

**Lake Forest Neighborhood Plan  
Lake Oswego City Council Adopted Version - March 5, 2002**

**NEIGHBORHOOD 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 and County'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 and County wish to assume, or as a recommended action measure which is a recommendation to achieve a desired end but does not signify an obligation.

The City and County Comprehensive Plans are the general guide in matters relating to land use. However, a number of other factors should be recognized:

1. The Plans are not the only documents, which establish City and County policies and planning activities. For example, the City must conform to the Municipal Code, state and federal regulations, and intergovernmental agreements. To the extent possible, these requirements are referenced in the Comprehensive Plan.
2. If a project or process is not addressed by the Plan statements, the City or County 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 and County responsibilities 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 and County will follow to achieve that end.

Obligation - The City and County 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 the City and County positions and a definitive course of action. Policies are more specific than goals. They often identify the City and County position in regard to implementing goals. However, they are not the only actions that can be taken to accomplish goals.

Obligation - Relevant policy statements must be followed when amending the City and County Comprehensive Plans, 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 and County 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 and County 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 that outlines a specific 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 or County desires other jurisdictions to take in regard to specific issues. These statements also define the relationship desired other jurisdictions and agencies in implementing Comprehensive Plan goals and policies.

Obligation - Completion of projects, adoption of standards, or the creation of certain relationships or agreements with other jurisdictions and agencies, will depend on a number of factors such as citizen priorities, finances, staff availability, etc. Recommended action measures should periodically be reviewed to determine which are a priority to be accomplished in view of current circumstances, community needs and goal and policy obligations.

These statements are suggestions to future City and County decision-makers as ways to implement the goals and policies. The listing of recommended action measures in the plan does not obligate the City or County 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.

### ***Perspective***

The Lake Forest Neighborhood (LFNA) lies at the westerly end of Lake Oswego. It is bordered by the I-5 Freeway on the west, Boones Ferry Road on the South, Waluga Drive on the east and Meadows Road on the north. Most of the development in Lake Forest is residential, and, although the bulk of the neighborhood was platted in the 1920's, most residences were completed in the 1950's. Today, the neighborhood contains over 1000 homes on about 350 acres.

Lake Forest is characterized by tall evergreen trees, narrow streets and fairly large lots. While the overall density today is about three units per acre on average, at least 200 additional units could be constructed under Lake Oswego Comprehensive Plan densities. The challenge to the neighborhood lies in how to define and protect its valued character, defined by a quiet, natural setting, in light of future changes, including additional homes and surrounding commercial development and related traffic increases.

Neighborhood residents would like to ensure that through-traffic is limited and all traffic is slowed. Narrow roads with minimal improvements keep speeds low now. With redevelopment, Lake Forest would like street standards to provide for pedestrians, bikes and autos, while keeping roads drivable yet narrow, and utilizing natural roadside drainage where feasible.

Lake Forest residents also recognize the potential difficulties which may arise in an area that exists within two governmental jurisdictions. With a portion of land within the City of Lake Oswego and a portion under Clackamas County's jurisdiction, concerns such as differing land use standards, public utility service providers, levels of natural resource protection and transportation requirements, have arisen. While the City and County work together on projects and planning in the unincorporated area, this area within the Urban Service Boundary will eventually be in the City limits.

The City and the County have an agreement, the Urban Growth Management Agreement, which outlines roles and responsibilities of each jurisdiction. The UGMA specifies that the County is responsible for all implementing regulations and land use actions on unincorporated lands within the Dual Interest Area\*. When any land division or multi-family, commercial or industrial development application is proposed, however, the Agreement requires annexation to Lake Oswego, if City water or sewer facilities are required for the development. This offers the neighborhood some degree of certainty for how land will be divided and developed.

However, the City can not serve some areas of the neighborhood with sewer. Those parcels which can be served by the Unified Sewerage Agency (USA), may be served with sewer if property owners sign an annexation agreement for future annexation. Therefore, some development could occur under County development standards. The Steering Committee proposes that the City and County work together to revise the UGMA so as to require County adoption of, at a minimum, regulations similar to the City's home occupation and tree cutting standards to the currently unincorporated areas of the neighborhood and allow City implementation and enforcement. The Steering Committee feels that this will ensure a smoother transition to City governance if, and when, residents decide to annex and that this action would result in preserving the quiet and privacy of the neighborhood environment. Additionally, the Plan calls for annexation to the City of Lake Oswego prior to approval of any development that is proposed at a higher intensity. In this way, when additional parcels, or larger developments are proposed, City codes and standards would be applied.

The following is a list of the policies contained in the Lake Forest Plan which will result in future City of Lake Oswego Code changes:

Goal and Policy Reference	Summary
Goal 6, Air, Water and Land Resources Quality, Sound Quality Section, Policy 4	Requirement for noise mitigation report.
Goal 10, Housing, Policy 4)	Requirement for consideration of additional building design standards including orientation, setbacks, lot coverage and buffer requirements.

The following is a list of the policies contained in the Lakes Forest Plan which are intended to result in future changes to the Urban Growth Management Agreement between the City and County:

Goal and Policy Reference	Summary
Goal 2, Policy 1	Requires annexation to the City prior to consideration of a Comprehensive Plan Map Amendments, Zone Map Amendment or land partition, subdivision, commercial or multi-family development proposal within the unincorporated area of the Neighborhood Plan
Goal 2, Policy 3	Require Clackamas County to apply Systems Development Charges (SDCs) derived from development to projects which directly benefit the area.
Goal 2, Policy 6	Encourage County adoption of City codes and regulations to apply to unincorporated area of the neighborhood, when they are determined to better protect the character of the area and where general consensus among the neighborhood is reached.
Goal 5, Policies 2, 3 and 10	Preserve and enhance, the Lake Forest Neighborhood tree canopy by applying the City of Lake Oswego’s tree cutting regulations to all parcels within the Neighborhood Plan boundary, including mitigation requirements.
Goal 9, Policy 5	All new home businesses will meet City home occupation standards which will be reviewed through the City business license and zoning process. Existing County-approved home occupations will be subject to the County’s non-conforming use standards (LOC 48.26)

## **Goal 1: Citizen Involvement**

### **Summary of Major Issues:**

This chapter of the Lake Forest Neighborhood Plan recognizes that opportunities must be provided for all residents to become involved in issues that affect them. It also emphasizes communication with surrounding neighborhoods and the City and County. Lake Forest is currently a County Planning Organization (CPO) authorized by Clackamas County. In recognition of the fact that it lies within the Lake Oswego Urban Service Boundary and will ultimately be within the City limits, it has stated a goal of being recognized as a City Neighborhood Association as well as a CPO.

### **Goals:**

1. Ensure that all residents in the Lake Forest Neighborhood have the opportunity to be involved in all phases of the land use planning process.
2. Ensure ongoing, two-way communication between citizens and Neighborhood Association officers and board members, and between the neighborhood and City and County elected officials.

### **Policies:**

1. Become a recognized City of Lake Oswego Neighborhood Association in order to receive all City communications, receive City funds for ongoing neighborhood communications and receive notification regarding developments that are proposed in or near the neighborhood boundaries. (Note: On May 2, 2000, the Lake Forest Neighborhood Association was recognized by the City Council. Figure 1 shows the adopted boundaries the Neighborhood Association.)<sup>1</sup>
2. The Neighborhood will assist the City and County in determining the priority needs for the Neighborhood through neighborhood involvement on City and County Boards and Commissions, in the Capital Improvement\* Planning process and in legislative changes to the City and County Comprehensive Plan, Zoning Code and Development Code.
3. Ensure that coordination occurs between Lake Forest Neighborhood Association, other neighborhoods and County Planning Organizations (CPOs)\* in regard to land use, public facility planning and construction, and other matters which have impacts on neighborhood residents and business owners across neighborhood boundaries.
4. Provide timely information\* and notice so that all neighborhood residents have the opportunity to participate in land use and public facility planning decisions and other issues of significance to the neighborhood and City.
5. Provide residents and businesses a copy of the adopted Lake Forest Neighborhood Plan to ensure awareness of the plan's content and applicability.
6. Pursuant to LO Chapter 49, ensure that the neighborhood has adequate opportunity to understand and develop effective comments and testimony on land use applications.

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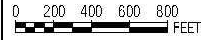
The City Council passed Resolution 00-02, officially recognizing Lake Forest as a City Neighborhood Association on May 2, 2000.<sup>1</sup>






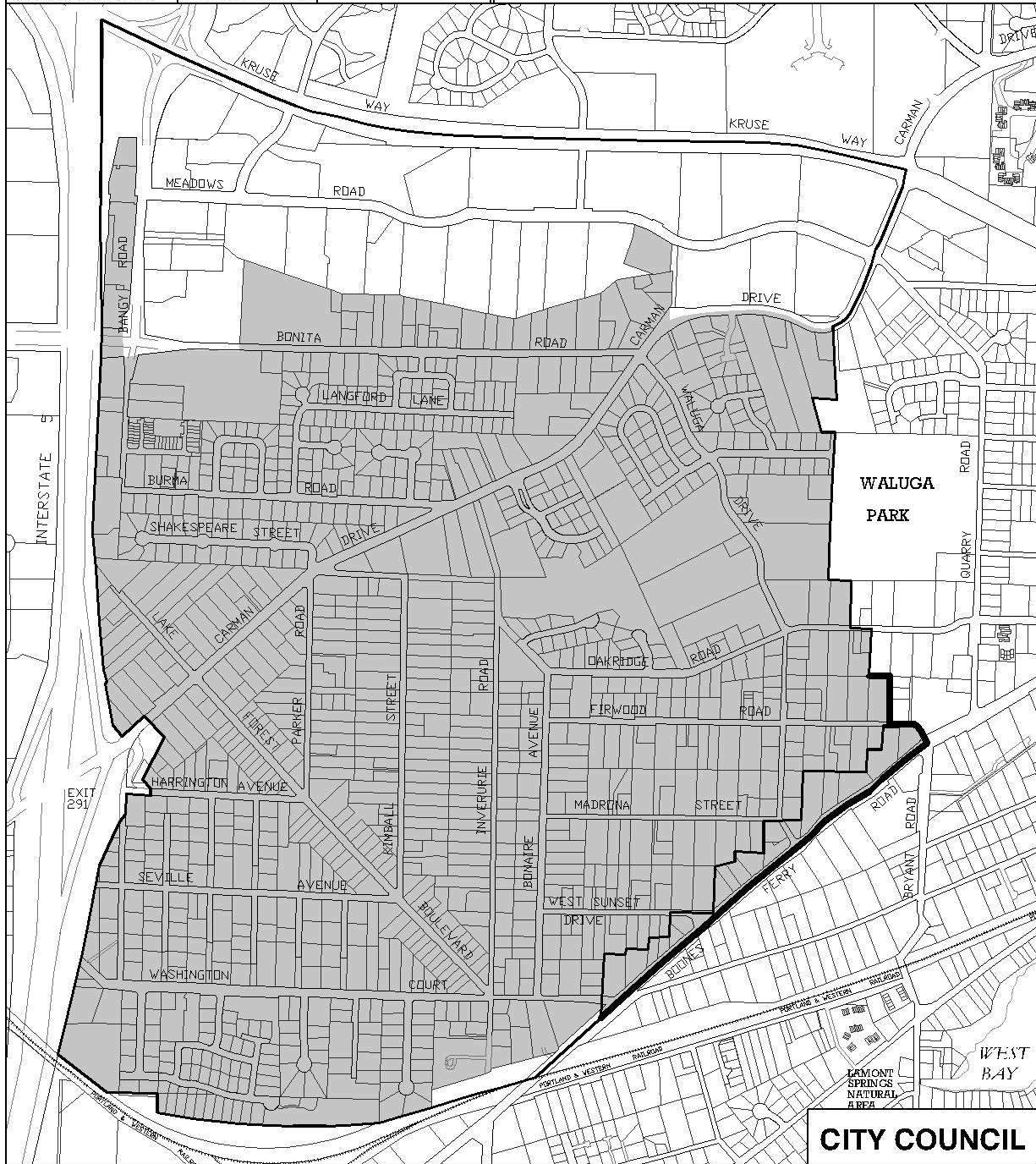
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# LAKE FOREST NEIGHBORHOOD PLAN

**FIGURE 1**  
FEBRUARY 2002



-  Current Neighborhood Boundary
-  Area To Which Neighborhood Plan Applies
-  Amended Lake Forest Southerly Boundary (following adoption of Neighborhood Plan)



**CITY COUNCIL**

**Recommended Action Measures:**

- i. Support the activities of the Lake Oswego Neighborhood Association Coalition\* (LONAC) as the means to communicate issues and provide opportunities for discussion among the City's various neighborhoods.
- ii. Encourage elected and appointed City and County officials to periodically meet with Lake Forest Neighborhood Association to ensure its opinions and needs are communicated directly to the City and County.
- iii. Consider the following strategies to improve notification opportunities in Lake Forest:
  - a. Notification of the Lake Forest Neighborhood Association Board as soon as City land use applications are accepted as complete, and;
  - b. Providing the Association Board an opportunity to meet with City staff prior to the required availability of the staff report\* to discuss the application and staff's analysis of the proposal.
- iv. Consider the following strategies to ensure that City-required pre-application neighborhood meetings\* between the applicant and the neighborhood are meaningful and that the attendees' concerns and issues are accurately communicated to decision-makers:
  - a. The applicant to agree with the Neighborhood Association chair upon a mutually convenient meeting date, time and place;
  - b. Written minutes to be taken and meetings clearly audiotaped; and,
  - c. The neighborhood contact meeting to include a presentation with a sufficient level of detail that conveys the appearance, site design, density, protection of natural resources, arrangement of uses, access and other relevant visual information that would be included in a complete application which would be submitted to the City, for the type of development proposed.

## **Goal 2: Land Use Planning**

### **Summary of Major Issues**

As discussed in the Perspective, the City of Lake Oswego is responsible for planning for and eventually providing services within the entire unincorporated neighborhood association area. The City, County and neighborhood anticipate that this will occur through annexation as stated in the City's Comprehensive Plan and the City/County Urban Growth Management Agreement (UGMA). The City and County support the City providing an urban level of service to areas desiring improved services, when they are provided and paid for through annexation. Providing the highest level of coordination between the City and County to ensure a smooth transition from County to City governance and regulations is a priority for the neighborhood. The areas of highest priority to Lake Forest include the process and approach to land development, the protection of neighborhood character and livability, ensuring high standards of urban design compatible with the desires of the neighborhood, protection and enhancement of neighborhood character and protection and enhancement of natural resources. In order to accomplish protection of neighborhood character, this Chapter proposes requiring annexation to the City of Lake Oswego if comprehensive plan amendments, zone changes, land divisions, multi-family or commercial development or industrial developments are proposed within the unincorporated portion of the Lake Forest Plan area.

Through the neighborhood plan, Lake Forest would like to ensure that certain City land use regulations and processes could be adopted by the County and administered by the City when these regulations or processes are determined to better protect the character of the neighborhood within the unincorporated portion of the Lake Forest Plan. This would only occur in situations where general consensus among the neighborhood residents, the City and the County concur and when the services could be provided efficiently and economically by the City, with no financial burden to existing City residents and for a limited period of time until annexation occurs.

Maintaining the affordability of the neighborhood is important to its residents to enable residents to remain living in the neighborhood, reinvest in their properties and maintain a neighborhood stability. The neighborhood also recognizes that the affordability of Lake Forest not only makes the area attractive to residents and potential purchasers, but also to those who may wish to develop.



**Goal:**

Ensure that adopted land use processes and policy framework serve as a basis for all decisions and actions related to the use of land within the Lake Forest Neighborhood.

**Policies:**

1. Require property within the unincorporated portions of the Lake Forest Neighborhood Plan to be annexed to the City of Lake Oswego prior to being considered for a Comprehensive Plan Map Amendment, Zone Map Amendment land partition, or subdivisions. Annexation shall also be required for commercial or multi-family development proposals that would require City of Lake Oswego design review under the City of Lake Oswego Development Code. All other development, including individual single family building permits on lots of record, building permits for single family remodeling, grading, removal or replacement of soil, filling, excavation or change of use not requiring design review, would not require annexation and review would be conducted by the County, if applicable.
2. An applicant for a plan and zoning map change to a commercial designation shall be strictly required to demonstrate substantial evidence of the public need for the change, plus substantial evidence that the proposed change will best meet the identified public need versus other available alternatives, as required by Comprehensive Plan Goal 2, Policy 14(f).
3. Require necessary infrastructure improvements or non-remonstrances for future improvements as a condition of development approval. Within the unincorporated Lake Forest Neighborhood, require Clackamas County to apply Systems Development Charges (SDCs) derived from development to projects which directly benefit the area.
4. Maintain residential areas at existing zone and plan density designations, except where an applicant demonstrates that a proposed zone/plan density change to R-0, R-2, R-2.5 or R-3 complies with the Comprehensive Plan criteria for zone changes and the following additional criteria:
  - a. The area proposed for a zone/plan density change is first annexed to the City of Lake Oswego;
  - b. That the need for the zone/plan change is balanced with the need to ensure the cohesiveness and design integrity of single-family residential neighborhoods by requiring the subject parcel to abut a major arterial street and be within walking distance (1/4 mile) to bus lines or transit centers;
  - c. 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; (new CPA/ZC amendment criteria)
  - d. A proposed plan/zone density change shall have no negative effect on the City's compliance with the Metro Housing Rule (OAR 666-07-000).
5. Develop and implement strategies to maintain the affordability of neighborhood single-family housing.

6. Encourage County adoption of City codes and regulations to apply to the Lake Forest Neighborhood Plan area that is unincorporated when these codes and regulations are determined to better protect the character of the area and where general consensus among the neighborhood is reached and when services can be efficiently and economically provided by the City with no financial burden to existing City residents.

County adopted City regulations may be administered and enforced by the City, for a limited time period until annexation occurs, but in no event for more than three years.

7. The City, County and Lake Forest neighborhood will explore available options that would result in annexation of the unincorporated portion of the neighborhood within three years. These options may include:
  - a. A vote of property owners and residents in the unincorporated territory and holding of a public hearing allowing City residents to be heard on the question of annexation, in compliance with state law.
  - b. Pursuing consensual annexation of property owners.
  - c. Provision of accurate information so property owners to make decisions about annexation.
  - d. City Council consideration of a phase-in of City taxes for the unincorporated area of the Lake Forest Neighborhood, within the parameters allowed by state law.
  - e. Other measures as allowed by state law.

**Recommended Action Measures:**

- i. When the City considers Comprehensive Plan Amendments and Zone Map changes to commercial uses within the Lake Forest Neighborhood Plan, it should consider whether any change in circumstance has occurred which would cause a departure from the following three studies:
  - a. The findings and conclusions of “An Analysis of Commercial and Industrial Land Use and Employment in Lake Oswego Oregon<sup>2</sup>”
  - b. Findings for vacancy rates for rentable retail space cited in the “Market Analysis for the Lake Oswego GAP Quick Response Grant<sup>3</sup>”and;
  - c. Findings that there are not adequate employment opportunities such that the City cannot meet Metro established job targets identified within the most recent Metro 2020 Regional Forecast and Growth Allocation.

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<sup>2</sup> This is an August, 1988 Background Report prepared in fulfillment of Statewide Planning Goal 9 for the Periodic Review of the Lake Oswego Comprehensive Plan.

<sup>3</sup> This is a market analysis report prepared for a legislative Plan and Zoning Map Amendment PA 4-98/ZC 6-98/DA 1-98.

## **Goal 5: Open Spaces, Scenic and Historic Resources and Natural Resources**

### **Summary of Major Issues:**

A defining feature of the Lake Forest Neighborhood is the tree canopy that exists throughout the area. The neighborhood is also ringed with wetlands, tree groves and a stream corridor, Carter Creek, to the north. The health of these resources is important to neighborhood residents.

Currently, the majority of the neighborhood lies within the unincorporated portion of Clackamas County, outside the Lake Oswego City limits. There are no restrictions on tree-cutting in the unincorporated portion of the neighborhood. Within the City limits, however, Lake Oswego regulates the removal of trees over five inches in diameter. Two trees between five and ten inches per year may be removed with a Type I permit. More than two trees, or trees greater than 10” in diameter, require a Type II permit.

The 1997 Neighborhood Survey contained several questions regarding tree cutting. About one-third of the 223 respondents indicated that they would not want any tree cutting restrictions. About one-third indicated that tree cutting permits should be required and should only allow for the removal of diseased or threatening trees and limbing of healthy trees. An additional one-quarter favored tree cutting restrictions based on the diameter of the tree. This draft Plan calls for the City’s tree-cutting permit system to be applied within the unincorporated area following adoption of this Plan by the City and County and amendment of the City/County intergovernmental agreement.

A majority of respondents listed the area’s trees as one of the things they liked best about the neighborhood. Policies were developed which focus on:

- *Emphasizing protection of significant trees and maintaining tree health, rather than allowing removal and subsequent mitigation through replanting;*
- *Providing property owners the opportunity to preserve trees through participation in a City adopted Heritage Tree Protection Program\*.*
- *Protecting and enhancing significant trees within the public right-of-way and on other public lands, and;*
- *Monitoring the Neighborhood’s tree canopy over time through a City-maintained data collection and inventory system.*

There is one site in the neighborhood of historical significance for its architecture, which was inventoried in 1989 as part of the City of Lake Oswego’s Historic Resources Inventory. The Cecelia Arildsen House at 16480 Lake Forest Blvd. was built in 1937 by Simon Bigham, a noted stonemason. The property was noted for its architectural significance. It was not placed on the City’s Landmarks List, as it is not in the City limits. State regulations relating to historic resources now call for voluntary, rather than mandatory, property owner participation in

protecting significant resources. This could affect whether this structure receives protection under Goal 5 with either the County or, eventually, the City.

The RAMs in this chapter also identify several sites as candidates for landscaping and beautification suggested by neighborhood residents.

### ***Goal 5: Open Spaces, Scenic and Historic Resources and Natural Resources***

#### **Goal:**

Preserve Lake Forest Neighborhood's natural resources and wooded character.

#### **Policies:**

1. Preserve Lake Forest Neighborhood's stream corridors\*, tree groves\*, and wetlands\* as designated by the City's Sensitive Lands Map and Atlas\* for parcels within the City. (Figure 2)
2. Pursuant to City regulations, preserve and maintain open space reserves \* consistent with conditions of development approval including:
  - a. Preventing the removal of trees and non-invasive vegetation\* except as provided by the Lake Oswego Tree Code (LOC 55);
  - b. Removing invasive vegetation\* and replanting with native plant species where appropriate;
  - c. Preventing the dumping of garbage and yard debris in open space areas through enforcement of nuisance provisions Lake Oswego Code (LOC 34.08.490), and;
  - d. Not allowing the encroachment on open spaces of structures, yards, landscaping or other private improvements.
3. Preserve, and where possible, enhance, the Lake Forest Neighborhood tree canopy\* by applying the City of Lake Oswego's tree cutting regulations to all parcels within the Neighborhood Plan boundary.
4. Require developers to maximize the preservation of trees and tree groves designated on the Sensitive Lands Map and Atlas, in accordance with City standards.
5. Require, when new major development is proposed, open space designation of the land on which there are significant trees.
6. The development review process shall emphasize protection of significant trees rather than allowing removal and subsequent mitigation through replanting.
7. Provide property owners the opportunity to preserve trees through participation in the City adopted Heritage Tree Protection Program\*.
8. Protect trees within the public right-of-way and on other public lands, where appropriate.

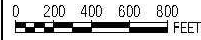


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# LAKE FOREST NEIGHBORHOOD PLAN

## SENSITIVE LANDS

FIGURE 2  
FEBRUARY 2002



	Stream Corridor (RP)		1B Resource
	Wetland (RP)		Insignificant Resource
	Tree Grove (RC)		Area To Which Neighborhood Plan Applies



9. Ensure public works projects in the Lake Forest Neighborhood are designed, implemented, and maintained to protect trees, significant vegetation and other natural resources, in accordance with City codes and regulations.
10. Ensure that when trees are removed in the Lake Forest Neighborhood in violation of the Lake Oswego Tree Code (LOC Chapter 55), replanting required for mitigation occurs within the neighborhood's boundaries, in accordance with LOC Chapter 55.
11. Monitor the condition of the Lake Forest Neighborhood's tree canopy over time, including the identification and progression of disease such as laminated root rot, through a City maintained tree canopy data collection and inventory system.\*
12. Protect and restore the natural resource functions and values\* of Carter Creek and the other City inventoried stream corridors, wetlands and tree groves in the Lake Forest Neighborhood, which are shown on the Sensitive Lands Map and Atlas and protected by the City's Zoning Code.
13. Require storm drainage and water quality management measures\* and facilities for all new development within and outside Lake Forest Neighborhood to ensure Lake Forest Neighborhood properties and natural resources are protected from flooding, erosion and sedimentation and other effects of increased water run-off in accordance with the Lake Oswego Development Standards.

**Recommended Action Measures:**

- i. Encourage a Lake Oswego Community Forestry Program which:
  - a. Provides for an ongoing tree planting and maintenance program in public rights-of-way, natural areas, open spaces and parks, and;
  - b. Provides information regarding tree care to the general public.
- ii. Encourage property owners and citizen groups to landscape with native plants along stream corridors and adjacent to wetland buffer areas.
- iii. Encourage the identification of historically significant buildings and features in the Lake Forest Neighborhood.
- iv. Encourage the dedication of conservation easements\* to protect natural resources and open space.
- v. Develop and maintain landscaped entry features and focal points within the Lake Forest Neighborhood at the following locations:
  - Neighborhood entryway planter at Carman Drive on the east side of I-5.
  - Washington Court near Lake Forest and Boones Ferry
  - Bonita Road at the Hunt Club Apartments
- vi. Foster continued community support for tree protection in the Lake Forest Neighborhood by encouraging City staff to provide prompt and reasonable determination of citizens' tree

removal needs.

- vii. Strongly encourage voluntary protection of the neighborhood's mature tree canopy and other significant trees through property owner participation in a "Heritage Tree Program"\*.
- viii. Develop a separate fund for any fines for violations or fees-in-lieu of tree planting that result from violations or required mitigation in Lake Forest so that these fees can be used to plant trees within the neighborhood.

## **Goal 6: Air, Water and Land Resources**

### **Summary of Major Issues:**

The Lake Forest Neighborhood lies within the Oswego Lake Drainage Basin. The surface water that collects in the neighborhood eventually finds its way to the Willamette River, through an interconnected system of creeks, and natural and piped drainages. Thus, water pollution anywhere in the drainage basin can affect downstream waters.

As the neighborhood grows, natural surfaces that used to absorb surface water may be covered over with streets, parking areas 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, erosion, sedimentation and damage to wildlife and vegetation habitat. In addition, water pollution can come from many other sources such as septic tanks and chemicals used to maintain lawns and landscaped areas.

The City of Lake Oswego adopted a Surface Water Management (SWM) Plan for the area within the Urban Services Boundary in 1992. This is the City's primary document to guide enhancement of water quality within the USB. Its main objectives include promoting the use of natural drainage systems rather than closed pipe to convey water runoff, preventing pollution from getting into runoff and allocating costs in an equitable manner to all who will benefit from improvements.

Lake Forest is interested in retaining its natural drainage systems to control runoff, ensuring that land development processes and methods protect and enhance water quality, and responding effectively to potential pollution problems such as septic failures in an efficient manner.

The Lake Forest neighborhood would also like to maintain its quality of life by minimizing noise from the I-5 freeway. Transportation is a significant source of continuous noise affecting properties near I-5 and major streets such as Boones Ferry Road. Noise problems are harder to solve after development has occurred, however. Therefore, Lake Forest would like to evaluate potential noise problems as part of development review so that noise sensitive uses, such as parks and special use housing, are not located near noise generating activities or mitigation occurs as part of development when these uses are adjacent. Encouraging buffering and planting will also mitigate negative air quality effects of these transportation corridors.

## **Goal 6: Air, Water and Land Resources**

### **Air Quality:**

#### **Goal:**

Minimize air pollution and improve air quality in the Lake Forest Neighborhood.



**Policies:**

1. Preserve and enhance the natural tree canopy in Lake Forest and other open space and natural resources, to sustain its positive contribution to air quality.
2. Increase the opportunity to use alternative transportation as a means to reduce air pollution, including provision of pathway\* and bicycle facilities that connect to shopping, bus service and employment areas.
3. Ensure major streets can accommodate existing and future transit needs in accordance with City Comprehensive Plan policies and City regulations.

**Recommended Action Measures:**

- i. Encourage the preservation and planting of trees to improve air quality.
- ii. Encourage land use and transportation patterns which reduce dependency on the automobile.
- iii. Encourage ODOT to reduce air pollution as a result of I-5 through additional plantings within the right-of-way

**Water Quality:**

**Goal:**

Reduce surface water and groundwater pollution.

**Policies:**

1. Ensure that future land use activities protect and enhance neighborhood water quality through implementation of City of Lake Oswego development standards.
2. Promote natural drainage systems\* for the conveyance and treatment of surface water.
3. Promote the maintenance of existing septic systems to ensure proper functioning. In areas where failing septic systems are contaminating ground and surface waters, sewers shall be extended in accordance with the processes outlined in the Lake Oswego Code.
4. Minimize impermeable surfaces to reduce runoff.
5. Restore the functions and values of wetlands and stream corridors as a means to enhance water quality through existing standards in LOC 48.17, Sensitive Lands Overlay Districts.
6. Encourage water quality facilities and above-ground water detention facilities to be attractive and function properly.

### **Recommended Action Measures:**

- i. Cooperate with Clackamas County to educate and inform residents about proper septic system maintenance.
- ii. Encourage the use of the City's Planned Development standards for developments proposed within the neighborhood, which require flexible setbacks and lot coverage to preserve natural vegetation in order to reduce surface water and enhance the quality of surface water and ground water.
- iii. Inform residents of methods and costs of sewer extension and provide administrative assistance with the sewer extension process.
- iv. Encourage the use of permeable surfaces for parking.

### **Sound Quality:**

#### **Goal**

Reduce noise levels in Lake Forest and maintain the quiet character of the neighborhood.

#### **Policies:**

1. Prevent noise problems by requiring the consideration of the compatibility of noise-sensitive and noise-producing land uses during Zone Changes, Comprehensive Plan Amendments, conditional uses, variances and home occupations, through enforcement of City regulations. Separate incompatible uses where feasible.
2. Locate, design and buffer new residential development in such a manner as to minimize the negative impacts of noise sources such as transportation facilities and active recreation uses, in accordance with existing building design and landscaping and buffering development standards.
3. Work with ODOT and other jurisdictions to minimize noise impacts of existing and future transportation improvements.
4. The City shall develop and consider for adoption, an ordinance requiring a noise mitigation report to be submitted as part of development applications when multi-family or commercial land uses are proposed abutting single family residential land uses. The purpose of the report is to determine whether the new use will produce noise levels above the existing ambient residential noise levels. If noise levels associated with the new development will be higher than existing ambient levels, a noise-mitigation plan shall be required.

**Recommended Action Measures:**

- i. Encourage traffic management measures that discourage through-traffic from using local residential streets.
- ii. Inform and educate City residents in the Lake Forest Neighborhood about City noise ordinances and enforcement.

**Goal 8: Parks and Recreation**

**Summary of Major Issues:**

The City of Lake Oswego provides diverse recreation opportunities and experiences for all residents within the City and its surrounding Urban Service Area. In terms of neighborhood park space, the Lake Forest Neighborhood is primarily served by Waluga Park, located on Waluga Drive. This 53.2 acre park provides active and passive recreational opportunities. Lake Forest residents have identified concerns regarding the continued protection of the wetland within Waluga Park and improved pathway access to the park.

Ultimately, the Lake Forest neighborhood will be under City jurisdiction. The City is responsible for planning for facilities and services within the Neighborhood. Residents have expressed a desire to ensure the City identify and acquire any additional lands which could satisfy long range neighborhood needs within Lake Forest.

**Goal 8: Parks and Recreation**

**Goal:**

The City shall maintain existing City park facilities and expand park facilities where feasible, which are safe, provide both active and passive recreational opportunities and are accessible by a variety of transportation modes to meet the needs of the Lake Forest Neighborhood as well as surrounding area residents.

**Policies:**

- 1. Preserve and enhance the sensitive lands within Waluga Park through limiting uses that conflict with the functions and values\* of the wetlands and tree groves as specified in LOC 48.17 Sensitive Lands Overlay.
- 2. Examine opportunities for additional recreational facilities within the neighborhood, when planning and acquiring additional park land.
- 3. Plan and develop a system of pathways to connect open spaces and park facilities in the neighborhood with existing pathways and transit lines.
- 4. Require developers to pay their fair share of future park acquisition and development costs.

**Recommended Action Measures:**

- i. Implement an Adopt-a-Path program in the neighborhood to encourage pathway cleanup.
- ii. When additional uses are proposed for Waluga Park, encourage an analysis of impacts on natural resources within and around the park.

- iii. Encourage acquisition of a parcel or parcels that would provide space for a tot lot, picnicking, or other low-intensity neighborhood uses, to provide park access within walking distance for those residents further from Waluga Park. One possible opportunity may be pursuing public dedication of the private open space area at Washington Court/Lake Forest/Roosevelt.
  
- iv. Engage neighborhood residents in the planning and design process for park facilities, to address issues such as natural resource preservation, neighborhood compatibility and transportation issues.

## **Goal 9: Economic Development and Commercial Lands**

### **Summary of Major Issues:**

The boundaries of the Plan as proposed contain one area of commercially zoned land, which is the West Lake Grove Design District near Boones Ferry and Madrona. However, the Kruse Way office/ commercial area lies to the north and the Lake Grove Commercial District lies to the southeast. The neighborhood relies upon the commercial areas for its daily shopping needs. Some residents may also work there or in the Kruse Corridor, so maintaining vitality in these areas, as well as compatibility with the surrounding neighborhood, is important.

Within the Lake Forest Neighborhood area, there are also several Metro 2040 Growth Concept designations which may affect how development occurs. The overall principles embodied in the Metro 2040 Growth Concept\* and the Regional Urban Growth Goals and Objectives (RUGGO) include encouraging a compact urban form in specific Design Type areas including Town Centers, Employment Centers, Main Streets, Regional Centers and Transit corridors (Figures 3). An additional intent of focusing development in these Design Type areas is to enable established neighborhoods outside of Design Type areas to develop at existing Comprehensive Plan densities rather than requiring higher densities. In this way, the bulk of additional units that jurisdictions are required to provide to meet targeted dwelling units for 2017 will be located in Design Type areas.

The following Design Types exist within the Lake Forest area: A Main Street on Boones Ferry Road, extending from Kruse Way south to Washington Court on the north and the Southern Pacific right-of way on the south (to include the West Lake Grove Design District area); Transit Corridors on Boones Ferry Road and Kruse Way, which are to receive frequent, high quality transit service; the Kruse Corridor Employment Area and the Lake Grove Town Center. A map illustrating these areas is shown in Exhibit 3. Existing zoning in these areas allows compact development.

It is important to stress that representatives on the Steering Committee agreed that it was appropriate to establish a boundary beyond which the Lake Forest Commercial District would not expand into the residential portion of the neighborhood- This Boundary is specifically outlined on the map in Figure 3 and in Policy 4.

## **Goal 9: Economic Development and Commercial Lands**

### **Goal:**

Promote policies and actions which prohibit expansion of commercial uses into the residentially zoned portion Lake Forest Neighborhood and ensure compatibility of existing commercial uses in commercially zoned areas, with the character of the residential area of the neighborhood.

**Policies:**

1. Require that future improvements to Boones Ferry Road maintain or improve safe access to area businesses for the automobile, transit, pedestrians and bicyclists, while maintaining the function and character of adjacent neighborhood collectors and local residential streets.
2. New commercial development shall protect existing natural resources, pursuant to the City's Tree Code and Sensitive Lands Overlay Zone, to the extent possible through implementation of conditions of development approval. Trees, and especially mature Douglas Firs, shall be replaced consistent with approved landscape plans. New trees shall be installed as required whenever possible along streets, pedestrian ways, building setbacks and within public places within commercial areas.
3. Ensure that land use regulations for commercial and multi-family development foster compatibility with surrounding residential neighborhoods through measures such as:
  - a. Outdoor lighting controls
  - b. Separating noise sources from adjacent noise sensitive uses;
  - c. Containment and screening of trash collection areas;
  - d. Utilizing setbacks, buffering and screening to mitigate the visual and operational impacts of outdoor storage areas and other outdoor activities, and;
  - e. Enforcement of prior conditions of development approval per LOC 48.02.055 - 48.02.075
4. Commercial development is provided for in this plan, in the area shown in Figure 3. The neighborhood will oppose attempts to rezone in any other areas of the neighborhood from the residential zoning designation existing at the time of this plan's adoption to commercial, based upon the policies herein which taken together as a whole discourage rezoning of residential to commercial outside of those areas depicted in Figure 3.
5. All new home businesses will meet City home occupation standards which will be reviewed, administered and enforced by the City. Existing County-approved home occupations will be subject to the County's non-conforming use standards (LOC 48.26)

**Recommended Action Measures:**

- i. Encourage intra-city transit connections between the Lake Forest Commercial District and other business districts and employment centers and with the City's residential neighborhoods.

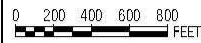



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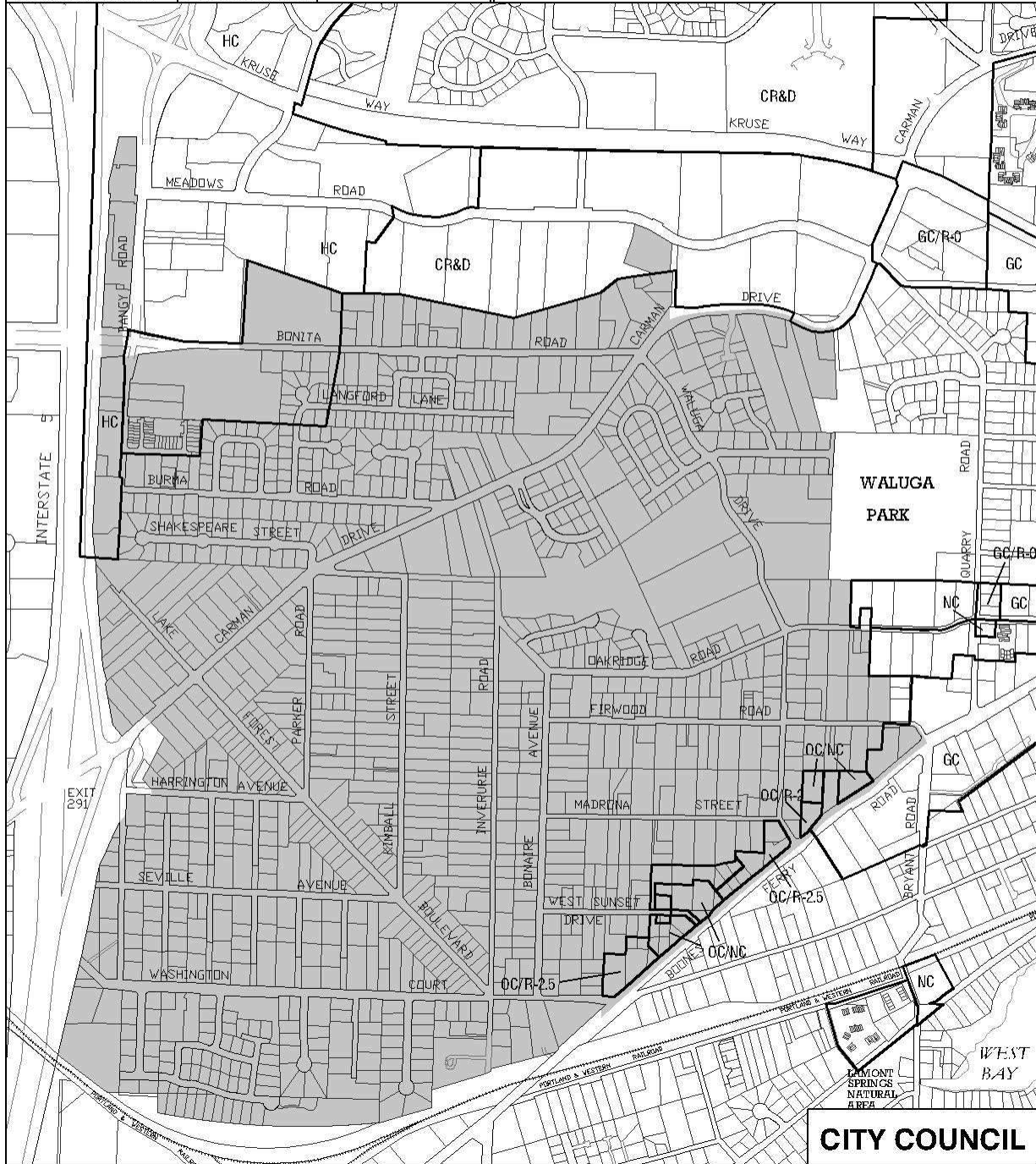
# LAKE FOREST NEIGHBORHOOD PLAN

## LIMITS OF COMMERCIAL LAND USE

**FIGURE 3**  
FEBRUARY 2002



- |   |   |
|---|---|
| <b>NC</b> Neighborhood Commercial District      | <b>OC</b> Office Campus District  |
| <b>GC</b> General Commercial District           | <b>OC/R-2.5</b> Mixed Use (office/residential)  |
| <b>HC</b> Highway Commercial District           |  Area To Which Neighborhood Plan Applies |
| <b>CR&amp;D</b> Campus Research and Development |   |



**CITY COUNCIL**



## **Goal 10: Housing/Residential Land Use**

### **Summary of Major Issues:**

Lake Forest Neighborhood is comprised of primarily modest single family homes on relatively large lots. As sewer becomes available to this area, pressure to redevelop parcels may increase. The Neighborhood has expressed interest in preserving as many trees as possible, maintaining the “country lane” appearance of streets and blending and screening new development as it occurs. This chapter primarily focuses on these types of issues.

A zoning proposal to allow some additional higher density (approximately 10 units per acre) within the proposed West Lake Grove Design District commercial/office area on Boones Ferry Road, was approved by the Lake Oswego City Council in 1999. It is important to neighborhood residents that higher density housing be buffered from existing lower density housing and be compatible in height, bulk and scale. Residents have participated in the development of the Design District and have worked hard to include buffering and screening measures in the drafts.

Other issues that the neighborhood has discussed include requiring auto, bike and pedestrian circulation for developments, clustering buildings to preserve trees, wetlands and existing vegetation and promoting an open space network that enhances the tree canopy, provides visual relief from development and preserves essential natural systems.

## **Goal 10: Housing/Residential Land Use**

### **Goal:**

Preserve the livability and aesthetic character of Lake Forest’s Residential Neighborhoods.

### **Policies:**

1. Ensure that the scale and character of neighborhood collectors and local streets, which provide access to and within Lake Forest’s residential neighborhoods are appropriate to the area served and are designed in accordance with the Lake Oswego Development Standards. Especially important are:
  - a. Preservation of trees within street right-of-ways and on adjacent properties to provide tree canopy\* and shade, and;
  - b. The non-urban design character of local streets including:
    - i. “Skinny Streets”\* where warranted by traffic, safety and access conditions;
    - ii. No curbs, gutters and sidewalks where alternative storm drainage and safe pedestrian movement can be accommodated by pathways\* and the natural drainage system, and;
    - iii. Area for adequate on-street parking for residents and their guests which can also provide for safe pedestrian travel.
  - c. The safety and convenience of pedestrians and bicyclists, and;
  - d. Access by emergency vehicles and school buses.

2. Ensure that undeveloped street right-of-way\* remains available for street trees, on-street parking and pedestrian use and is not prevented from being utilized for these and other public uses by private encroachments such as landscape improvements and storage of vehicles, boats and equipment, per City regulations.
3. Allow development of residential infill lots within the Lake Forest Neighborhood subject to specific City of Lake Oswego design and development standards which ensure compatibility of resulting development with neighborhood design character. These standards include:
  - a. Flag lots\*, excluding the access way, be the same size as required by the existing zone;
  - b. Adequate, but not excessive, vehicular access width to ensure efficient utilization of land
  - c. Demonstration that infill development will not preclude future development options on the parent parcel or on adjoining lands;
  - d. Buffering and adequate separation of new buildings from existing residences.
4. The City will develop and consider for adoption new regulations to increase compatibility of development on residential infill lots in the incorporated portion of Lake Forest. Items for review include building design standards and orientation, setback, lot coverage and buffer requirements height averaging, increased side yard setbacks commensurate with proposed height of structure and requiring adjacent property owners to grant easements for access when flag lots are proposed so that wide accesses can be avoided.
5. Abate nuisance situations\* such as excess noise, abandoned or non-operational vehicles, dangerous buildings\*, and accumulation of refuse through the Lake Oswego Code (LOC 34.08.000 – 34.11.599) and the County’s nuisance provisions.
6. Ensure home occupations\* do not include business activities which cause adverse impacts on residential neighborhoods such as outside storage, excessive traffic, inappropriate hours of operation, noise, etc., per LOC 48.20.545.
6. Allow secondary dwelling units\* only when one unit is owner occupied, per LOC 48.20.547.

**Recommended Action Measures:**

- i. Encourage identification and correction of intersections and streets which restrict access by emergency vehicles and school buses.
- ii. Encourage owners who store recreational vehicles, construction equipment and non-operational automobiles in front yards to relocate them away from public view.
- iii. Promote public safety and a sense of visual and social connection throughout the neighborhood by:
  - a. Discouraging the planting of hedges and other plant materials which substantially screens residences from view, and
  - b. Encouraging property owners to cut back overgrown vegetation\*.

- iv. Consider placing a blue, City “Entering Neighborhood” sign at Bonita near the Hunt Club Apartments since this area has been annexed.

**Goal 11: Public Facilities: Police and Fire Protection, Surface Water Management, Water Treatment and Delivery, Sanitary Sewer, and Private Utilities**

The City of Lake Oswego Comprehensive Plan contains numerous policies in the Goal 11: Public Facilities and Services Chapter, which apply to the City portions of the Lake Forest Neighborhood and the rest of the community. The following policies have been developed to be specific to Lake Forest neighborhood’s specific conditions and character. They are intended to be supportive and complementary to the other Comprehensive Plan policies which apply citywide.

The majority of the Lake Forest Neighborhood is currently served by septic tanks rather than sanitary sewer for sewage disposal. As areas redevelop or need to connect to sewer, two options will become available through the City’s existing agreements with USA and Clackamas County as well as its Comprehensive Plan policies. First, those parcels that lie within the Lake Oswego drainage would connect to Lake Oswego sewer. Those within the Unified Sewerage Agency (USA) drainage area would connect to USA sewer after annexation into the USA district boundary. If these parcels are contiguous to the City, they will be required to annex. If they are not contiguous to the City, they must sign a Consent to Annex, which would require annexation at some time in the future, when inclusion in the City limits will create a logical boundary. For those parcels requiring City sewer service, annexation will be required.

The bulk of the neighborhood is currently served by the Lake Grove Water District (LGWD). The Lake Grove system receives water from the City of Portland via an intertie which travels south to the neighborhood from Boones Ferry Road. The City of Lake Oswego has an agreement with LGWD to provide surplus water when needed. The Lake Oswego Comprehensive Plan and Urban Growth Management Agreement with Clackamas County designate the City as the ultimate provider of water service within the Urban Services Boundary. Because of this, the City and the other water providers need to work together to define the future roles each will play in providing water and how and when transfer of service will occur.

The Lake Forest area is currently served by three fire districts: The City of Lake Oswego in the incorporated portion, and either Lake Grove Fire District or Tualatin Valley Fire District in the unincorporated portion. The City of Lake Oswego provides fire and rescue services to the Lake Grove Fire District through a contractual arrangement. Upon annexation to the City, parcels are withdrawn from Lake Grove Fire or Tualatin Valley Fire and served by the City of Lake Oswego Fire and Rescue Services.

The Lake Forest Neighborhood has identified a range of specific public facility issues and projects that pertain specifically to the neighborhood. These specific projects are subject to periodic review and revision when the City’s Public Facility Plan\* and Capital Improvement Plan\* are updated.

### **Police and Fire Protection:**

#### **Goal:**

Provide Lake Forest neighborhood residents and businesses a high level\* of police, fire protection and emergency preparedness services.

### **Surface Water Management**

#### **Goal:**

In the Lake Forest Neighborhood, reduce, and where possible eliminate, flooding, soil erosion, standing water in the public right-of-way, and water pollution associated with storm water runoff.

#### **Policies:**

1. Implement the drainage, pollutant reduction and stream rehabilitation projects identified in the Lake Oswego Public Facility Plan (PFP) and the Capital Improvement Plan (CIP), as well as the Clackamas County PFP and CIP.
2. Reduce the accumulation of sediments in Lake Forest Neighborhood's stream corridors and wetlands through the City's catch basin cleaning and street-sweeping program for those parcels located within the City.
3. Ensure pathways and road repair and construction projects do not contribute to localized flooding, by maintaining adequate drainage during construction through enforcement of existing standards.

### **Water Treatment and Delivery**

#### **Goal:**

Ensure Lake Forest neighborhood residents and businesses receive a reliable and adequate supply of high quality domestic water to meet consumption and fire flow requirements.

#### **Policies:**

1. Implement the pipeline, water treatment and storage improvements identified in the Lake Oswego Public Facilities Plan (PFP) and Capital Improvement Program (CIP) necessary to ensure a reliable and adequate supply of water to Lake Forest Neighborhood residents and

businesses. Encourage the Lake Grove Water District to implement its Capital Improvement Plan for water improvements.

2. Encourage Lake Grove Water District to supply the highest quality water possible to its customers within the Neighborhood.

### **Sanitary Sewer:**

#### **Goal:**

Ensure Lake Forest Neighborhood residents and businesses, which are within the City limits, receive environmentally safe and reliable sanitary sewer service.

#### **Policies:**

1. Implement the sanitary sewer improvements identified in the Lake Oswego Public Facilities Plan (PFP) and Capital Improvements Program (CIP) to ensure maintenance of a reliable and environmentally sound sanitary sewer system in the Lake Forest Neighborhood.
2. Ensure that future construction of sanitary sewer lines in the Lake Forest Neighborhood minimizes impacts on developed property.
3. In areas where failing septic systems are contaminating ground and surface waters, sewers shall be extended, through the City's sewer extension program\* or a local improvement district if funds are available, or by property owners pursuing their own financing.

#### **Recommended Action Measures:**

- i. Encourage the Unified Sewerage Agency to provide reliable and environmentally sound sanitary sewer service to residents within its district boundary and to implement its Capital Improvement Plan as it applies to the Lake Forest area.
- ii. Promote communication with the Unified Sewerage Agency to ensure enforcement of the City/USA Agreement and City Comprehensive Plan policies regarding when annexation is required and when consents to annexation are required.

### **Private Utilities:**

#### **Goal:**

Ensure private utilities provide reliable, high quality service to Lake Forest neighborhood.

**Policies:**

1. Require underground utilities in the neighborhood as public improvements are planned and implemented as development occurs, in accordance with City and County codes and requirements.
2. Enhance the reliability and quality of electrical and communication services to the neighborhood by working with utility companies, the City and Public Utility Commission.

**Recommended Action Measures:**

- i. Encourage the City of Lake Oswego to work with other jurisdictions to promote legislation which would allow the collection of System Development Charges (SDCs) for school facilities.
- ii. Work with utility providers to ensure that they have adequate emergency preparedness and response plans.
- iii. Allow the expansion of the Clackamas County lighting district within the neighborhood if service is desired by residents, until such time that annexation of properties occurs.



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# LAKE FOREST NEIGHBORHOOD PLAN

## PLANNED PUBLIC FACILITY PROJECTS

**FIGURE 4**  
FEBRUARY 2002

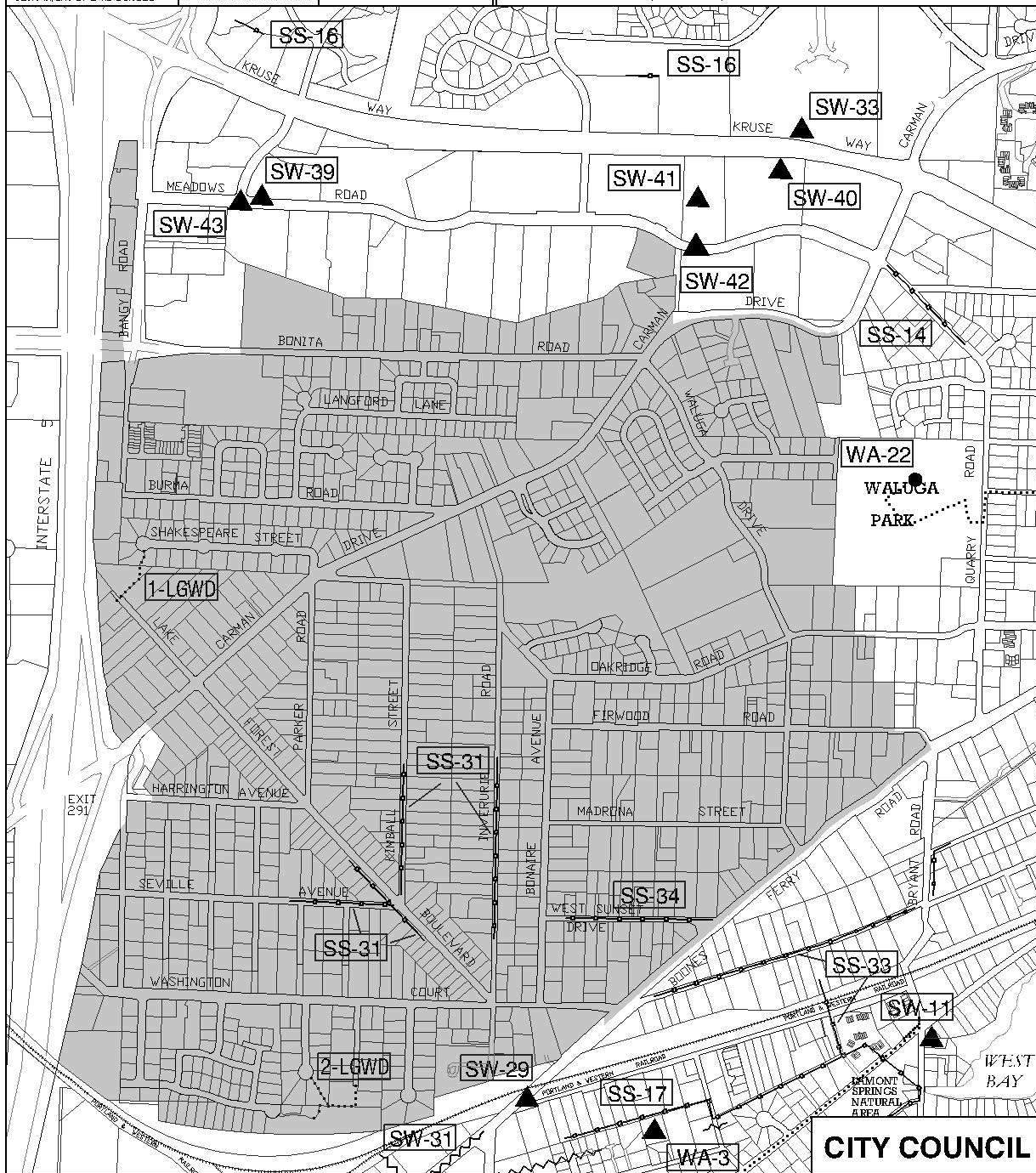


**WA-Water**  
Pipeline, Water Treatment Plant  
and other Water Facility/Storage  
Reservoir Improvements  
**LGWD**-Lake Grove Water  
District

**SW-Surface Water**  
Major Drainage, Pollutant  
Reduction Facilities, Stream  
Rehabilitation and Small Works  
Projects

**SS-Sanitary Sewer**  
Pipeline, Extension, Pump Station,  
Upgrade, Inflow/Infiltration  
Reduction, and other Sanitary  
Sewer Improvement Projects

**Area To Which  
Neighborhood  
Plan Applies**



## **Goal 12: Transportation**

### **Summary of Major Issues**

The Lake Forest Neighborhood Plan Transportation Goals and Policies emphasize that the neighborhood's transportation system is an integral element of the character and design quality of the neighborhood. Given the historical focus on providing for auto mobility in this area, as well as most suburban areas, the Steering Committee felt that a focus on pedestrian, bike and transit needs in the area could help to reduce auto miles driven, improve air quality and provide social benefits to the neighborhood. Pedestrian, bicycle and transit access can provide ease and convenience in reaching a destination enabling people to have the freedom to choose how to travel to work, shopping or other destinations. The direction of this chapter is to:

- Provide practical pedestrian, transit and bicycling opportunities;
- Improve safety of all transportation modes;
- Maintain the aesthetic quality, privacy and quiet of residential areas;
- Provide for adequate traffic movement and access within residential and business areas appropriate to the aesthetic character, transportation, and safety needs of each area.

The Plan's goal and policies propose to maintain the small-scale "country lane" character of the Lake Forest neighborhood's local residential streets and neighborhood collectors and ensure that improvements to the major street system accommodate through-traffic to prevent its diversion onto the local system. The Neighborhood Plan also specifies the use of traffic management devices\* where appropriate to prevent speeding and cut-through traffic\* on local streets. On local streets, the Plan proposes to:

- Utilize flexible design standards and innovative surface water management solutions to ensure pavement width and street design and appropriate for the function of the street and needs of the area served, and;
- Require "skinny" streets\*, developed at minimal yet safe widths, with no curbs or gutters in existing single family residential areas

The Plan also proposes locations for bicycle and pedestrian facilities in the neighborhood. Figure 5 shows proposed pedestrian connections. Residents favor pathways over sidewalks, as more compatible with neighborhood character and offering the opportunity for meandering around significant trees or vegetation, for local and neighborhood collector streets. On higher classification streets, such as Boones Ferry and Carman Drive, if a pathway separated from the travel lane by vegetation is not feasible, sidewalks are preferred over shoulder pathways.

Existing and desired bicycle facilities in the neighborhood are included in the draft Plan (Exhibit 7). The neighborhood prefers the "shared roadway" concept\* for bicycles on streets where speeds and volumes are low, such as Lake Forest Blvd. On higher volume, higher speed streets, such as Carman and Boones Ferry, separate bicycle lanes are preferred.

The neighborhood desires improved transit frequencies to encourage transit usage in the Neighborhood and supports the Lake Oswego Comprehensive Plan transit service improvements.



## **Goal 12: Transportation**

### **Goal:**

Ensure that the transportation system in the Lake Forest Neighborhood is safe and enhances neighborhood character and quality by:

- a. Providing pedestrian, transit, parking and bicycling opportunities;
- b. Improving safety of all transportation modes;
- c. Maintaining the aesthetic quality, privacy and quiet of residential areas;
- d. Providing for adequate traffic movement and access within residential and business areas appropriate to the transportation and safety needs of each area.

### **Policies:**

1. Maintain the small scale “country lane”\* character of Lake Forest Neighborhood’s existing designated local residential streets and neighborhood collectors by:
  - a. Utilizing flexible design standards and innovative surface water management solutions to ensure pavement width and street design are appropriate for the function of the street and needs of the area served, and;
  - b. Not requiring the dedication of unnecessary right-of-way or construction of standard full width, curbed and guttered streets as a condition of residential development approval on existing streets. Internal streets for new multi-family or commercial development shall be the minimum width necessary and shall be developed with curbs, gutters and sidewalks, where feasible. New single family residential developments of four or more units and including a new street, may develop with curbs, gutters and sidewalks.
2. Where appropriate, utilize traffic management devices to prevent speeding and discourage cut-through traffic on local residential streets and neighborhood collectors. On all streets, traffic will be managed to preserve the existing Functional Street Classification, rather than increase the designation to a higher classification
3. Support the construction of improvements on Major Arterials, such as traffic signal timing, which facilitate the flow of traffic to reduce non-local trips through the neighborhood’s local streets.
4. Conduct a planning and design process for Carman Drive which results in a plan which will:
  - a. Create a pedestrian friendly environment,
  - b. Encourage mobility for all modes of travel, and;
  - c. Maintain the viability of the existing residential neighborhood along Carman Drive by ensuring that curb extensions, street trees, limitations on truck traffic, traffic calming, pedestrian crossings, bicycle and pedestrian facilities and median plantings, where feasible, are incorporated into the future street design.

5. Provide for an interconnected pathway system in Lake Forest including linkages between Inverurie and Bonnaire and along Baliene between Kimball and Parker, to reduce travel distance and promote the use of alternative modes of travel as shown in Figure 5, which will be adopted as part of the City's Public Facilities Plan.
6. Future transportation improvements on Boones Ferry Road should address the need to balance automobile access with additional opportunities for and safety for alternative modes of transportation such as bike, pedestrian and transit.
7. Ensure the ability to walk safely throughout the neighborhood by providing pedestrian facilities as follows:
  - a. At a minimum, on one side of all neighborhood collectors and other selected local streets;
  - b. On both sides of major streets (arterials and major collectors), and;
  - c. Additional facilities as shown in Figure 5, which will be adopted as part of the Lake Oswego and Clackamas County Public Facility Plan.
8. Work with Tri-Met to encourage greater access to public transit service through more frequent bus service on existing lines and safe and convenient pedestrian and bicycle connections to transit.
9. Reduce vehicle miles traveled in the Lake Forest Neighborhood by:
  - a. Placement and design of new streets which reduce trip length to shopping, transit, schools and parks;
  - b. Considering pedestrian and bicycle facilities where appropriate to increase the use of alternative travel modes, and;
  - c. Providing for safe and efficient transit streets to encourage the use of public transportation as an alternative to the single occupant vehicle.
10. Allow street vacations only when there is no existing or future need for the right-of-way, consistent with the policies in this plan.
11. Encourage acquisition or development of land for pathways that do not parallel streets, when street connections are not feasible. These connections shall be required only when development is proposed on parcels where pathways are indicated in Figure 5.
12. Provide pedestrian facilities as shown in Figure 5. Pathways, separated from travel lanes with a vegetated buffer, are preferred over sidewalks. Pathways shall meander around significant trees if necessary. On Carman Drive and Boones Ferry Road, a separated pathway is preferred over a shoulder pathway.
13. Provide bicycle facilities on Bangy, Bonita, Carman, Meadows, Boones Ferry and Firwood, between Boones Ferry and Waluga. Those designated roads with speeds of 25 mph or less and 3000 vehicles per day or less in volume will be shared roadways\*. Other facilities shall be bike lanes on each side of the travel lane. (Figure 6)

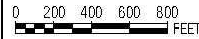


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# LAKE FOREST NEIGHBORHOOD PLAN

## EXISTING AND PLANNED PEDESTRIAN FACILITIES

**FIGURE 5**  
FEBRUARY 2002



- Existing Sidewalk or Pathway
- - - Proposed Sidewalk
- ~ Proposed Pathway
- o-o-o-o-o Proposed Off-Street Pathway\*

- Pathway connection desired—exact location undetermined
- Area To Which Neighborhood Plan Applies

\*Approximate location only. Construction only to occur upon future development of surrounding parcels. Exact location and design to be determined.



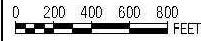


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# LAKE FOREST NEIGHBORHOOD PLAN

## EXISTING AND PLANNED BICYCLE FACILITIES

**FIGURE 6**  
FEBRUARY 2002



- |  |                            |  |   |
|--|----------------------------|--|---|
|  | Existing Bike Lane         |  | Proposed Bike Lane                      |
|  | Existing Multi-use Pathway |  | Proposed Multi-use Pathway              |
|  | Shared Roadway             |  | Area To Which Neighborhood Plan Applies |



**CITY COUNCIL**

**Recommended Action Measures:**

- i. Work with Tri-Met to provide neighborhood residents greater access to transit service by:
  - a. Providing more frequent transit service to and from the Lake Forest Neighborhood and the Tualatin Transit Center, the Lake Grove Commercial District, the Lake Oswego Transit Center and any future west end transit center(s); and;
  - b. Improving the comfort and safety of transit waiting areas.
- ii. Recommend site specific solutions to ensure safe and comfortable bike and pedestrian use along Boones Ferry Road, including safe crossing opportunities, when land use and design studies or issues arise.
- iii. Work with Clackamas County to resolve traffic problems that are in the best interest of both jurisdictions and the safety and character of the neighborhood. Examples of coordination include cooperation in the analysis and placement of traffic management devices, traffic control devices, traffic counts, speed studies and public education.
- iv. Increase and improve pedestrian crossing opportunities and safety across major streets to shopping, transit and employment. Consider textured or raised crosswalks, pedestrian signals, mid-block curb extensions to reduce crossing distance, or improve sight distance and additional crosswalks where appropriate.
- v. Correct intersection sight-distance problems\* on local residential streets in accordance with the City Zoning Code.

## LAKE FOREST NEIGHBORHOOD PLAN DEFINITIONS

Terms and phrases which are marked by an asterisk \*in the above text are defined below

**Capital Improvement Plan (CIP):** The City of Lake Oswego's Capital Improvement Plan (CIP) is a five-year planning, programming, and financing plan for protecting the City's investment in its infrastructure and for constructing new facilities to meet increased service demands. Each year, Lake Oswego's CIP is updated and presents a prioritized schedule of major public improvements that will be implemented within a five year period and their possible sources of funding.

**City Sewer Extension Program:** This program has been established by City Ordinance (Ord. 2010) and incorporated into LOC Chapter 40, Improvement Procedure. It is intended to facilitate the extension of sanitary sewer service to the unsewered areas of the City limits and areas within the unincorporated Urban Service Boundary. The program allows the City to coordinate street overlays with the extension of sanitary sewer service; construct projects that serve an entire area, avoiding piecemeal construction, and extend service to areas with failing septic systems.

Under this program, the City provides the initial funding for extension of the main sewer line. Connection to the sanitary sewer system is required when a property owner's septic system fails or at the owners request. The City recovers its initial cost by imposing a line charge to property owners at the time of connection. This cost is determined by the number of connections possible for the property.

**Conservation Easements:** The voluntary retention and protection of the natural, scenic and open space values of the community by private property owners through donation or dedication of easements to the City or other non-profit or governmental organization whose purpose is to protect these resources. The granting of conservation easements is made possible by LOC Chapter 59 which outlines the process.

**County Planning Organizations (CPOs):** County Planning Organizations (CPOs) are comparable to the City of Lake Oswego Neighborhood Associations and are chartered by Clackamas County. There are three CPOs in the Lake Oswego Urban Services Boundary and adjacent to the City limits: Rosewood Action Group, Forest Highlands and Lake Forest CPOs.

**Cut-Through Traffic:** Cut-through traffic is through traffic or auto trips, which have neither trip end nor beginning within the neighborhood association boundary. Pursuant to Lake Oswego Comprehensive Plan, Goal 12, Sub-Goal 1, cut-through traffic is discouraged on residential streets and neighborhood collectors.

**Dangerous and Unsafe Buildings:** These are buildings or structures that are regulated pursuant to the City of Lake Oswego Building Code [LOC Chapter 45] which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard or are otherwise dangerous to human life. The Building Code pursuant to LOC 45.09.060 declares any use of these structures which constitute a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as an

unsafe use. Also declared unsafe are parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or part of a building and which are in a deteriorated condition or otherwise unable to sustain design loads specified in the Lake Oswego Building Code. Dangerous and Unsafe Buildings may be abated by the City of Lake Oswego, when located in the City or by Clackamas County, when located in the unincorporated area.

**Development:** Any human-made change to improved or unimproved real property, including, but not limited to, construction, installation or alteration of a building or other structure, change of use, land division, establishment or termination of a right of access, storage on the land, grading, clearing, removal or placement of soil, paving, dredging, filling excavation, drilling or removal of trees.

**Dual Interest Area:** The area described in the Clackamas County, City of Lake Oswego Urban Growth Management Agreement and to which the Agreement applies. The Dual Interest Area is an area outside the City limits of Lake Oswego, but within its Urban Service Boundary, where it is mutually advantageous for the City and County to ensure coordination and consistent comprehensive plans and coordination of the provision of urban services,

**Flag Lots:** A flag lot is a lot located behind another lot that has normal street frontage and where access is provided to the rear lot via a narrow “flag pole” (i.e. driveway), or an easement. There are two distinct parts of a flag lot; the flag, which comprises the actual building site, located behind another lot, and the pole, which, provides access from the street to the flag. A flag lot results from the division of a large lot with the required area and depth for two lots, but which has insufficient width to locate both lots on the street frontage. The creation of flag lots are subject to specific criteria within LOC 48.19 to enhance compatibility with the surrounding residential neighborhood.

**Heritage Tree Protection Program:** Refers to City Ordinance No. 2159 which is intended to recognize, foster appreciation of and provide for the voluntary protection of “Heritage Trees.” A Heritage Tree(s) is a tree or stand of trees of high importance due to age, size, species, horticultural quality or historic importance.

**High level of police, fire protection and emergency preparedness services:** For the purposes of the RLGNP, this term is described as:

- a. The ability of the Lake Oswego Fire Department to reach the location of fire alarms within the City within eight minutes or less, and;
- b. The ability of the Police Department to reach the location of emergency calls for protection of life and property within a maximum time of five minutes.

**Home Occupations:** Home occupations are defined by LOC 49.02.015 as a lawful use conducted in a residential zone or on the premises of a dwelling unit, that is secondary to the use of the dwelling for dwelling purposes. Home occupations are regulated by LOC 48.20.545, which states:

A home occupation may be conducted where allowed by other provisions of this chapter if the following conditions are continuously complied with:

- a. The use does not alter the residential character of the neighborhood nor infringe upon the right of residents in the vicinity to the peaceful enjoyment of the neighborhood.
- b. A current and valid business license is maintained.
- c. No employees other than family members who reside at the dwelling.
- d. No outside storage of goods or materials other than vegetation.
- e. No more than 25% of the dwelling is devoted to non-residential use. (Ord. No. 1851, Sec. 1; 11-16-82.)

**Invasive Vegetation:** This term is defined by the Lake Oswego Development Code, LOC 48, as vegetation that displaces or dominates the natural plant communities. Examples of invasive vegetation include Himalayan blackberry, English ivy, reed canary grass and scotch broom.. A list of such plants is maintained on file at the Lake Oswego Department of Planning and Development.

**Lake Oswego Neighborhood Association Coalition (LONAC):** LONAC is an organization composed of representatives of the Lake Oswego's Neighborhoods which serves as a forum to discuss and represent the common interests of the community. LONAC is not chartered by the City.

**Metro 2040 Growth Concept:** This is an outgrowth of the principles outlined in Metro's Urban Growth Management Functional Plan. The overall principles include encouraging a compact urban form in specific Design Type areas including Town Centers, Employment Centers, Main Streets, Regional Centers and Transit Corridors. Through the Design Types, the Growth Concept provides for the bulk of additional units that jurisdictions are required to provide to meet targeted dwelling unit goals for 2017. The resulting compact urban form is designed to accommodate approximately 720,000 additional residents and 350,000 additional jobs over 40 years region-wide. This compact form is to be served by multiple modes of transportation, maintain a clear distinction between urban and rural lands and reduce urban sprawl. The City of Lake Oswego has determined its Design Type boundaries, which are briefly described below.

**Town Centers:** Town Centers may serve a population base of tens of thousands of people. Within these areas the City will encourage good transit services, a pedestrian environment, shopping, services, entertainment, and higher density housing so that residents may have more transportation choices by locating near these uses and services.

**Employment Area:** An area containing various types of employment and some high density residential, with limited commercial uses. There is one designated employment area in Lake Oswego, which encompasses areas which are designated by the Comprehensive Plan as Highway Commercial, Campus Research and Development, Office Campus, R-0 and some R-3, within the Kruse Way Corridor.

**Transit Corridors:** Within these corridors, development may be continuous, such as along portions of Boones Ferry Road in the Lake Grove area, or organized around major



intersections or transit stops with sections of residential development in between. Transit corridors are to receive frequent, high-quality transit service.

**Main Streets:** Main Streets are business districts that contain areas of higher density land uses, with concentrations of shopping, services and entertainment or restaurants. Multi-family residential is often located around the Main Street district and may exist on second or third stories above retail or offices. Main Streets are to have high quality transit service and a good pedestrian environment.

**Inner Neighborhoods:** Inner Neighborhoods are accessible to jobs and neighborhood businesses and typically average (citywide) six dwelling units per acre. All residential areas which do not lie within another Design Type area, in the Lake Oswego Urban Service Boundary, are considered Inner Neighborhoods.

**Natural Resource Functions and Values:** Natural resource functions and values are defined in LOC 48.02.015 as the benefits provided by natural resources. The benefits may be physical, environmental, aesthetic, scenic, educational, or some other non-physical function or a combination of these. For example, the functions and values of a wetland can include its ability to provide storm water detention and its ability to provide food and shelter for migrating waterfowl. In addition, an unusual native species of plant in a natural resource area could be of educational, heritage or scientific value. Most natural resources have multiple functions and values. For example stream corridors, tree groves and wetlands share some or all of the following beneficial characteristics:

- a. Wildlife and plant habitat protection
- b. Protection of sensitive, threatened or endangered species
- c. Erosion control
- d. Flood and storm water storage
- e. Water quality enhancement
- f. Ground water recharge
- g. Open space, passive recreation, and visual enjoyment
- h. Cultural, social, educational and research values.

**Natural Drainage System:** This term refers to the open and vegetated drainage channels and the surface water treatment facilities which comprise the great majority of Lake Oswego's storm water conveyance system.

**Nuisance Situations:** Nuisances are broadly defined as anything which interferes with, annoys or disturbs the free use of one's property or which renders its ordinary use or physical occupation uncomfortable. This definition extends to everything that endangers life or health, gives offense to the senses, violates the laws of decency, or obstructs the reasonable and comfortable use of property. Nuisances also refer to wrongs arising from an unreasonable or unlawful use of property to the discomfort, annoyance, inconvenience or damage of another. This usually involves continuous or recurrent acts.

A public nuisance is further defined by LOC 34.08.400 as:

- a. Any condition or use of property which causes or tends to cause detriment or injury to the public health, safety, welfare;
- b. Any condition specified in LOC 34.10.500 to 34.12.600; or
- c. An condition defined as a nuisance by any Lake Oswego Code provision. (Ord. No 1856, Sec. 1; 12-28-82.)

**Open Space Reserves:** This term as used by LFNP, refers to the City’s requirement pursuant to the LOC 8.05 “Park and Open Space” for all major residential development and office campus development to provide open space or parkland approved by the City in an aggregate amount equal to at least 20 percent of the gross land area of the development. Commercial and industrial development shall provide open space or parkland to at least 15 percent of the gross land area of the development. Open space per LOC 8.005 is defined as land to remain in natural condition for the purpose of providing a scenic, aesthetic appearance; protecting natural processes; providing passive recreational uses or maintaining natural vegetation. Open space land shall be permanently reserved by common ownership among the owners of a development, dedication to the public, or by other appropriate means.

**Overgrown Vegetation:** For the purpose of the LFNP, overgrown vegetation is that which completely screens from view the primary residence from the street.

**Pre-application Neighborhood Meetings:** This term refers to LOC 49.36.705, which requires neighborhood contact by a person proposing a land use action for certain land use applications. The LOC requires that prior to submittal of an application for a partition, subdivision or a major development, the applicant shall contact and discuss the proposed development with any affected neighborhood as provided in this section. The Planning Director may require neighborhood contact pursuant to this Section prior to the filing of an application for any other development permit if the Director deems neighborhood contact to be beneficial.

The purpose of neighborhood contact is to identify potential issues or conflicts regarding a proposed application so that they may be addressed prior to filing of an application. This contact is intended to result in a better application and to expedite and lessen the expense of the review process by avoiding needless delays, appeals, remands or denials. The City expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The City expects the neighborhood association to work with the applicant to provide such input.

**Pathways, Sidewalks:** For the purposes of the LFNP, pathways are defined as paved pedestrian ways within the public right-of-way usually at the same grade with an adjacent street. Pathways may be also separated from the street by an intervening landscaped strip. Pathways are contrasted to urban sidewalks, which are typically constructed in conjunction with curbs, gutters and a piped storm drainage system.

**Public Facility Plan (PFP):** The City’s PFP identifies the major facilities and capacity improvements to city infrastructure that are necessary to support land uses allowed by the Comprehensive Plan. These facilities include water, sanitary sewer, storm drainage and surface

water management, and major transportation improvements. The PFP is used in conjunction with the CIP as described above to coordinate, program and phase public facility funding decisions. PFPs are required by Statewide Planning Goal 11, Public Facilities and Services for all cities with populations greater than 2,500 to ensure that cities plan and develop timely, orderly and efficient arrangements of public facilities and services to serve as the basis of urban development.

**Required Availability of the Staff Report:** This term refers to the requirement of LOC 44.44.915 which, states that the land use staff report prepared by staff shall be completed and be available for public inspection at no cost at least ten days prior to the date of the public hearing. (Ord. No. 2088, Enacted, 03/03/94). The staff report shall contain an analysis of the applicable criteria and the evidence in the record. Based upon this review, the Planning Director shall recommend approval, approval with conditions, denial, or continuance of the application.

**Secondary Dwellings:** A secondary dwelling unit, either attached or separate, may be located on a lot already containing a dwelling unit which complies with LOC 48.20.547 [LOC 48.02.015]. A secondary dwelling unit may be allowed in conjunction with a single-family dwelling by conversion of existing space, by means of an addition, or as an accessory structure on the same lot with an existing dwelling, when the following conditions are met:

- a. The site is large enough to allow one off-street parking space for the secondary unit in addition to the required parking for the primary dwelling.
- b. Public services are to serve both dwelling units.
- c. The number of occupants is limited to no more than two persons in the secondary unit.
- d. The unit does not exceed one bedroom and an area of 800 square feet, or a total FAR of 0.4 for all buildings. No more than one additional unit is allowed.
- e. The unit is in conformance with the site development requirements of the underlying zone and LOC Chapter 45.
- f. The following minimum area standards shall be met: a) 1 person - 250 square feet; b) 2 persons - 500 square feet
- g. One unit shall be occupied by the property owner.

**Sensitive Lands Map and Atlas:** The City of Lake Oswego's mapped natural resources that have environmental significance within the Lake Oswego planning area (Urban Service Boundary) which includes wetlands, stream corridors and tree groves. Sensitive Lands are designated on the Comprehensive Plan Map and Zoning Map. The purpose of these maps is to give a general overview as to the location of the districts and not intended to show the precise district boundaries.

**Shared Roadway:** A road or street that has speeds of 25mph or less and traffic volumes under 3000 vehicles per day. On such streets, the neighborhood desires bicycle traffic to be co-mingled with auto traffic, rather than construction of separate bicycle facilities.

**Sight Distance Problems (pertains to streets):** Sight distance problems occur when vegetation or other materials obstruct the view of drivers, pedestrians or bicyclists at street intersections.

**Skinny Streets:** In the context of the LFNP, “skinny streets” are those which are developed to a minimum driving width necessary to provide required access to adjacent residential land uses and to allow for emergency vehicle access. In some instances this may allow for the construction of “queuing” streets which are intended for two-way traffic, but are comprised of a single traffic lane and a parking lane on one or both sides of the street. When two vehicles meet, one of the vehicles must yield by pulling over into a vacant segment of the adjacent parking lane.

**Small Scale Country Lane:** A public right-of-way with a local street designation that possesses the following characteristics: 1) is narrower than a typical local street (20 feet of paving or less), 2) has gravel shoulders or grass shoulders for parking, 3) has a roadside swale or other natural drainage system, 4) may have a pathway, but does not have a sidewalk or curbs.”

**Stream Corridors:** A stream corridor is an area of land that includes a stream and a set of natural features generally associated with the stream. These natural features include stream channels, flood plains, wetlands, riparian vegetation, associated vegetation, steep slopes, and habitat features [LOC 48.02.015]. A stream corridor generally includes the following, which are further defined by LOC 48.02.015: hydrological characteristics, plant communities and wildlife habitat, soils with potential for severe erosion, ravines and steep slopes and associated aquatic elements.

**Storm Drainage and Water Quality Management Measures:** Structural and non-structural practices associated with new development or any significant disturbance of soil necessary to:

- a. Maintain surface water quality by preventing measurable erosion or otherwise limit soil erosion and sediment transport to less than one (1) ton per acre per year;
- b. Control other pollutants from entering the surface water system, and;
- c. Control the quantity and duration of storm water discharged into the surface water system following major storm events.

Regulations and standards for erosion control are addressed by LOC 52.02.010. Lake Oswego Drainage Standards are addressed by 11.005 and 12.005 for Major and Minor Development.

**Street Right-of-way:** A street right-of-way consists of publicly owned land on which there exists, or on which it is intended to construct, a public street and other public transportation improvements or associated landscaping improvements.

**Timely Information (citizen involvement and notification purposes):** The intent of this term as used in the LFNP, is to emphasize the need for clear and prompt communication with the neighborhood as soon as land use applications or major public facility issues are raised. This requires the City and Neighborhood to maintain a positive relationship and open avenues of communication.

**Townhouse Units:** This term refers to single-family dwellings, which are attached by a common wall or with a party wall separating the dwelling units. These dwellings have primary ground-floor access to the outside.

**Traffic Management Devices:** For the purpose of implementing the LFNP, traffic management devices are defined as apparatus installed or constructed to regulate the flow of traffic not subject to the standards of the Manual of Uniform Traffic Control Devices (MUTCD), including speed humps, curb extensions, traffic circles, traffic diverters and street closures [LOC 32.02.10].

**Tree Canopy:** In the context of the Lake Forest Neighborhood Plan, the tree canopy is the three-dimensional aesthetic quality imparted to the neighborhood by the existence of large numbers of existing large trees whose crowns may or may not interweave. The Lake Forest Neighborhood tree canopy is the predominant natural feature in the neighborhood, the preservation and enhancement of which is essential to the neighborhood's identity. The tree canopy may or may not have an associated understory.

**Tree Canopy Data Collection and Inventory System:** A tree canopy data collection and inventory system is a systematic and empirical analysis of the area of Lake Forest covered by the tree canopy. The system is intended to be maintained over-time with a reference to a base year to determine the tree canopy loss or gain in the neighborhood. These systems are typically based on a chronological analysis of aerial photography. This type of data collection system is not yet established by the City, but could be considered as part of a Community Forestry Program.

**Tree Grove(s):** A tree grove is defined by LOC 48.02.015 as a stand of three or more trees (of the same species or a mixture) which form a visual and biological unit, including the area between the forest floor and the canopy, including skyline trees, and including any understory vegetation existing within the canopied area. A stand of trees must be at least 15' in height and must have a contiguous crown width of at least 120 feet to qualify as a tree grove. Currently, in the unincorporated portion of the neighborhood, there are no designated tree groves and tree cutting can occur legally in any area, without a permit.

- a. **Associated Tree Grove:** A tree grove that is contiguous with the boundaries of a designated stream corridor or wetland and contributes to the resource value of the riparian area by extending and operating in conjunction with the habitat of the riparian area and providing flood control and water quality enhancement. Such tree groves are located within the buffer areas of a wetland or stream corridor but may extend beyond the buffer.
- b. **Isolated Tree Grove:** A grove of trees that is not associated with a stream corridor or wetland as described as above.
- c. **Upland (or upland forests):** The non-riparian portions of tree groves lying outside of stream corridor.

**Urban Growth Management Agreement between the City of Lake Oswego and Clackamas County (UGMA):** The UGMA is an agreement between the City and County, allowed by ORS 190.003 to 190.030, which allows units of local government to enter into agreement for performance of any or all functions and activities which they have authority to perform. The UGMA applies to all unincorporated areas within the City's Urban Services Boundary (USB) and outlines responsibilities within this area for comprehensive planning, development proposals, notice and coordination, neighborhood planning and annexations.

**Urban Service Boundary:** Lake Oswego's ultimate growth area, within which the City will be the eventual provider of the full range of urban services.

**Wetland(s):** A wetland is defined by LOC 48.02.015 and is an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. Wetlands generally include, but are not limited to, swamps, marshes, bogs, and similar areas.

**Isolated Wetland:** A wetland that is not linked or connected to an adjacent stream corridor, wetland or tree grove, or other wooded area

**Zero Lot Line Dwelling:** A building providing two dwelling units on two separate lots and used for residential purposes. Zero lot line dwellings are allowed in all zones in Lake Oswego.

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