

BEFORE THE REGIONAL DEVELOPMENT COMMITTEE OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF RECOMMENDING) RESOLUTION #83-424
A CONTINUANCE OF THE CITY OF)
LAKE OSWEGO'S REQUEST FOR)
ACKNOWLEDGMENT OF COMPLIANCE)
WITH LCDC GOALS)

WHEREAS, Metro is the designated planning coordination body under ORS 260.385; and

WHEREAS, Under ORS 197.255 the Council is required to advise LCDC and local jurisdictions preparing Comprehensive Plans whether or not such plans are in conformity with the Statewide Planning Goals; and

WHEREAS, The city of Lake Oswego is now requesting that LCDC acknowledge its Comprehensive Plan as complying with the Statewide Planning Goals; and

WHEREAS, The Regional Development Committee has been empowered to act on behalf of the Metro Council to provide the comments of the Metro Council to LCDC on Lake Oswego's request for acknowledgment; and

WHEREAS, LCDC Goal 2 requires that local land use plans be consistent with regional plans; and

WHEREAS, Lake Oswego's Comprehensive Plan has been evaluated for compliance with LCDC Goals and regional plans adopted by CRAG or Metro prior to June 1983, in accordance with the criteria and procedures contained in the "Metro Plan Review Manual" as summarized in the Staff Report attached as Exhibit "A"; and

WHEREAS, Metro finds that Lake Oswego's Comprehensive Plan does not comply with LCDC Goals 10, 11 and 14; now, therefore,

BE IT RESOLVED,

1. That the Metropolitan Service District Council recommends to LCDC that Lake Oswego's Comprehensive Plan be continued to correct identified deficiencies in Goal Nos. 10, 11 and 14.

2. That the Executive Officer forward copies of this Resolution and Staff Report attached hereto as Exhibit "A" to LCDC, city of Lake Oswego and to the appropriate agencies.

3. That, subsequent to adoption by the Council of any goals and objectives or functional plans after July 1983, the Council will again review Lake Oswego's plan for consistency with regional plans and notify the city of Lake Oswego of any changes that may be needed at that time.

ADOPTED by the Regional Development Committee of the Metropolitan Service District this 8 day of August, 1983.



Chairperson
Regional Development Committee

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9172B/353
8/9/83

STAFF REPORT

Agenda Item No. 3

Meeting Date August 8, 1983

CONSIDERATION OF A RESOLUTION RECOMMENDING A
CONTINUANCE OF THE CITY OF LAKE OSWEGO'S REQUEST
FOR ACKNOWLEDGMENT OF COMPLIANCE WITH LCDC GOALS

Date: August 1, 1983

Presented by: Mark Brown

FACTUAL BACKGROUND AND ANALYSIS

Lake Oswego adopted its Comprehensive Plan in July 1978 and subsequently amended it in July 1980 and December 1982. Metro conducted a draft review of the plan in March 1980 and noted several areas where changes or additions were needed.

Based on a review of the current Comprehensive Plan with the Metro Plan Review Manual, staff finds acknowledgment issues of major regional concern with the following: Goals 10, 11 and 14. Based on the findings in the attached staff review, it is proposed that LCDC should grant Lake Oswego a continuance to make changes and additions to the Comprehensive Plan.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends a continuance of the city of Lake Oswego's request for acknowledgment of compliance with LCDC Goals.

COMMITTEE CONSIDERATION AND RECOMMENDATION

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LAKE OSWEGO ACKNOWLEDGEMENT REVIEW

Lake Oswego is situated in the northwest corner of Clackamas County, adjacent to the southern edge of the Metro region. The city's population according to the 1980 Census was 21,654. The Willamette River and Interstate 5 generally delimit the City's urban area on the west and east, respectively.

In July 1978, the city adopted its comprehensive plan which was amended most recently in December 1982. The plan objectives are divided into general and specific policy elements. The four major policy elements of the plan are:

- Growth Management Policies
- Resource Policies
- Land Use and Activity Policies
- Role of Government Policies

The review of the plan that follows is intended to highlight issues of a regional concern.

Goal No.1: Citizen Involvement

The City established a Committee for Citizen Involvement (CCI) in June 1975. The Citizen Involvement Program has been carried out in two phases and provides for ongoing citizen involvement. The plan includes a number of policies directed toward ongoing citizen involvement and communication.

There are no acknowledgment issues of a regional concern.

Goal No. 2: Land Use Planning

On September 11, 1980, the City and Clackamas County entered into a Dual Interest Area Agreement for the unincorporated area within the City's Urban Service Area. The agreement specifies that the County's land use regulations shall apply to the area until annexation occurs, how land use actions will be reviewed, and the manner in which urban services will be provided.

The City's plan includes a summary of major issues and conclusions as part of the factual basis for the plan policies. Each policy section includes a listing of the supporting documents where additional background information can be found.

There is an inconsistency in plan policies relating to urban services. Policy number 5 on p. 15 says that new development shall be served by City water, police and fire. Policy number 3 on p. 14 provides for the continued operation of existing service districts within the Urban Service Area. There are some portions of the Urban Service Area where this presents a conflict. Clackamas County has been working with the City to resolve this issue.

Conclusion: In that the County and the City are working on resolution of this matter, this is not regarded as an acknowledgment issue of regional concern at this time.

Goal No. 3: Agricultural Land

Not applicable

Goal No. 4: Forest Land

No acknowledgment issues of a regional concern.

Goal No. 5: Open Spaces, Scenic and Historic Areas and Natural Resources

Goal 5 requires that certain procedures be followed as specified in the Oregon Administrative Rules. Metro has not reviewed the plan for compliance with these rules. The regional and state interests with respect to this Goal are similar, this Goal is best evaluated by state reviewers.

Goal No. 6: Air, Water and Land Resource Quality

Metro has "sample language" on air quality coordination which recognizes the regional State Implementation Plan (SIP) and the City's responsibilities under that plan. The City's plan has not included the "sample language," but has included policies to cooperate with federal, state and regional agencies in the attainment of air quality standards.

The City's plan includes a policy to "consider the Areawide Waste Treatment Management Component in operating, planning and regulating the City Waste Water system." This language is similar to Metro's "sample language" regarding "208" planning.

Solid waste is discussed under Goal 11.

Conclusion: No acknowledgment issues of regional concern.

Goal No. 7: Natural Hazards

The City has identified areas with known natural hazards and has included plan policies to regulate the density or intensity of use in these areas.

No acknowledgment issues of a regional concern.

Goal No. 8: Recreation

The City has completed a Parks and Recreation Master Plan and developed plan policies to provide for the long-range recreation needs of the community. The Master Plan includes more recent information than CRAG's "The Urban Outdoors" (1971).

No acknowledgment issues of regional concern.

Goal No. 9: Economy of the State

The City has identified areas for the growth and expansion of industrial and commercial land uses. The plan includes policies to guide development of these areas. The future commercial and industrial development will provide additional employment opportunities for residents of the area and help balance the fiscal effects of community growth.

No acknowledgment issues of a regional concern.

Goal No. 10: Housing

The City's comprehensive plan provides for a variety of residential land use designations. The minimum lot size by residential zone are as follows:

<u>Zone</u>	<u>Min. Lot Size</u>
High Density	
R-0	Floor area ratio not to exceed 1.2
R-3	3375 sq. ft.
R-5	5000 sq. ft.
WR(Water Front Cabanas)	3375 sq. ft.
Medium Density	
R-7.5	7500 sq. ft.
Low Density	
R-10	10,000 sq. ft.
R-15	15,000 sq. ft.

Mobile homes are permitted as a conditional use in mobile home parks and subdivisions in the R-0, R-3, and R-5 zones.

The City's Buildable Lands Inventory (July 1982) provides net buildable land data for each of the residential zones listed above. It is not clear, given the manner in which this data are presented if the net buildable acreage for "vacant committed lots" has been included in the total net buildable area. This has a direct impact on the conclusion that the City is providing an average of 10.61 units per net buildable acre. As of this writing, the City is still reviewing their Buildable Lands Inventory to clarify the analysis and verify its accuracy.

In addition, plan policy 1.1 on p. 58 permits a reduction below the maximum density provided by each zone depending on physical features of a site, adjacent land uses, or adequacy of facilities. As this policy is carried out, it is not clear if the "housing rule" can be met.

Conclusion: Staff cannot verify if Lake Oswego meets its housing density requirement (OAR 660-07-035) until such time as Lake Oswego can clarify its vacant buildable land data. This is an acknowledgment issue of major regional concern.

Goal No. 11: Public Facilities and Services

Jurisdictions in the Metro region have been required to include plan policies which recognize Metro's adopted procedures for siting sanitary landfills within the region. Lake Oswego's plan includes a solid waste policy to support Metro's "efforts to improve and expand their proposed system with ideas for source separation and more efficient recycling and energy use" (p. 36). This policy does not address Metro's adopted landfill siting procedures.

Conclusion: This is an acknowledgment issue of major regional concern. Inclusion of the following or similar language would be sufficient to satisfy this concern:

"Solid waste disposal is a regional concern requiring regional solutions. Lake Oswego recognizes Metro's responsibility and authority to prepare and implement a solid waste management plan, supports Metro's Procedures for Siting Sanitary Landfills, and will participate in these procedures as appropriate."

Goal No. 12: Transportation

Metro's Regional Transportation Plan (RTP) sets forth regional transportation goals and objectives, and recommends improvements to the year 2000. Local jurisdictions must demonstrate consistency with the RTP by December 31, 1983. A review of the transportation aspects of the City's Plan determines the following concerns:

- The Lake Oswego Plan contains three routes designated as "Arterials," Kerr/49th, Boones Ferry Road (north of Country Club Road), and Terwilliger Boulevard, which, under a comprehensive interpretation of the Lake Oswego Plan definition of Arterial, are intended to accommodate regional through-movements.
- This function is inconsistent with the RTP "non-regional" classification of these facilities (minor arterial or below).
- The portions of the long-range transitway system identified in the RTP that affect Lake Oswego are not included in the Lake Oswego Plan.
- The regional transit trunk routes identified in the RTP that provide service to the Lake Oswego Transit station are not identified in the Lake Oswego Plan.
- Other streets suitable for sub-regional transit trunk routes and local transit are not identified in the Lake Oswego Plan as a guide to Tri-Met.
- Comments received by Lake Oswego from adjacent jurisdictions indicating inconsistencies between the Lake

Oswego Plan and other local plans are not noted and sepcific language is not included in the Lake Oswego Plan to indicate a commitment to work with Metro and the affected jurisdiction(s) to resolve the inconsistency.

Conclusion: The RTP specifies that inconsistencies such as those above be resolved by December 31, 1983. Therefore, even though these inconsistencies are a regional concern, they are not considered an acknowledgment issue at this time. However, the City should be expected to resolve these issues by the December 31, 1983, RTP deadline.

Goal No. 13: Energy Conservation

No acknowledgment issues of a regional concern.

Goal No. 14: Urbanization

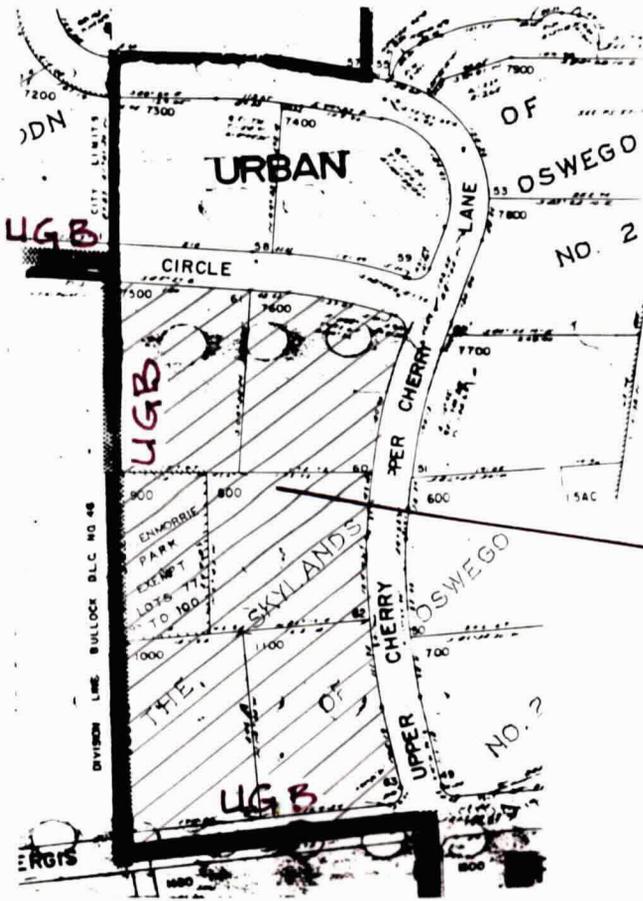
A review of the location of the Metro UGB and the UGB as shown on the City's Comprehensive Plan Map (January 1982) reveals two discrepancies. These discrepancies are shown on the attached maps, and are generally located south of Palisades Subdivision and in the Skylands Subdivision west of Upper Cherry Lane.

The plan includes a general statement that changes in the Urban Service Boundary must be jointly approved by Clackamas County, the City, and Metro. However, the plan does not specify the procedures to be followed in making changes to the Urban Service Boundary. Similarly, the plan does not include policies or procedures to be followed in making changes to the UGB.

Conclusion: This is an issue of regional concern and it is recommended that the following changes be made:

- a. Correct the UGB discrepancies as noted above;
- b. Add a policy to coordinate with Metro in the process of making locational adjustments to the UGB; and
- c. Add a policy and/or procedures to be followed in making changes to the Urban Service Boundary.

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AREA THAT SHOULD BE INCLUDED IN UGB

T. 2 S., R. 1 E., SECT. 15 AB & AC

AREA THAT SHOULD BE INCLUDED IN UGB
T. 2 S., R. 1 E., SECT. 16 C

