

Existing Comprehensive Plan Goal Statements, Objectives, and Policies - Block 1: Urban Growth Management

Current Comprehensive Plan Language	Is the Current Language Obsolete, Outdated, Redundant or still Relevant?	What is Some Potential Language to Improve/Replace Existing Policy?	Are there related Vision Goal Statements or Actions or Other City Plan Policies that Should be Incorporated/Added?	What are Examples of Good Policy Language from Other Cities' Comprehensive Plans?
<p><b>Chapter 6 – City Growth Element</b></p> <p><b>Chapter 6 Goal:</b> To identify the City’s future planning and service area, establish the respective responsibilities for reviewing and coordinating land use regulations and actions within the area, and determine the most cost-effective means to provide the full range of urban services within the area.</p>	<p>Still relevant but outdated. This is generally the intent of the UGMA (agreement). The UGMA (area) was defined in the 1990 agreement after the last Comp Plan update. Recently, there have been a few boundary adjustments identified – adding Elk Rock Island, deleting the area east of I-205, and small adjustments along the Portland boundary.</p>	<p>Instead of "identify", potentially change to "delineate" or something similar.</p> <p>Develop a new term for the UGMA as an area. Consider “MPA – Milwaukie Planning Area”, “USA – Urban Services Area”, or “USPA – Urban Services Planning Area”. MPA is used below.</p>	<p>The Vision generally does not touch on annexation or intergovernmental relationships related to land use. As such, this column is generally blank.</p> <p>The City is currently working with Clackamas County and Clackamas River Water on potential changes to the UGMA and future service provision.</p>	
<p><b>Objective 1 – Unified System of Governance:</b> To encourage and participate in efforts to define a unified system of governance for the northwest urban area of Clackamas County.</p>	<p>Potentially obsolete. This is a lofty objective and it may be impossible to achieve since almost all urban services (water, sewer, fire, parks) are provided by special districts. If this objective is one worth pursuing, it will require a significant commitment of City resources.</p>	<p>Find a better word than "unified" (such as coordinated), as that implies the City has responsibility for all of these things. A coordinated system of governance is achievable.</p>		
<p><b>Policy 1:</b> The focus of the City’s service provision contracts and Intergovernmental agreements will be movement toward a unified system of government. A unified system of government is one in which a single entity provides most urban services.</p>	<p>Obsolete. NCPRD was formed in 1990 (after last Comp Plan Update) and the City was annexed into Clackamas Fire District 1 in 2005. There is currently no discussion of the City taking back park and fire services. This definition of "unified" conflicts with that in Policy 3.</p>	<p>Revise language to acknowledge that City works with special districts to provide urban services to its residents.</p>		<p>Hillsboro Policy UR 2.7: Partner to ensure City governance and service delivery</p>
<p><b>Policy 2:</b> The City will participate with the County in preparing a Public Facilities Plan for the provision of services in the northwest urban area.</p>	<p>Outdated. The North Clackamas Urban Area Public Facilities Plan was completed in 1990 and, to our knowledge, no updates have occurred. Rather, the County and service districts have completed various master plans for the services for which they are responsible.</p>	<p>A new coordinated plan for urban services within the MPA should be developed. The plan should clearly state who has responsibility for each urban service within the MPA.</p>		
<p><b>Policy 3:</b> A unified system of governance does not preclude provision of certain services by regional special districts. The City will actively participate in the regionalization of a service when, at a minimum:</p> <ul style="list-style-type: none"> <li>• direct representation is maintained</li> <li>• service can be delivered more effectively and efficiently in terms of cost, technology, and financing</li> <li>• community identity is improved or maintained</li> <li>• accountability to the community is safeguarded</li> </ul>	<p>Relevant, but policy language is inconsistent with Policy 1.</p>	<p>Amend the first and second sentences to state: “The City will coordinate service provision in its MPA by working with regional service providers to ensure that when special districts provide services: ...”</p>		

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<p><b>Objective 2 – Urban Services Area:</b> To establish an area within which the City will participate in planning, coordinating, and providing services.</p>	<p>Relevant, although the City has not actively been planning, coordinating, and providing services to the USA.</p>	<p>Replace the word “establish” with “maintain”. Consider using “Milwaukie Planning Area - MPA” instead of Urban Services Area – USA.</p>		
<p><u>Policy 1:</u> [Re: 1988 urban service planning area agreement with Gladstone and Happy Valley] ... Happy Valley has since withdrawn from that agreement, but the City maintains that the urban service boundaries as stated in the agreement remain appropriate for urban service planning. ...</p>	<p>Outdated. This policy states that the USA is the Fire District boundary minus Happy Valley. It refers to an exhibit map in the City IGA with Happy Valley and Gladstone. We don't have a copy of the map. A new map is needed.</p>	<p>The policy needs to be rewritten and refer to a new map. Policy language could state: “Exhibit XX depicts the boundaries of the Milwaukie Planning Area”. A second sentence could merge with Policy 2 below.</p>		
<p><u>Policy 2:</u> The City will plan for the eventual delivery of urban services in the City's urban service planning area. Until annexation, services are to be provided by service districts providing service to the area. Upon annexation, delivery of services will be provided by the City or by service districts.</p>	<p>Relevant. The City has not had a successful program for annexation of areas in the USA except for properties in the Northeast Sewer Extension Area where the City provides the sewer service lines.</p>	<p>Combine with Policy 1 and reword to replace “urban service planning area” with “MPA”.</p>		
<p><u>Policy 3:</u> The City will coordinate closely with service districts providing services within the area to ensure continuing delivery of effective and efficient urban services. The City will not seek to extend City services into the urban service planning areas of other cities, except at the invitation and agreement of the other city. ...</p>	<p>Relevant but not necessarily needed as written. We may want to streamline the policy.</p>	<p>“The City will oppose efforts by another city to provide services to MPA, except at the invitation of the City of Milwaukie.”</p>		
<p><u>Policy 4:</u> The City will support the operation of existing service districts until such time as an area is annexed unless other contractual arrangements are made. ...[List of service districts.]... The City will oppose any Expansions of service districts within the City's urban service planning area which have not been agreed to in advance by the City through a coordinated planning program.</p>	<p>Relevant. Update and verify the list of service providers.</p>	<p>Substitute another word for “support” – consider: “accept”, “acknowledge”, “allow”, or “agree to”. Add the North Clackamas Parks and Recreation District.</p>		
<p><b>Objective 3 – Annexation:</b> To ensure that City annexation policies conform to urban service and growth management policies.</p>			<p>Place 2.4: Annex land within the City's Urban Growth Management Area that helps meet the Milwaukie's housing and employment needs</p>	
<p><u>Policy 1:</u> Areas within the City's urban service planning area shall remain unincorporated until annexed to the City. The City shall plan for eventual annexation of all areas within the City's urban service planning area.</p>	<p>Relevant, although little has been done to insure implementation of this policy.</p>	<p>Replace “urban service planning area” with “MPA”</p>		
<p><u>Policy 2:</u> The City will only support annexation requests from properties within the City's urban service planning area.</p>	<p>Relevant.</p>	<p>Replace “urban service planning area” with “MPA”</p>		
<p><u>Policy 3:</u> The City will deliver services in this area when:</p> <ul style="list-style-type: none"> <li>• The City is able to provide an adequate supply of needed services</li> <li>• A majority of residents and property owners within an area to be served desire City services</li> </ul>	<p>The concept is relevant but the wording should be modified.</p>	<p>Replace with: “The City will coordinate service delivery in the MPA considering which entity is best suited to provide the appropriate urban service consistent with the policies of this Chapter”.</p>		

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<u>Policy 4:</u> The City will require annexation in order to receive or utilize a City service.	Still relevant.	No change		
<u>Policy 5:</u> All areas encircled (islanded) by City Limit lines will be annexed.	The City has not been enforcing island annexations where they exist. Also, state law requires a 3-year waiting period.	"Develop a program to annex all areas encircled (islanded) by City Limit lines."		
<b>Objective 4 – Coordinating Land Use &amp; Development:</b> To establish, in conjunction with the County, a method for coordinating land use and development decisions within the unincorporated area adjacent to the City.	Relevant.	Replace "To Establish" with "Maintain". Also, following "within the", insert "MPA and". Define "adjacent" as within a ½ mile or another appropriate distance.		
<u>Policy 1:</u> The 1990 Urban Growth Management Agreement between the City of Milwaukie and Clackamas County is incorporated in the Milwaukie Comprehensive Plan. The City will continue to work with the County to amend this agreement consistent with the policies in this chapter.	Outdated. The 1990 UGMA needs to be updated to provide greater review and approval authority to the City.	Rewrite to state: "Maintain an up-to-date Urban Growth Management Agreement that establishes rules and procedures for coordinated planning decisions with the MPA and the area within ½ mile of the City limits."		
<u>Policy 2:</u> The County's Comprehensive Plan will apply to unincorporated areas until annexation or development of intergovernmental agreements giving the City authority for planning. The City will seek agreement for transfer of planning authority, both long-term and current, to the City for areas within the City's urban service planning area.	Partially relevant; Partially outdated. No lasting work has occurred over the last 28 years to implement this policy.	Rewrite: "The City will adopt and maintain land use plan designations for land within the MPA. Designations will be coordinated with Clackamas County through an intergovernmental agreement giving the City authority for planning." No change proposed to the second sentence except to replace "urban service planning area" with "MPA".		
<u>Policy 3:</u> The City will work with Clackamas County and affected special districts to develop mutual agreements to plan and provide for urban services compatible with land uses within the Urban Growth Management Boundary and the City of Milwaukie.	Relevant. Agreements with special districts need to be reviewed and revised to ensure better coordination and to spell out service transition with annexation when appropriate.	Replace "Urban Growth Management Boundary" with "MPA".		
<u>Policy 4:</u> The City will work with the County to ensure compatibility in the Urban Growth Management Boundary of both the City and County's Comprehensive Plan land use designations, now and in the future.	Relevant. The zoning ordinance, currently has the table that matches City zones to County land use designations.	Replace "Urban Growth Management Boundary of" with "MPA for".		
<u>Policy 5:</u> The process of coordinating land use actions and insuring Plan Compatibility between the City and the County for the Urban Growth Management Boundary will be outlined in amendments to the Urban Growth Management Agreement.	Redundant and unnecessary – this concept is captured in Policy 2 and 4.	Delete		

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<p><b>Objective 5 – Economic Balance in Land Use &amp; Service Demand:</b> To maintain an economically advantageous balance of residential, commercial and industrial land base and land use.</p>	<p>It is unclear what exactly is being addressed in this objective and how it was to be implemented. Does it mean we shouldn't annex certain areas?</p>			
<p><u>Policy 1:</u> The City will create an overall growth strategy that targets areas, predicts service demand, indicates budget needs, and projects revenues to ensure that high service demand areas are offset by high revenue producing areas.</p>	<p>No overall growth strategy has been developed. It is unclear what high demand areas that this policy is addressing.</p>	<p>“Develop and maintain an annexation and redevelopment strategy that enhances the overall fiscal health of the City.”</p>		
<p><u>Policy 2:</u> The City will accept annexations that result in efficient extension of City services, promote a logical city boundary, diminish any service subsidies to unincorporated areas, and promote the City's fiscal health.</p>	<p>Relevant. This policy should be referenced in findings when annexations are approved. Does it mean that we won't annex if these factors are not satisfied?</p>	<p>Revise to say: “The City will annex land that results in ...”</p>		
<p><b>Objective 6 – Cost of Services:</b> To ensure that the cost of urban services provision is paid equitably by all who receive them.</p>	<p>The concept is relevant but the City may want to use urban service provision as an incentive to encourage annexation and growth. City funded road and sidewalk improvements may be an incentive for annexation of residential property to the east.</p>	<p>“To ensure that urban services are financed in an equitable manner.”</p>		
<p><u>Policy 1:</u> The City will examine service contracts and mutual aid agreements to ensure that the City and its taxpayers do not subsidize services provided to areas outside the City.</p>	<p>Relevant but no timeline or schedule is provided for how often this is to occur.</p>	<p>Add: “At a minimum of every five years, the City will....”</p>		
<p><u>Policy 2:</u> The cost of providing services will be borne by those who require and use them.</p>	<p>The concept is relevant but the City may want to subsidize some services as an incentive for growth or annexation.</p>	<p>Revise: “As a general rule, the cost of providing services will be borne by those who require and use them, but in certain circumstances the City may subsidize service delivery to achieve growth and annexation objectives.”</p>		
<p><u>Policy 3:</u> City services will be extended when the City is assured of recapturing its service investments.</p>	<p>Relevant. No time frame is provided.</p>	<p>Revise: “Extend City services strategically so that they encourage growth, redevelopment, and annexation that will benefit the community and recapture service investments.”</p>		
<p><b>Objective 7 – Extension of Services:</b> To enable the City to maintain and extend adequate service levels as city growth occurs.</p>	<p>Relevant</p>	<p>No change.</p>		
<p><u>Policy 1:</u> The City will participate and cooperate with the County and affected service districts in planning for and providing the delivery of the full range of urban services: water, development, fire protection, senior service, sanitary sewer, transportation, park and recreation, planning, storm drainage, police protection, and library.</p>	<p>Relevant</p>	<p>No change.</p>		

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<p><u>Policy 2:</u> The City will examine and adjust its financial plans and programs to minimize any initial financial burden resulting from the expansion or delivery of services into growth areas.</p>	<p>Relevant – given that there have not been significant extensions of service in the urban service planning areas, this has not occurred.</p>	<p>No change.</p>		
<p><u>Policy 3:</u> The City will accept a subsidy to growth areas in the short term if there is a long term gain to the City.</p>	<p>Relevant – potentially conflicts with statements under Objectives 5 and 6</p>	<p>No change.</p>		
<p><u>Policy 4:</u> Service extensions will be made only where the City can provide the service without diminishing its ability to serve existing City residents and businesses.</p>	<p>Relevant but not it may not be possible to guarantee. Adding property with increasing police staffing could be considered an action that diminishes the ability to serve existing residents.</p>	<p>Service extensions will be made where the City can provide the service without significantly diminishing its ability to serve existing City residents and businesses.</p>		
<b>Big Ticket Questions</b>		<b>What is Missing?</b>		

## **GROWTH**

Accommodate long-range population and employment growth within the Hillsboro Planning Area.

- POLICY UR 1.1**     **Transition from rural to urban.** Provide for the orderly and efficient transition of land from rural to urban use.
- POLICY UR 1.2**     **Designate land for projected growth.** Designate land uses in a manner that accommodates projected population and employment growth.
- POLICY UR 1.3**     **Facilitate infill.** Facilitate the infill development of vacant or underutilized land consistent with City Comprehensive Plan land use designations.
- POLICY UR 1.4**     **Compact, mixed-use development in centers and along corridors.** Focus higher density, pedestrian-oriented, and transit-supportive mixed-use development within Regional Centers, Transit Station Communities, Town Centers, Neighborhood Centers, and along select Corridors.
- POLICY UR 1.5**     **Balance higher densities with other impacts.** Promote higher densities when proposed development is sufficiently-designed to mitigate potential negative aesthetic, environmental, and social impacts and demonstrates high levels of compliance with City development standards and design guidelines.
- POLICY UR 1.6**     **Targeted revitalization.** Prioritize investment in and revitalization of areas where private investment patterns are not accomplishing this objective.
- POLICY UR 1.7**     **Range of employment lot sizes.** Manage employment land to provide a range of lot sizes that accommodate a variety of employment types.
- POLICY UR 1.8**     **Routinely verify supply of developable land.** Routinely verify whether the City's supply of

developable land is sufficient to meet short- and long-term employment and housing needs.

**POLICY UR 1.9 Request additional lands for projected growth.**

Request additional lands for urbanization when the Hillsboro Planning Area will not accommodate the 20-year projected demand for employment and/or housing.

URBANIZATION (UR) GOAL 2

**CONSISTENCY**

Ensure local planning consistency with the region and the state.

**POLICY UR 2.1 Local and regional plans consistency.**

Ensure consistency with the Metro Urban Growth Management Functional Plan.

**POLICY UR 2.2 Adopt Comprehensive Plan designations.**

Ensure that all lands within Hillsboro City limits receive City Comprehensive Plan land use designations.

**POLICY UR 2.3 Development consistent with zoning, plans, and agreements.**

Support new development, infill development, and redevelopment in a manner that maintains compatibility with surrounding areas and is consistent with adopted zoning, relevant City community-level plans, partner agency plans adopted by reference and incorporated into the Comprehensive Plan, and formal intergovernmental agreements.

**POLICY UR 2.4 Urbanized unincorporated annexation.**

Adopt City land use designations that are most comparable to existing Washington County designations for newly-annexed urbanized areas until the City has completed community-level planning, consistent with the urban planning intergovernmental agreement and other intergovernmental agreements.

**POLICY UR 2.5 Unurbanized unincorporated annexations.**

Require City community-level planning and the subsequent adoption of City Comprehensive Plan

land use designations prior to the annexation of unincorporated, unurbanized areas.

**POLICY UR 2.6**     **Consistent community-level planning procedures.** Maintain consistent procedures for City community-level planning in new development, infill development, and redevelopment areas.

**POLICY UR 2.7**     **Partner to ensure City governance and service delivery.** Partner with Washington County, other public agencies, and special districts to ensure that local planning reflects City responsibility for ultimate governance of and service delivery to identified unincorporated urbanized and unurbanized areas.

**POLICY UR 2.8**     **Update urban service and planning agreements.** Establish and periodically update urban service, urban planning, and other formal intergovernmental agreements as needed to support urbanization, annexation, and urban service provision.

#### URBANIZATION (UR) GOAL 3

### **INCLUSIVITY**

Plan, develop, and enhance the urban built environment to meet the needs of community members of all ages, abilities, cultures, and incomes.

**POLICY UR 3.1**     **Compatibility with the community's needs and resources.** Ensure development of land that is consistent and compatible with the community's needs and resources.

**POLICY UR 3.2**     **Mix of uses and innovative design.** Advance a mix of uses and innovative architectural and site designs that integrate access to daily needs into neighborhoods and yield an active public realm that enriches the lives and health of the whole community.

**POLICY UR 3.3**     **Range of housing choices.** Provide a range of housing choices that meet the needs and preferences

of current and future community members of all ages, abilities, cultures, and incomes.

**POLICY UR 3.4 Strategies and tools to address gentrification.**

Create strategies to assess the risk associated with gentrification and use tools to mitigate the effects of new development and change on vulnerable households.

**POLICY UR 3.5 Range of employment types.** Foster a

range of employment types intended to benefit Hillsboro and the region.

**POLICY UR 3.6 Perform ESEE analysis.** Consider the economic,

environmental, social, and energy (ESEE) consequences of urban growth when determining the appropriate location and intensity of urban growth.

**POLICY UR 3.7 Energy implications of urbanization and higher density redevelopment.** Support

climate change mitigation and climate change adaptation measures including pursuing resource efficiency, renewable energy, and reduction of non-renewable energy use when areas are urbanized or are being redeveloped at higher densities.

URBANIZATION (UR) GOAL 4

## **FACILITIES & SERVICES**

Provide for the orderly and efficient extension of public facilities, utilities, and services.

**POLICY UR 4.1 Urban service extension while maintaining existing services.** Integrate the type, design,

timing, and location of public facilities, utilities, and services in a manner that accommodates expected population and employment growth while maintaining the City's ability to continue providing existing public facilities, utilities, and services citywide.

**POLICY UR 4.2 Urban service extension prior to urban development.** Require the provision of public

facilities, utilities, and services prior to or concurrent with urban development.

**POLICY UR 4.3**     **Development contributes to funding urban service extension.** Adopt additional funding methodologies, as needed, to ensure that new development and redevelopment adequately contribute to funding the necessary extension of public facilities, utilities, and services.

**POLICY UR 4.4**     **Annexation based on proximity to services.** Ensure that properties to be annexed can be reasonably served by public facilities, utilities, and services.

**POLICY UR 4.5**     **Equitable and standardized annexation practices.** Maintain equitable and standardized annexation practices.

**POLICY UR 4.6**     **Interagency coordination on service delivery.** Coordinate the extension of public facilities, utilities, and services and prioritization of capital expenditures with Washington County, other public agencies, and special districts responsible for providing public facilities, utilities, and services within Hillsboro City limits.

**POLICY UR 4.7**     **Interagency collaboration on regional infrastructure and environmental impacts.** Collaborate with regional partners on the regulations that address regional infrastructure and environmental impacts, such as transportation, water, and floodplain development standards.

#### URBANIZATION (UR) GOAL 5

### **EDGE COMPATIBILITY**

Enhance compatibility between urban uses and agricultural and forest uses on adjacent land outside the Urban Growth Boundary.

**POLICY UR 5.1**     **Compatibility between urban uses and agricultural or forest practices.** Promote compatibility between

urban uses and adjacent agricultural or forest practices outside the Urban Growth Boundary.

**POLICY UR 5.2 Lower-intensity uses beside rural reserves.** Focus lower-intensity urban development adjacent to rural reserves, designed to create an effective transition between urban uses and agricultural and forest uses.

**POLICY UR 5.3 Urban uses beside urban reserves.** Design development adjacent to urban reserves to maintain a cohesive urban environment as these areas develop in the future.

**POLICY UR 5.4 Public facility design near agricultural and forest practices.** Consider the design of public facilities, utilities, and services to accommodate nearby agricultural and forest practices.

**POLICY UR 5.5 City greenway system buffer.** Pursue a City greenway system that enhances buffering between urban uses and nearby agricultural and forest uses outside the Urban Growth Boundary.

- City policy on annexations has shifted over the years. While state law allows the City to compel islands of unincorporated land to annex, the current policy favors a voluntary approach.

## Goals And Policies

### Goals

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

1. Supports a compact form of urban growth, compatible with the City's neighborhood character, that uses land efficiently, focusing redevelopment within the current urban service boundary to discourage urban sprawl, and preserving rural lands outside the boundary;
2. Is well planned with carefully organized patterns of growth and strategic investment in infrastructure within its borders; and
3. Maintains full provision of services within the current urban service boundary.

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

#### Policies

- A-1. The City will not expand the existing Urban Service Boundary\* (USB) and will resist efforts to require expansion, except in those areas designated Teir 1 Urban Reserves as of February 1998, or where properties are needed for the development of public parks and recreation facilities.
- A-2. In any areas where the Urban Service Boundary has been expanded, new development will be required to pay for the full cost of extending urban services.\*
- A-3. The Urban Services Boundary (as depicted on the Comprehensive Plan Map) is the area within which the City shall be the eventual provider of the full range of urban services.
- A-4. Unless created in partnership with the City, oppose the formation of any new service district within the Urban Services Boundary.
- A-5. Support expansion of an existing service district's boundaries only if:
  - a. It can be shown that it is the only feasible way to provide a particular service. City services, rather than district services shall be provided when they are, or can be made available and are adequate;
  - b. The provision of service is consistent with the City's Public Facility Plan and Comprehensive Plan goals and policies;
  - c. Annexation agreements are recorded for the property receiving service, to the extent permitted by law; and
  - d. The service district can maintain an adequate level of service over both the short and long term.

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- A-6. When expanding the USB, inventory historic resources and provide incentives to designate and preserve the resources as historic landmarks.

## **B. Stafford Basin Policies**

### **Policies**

- B-1. Maintain the rural character of the Upper Stafford Basin to support land uses such as sustainable agriculture and parks in close proximity to the City center, consistent with the provisions of the Inspiring Spaces & Places chapter.
- B-2. In the Upper Stafford Basin, support a rural buffer between any urbanized areas and the existing communities of Lake Oswego, Tualatin and West Linn to maintain the individual character of each community.
- B-3. If concept planning occurs in the Stafford Basin Urban Reserve;\*
- a. Participate in a primary decision-making role for Urban Reserves 4A, 4B and 4C.
  - b. Advocate for the following plan features to be included:
    - i. A design and development pattern that results in strong transportation and transit connections to the east and west along I-205.
    - ii. Concurrent provision for accommodating increased demand for travel along I-205, including transit.
    - iii. In the Upper Stafford Basin, retention of the rural character and related land uses (Policy B-1) and a rural buffer between existing communities and future urbanized areas (Policy B-2).
  - c. Support the area's inclusion in the Urban Growth Boundary only if i-iii, above, are part of the final plan.

## **C. Annexation Policies**

### **Policies**

- C-1. Extend sanitary sewer and water services in the City's Urban Service Boundary as follows:
- a. Require unincorporated property to annex prior to the receipt of City sanitary sewer service except as provided in section (b).
  - b. Any of the properties designated in Figure 21 may be provided with City sanitary sewer service prior to annexation if all of the following conditions are met:
    - i. The property is within the Lake Oswego Urban Services Boundary;
    - ii. An existing sanitary sewer line operated by the City, to which connection can be made in accordance with subsection (iv) below, is within 300 feet of the property;

- iii. The County has found that the septic system serving the property is failing and the County has directed connection to a sanitary sewer system;
  - iv. The plan for extension of a sanitary sewer line to be connected to the City sanitary sewer line has been approved by the City Engineer; and
  - v. Immediate annexation of the property is not feasible and the Owner has executed a consent for future annexation.
- c. Require unincorporated property to annex or execute a consent for future annexation prior to the receipt of City water service. In no case will consent for future annexation be accepted where immediate annexation is feasible.
- C-2. The City may initiate island annexations as allowed by state law to:
- a. Create logical City boundaries; and,
  - b. Provide economic and efficient provision of City services to existing and proposed development within the subject area, and to adjacent land.
- C-3. Ensure that annexation of new territory or expansion of Lake Oswego's Urban Services Boundary does not detract from the City's ability to provide services to existing City residents.
- C-4. Prior to the annexation of non-island properties, ensure urban services\* are available and adequate to serve the subject property or will be made available in a timely manner by the City or a developer, commensurate with the scale of the proposed development.
- C-5. Require annexation of unincorporated property proposed for development when the development requires City sanitary sewer or water facilities.
- C-6. Encourage owners of property within the Urban Services Boundary to voluntarily annex to the City.

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

### **Policies**

- D-1. Enter into and maintain intergovernmental agreements with any sanitary sewer or water service provider within the Urban Services Boundary, and include a requirement for annexation agreements for unincorporated lands to receive either service.
- D-2. The City may enter into intergovernmental agreements to extend sanitary sewer, water, storm water management and other services to other cities outside the USB, and continue or enter into new agreements with existing service districts to provide public safety services and domestic water provided:
- a. These arrangements are in the City's financial interests;

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- b. Adequate capacity exists to provide services;
  - c. The quality and quantity of services to existing and future City residents are not diminished;
  - d. Such actions are consistent with the City's Public Facility Plan; and
  - e. Comprehensive Plan goals and policies pertaining to public facilities and services and urbanization are met.
- D-3. Enter into and maintain an Urban Growth Management Agreement with Clackamas County for lands within the Urban Services Boundary to:
- a. Promote compatibility of land uses, neighborhood character and public facilities when territory is annexed to Lake Oswego;
  - b. Preserve neighborhood character and livability through a coordinated City and County planning program;
  - c. Ensure high standards of urban design compatible with the surrounding community;
  - d. Provide certainty and predictability through consistent development standards and policies;
  - e. Protect and enhance natural resources;
  - f. Ensure the provision of public facilities and services is consistent with the City's Public Facility Plans;
  - g. Promote orderly annexation of territory;
  - h. Clearly define responsibility of the City, County, special districts, and franchise holders (e.g. cable, gas, electric power, solid waste) in providing services and managing growth within the Dual Interest Area;
  - i. Foster cooperation among all parties involved in land use planning and service delivery;
  - j. Obtain timely decisions pertaining to land use and service delivery issues; and
  - k. Achieve fair and equitable financing for public facilities and services needed to accommodate development.
- D-4. Develop, coordinate and implement the Public Facility Plan (PFP) for lands within the Urban Services Boundary to ensure predictable and logical provision of urban services.
- D-5. Enter into and maintain intergovernmental agreements with service districts operating within the Urban Services Boundary. These agreements shall:
- a. Define short and long term service provision roles of the City and service districts;

- b. Specify the terms and conditions of withdrawal of territory from service districts and the transition of capital facility ownership and administration to the City;
- c. Provide for coordination of plans and programs between the City and service districts; and
- d. Ensure services are provided consistent with the City's adopted Public Facility Plan.

## Recommended Action Measures

- A. Update System Development Charge rates annually and adjust rates to reflect increases in construction costs.
- B. Consider and, as appropriate, encourage changes in state legislation to allow the collection of System Development Charges for schools, fire stations, law enforcement facilities, and libraries.
- C. Maintain and update the Quality of Life Indicators.\*
- D. Incorporate Quality of Life Indicators into development regulations as criteria for determining the impacts of future development on the community.
- E. Participate in Metro's Urban Growth Management planning process and evaluate the feasibility of providing urban services to areas adjacent to Lake Oswego's Urban Services Boundary that Metro designates as urban reserves. As appropriate, develop urbanization plans\* for land use and facilities in urban reserve areas designated by Metro. (See also, Annexation Policies.)
- F. Prior to any expansion of the Metro Urban Growth Boundary, encourage Metro to work with affected jurisdictions and property owners to develop specific land use plans for these areas that ensure:
  - i. An efficient and compact urban form, thereby minimizing the need for expansion;
  - ii. Preservation of open space and other natural resources;
  - iii. That all urban level public facilities and services will be made available concurrent with development; and,
  - iv. That negative impacts will not accrue to neighboring communities.
- G. Maintain design and zoning standards for development within designated Town Centers and Employment Centers that:
  - i. Promote compact urban form, thereby avoiding urban sprawl;
  - ii. Are compatible with surrounding development;
  - iii. Ensure pedestrian scale design; and,
  - iv. Encourage alternatives to automobile use in order to reduce automobile dependence.

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- H. Implement a neighborhood planning program in coordination with Clackamas County to include portions of the Urban Services Boundary (USB).
- I. Encourage the City, County and service districts to adopt compatible facility design standards.
- J. Coordinate the development and implementation of the City's Capital Improvement Plan with Clackamas County, service districts and other service providers within the USB.
- K. Monitor and implement annexation agreements to ensure annexation of eligible property occurs as specified.
- L. Establish System Development Charge rates for urban reserve areas to recover the full cost of providing urban services.
- M. Explore the feasibility of adopting measures to ensure that the incremental costs of operating and maintaining urban services in any urban reserve area are fully assessed to that area.
- N. Within the Urban Services Boundary encourage Clackamas County to:
  - i. Apply relevant policies from the Lake Oswego Comprehensive Plan;
  - ii. Review development, using City standards and review procedures;
  - iii. Share in the responsibility of providing park facilities; and,
  - iv. Apply System Development Charges derived from development to projects that directly benefit the area.
- O. Work cooperatively with Clackamas County on regional planning issues, including the designation of urban reserve areas or amendments to the Portland Metropolitan Urban Growth Boundary, which may affect the interests of either jurisdiction.
- P. Provide public information to explain the costs and benefits associated with being within the City limits.
- Q. Develop a list of methods for encouraging annexation of properties within the USB.
- R. Encourage Clackamas County to require legislative and quasi-judicial Plan amendments\* within the Dual Interest Area to be consistent with the nearest or most similar City Comprehensive Plan designation.
- S. Recognize that public service districts may continue to operate within the Urban Services Boundary until:
  - i. An entire district, or portions thereof, are annexed by the City and subsequently withdrawn from district; or,
  - ii. Other arrangements are made for the assumption of district responsibilities by the City pursuant to intergovernmental agreement.