

The corrections, as detailed in **Attachment 2 - Comprehensive Plan Map and Zoning Map Evaluation**, are legislative. Although they effect only a small number of properties they have citywide application. Changes are proposed to certain Comprehensive Plan designations (Public “P”, Semi-Public “SP”, Open Space “OS”, and Park “PK”), which will provide clearer direction for zoning. Definitions for these Comprehensive Plan Map designations will be added to the Comprehensive Plan text (Glossary), as well.

The proposed amendments were the subject of the Planning Commission work sessions on July 11, 2016, and October 10, 2016 and one Planning Commission public hearing on November 28, 2016. For the purpose of review, staff encourages the Council to read the Staff Report dated November 17, 2016 (Exhibit D-1), the findings from the Planning Commission (Exhibit B-1) and the updated Map and Text Amendments (Attachments 2 and 3 to Exhibit A-1.1, dated January 25, 2017).

DISCUSSION

At its Public Hearing on November 28, the Planning Commission recommended that the Council adopt the proposed amendments. (See Attachments 2 and 3 for information regarding the proposed amendments). There was no citizen testimony in opposition.

The overall purpose of this proposal is to provide accurate and complete Comprehensive Plan and Zoning designations. Where the corresponding designations between the two maps are not consistent, the Plan Map or Zoning Map is proposed to be amended. Definitions are proposed to be added to the Plan’s text, as needed. This will result in the following amendments:

1. Replace the “P” designation on the Comprehensive Plan Map, which has no corresponding Zoning designation, with the Comprehensive Plan designation of PF, R-7.5 or R-10, as applicable. See Attachment 2, Page 1.
2. Redesignate the “SP” Comprehensive Plan Map designation from Semi-Public to Special Purpose-Open Space. Amend the Glossary section of the Comprehensive Plan by adding the new definition of Special Purpose-Open Space in Attachment 3.

Comprehensive Plan Map areas with an “SP” designation that would be affected by this change from Semi-Public to Special Purpose-Open Space are: Oswego Lake Country Club, Oswego Lake, Lake Oswego Hunt Club, and Oswego Pioneer Cemetery. The SP Comprehensive Plan Designation and the base zone for each of these properties will remain the same. No changes to the map other than the nomenclature in the Map Key need to be made.

3. Replace the “OS” (Open Space) Comprehensive Plan Map designation with a designation that more accurately reflects existing/planned uses. Some properties that are designated

OS, will be designated with “SP” (Special Purpose-Open Space). Other properties that have an OS designation will be designated with “PNA” (Parks and Natural Areas). The designation of SP or PNA will correspond with the actual long-term use of the property. See Attachment 2, Page 7.

“Open Space” (OS) is defined by the Comprehensive Plan and Community Development Code (CDC) as: “Parks and Natural Areas”. The designation does not correspond to the use of a property. Thus, the PNA designation would be an appropriate substitute for “OS”. The “PNA” designation is present on the Comprehensive Plan and Zoning Maps, and the Plan and CDC defines both “Parks” and “Natural Areas.”

The definitions of “OS” and “PNA” are virtually identical: the only difference is that the OS definition includes “property that has been dedicated to the public through a conservation easement or public open space tract.” Staff has not found any unique or distinguishable characteristics between the properties that have these two designations.

Oswego Lake is a private use open space area. The Comprehensive Plan designation of SP (Special Purpose-Open Space) would be consistent with the use of the property.

4. Replace the “PK” (Park) Comprehensive Plan Map designation with “PNA” (Park and Natural Area) and replace the base zone from R-7.5 (Aspen Park) and R-10 (Fox Hills) to PNA. As identified in Attachment 2, this change affects two properties: Aspen Park, located in the Hallinan Heights Neighborhood and a small property used as open space south of Boca Ratan (Fox Hills Development) (Attachment 2, Page 8).
5. Replace the “PK-OS” (Park-Open Space) Comprehensive Plan Map designation with “PNA” (Park and Natural Area). Two areas are designated PK on the Comprehensive Plan Map. Only one area, the portion of Oswego Canal within the Canal Acres Natural Area, is designated on the Comprehensive Plan Map as PK-OS. The PNA designation provides clearer policy direction, as the PK-Open Space Designation has no Park designation on the Zoning Map (Attachment 2, Page 8). The base zone for the southern portion of the canal is R-10 and the northern portion is zoned R-7.5.
6. Amend the Glossary Section of the Comprehensive Plan to include definitions for Park and Natural Area (PNA) and Special Purpose-Open Space (SP) designations (Attachment 3).

Special Purpose-Open Space (SP). The following definition is modeled after the existing Comprehensive Plan definition of “Private Open Space”, as shown below with modifications:

Special Purpose-Open Space: Open space that is privately owned, and ~~may~~ includes open space tracts and common areas within subdivisions, planned developments, and private recreational facilities, including but not limited to golf courses, cemeteries, Oswego Lake, and equestrian facilities. ~~Private Open Space is intended to be used by members or residents only within a private development or subdivision.~~

The above modified text is recommended for the definition of “Special Purpose Open Space (SP)” because the designation may be located outside, or independent of, a private development or subdivision.

PNA (Park and Natural Area): An appropriate definition for the “Park and Natural Area” (PNA) designation can be based upon the “Special Purpose District” Code section LOC 50.02.003(3), under “Purpose”:

The purpose of the Park and Natural Area (PNA) zone is to:

- i. Protect, preserve, conserve and enhance natural areas, greenways and parks [may be public or private];*
- ii. Permit a wide range of passive and active recreational uses, and accessory uses, on property for the future use and enjoyment of the City and its residents;*
- iii. Implement Statewide Planning Goal 8, Recreational Needs; and*
- iv. Establish a master plan process for park planning and development.*

The proposed Park and Natural Area definition is:

Park and Natural Area (PNA): Public or private lands that are natural areas, greenways and parks, and may include a wide range of passive and active recreational uses, and accessory uses, for the future use and enjoyment of the City and its residents.

ALTERNATIVES & FISCAL IMPACT

The proposed map amendments may indirectly have a positive fiscal impact since they will allow for more efficient interpretation of the Comprehensive Plan and Zoning maps.

RECOMMENDATION

Staff recommends that the council enact Ordinance 2733 (Exhibit A-1.1), amending the Comprehensive Plan and Zoning Maps and Comprehensive Plan Text.

EXHIBITS**A. Draft Ordinance**

- A-1.1 Draft Ordinance 2733, 01/25/17 (supersedes Exhibit A-1)
 - Attachment 1: City Council Findings and Conclusions
 - Attachment 2: Comprehensive Plan and Zoning Map Amendments, 12/02/16
(supersedes version dated 11/16/16)
 - Attachment 3: Comprehensive Plan Text Amendments, 12/12/16
(supersedes version dated 11/16/16)

B. Findings, Conclusions and Order

- B-1 Planning Commission Findings, Conclusions and Order, Approved 12/12/2016
(Please note the Ordinance and Attachments 1, 2, and 3 referenced in the Findings are not included. Refer to Ordinance 2733 and Attachments 1, 2, and 3 above (Exhibit A-1.1). The complete set of Findings can be viewed using the link below.

C. Minutes

- C-1 Planning Commission Minutes, 11/28/16

D. Staff Reports

- D-1 Planning Commission Staff Report 11/17/16

E. Graphics/Plans [No current exhibits; reserved for hearing use]**F. Written Materials [No current exhibits; reserved for hearing use]****G. Letters**

- G-1 Letter from Lisa Volpel, Rosewood Neighborhood Association, 11/28/16

BACKGROUND MATERIAL AND REFERENCES

Staff reports and public meeting materials that were prepared for these code amendments can be found by visiting the project webpage for LU 16-0035.

Use the link below to visit the City's "Project" page. In the "Search" box enter LU 16-0035 then press "Submit":

<http://www.ci.oswego.or.us/projects>