego's identity, and a natural resource valuable to the community.

The multiple roles of the Lake can cause conflict. Silt caused by erosion and nutrients from lawn fertilizers can diminish water quality, and construction by private owners on lakeside lots has eliminated most public view points. Improperly functioning septic systems immediately adjacent to the Lake or tributary streams adversely impact water quality. The reservoir's level is lowered from time to time by the Corporation to maintain its hydroelectric facilities. During these periods, the Corporation may dredge sediments, private landowners may maintain seawalls, boathouses and docks and the City has

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 7, Oswego Lake

scheduled maintenance of public sanitary sewer interceptors. Periodically, a lowering of the Lake to greater depths is requested by the City for major maintenance of public sanitary sewer interceptors. The lowering of the Lake temporarily affects small areas of fish and wildlife habitat.

The Corporation has ongoing programs to maintain and improve the Lake's water quality. It has an aquatic vegetation inspection and control program, a water quality management program and monitors activities on the Lake on a regular basis. The Corporation has commissioned studies of the Lake to address problems caused by high phosphate levels, macrophytes and sediments. It prepares a Water Quality Management Plan each year to preserve the beneficial uses of the Lake. The plan includes preventive actions, water treatments, sediment removal and continuous sampling. The Corporation is very attentive to the potential of invasion by non-native vegetation. In the opinion of the Corporation, the sedimentation of the Lake over time creates the greatest hazard to its use as a hydroelectric reservoir, its recreational uses and its fish and wildlife habitat. Removal of these sediments is required from time to time.

The City's Development Standards and procedures recognize the importance of the Corporation's efforts to maintain the Lake and establish measures to control erosion hazards, preserve natural features, protect water quality and regulate adjacent land uses. Relevant Development Standards include Stream Corridors, Erosion Control, Flood Plain, Drainage, Parks and Open Space, Tree Cutting and Hillside Protection. In addition, there are zoning regulations related to Oswego Lake, including the Cabana (WR) Zone and Supplementary Standards. The Cabana Zone is limited to the north side of Lakewood Bay. It permits single family residential or cluster developments on pilings. The Supplementary Standards of the Development Code require a 25 foot building setback from the shore of the Lake except seawalls, boathouses, docks and other improvements as approved by the Corporation.

In addition to City development regulations, Oswego Lake is subject to State and Federal regulations. The perimeter of the Lake is in the 100-year flood plain regulated by FEMA (Federal Emergency Management Agency). The State considers the waters of Oswego Lake to be "waters of the State," and subject to certain water quality regulations under the Federal Clean Water Act (CWA), administered by the Oregon Department of Environmental Quality (DEQ). In 1990, the DEQ found that the Tualatin River basin and Oswego Lake Basin did not meet Federal and State quality standards and determined them to be "water quality limited"* because of higher than allowable levels of phosphorus and other pollutants. The Lake's characterization arises from the condition of its tributaries and other sources of inflow. (See also Goal 6, Water Quality.) As a result, the City adopted the Lake Oswego Surface Water Management Plan (SWMP) and new Erosion Control Standards in 1992. The SWMP guides efforts to improve water quality, including rehabilitation of streams that drain into the Lake and public education programs.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 7, Oswego Lake

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- Oswego Lake has multiple uses and values, including electrical power generation, reservoir storage capacity, surface water storage, single family residences, water recreation, aesthetic values and scenic views, habitat for fish and wildlife and social values.
- The Lake Oswego Surface Water Management Plan has been adopted by the City, in cooperation with the Corporation's water quality management program.
- The City has adopted erosion control standards and other regulations which are intended to help protect the natural resource and scenic values of Oswego Lake.
- The Tualatin River drainage basin and Oswego Lake have been designated as "water quality limited" by the Oregon Department of Environmental Quality (DEQ). The Lake's condition follows from the condition of its tributaries and other sources of inflows.

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall protect the natural resource, energy, aesthetic and recreation values of Oswego Lake.

POLICIES

1. Cooperate with the Lake Oswego Corporation to protect the natural resource, energy, aesthetic and recreation values of Oswego Lake.
2. Establish significant public viewpoints to assure that residents of the community can identify with and enjoy Oswego Lake.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 7, Oswego Lake

3. Identify wetlands, mouths of streams and tree groves on the shores and hillsides surrounding Oswego Lake and protect them with a sensitive lands overlay on the Comprehensive Plan Land Use Map. Regulate development and other activities in ways which provide protection of these resources and ensure the smooth functioning of the reservoir and removal of silt. [ZC 1-95-1204 Revised; 5/20/97]
4. Provide and support programs that improve the water quality of Oswego Lake. This could include silt prevention and silt removal programs in streams and storm water inflows where sediment buildups have the potential to limit beneficial uses.
5. Require all development proposed within or adjacent to Oswego Lake to:
 - a. Minimize negative impacts on upland vegetation, slopes, fish and wildlife habitat, wetlands, stream corridors and scenic views, while allowing reasonable recreational use by landowners;
 - b. Incorporate and maintain natural features, functions and values in the project design such as tree groves, steep slopes, riparian* vegetation, scenic views and habitat for fish and wildlife;
 - c. Prevent damage caused by upstream erosion and siltation; and,
 - d. Prevent the placement of pollutants or contaminants, including sediments, into the Lake and its tributaries.
6. Allow development density on parcels containing natural resources associated with Oswego Lake to be transferred to other portions of the development site when steep slopes, tree groves, or wetlands are permanently protected as open space.
7. Allow innovative site and building design, including the clustering of buildings to preserve natural features associated with Oswego Lake.
8. Work with the Lake Oswego School District to preserve its rights to the existing swimming easement in the Lake Grove Area Swim Park.
9. Design, construct and operate public works projects to preserve natural features of the Lake and to preserve the water quality of the Lake.
10. Cooperate with the Corporation to safeguard the hydroelectric potential of the Lake as an energy source.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 7, Oswego Lake

RECOMMENDED ACTION MEASURES

- i. Coordinate with DEQ and other State and Federal Agencies, and cooperate with the Lake Corporation to enhance the water quality of the Lake through the City's Surface Water Management Program.
- ii. Cooperate with DEQ and the Tualatin Basin Designated Management Agencies to enhance the water quality of the Tualatin River and other tributaries of Oswego Lake.
- iii. Provide information to the general public and developers regarding the location and importance of resources associated with the Lake, and ways in which they can be protected and restored.
- iv. Support efforts to prevent and remove sedimentation from Oswego Lake.
- v. Explore alternatives for City-requested deep lake draining, such as the use of divers and video cameras to do inspections and conduct major maintenance of City sewer lines within the Lake.
- vi. Consider adoption of regulations designed to protect Oswego Lake from damage caused by upstream erosion, siltation and other pollutants.
- vii. Explore ways to remove sanitary sewer lines from Oswego Lake.

Goal 5: Open Spaces, Historic & Natural Areas

Section 8, Historic and Cultural Resources

*Lake Grove Anglers Club House
designed by Edward J. Green*



The City shall preserve the historical, archaeological, and cultural resources of the community.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 8, Historic and Cultural Resources

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

"To conserve open space and protect natural and scenic resources, including historic areas, sites, structures and objects."

Statewide Planning Goal 5 requires communities to provide programs that will: 1) ensure open space; 2) protect scenic, historic and natural resources for future generations; and 3) promote healthy and attractive environments in harmony with the natural landscape character. Goal 5 also requires communities to inventory historic and cultural resources. The inventory describes the location, quality and quantity of these resources, and identifies conflicting uses. Where no conflicting uses are identified, resources must be managed so as to preserve their original character. Where conflicting uses are identified, the economic, social, environmental and energy (ESEE)* consequences must be determined and programs developed to achieve the goal.

Lake Oswego has a rich history reaching back hundreds of years. The area was first occupied by Native Americans many centuries prior to the arrival of the first settlers. Settlement began with the first donation land claim filed in 1850 in the area of the Old Town Neighborhood. In the years that followed, Lake Oswego went through many changes. For about a quarter of a century, beginning in 1865, iron ore was mined and smelted in Lake Oswego. In the ensuing years, up to the advent of automobile travel, Oswego Lake was a vacation haven for Portland residents.

The cultural resources* which exist in the City today reflect these chapters in the community's history as well as other historical themes, such as transportation, agriculture and government, which are woven into the tapestry of Lake Oswego's historical and architectural development. From simple worker cottages to elegant lakefront dwellings, and from the historic Peg Tree, the site of early town meetings, to the imposing stone chimney stack of the first iron smelter on the west coast, Lake Oswego's cultural and historic resources play an important part in shaping the character of the community today.

Statewide Planning Goal 5 and its implementing rule, OAR 660-16 were adopted in 1981 by the Land Conservation and Development Commission. The legislation and administrative rule outline the required process for identification and protection of historic resources in Oregon. The City began the process of inventorying historic sites and structures in 1976 with the City's Physical Resources Inventory (LOPRI).

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 8, Historic and Cultural Resources

LOPRI identified forty-seven sites or structures of historic and cultural significance. Seven of these sites were determined to have enough information to be placed in the Comprehensive Plan, but at that time, no protection program was developed for these resources.

In 1988, the City began a comprehensive inventory, identification of conflicting land uses* and development of a program to protect significant historic resources. The City was assisted by volunteers who photographed, mapped and inventoried sites. Property owners and citizens were invited to share information on proposed sites. Also, several events, workshops and town hall meetings were held during the process.

Nearly 200 structures and sites were identified and researched. Of these, 93 were found to have sufficient historical, architectural or environmental significance to be afforded protection. In 1990, the City adopted a Historic Preservation Ordinance and a list of sites to which it applies (later reduced to 89 sites). The Ordinance governs designations of Historic Landmarks*, major alterations*, removals and demolition. It also creates a Historic Review Commission. In 1994, the Ordinance was revised to clearly establish the Historic Review Commission as the prime authority to review alterations to historic sites and structures. Revisions also included more objective review standards, provisions for property division and allowance for flexibility in various zoning regulations.

For many years, owners of property on the National Register of Historic Places have been eligible to request a 15 year freeze of property taxes under the Oregon special assessment program. The special assessment program has been an important incentive for rehabilitation of national Landmark buildings. The 1993 Oregon Legislature did not renew the assessment program for National Historic Register properties, and the program became unavailable as of January, 1994. Lake Oswego has eight properties listed on the National Register which will continue to receive the special assessment until their 15 years have expired. However, no new sites can be added to the special assessment program unless the legislation is reactivated.

The 1993 Oregon Legislature adopted legislation which requires protection of archaeological resources* on public lands and an excavation permit from the State. Native American remains are strongly protected in the new legislation. In Lake Oswego, Native American archaeological resources are known to exist in Old Town, and may also be located on sites along the Willamette and Tualatin Rivers, and on Cooks Butte.

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 8, Historic and Cultural Resources

- The City updated the original 1976 Lake Oswego Physical Resources Inventory in 1988 and conducted the required ESEE Analysis to be in compliance with the Goal 5 Administrative Rules.
- The Lake Oswego Historic Preservation Ordinance was adopted in 1990 and revised in 1994.
- Archaeological sites on public lands are protected.

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall preserve the historical, archaeological and cultural resources of the community.

POLICIES

1. Preserve and enhance Lake Oswego's historic resources through the identification, restoration and protection of structures, sites, objects and districts of historic and cultural value within the City.
2. Designate as Landmarks*, those structures, sites and objects which possess historic significance pursuant to Statewide Land Use Planning Goal 5. Ensure that all National Register properties are inventoried and placed on the City's Landmarks list.
3. Enact and enforce standards and ordinances which protect historic and archaeological resources* by:
 - a. Reviewing Landmark and district designations;
 - b. Requiring that major alterations* and other land use actions not diminish the significance of a historic resource; and,
 - c. Reviewing relocation and demolition requests.
4. Utilize a historic resources advisory body* to implement Lake Oswego's historic preservation program.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 8, Historic and Cultural Resources

5. Ensure archaeological resources on City-owned lands are surveyed and adequately protected prior to developing park and open space lands and conducting public works projects.

RECOMMENDED ACTION MEASURES

- i. Strengthen the economy of the City by enhancing historic and cultural resources* for tourists, visitors and residents.
- ii. Encourage public knowledge, understanding and appreciation of the City's history and culture through measures such as educational workshops and events, signage and publications.
- iii. Encourage the use of publicly owned historic sites and structures for community-wide benefits such as social gatherings, education and recreation, where appropriate.
- iv. Update the Lake Oswego Historic Landmarks List periodically and ensure that all National Register properties are inventoried and placed on the City's Landmarks List and on the Comprehensive Plan Map. Coordinate inventory, evaluation and designation of historic and cultural resources with the State Historic Preservation Office, local property owners, friends' groups, Clackamas County and other interested parties.
- v. Compile, and continue to expand and refine, a record of the community's social and historic heritage through measures such as the development of a data base with written information, photography, maps and survey information. Inventory and provide archival storage for written, photographic, audiovisual and sound recordings of historic importance.
- vi. Promote maintenance and/or rehabilitation of older homes within residential areas.
- vii. Provide information on private and public sources of funding available for use by property owners in the renovation and maintenance of historic structures.
- viii. Encourage neighborhood associations to propose potential historic or cultural resource sites for evaluation through the neighborhood planning program.
- ix. Encourage "adaptive reuse"* of Landmarks as an alternative to the structure's original use, if preservation can be assured.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 8, Historic and Cultural Resources

- x. Determine an appropriate system of signage to recognize designated Landmarks on publicly owned properties. Explore a program to provide plaques for privately owned Landmarks, to be placed on a voluntary basis. Cooperate with state and local historic societies in signage of historic sites and buildings.

- xi. Inform citizens and property owners of the historic significance of Landmarks through dissemination of information on history, architecture, historic preservation, renovation, rehabilitation and reuse .

- xii. Periodically evaluate the economic impact of a historic designation on the property owner and on the enhancement and preservation of historic resources.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

Section 8, Historic and Cultural Resources

-Notes-

Goal 6: Air, Water & Land Resources Quality

Section 1, Air Resources Quality



Reduce air pollution and improve air quality in Lake Oswego and the Portland Metropolitan Area.

Goal 6 Air, Water, and Land Resources Quality

Section 1, Air Resources Quality

BACKGROUND

Statewide Planning Goal 6: Air, Water and Land Resources Quality

“To maintain and improve the quality of the air, water and land resources of the state.”

Statewide Planning Goal 6 requires communities to develop plans and implementing measures so that waste and process discharges from existing and future development do not threaten to violate, nor violate, applicable state or federal environmental statutes, rules and standards. With respect to the air, water and land resources of the applicable air sheds and river basins described or included in state environmental quality statutes, rules, standards and implementation plans, such discharges shall not 1) exceed the carrying capacity of such resources, considering long range needs; 2) degrade such resources; or, 3) threaten the availability of such resources.

Air pollution is both a regional and local problem. Lake Oswego and the rest of the Portland Metropolitan Region are part of the Willamette Valley air-shed which is influenced by the topography and climate of the Willamette Valley basin and the concentration of human activities in the metro area which emit air contaminants. Air pollutants which affect Lake Oswego and the rest of the Metropolitan area originate from three broad categories: 1) point sources which emit large volumes of pollutants from specific locations such as industrial sites; 2) area sources which discharge small levels of pollutants from numerous sites, such as woodstoves, garden equipment, solvents and backyard burning; and, 3) mobile sources, which are predominately automobiles.

Under the authority of the Federal Clean Air Act, the Environmental Protection Agency (EPA) has established national ambient air quality standards for six classes of pollutants: ozone, carbon monoxide, nitrogen oxides, sulfur dioxide, fine particulate matter and lead. The Oregon Department of Environmental Quality (DEQ) is responsible for monitoring and enforcing these standards and is also responsible for monitoring and regulating pollutants which are either known or probable human carcinogens. DEQ has a coordinated review system to enable local jurisdictions to review air discharge permits to determine compliance with local plans and ordinances.

The Willamette Valley is prone to prolonged periods of poor ventilation because physical and climatic conditions retard the dispersal of air pollutants. The Coast Range and Cascade Mountains confine air movement, and westerly winds are not generally strong enough to disperse pollution eastward. In the winter, surface cold air creates temperature inversions that reduce air mixing near ground level, resulting in high concentrations of carbon monoxide. Pollution problems also occur in the summer and early fall when winds are light and variable, coinciding with high concentrations of suspended particulates and ozone.

Goal 6 Air, Water, and Land Resources Quality

□ Section 1, Air Resources Quality

The air-shed in the Portland Metropolitan Region is a finite resource. Air pollution is growing in the region due to increased vehicle use, growing industrial activity, and increases in the number of area sources associated with a growing population. The region was designated by DEQ in 1991 as not meeting Federal Clean Air Act standards for ground level ozone and carbon monoxide. These pollutants are produced primarily by automobile emissions. Unless increasing air pollution is brought under control within the next five to ten years, mandated control programs will be enforced by the Department of Environmental Quality. In addition to environmental well-being, uncontrolled air pollution would significantly impact the region's economy.

The region's existing and future anticipated air quality problems are being addressed in the following ways.

- Planning for the regional transportation system is required by DEQ to conform to air quality standards. Prior to the construction of new roads, the impacts that additional automobile travel will have on the regional air-shed's "emission's budget" must be evaluated. Mass transit alternative travel modes are being promoted to reduce congestion and dependency on the private automobile.
- Mandatory motor vehicle emission tests are required for all automobiles less than twenty years old.
- The Oregon Transportation Planning Rule (OAR 660-12) requires vehicle miles traveled (VMT) to be maintained to the year 2005 and reduced by 10% by 2015. Also, jurisdictions are obliged to amend land use regulations to encourage alternative transportation modes; such as bicycling, walking and transit by November, 1993.
- The 1992-93 Oregon Legislature adopted legislation which enacted ORS 468 A.363 which will implement the following:
 - a. Emission standards for the sale of new gasoline powered lawn and garden equipment;
 - b. Improvements in the Portland area vehicle inspection program including more extensive testing and expanded boundaries;
 - c. Maximum parking space limits for new construction to result in a reduction of less vehicle trips;
 - d. Elimination of the 20 year old vehicle rolling emissions exception;
 - e. Bicycle, pedestrian and transit friendly land use patterns; and,
 - f. A mandatory employer trip reduction program whereby employers with more than fifty employees would be required to submit plans for reducing commute trips.

Goal 6 Air, Water, and Land Resources Quality

Section 1, Air Resources Quality

Summary of Major Issues

The following are some of the issues and changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- The Portland Metropolitan Region was declared a non-attainment area for ground level ozone and carbon monoxide in 1991.
- Anticipated growth in population and traffic is expected to cause the region to exceed the ozone standard after the mid 1990's unless further measures are taken to reduce emissions.
- Air quality is a complex regional problem which must be addressed by the region's governments, business community and individual citizens.
- The Oregon Legislature adopted a number of specific measures to reduce air pollution in the region.

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

Reduce air pollution and improve air quality in Lake Oswego and the Portland Metropolitan Area.

POLICIES

1. Cooperate with federal, state and regional agencies to meet the air quality standards of the Federal Clean Air Act.
2. Ensure commercial and industrial developments comply with all required state and federal air quality regulations and mitigate the impacts of air pollution through design and abatement measures.
3. Preserve and enhance the City's open space and natural resources to sustain their positive contribution to air quality.

Goal 6 Air, Water, and Land Resources Quality

□ Section 1, Air Resources Quality

4. Increase the opportunity to use alternative transportation as a means to reduce air pollution by:
 - a. Requiring safe and comfortable pedestrian and bicycle pathways as part of all new street construction projects, where feasible;
 - b. Ensuring new street projects accommodate existing and future transit requirements;
 - c. Requiring the design of new development to be supportive of pedestrian, transit and bicycle users;
 - d. Requiring payment of a systems development charge to be applied to the City's pedestrian and bicycle path system;
 - e. Providing appropriate pedestrian and bicycle facilities as part of new park projects; and,
 - f. Maintaining an ongoing program to build and maintain pedestrian and bicycle paths.
5. Encourage land use patterns which, while reducing dependency on the automobile, are also compatible with existing neighborhoods.
6. Reduce air pollution associated with municipal operations.
7. Reduce congestion and delay on major streets to lessen localized pollution impacts of automobile travel through methods such as signal timing, access management, intersection improvements, etc.

RECOMMENDED ACTION MEASURES

- i. Reduce the local effects of air pollution by requiring commercial and industrial development to undertake measures such as:
 - a. Locating discharge sources where impacts can be minimized;
 - b. Utilizing state of the art abatement equipment and processing technology; and,
 - c. Planting trees and other plant materials on the development site.
- ii. Ensure that industrial and commercial development with the potential for air pollution is reviewed by the Department of Environmental Quality to determine impacts on local and regional air quality.
- iii. Implement measures to reduce air pollution associated with City operations, such as utilizing lesser or non-polluting fuels in city vehicles, replacing chlorinated fluorocarbons in air conditioners and limiting the application of chemicals as part of grounds maintenance activities.

Goal 6 Air, Water, and Land Resources Quality

Section 1, Air Resources Quality

- iv. Work with Metro and DEQ to provide information on regional air shed characteristics and air quality regulations to new and expanding industry.
- v. Promote public education to communicate ways that individual action can reduce air pollution, such as limiting use of automobiles, wood burning stoves and fireplaces, outboard motors and gasoline powered lawn and garden equipment.
- vi. Reduce air pollution by decreasing the need for vehicle trips through:
 - a. Promoting pedestrian, bike and transit friendly land uses, including high density mixed use developments that are compatible with existing neighborhoods;
 - b. Implementing the Oregon Transportation Planning Rule;
 - c. Establishing limits on the number of new parking spaces within commercial and industrial zones;
 - d. Providing opportunities to utilize alternative transportation modes; and,
 - e. Encouraging employers, including the City of Lake Oswego, to implement programs to reduce single occupant trips to and from work.
- vii. Encourage the preservation and planting of trees to improve air quality.

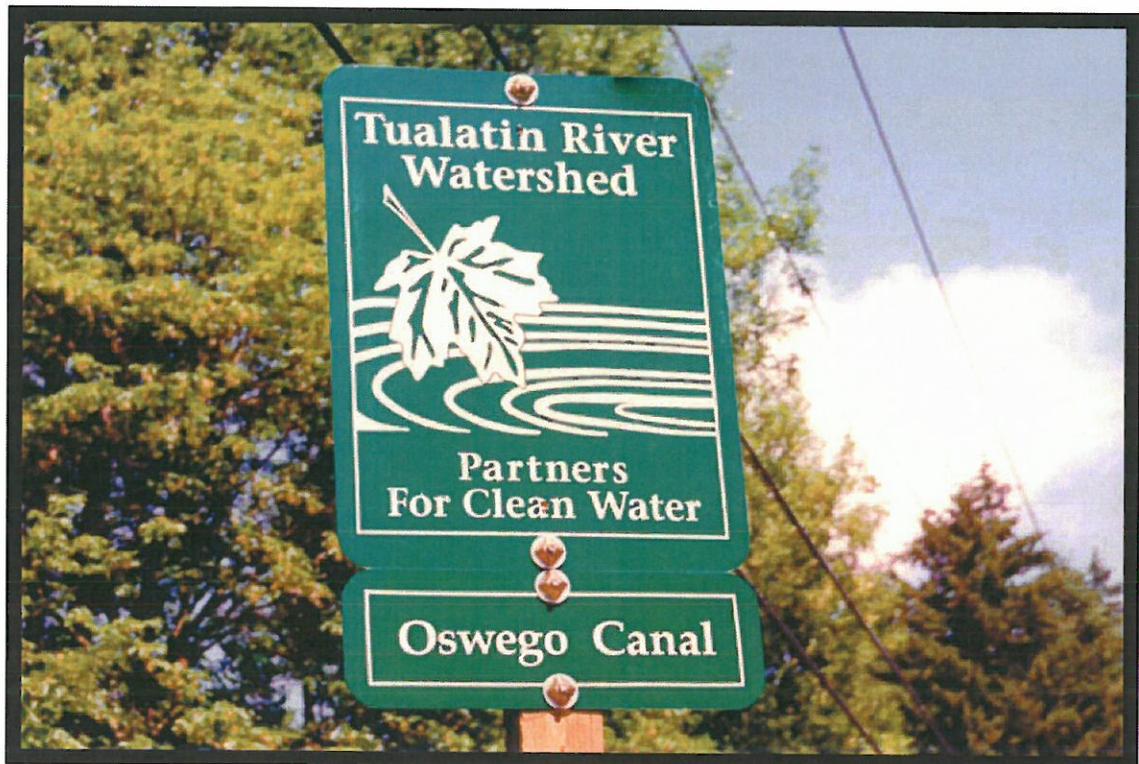
Goal 6 Air, Water, and Land Resources Quality

Section 1, Air Resources Quality

-Notes-

Goal 6: Air, Water & Land Resources Quality

□ Section 2, Water Resources Quality



The City shall reduce water pollution, enhance water quality and protect natural drainage systems.

Goal 6 Air, Water, and Land Resources Quality

□ Section 2, Water Resources Quality

BACKGROUND

Statewide Planning Goal 6: Air, Water and Land Resources Quality

“To maintain and improve the quality of the air, water and land resources of the state.”

The City of Lake Oswego surrounds Oswego Lake and lies in the eastern portion of the Tualatin Valley, approximately eight miles south of Portland. There are three major drainage basins within Lake Oswego’s Urban Services Boundary: Oswego Lake, Tualatin River and the Willamette River. All surface water runoff in Lake Oswego eventually finds its way to the Willamette River, the Tualatin River, or Oswego Lake. Each drainage basin is a complex system of topography, vegetation and hydrology. Water flows through these drainage basins via a network of interconnected creeks and streams. Thus water pollution anywhere in a drainage basin can not only affect the nearest stream, but also all other downstream waters and sometimes groundwater.

As Lake Oswego has grown, natural surfaces that used to absorb surface water have been covered over with streets, parking lots and buildings. Excess rainwater, often carrying pollutants from these impervious surfaces, flows directly into storm drains and ditches. This creates high water levels which result in flooding, stream bank erosion, sedimentation and damage to wildlife and vegetation habitat. In addition, water pollution can come from many other sources such as sewage treatment plants, industry, agriculture and chemicals used to maintain lawns and landscaped areas.

The Oswego Lake and Tualatin River drainages are “water quality limited” based on standards set by the Oregon Department of Environmental Quality. A “water quality limited” stream is one which will not meet water quality standards even after conventional secondary wastewater treatment and application of effluent limits for industrial sources. Pollutants which affect these water bodies include varying amounts of excessive nutrients, sediments, fecal coliform bacteria, copper and other metals, household and industrial chemicals, oil and grease.

To comply with the Federal Clean Water Act, the Oregon Environmental Quality Commission, (EQC) established strict new water quality standards in 1990 aimed at reducing pollution. In particular, the EQC set limits for the amount of phosphorus that may be discharged from surface water runoff into both the Tualatin River and Oswego Lake. These limits are called Total Maximum Daily Loads (TMDLs). Like other communities in the area, Lake Oswego has been given a specific Load Allocation - the maximum amount it can discharge into either basin.

Lake Oswego, is also required to meet the requirements of the National Pollutant Discharge Elimination System (NPDES) requirements. This is a program authorized by the Federal Clean Water Act to control a broad range of pollutants originating from both point and non-point sources. Lake Oswego,

Goal 6 Air, Water, and Land Resources Quality

□ Section 2, Water Resources Quality

Clackamas County and the Unified Sewerage Agency are undertaking a joint effort to comply with NPDES requirements within the Urban Services Boundary.

In March, 1991 Lake Oswego and Clackamas County retained a consulting firm to prepare a Surface Water Management (SWM) Plan for the major drainages within the City's Urban Services Boundary. The SWM Plan serves as the primary document to guide enhancement of water quality within the City's USB. In addition to areas incorporated within the City, the study included portions of the City of Rivergrove and unincorporated Clackamas County. The SWM Plan consists of four parts: 1) Public Awareness and Involvement; 2) Flood Control Management; 3) Water Quality Management; and, 4) Implementation. The Surface Water Management Plan also serves to meet the drainage related public facility plan requirements pursuant to Oregon Administrative Rules (OAR) 660-11-010.

A Surface Water Management (SWM) Committee composed of elected and appointed officials, citizens and staff was formed to monitor and assist in the surface water management planning effort. This group also coordinated a public involvement process. The SWM Committee developed the following community objectives for Lake Oswego's Surface Water Management Program which have been incorporated into the following Comprehensive Plan Water Quality Goals, Policies and Recommended Action Measures.

- Create opportunities for citizen participation and awareness.
- Promote using natural systems rather than closed pipe to convey runoff.
- Prevent pollution from getting into runoff.
- Allocate costs in an equitable manner to all who would benefit from improvements.
- Cooperate with other affected communities and agencies.

Summary Of Major Issues

The following are some of the issues and changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- Lake Oswego is required to comply with National Pollutant Discharge Elimination System (NPDES) surface water regulations.
- Water bodies within the Tualatin River and Oswego Lake drainages have been designated as being "water quality limited" by the Oregon Department of Environmental Quality (DEQ).
- Oregon Environmental Quality Commission (EQC) established Total Maximum Daily Loads (TMDLs) for phosphorus entering the Tualatin River and Oswego Lake drainages.

6.2-2 LAKE OSWEGO COMPREHENSIVE PLAN

Goal 6 Air, Water, and Land Resources Quality

Section 2, Water Resources Quality

- Lake Oswego, Clackamas County and Rivergrove have completed the “Lake Oswego Surface Water Management Plan” which is intended to guide efforts to:
 - a. Control the quality of urban runoff to the Tualatin River and Oswego Lake drainage basins;
 - b. Provide a capital improvement program to implement a surface water management program; and,
 - c. Serve as the drainage related public facility plan pursuant to Oregon Administrative Rules (OAR) 660-11-010.

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

GOAL

The City shall:

- a. Reduce water pollution and ensure that future land use activities protect and enhance area water quality, and;
- b. Protect and enhance the functions and values of the natural ground and surface water drainage systems.

POLICIES

1. Protect the natural surface water drainage systems and enhance water quality by treating and controlling run-off and pollution at the source.
2. Favor the use of the natural drainage system and other non-structural methods to treat, convey and dispose of run-off.
3. Lake Oswego’s management of surface water shall:
 - a. Restore, protect and enhance water quality and the physical and biological integrity of rivers, lakes and stream corridors and their associated environmental values including natural vegetation, fish and wildlife habitats;

Goal 6 Air, Water, and Land Resources Quality

Section 2, Water Resources Quality

- b. Promote public safety and minimize damage to public and private property by surface water run-off; and,
 - c. Educate and involve the community in opportunities to restore, protect and enhance water quality.
4. Fund surface water management programs in a manner which allocates costs based upon the impact a development has upon the surface water management system.
5. Require all development to:
 - a. Comply with applicable local, state and federal water quality and erosion control standards; and,
 - b. Implement measures to minimize run-off from the development site during and after construction.
6. 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.
7. Facilitate the extension of the City's sanitary sewer systems to areas within the Urban Services Boundary where failing septic systems are contaminating ground and surface waters, provided:
 - a. Those properties benefiting from sewer extension pay their commensurate share of the cost of service; and,
 - b. Annexation occurs prior to any property receiving service.
8. Improve the water quality of Oswego Lake 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.
9. Restore the environmental functions and values of stream corridors as a means to enhance water quality.

RECOMMENDED ACTION MEASURES

- i. Develop joint policies and inter-governmental agreements with surrounding jurisdictions and appropriate state agencies to protect surface and ground water resources within and adjacent to the Urban Services Boundary.

Goal 6 Air, Water, and Land Resources Quality

Section 2, Water Resources Quality

- ii. Work closely with adjoining counties and jurisdictions to:
 - a. Monitor development impacts on surface and groundwater resources in adjoining unincorporated areas to ensure compliance with state requirements and that no “down-stream” pollution impacts occur within the Lake Oswego Urban Services Boundary;
 - b. Ensure that septic tanks and other potential contaminant sources do not result in groundwater or aquifer contamination within the USB; and,
 - c. Comply with National Pollutant Discharge Elimination System (NPDES) surface water regulations.
- iii. Work with the Department of Environmental Quality and surrounding jurisdictions to ensure those streams that flow through the City, and all other water bodies, maintain high levels of water quality. Develop joint programs to acquire better water quality data for these resources.
- iv. Carefully monitor the condition of the sewer interceptor located in Oswego Lake to ensure that it does not contribute to pollution problems.
- v. Implement programs to protect riparian areas and stream corridors and enhance water quality such as:
 - a. Acquisition of property and conservation easements;
 - b. Ongoing efforts to re-vegetate degraded stream banks and install appropriate erosion control; and,
 - c. Development standards which require measures such as setbacks, erosion control, re-vegetation and preservation of natural vegetation.
- vi. Work with DEQ to ensure the efficient use of public funds in meeting the coordinated requirements of the NPDES and Environmental Quality Commission Rules for the Tualatin basin.
- vii. Maintain an accurate inventory of stream corridors and their respective environmental conditions as a basis from which to restore their contribution to water quality.
- viii. Coordinate with the plans of local, state, regional, and federal agencies to contain and clean up hazardous waste spills or sites that either contaminate or have the potential to contaminate water resources.
- ix. Integrate management and operation activities associated with water quality and drainage control requirements for all rivers, lakes, streams, and wetlands within the City watershed.

Goal 6 Air, Water, and Land Resources Quality

Section 2, Water Resources Quality

- x. Work with surrounding jurisdictions and the Oregon Department of Environmental Quality (DEQ) and the Environmental Quality Commission (EQC) to comply with EQC rules for the Tualatin basin.

Goal 6: Air, Water & Land Resources Quality

- Section 3, Land Resources Quality (Solid Waste Management)



The City shall manage solid waste to achieve the maximum reduction of material going to landfills.

Goal 6 Air, Water, and Land Resources Quality

□ Section 3, Land Resources Quality (Solid Waste Management)

BACKGROUND

Statewide Planning Goal 6: Air, Water and Land Resources Quality

“To maintain and improve the quality of the air, water and land resources of the state.”

The management of solid waste, like air pollution, is not a local issue, but is regional in scope. The amount of solid waste generated in the Portland Metropolitan Area is increasing due to population growth and rising per-capita consumption. The region's general and limited purpose landfills are closing as they reach capacity. Federal environmental standards and the reluctance of jurisdictions to accommodate new landfills have precluded the siting of new facilities within the region. Today most solid waste that is not recycled or reused is collected at transfer stations and transported to landfills in eastern Oregon and Washington.

State and federal legislation has been the primary impetus for solid waste planning and management within the Portland Metropolitan area. Oregon law (ORS 459.017) states that local governments have the primary responsibility for local solid waste management planning. The Governor issued executive orders in 1977 and 1978 designating Metro as the local government unit responsible for solid waste planning within all of Clackamas, Multnomah and Washington Counties. Metro's responsibility encompasses: 1) solid waste planning and management authority for the tri-county region; 2) responsibility for implementing a regional Waste Reduction Program pursuant to ORS Chapter 459; 3) waste disposal within the Metropolitan Service District Boundary; and, 4) preparation and implementation of the Regional Solid Waste Management Plan. Regional waste reduction is an important part of these responsibilities. This is because one of the region's main landfills is located within an exclusive farm use (EFU) zone in Gilliam County. Oregon Department of Environmental Quality (DEQ) approval of a regional waste reduction plan is required before EFU lands can be used for landfill sites.

In 1988, the Metro Council adopted the Regional Solid Waste Management Plan which is intended to guide solid waste planning and management efforts for the next 20 years. The Solid Waste Management Plan is a functional plan pursuant to ORS 268.390. Metro has the authority to develop functional plans for matters that have significant impact on the orderly and responsible development of the region. Metro may require local comprehensive plans to be consistent with functional plans. The Solid Waste Management Plan must also be in conformance with state and federal legislation. In particular, ORS 459.015 requires that waste be managed to achieve maximum feasible reduction of materials going to landfills. This statute also establishes a hierarchy for managing waste which requires that if technically and economically feasible, management methods must first reduce, the amount of waste generated; second, reuse the material for the purpose for which it was originally intended; third, recycle the material that cannot be reused; fourth, recover energy; and finally, landfill wastes that cannot be handled in another way.

Goal 6 Air, Water, and Land Resources Quality

Section 3, Land Resources Quality (Solid Waste Management)

Solid waste management and waste reduction responsibilities in the region also belong to cities and counties, garbage haulers, recyclers and the Oregon Department of Environmental Quality. Cities and counties have responsibility for solid waste collection within the five designated waste-sheds in the tri-county area. Solid waste regulations and contracts of local governments must be consistent with the overall solid waste management plan for the region. Also, local jurisdictions are responsible for preparing and implementing annual waste reduction plans as a means to assist Metro in complying with state requirements of reducing the amount of material which enters the waste stream by 40% by 1995. Local governments must also ensure that residents have the opportunity to recycle pursuant to state statute. State administrative rules (OAR 340-60-035) require local governments to implement a yard debris recycling program or participate with Metro in preparing and achieving a regional program. Another part of local jurisdictions' waste reduction and recycling responsibility is conducting public information and education programs.

In the Portland metropolitan area, local governments have designated garbage hauling companies as responsible for garbage collection and provision of-route recycling service. In Lake Oswego, the mandated recycling requirement is contained in a franchise agreement with a local garbage hauler. The franchisee has the option under the agreement to use other private companies as sub-contractors to collect and process recyclable materials.

DEQ is responsible for state legislation and administrative rules pertaining to solid waste management. The agency also oversees waste reduction and management activities of Metro and the state's cities and counties. The region's Solid Waste Management Plan and the Waste Reduction Program must be approved by DEQ as being in compliance with state statute.

Summary of Major Issues

The following are some of the issues and changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- The amount of solid waste generated in the Metro area may continue to increase due to population growth. However, recycling and waste reduction programs have the potential to reduce the amount of solid waste generated per capita.
- Significant state and federal legislation has been passed in the last several years which mandates specific solid waste planning, management and reduction programs.
- Metro adopted the Regional Solid Waste Management Plan in 1988 to guide solid waste management activities in Washington, Multnomah and Clackamas County for the next twenty years.

Goal 6 Air, Water, and Land Resources Quality

□ Section 3, Land Resources Quality (Solid Waste Management)

- The activities of local governments pertaining to solid waste reduction, management, and recycling, must be in compliance with the Regional Solid Waste Management Plan.

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

GOAL

The City shall manage solid waste to achieve the maximum reduction of material going to landfills.

POLICIES

1. Implement a city wide solid waste management program that:
 - a. Reduces, reuses and recycles solid waste before to sending it to landfills;
 - b. Is cost effective, efficient, and environmentally sensitive; and,
 - c. Is consistent with regional plans, policies and state law.
2. Ensure recycling opportunities are accessible to all households, businesses and institutions.
3. Promote solid waste recycling, reuse and disposal options by providing for the licensing and permitting of persons engaged in these activities in addition to, or part of franchise agreements.
4. Prevent public nuisances, health hazards and unsightliness by prohibiting the accumulation of solid waste on private property.
5. Prohibit unauthorized dumping on private and public lands.
6. Prevent hazardous wastes from entering the waste stream through proper handling and disposal.
7. Require adequate screened and enclosed space for recycling, solid waste storage and compacting within industrial, commercial and high density housing developments and ensure proper access to these areas.
8. Zone adequate land to accommodate recycling and recovery uses and ensure adequate setbacks, buffering and screening are provided to mitigate impacts on adjacent land uses.

Goal 6 Air, Water, and Land Resources Quality

□ Section 3, Land Resources Quality (Solid Waste Management)

9. Reduce the amount of solid waste associated with city government operations by:
 - a. Utilizing recycled, resource efficient and durable materials in both daily operations and capital projects; and,
 - b. Maintaining in-house recycling programs.
10. Reduce the amount of solid waste generated by private and public construction and demolition activities.

RECOMMENDED ACTION MEASURES

- i. Educate the public about ways to minimize the use of products and containers that must be disposed of as hazardous waste.
- ii. Ensure producers of hazardous solid waste comply with all Oregon Department of Environmental Quality and Metro requirements.
- iii. Support Metro programs and the activities of other interests, including private business, to accept and properly dispose of hazardous waste.
- iv. Cooperate with Metro, Clackamas County and other cities, agencies and jurisdictions to implement a regionally coordinated solid waste reduction, recycling and disposal program.
- v. Implement a yard debris collection and recycling program and promote proper home composting to complement this effort.
- vi. Increase public understanding of recycling technologies and reasons to reduce, reuse and recycle solid waste through community education efforts.
- vii. Encourage Metro to cooperatively work with local jurisdictions to conduct research and demonstration projects to develop more economical and efficient programs and methods to reduce, recycle and dispose of solid waste.
- viii. Work with Lake Oswego's neighborhoods to dispose of accumulated household debris and to collect refuse which has accumulated in open spaces, rights-of-way and other public areas.
- ix. Recycle, re-use, or properly dispose of construction and demolition waste through measures such as:

Goal 6 Air, Water, and Land Resources Quality

□ Section 3, Land Resources Quality (Solid Waste Management)

- a. Providing information on how to properly recycle building materials to area builders and residents;
 - b. Recycling and reusing material resulting from public works construction and demolition projects; and,
 - c. Developing standards for construction waste management plans to be filed in conjunction with development applications.
-
- x. Provide suitable collection services and establish appropriate rates as ways to implement institutional, commercial and industrial recycling and waste reduction programs.
 - xi. Utilize recycled materials and supplies for local government operations such as paper, building materials, compost, tires and motor oil.
 - xii. Encourage contractors to utilize reused and recycled materials on public works projects.
 - xiii. Support the use of recycling depots that accept non-curb-side materials such as Christmas trees, phone books, plastics, etc.
 - xiv. Work with area schools to develop education programs, waste audits and waste reduction/recycling activities.
 - xv. Require the local solid waste franchisee to inform all households and businesses receiving service of any changes in the solid waste program. Provide an annual update about ongoing service such as disposal rates, allowable can sizes, disposal of yard debris and household recycling.

Goal 6 Air, Water, and Land Resources Quality

**Section 3, Land Resources Quality
(Solid Waste Management)**

-Notes-

Goal 6: Air, Water & Land Resources Quality

❑ Section 4, Sound Quality



Reduce noise levels in Lake Oswego and maintain the quiet character of the community in which people can converse, relax, play, and sleep without interference from noise.

Goal 6 Air, Water, and Land Resources Quality

□ Section 4, Sound Quality

BACKGROUND

Statewide Planning Goal 6: Air, Water and Land Resources Quality

“To maintain and improve the quality of the air, water and land resources of the state.”

A quiet environment contributes significantly to Lake Oswego’s quality of life. However, like most cities, Lake Oswego has many noise sources and significant potential for future noise problems exists. Transportation is the most significant source of continuous noise. This includes noise generated by traffic along major roadways and railroads which run through the City. Additional noise problems can result from industrial and commercial activity including manufacturing processes, heating, ventilation and air conditioning equipment, and communication devices such as whistles, buzzers and pagers. The quiet environment of residential neighborhoods can also be affected by occasional noise caused by sources such as electric and gas engine power tools, barking dogs, car and house alarms, audio equipment and construction activity.

There are limits as to what can be done to eliminate existing noise situations such as those caused by transportation. Prevention of future problems depends upon separating noise generating activities from noise sensitive uses, and other measures such as limiting noise emissions and emphasizing noise insulation techniques in new construction. Communities can work to prevent noise problems from occurring, especially in residential neighborhoods, through public education. However, enforcement of noise ordinances is the principal method cities use to address noise disruptions when they do occur in residential neighborhoods.

The City’s Municipal Code regulates loud and disturbing noise as a nuisance. These regulations are enforced by the police department and code enforcement officers. There is no ongoing noise monitoring and problems are dealt with on a complaint basis.

Currently, Lake Oswego’s development standards for buildings and landscaping require mitigation of noise impacts on interior occupied spaces and adjacent property. The City has no regulations which establish maximum allowable decibel or sound levels.

The Oregon Department of Environmental Quality enforces laws and regulations relating to noise pursuant to Oregon Laws and Administrative Rules (ORS 467 and OAR 340-035-000 et.seq) for new and existing industrial development, transportation facilities and other activities which can generate problem amounts of noise. However, DEQ does not have an active noise enforcement program. Because of budget constraints, the agency responds to noise problems on a complaint basis only.

Goal 6 Air, Water, and Land Resources Quality

□ Section 4, Sound Quality

Noise problems are very hard to solve after an area is developed. Consequently, DEQ encourages local governments to evaluate potential noise problems as part of planning and zoning decisions. Therefore, Lake Oswego has a responsibility to review development applications in regard to noise impacts. Development standards can also regulate the siting of noise generating activities adjacent to sensitive areas such as residential neighborhoods, schools, hospitals, parks, natural areas and open spaces. Conversely, noise impacts should be adequately mitigated by noise sensitive development when such development is located adjacent to noise producing activities.

Summary Of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- Transportation represents the most significant source of continuous noise within Lake Oswego.
- Occasionally, the quiet environment of residential neighborhoods is disturbed by electric and gas engine power tools, barking dogs, audio equipment, car and house alarms, and construction activity.
- Local jurisdictions have the primary responsibility for regulating noise and preventing noise problems. DEQ does not take an active role in monitoring and enforcing noise regulations.

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

GOAL

Reduce noise levels in Lake Oswego and maintain the quiet character of the community in which people can converse, relax, play and sleep without interference from noise.

POLICIES

1. Protect and maintain the quiet character of those areas of the community unaffected by major noise sources.

Goal 6 Air, Water, and Land Resources Quality

Section 4, Sound Quality

2. Ensure development complies with state and local noise regulations.
3. Prevent noise problems through zoning regulations, development standards and ordinances that prescribe fines and other penalties for violations.
4. Evaluate the noise potential of proposed development and separate noise-sensitive and noise-producing land uses.
5. Locate, design and buffer land uses which generate noise such as major transportation facilities, industrial development and active recreation areas to protect existing and future noise sensitive land uses.
6. Require noise mitigating construction and site design measures for noise sensitive development that would be impacted by existing or future noise producing land uses.
7. Minimize noise impacts on residential neighborhoods, public open spaces, recreation and natural areas.

RECOMMENDED ACTION MEASURES

- i. Coordinate with area jurisdictions and state and local agencies to minimize noise impacts of existing and future transportation facilities and other noise-producing land uses.
- ii. Adopt development standards which require review of the potential noise impacts of new development, including roads and the need for commensurate mitigating measures such as:
 - a. Building setbacks;
 - b. Berms, sound walls and extensive landscaping;
 - c. Site design measures such as using parking, storage areas and buildings which generate little or no noise to separate noise sources from surrounding land uses;
 - d. Sound insulation and state of the art mechanical and processing equipment which generate little or no noise;
 - e. Measures recommended by DEQ or a qualified noise consultant and financial agreements to ensure required noise reduction measures are installed;
 - f. Increased rights-of-way for major arterials and berming, sound walls, sunken roadways, and planting of large shrubs and trees; and,
 - g. Traffic management measures to discourage through traffic from using local residential streets.

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☐ Section 4, Sound Quality

- iii. Regulate hours of construction activity to minimize the noise impacts on the surrounding area.
- iv. Minimize the noise impacts in residential areas by electric and gas engine power tools, barking dogs, audio equipment, house and car alarms, etc., through effective noise ordinances, enforcement and community education.