



---

**TO:** Planning Commission

**FROM:** Scot Siegel, Planning and Building Services Director

**SUBJECT:** Citizen Involvement Guidelines Review (PP 18-0005) – Work Session 3  
Identification of Planning Commission Goals for 2019

**DATE:** December 5, 2018                      **MEETING DATE:** December 10, 2018

---

## **ACTION**

Provide direction on Citizen Involvement work program, and Planning Commission/Commission for Citizen Involvement (Commission) Goals for 2019.

## **EXECUTIVE SUMMARY**

This memo provides the status of the Commission's 2018 Goals and outlines potential Commission Goals for 2019 based on the results of a community survey conducted in mid-November through December 3. The complete survey results are contained in **Attachment 1**.

The December 10 work session combines the discussion of Citizen Involvement Guidelines and Commission Goals because it is anticipated that much of the Commission's time next year will be devoted to implementing Citizen Involvement recommendations. Staff requests the Commission review the proposed goals (prioritized, below, based on the survey results) and identify any changes or additions prior to submittal to the City Council later this month.

The Commission will have an opportunity to review its goals with the City Council at the Boards and Commissions Summit, tentatively scheduled for Thursday, February 7, 2019, if not in a joint study session with the Council. The need for a joint meeting will be determined in consultation with the Mayor and Council Liaison and is dependent on the particular issues the Commission identifies in goalsetting.

The community survey results are contained in **Attachment 1**. For additional background, please refer to the Citizen Involvement Guidelines project page ([PP 18-0005](#)) and the [November 14](#) staff report.

---

## DISCUSSION

### Status of 2018 Goals

1. **Amend Community Development Code (CDC) for Economical Housing.** This is a City Council goal. The Planning Commission completed the task by recommending code amendments for Accessory Dwelling Units (formerly Secondary Dwelling Units), easing restrictions on this type of economical housing ([LU 18-0003](#)/Ordinance 2784). The Commission has also reviewed the Community Development Code with staff to identify potential new incentives for below-market rate affordable housing. The City Council by separately adopting the 2019 Master Fees and Charges Schedule and Ordinance 2810 (non-land use decisions) has exempted ADUs and multifamily affordable housing from development review fees and system development charges.
2. **Continuous Process Improvement for Citizen Involvement.** This is an ongoing effort ([PP 18-0005](#)). To date, the Planning Commission has met this objectives by:
  - Encouraging more citizen input using online forums such a Nextdoor.
  - Providing more advanced hearing notice (35 days) for the PC/CCI.
  - Continuing to solicit input using Public Review Drafts of legislative proposals.
  - Building on grassroots efforts; “community-sourcing” of planning studies, similar to the process used for the Uplands Neighborhood Plan and Forest Highlands Zoning.
  - Continuing neighborhood tours.
  - Reducing meeting length and number of meetings where possible and without diminishing public involvement. In 2018, a total of 20 PC/CCI meetings were held, compared to 21 meetings in 2017 and 23 meetings in 2016.
  - Reviewing the Citizen Involvement Guidelines and identifying process improvements. *This is pending Commission feedback and direction tonight.*
3. **Review the Residential Infill Design (RID) Variance Procedure.** The Commission conducted a work session on August 13, 2018 to review the RID Variance Procedure ([PP 18-0006](#)). On October 15, the Commission toured former RID projects with staff to see if the code is achieving the City’s goal of added flexibility, compatibility, and superior design for single family building projects. *Next steps have yet to be identified. The Commission should provide direction as to whether any action is needed.*
4. **Continue to Assist Neighborhood Associations with Planning.** In 2018, the Commission completed its review of Flag Lot and Private Access Lane Standards ([LU 17-0052](#)/Ordinance 2762). These citywide amendments were widely supported by the City’s neighborhood associations and approved by City Council. The Commission also completed work on the Forest Highlands Comprehensive Plan and Zoning Map Amendments ([LU 17-0078](#)/Ordinance 2771), resulting in City Council adoption.

The Commission had also identified a potential review of the First Addition-Forest Hills (FAN-FH) R-6 Zone Dimensional Standards as requested by the neighborhood

association. Staff had also identified a small number of clarifications that could be made to the R-6 zone standards. However, upon checking with FAN-FH, the neighborhood was not ready to proceed in 2018. Other tasks identified in 2018 were maintenance of existing neighborhood plans (Palisades and Old Town) for consistency with the 2013 Comprehensive Plan. Due to workload and recent staff turnover, this has not occurred but it is anticipated the City will have capacity for some of this work in 2019 if there is neighborhood interest in proceeding.

5. **Implement the Recommendations of Climate Action Plan (Sustainability Goal).** This is pending completion of the Climate Action Plan and adoption by the City Council. The Commission may consider support for electric cars, zero energy buildings, and other green initiatives based on the Action Plan from the Sustainability Advisory Board.
6. **Review Public Street Standard for Applicability to Infill Situations.** This was resolved by City Council at its meeting of April 3, 2018, without the need for a code amendment.
7. **Conduct 2018 Planning Commission Retreat.** The Planning Commission held its retreat on January 22, 2018. The next retreat is scheduled for January 28, 2019.
8. **2018 Other Work.** As in previous years, the Commission completed other work tasks. In 2018, these included:
  - a. The 2017 and 2018 Annual Community Development Code Amendments ([LU 18-0007](#) and [LU 18-0035](#))
  - b. Comprehensive Plan Map Corrections for the Downtown Post Office Site ([LU 17-0079](#)) and a residential lot on Ridgecrest Drive ([LU 18-0005](#))
  - c. Short-Term Rental Regulations – Completed a community Survey with over 850 responses, and identified potential code concepts for City Council ([LU 18-0034](#))

It is anticipated the Commission will complete its deliberation on Incentives for Tree Preservation and Mitigation, and Amendments to Building Design Standards in the Lake Grove Village Center/West Lake Grove Design District ([LU 18-0059](#)) in December. Adoption of Findings, Conclusion and Order would carry over into 2019.

### Survey Results/Potential 2019 Goals

The following recommendations are based on the results of the online community survey, which generated 130 responses compared to 112 responses in 2018. Staff has identified proposals for Citizen Involvement and Long-Range Planning that a majority of respondents said they were interested in pursuing (Question 5) or rated “Highest Priority” or “High Priority” (Question 6). The survey results are contained in **Attachment 1**.

## A. Citizen Involvement

1. **Maintain current notification procedures.** The respondents felt that the most appropriate public outreach and engagement tools for city land use and development issues are the city newsletter (Hello LO), website/project webpages, email subscription lists, postcards from NAs, postings in city facilities, and [nextdoor.com](http://nextdoor.com), and to a lesser extent utility bill notices. The majority of respondents did not support the City using Twitter, Facebook, or direct text messaging, for this purpose. (See Question 5 results.)
2. **Continue the practice of receiving public comment in work sessions,** in addition to public testimony at Commission hearings.
3. **Continue to use online surveys** for feedback on planning issues.
4. **Make it easier to comment** on land use plans and development applications:
  - a. Use plain language for notices and reports and provide guidance on how to participate in the land use process. (Update Neighborhood Resource Guide)
  - b. Continue to use focus groups as appropriate to specific issues.
  - c. Consider enlarging the subject text on notices posted at development sites and/or enlarge the posters.
  - d. Consider using random surveys with prizes.
5. **Continue neighborhood tours by the Planning Commission and encourage Meet-and-Greet events** in neighborhoods and for the community at-large.
6. **Continue supporting neighborhood associations** by:
  - a. Continuing the newsletter subsidy
  - b. Providing an inventory of public meeting spaces
  - c. Updating the Citizen Involvement Guidelines and Neighborhood Resource Guide, as recommended in the [November 14](#) work session on PP 18-0005.
7. **Encourage greater diversity and inclusion** in planning projects and functions. Support broader efforts in the community to promote inclusion, for example through formation of a task force or committee, subject to City Council approval.
8. **Explore ways for citizens to participate in the land use process from home.** Not sure how this would work, but perhaps the Planning Commission and Development Review Commission could begin accepting testimony electronically during meetings via Skype or other video conferencing, although that could be cumbersome and difficult to record.
9. **Offer training on city codes** as applied to neighborhoods, similar to the City's Urban and Community Forestry Workshops.

- 10. Provide more orientation/onboarding for commissioners** (Planning and Development Review Commissions) to familiarize commissioners with past plans, ongoing projects, and neighborhood priorities. (Suggested in response to Question 10 - Open Comments)

## **B. Long-Range Planning**

The following list of proposed goals is based on the responses to Question 10, “What are your priorities for the Planning Commission in 2019?” The list also includes outstanding work program items from 2018. (There were 96 total responses to Question 10.)

- 1. Seek City Council direction on whether it wants to amend the Community Development Code (limit development) to preserve more large trees.** More responses referred to trees (22 comments) than any other topic. These responses overlap with comments that the large size of new homes results in removal of too many large trees (20 comments), and that this also results in the loss of single-family rental housing.
- 2. Seek City Council direction on Community Development Code (CDC) incentives for affordable housing.** The Commission has previously identified density bonuses as a possible incentive for multifamily affordable housing that should be explored. The Commission has also received information from staff on other CDC amendments that could expand the range of allowed housing types, consistent with the Comprehensive Plan and the City Council’s affordable housing goal. See the Commission’s October 22 work session on Affordable Housing ([PP 18-0008](#)).
- 3. Continue to Assist Neighborhood Associations with Planning.** This could include amending the FAN-FH R-6 Zone Dimensional Standards as previously requested by the neighborhood association, and/or maintenance of existing neighborhood plans, such as Palisades and Old Town. The Planning Department can also put out a call for neighborhood planning assistance, subject to workload/capacity.
- 4. Seek City Council direction on future planning in the Stafford Basin** after the Three-City Intergovernmental Agreement for Planning in the Stafford Basin is in place. For example, subject to City Council direction, it would be appropriate for the Commission to review and recommend updates to the Comprehensive Plan’s Urbanization Chapter before the City initiates any concept planning for the area. (A total of 6 respondents identified the Stafford Basin as a priority; 8 said loss of open space is a concern.)
- 5. Implement Recommendations of Climate Action Plan (Sustainability Goal).** This is pending completion of the Climate Action Plan and adoption by the City Council. The Commission may consider support for electric cars, zero energy buildings, and other green initiatives based on the Action Plan from the Sustainability Advisory Board.

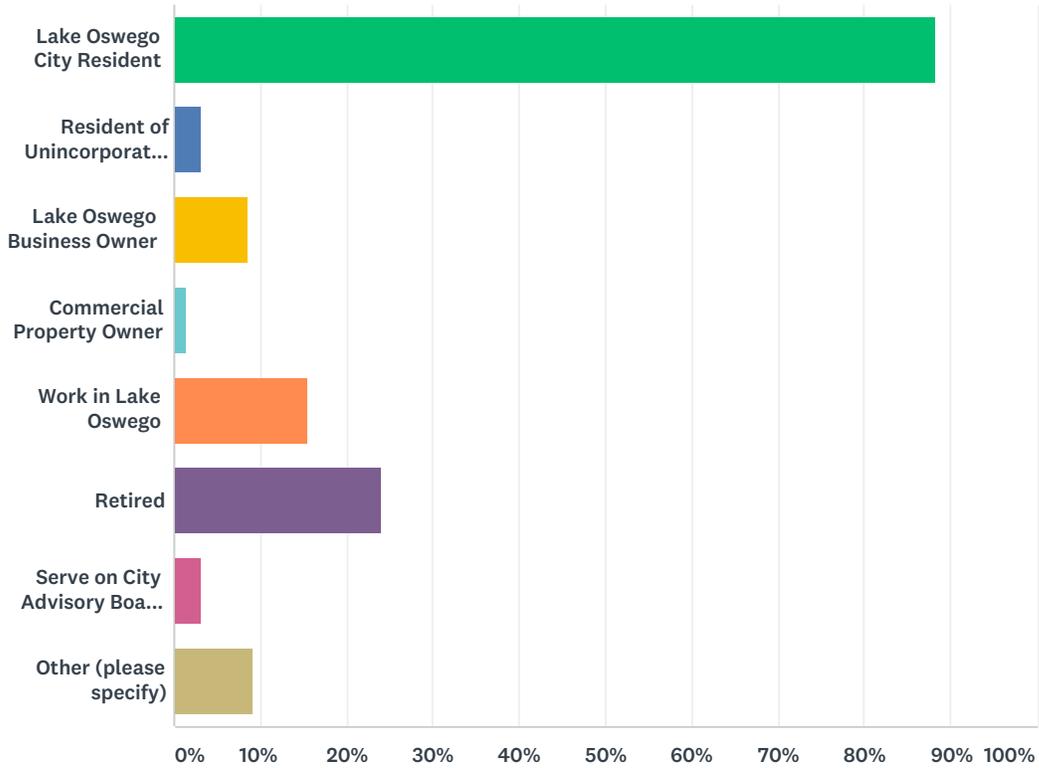
Please note that the City Council is also reviewing its policies on annexations and city services within the unincorporated areas of Lake Oswego's Urban Services Boundary. The Council is interested in prioritizing city resources on services to city residents and minimizing financial subsidies to unincorporated areas. The outcome of that review, now scheduled for the December 18 City Council meeting, may result in additional work tasks, including amendments to the CDC and Citizen Involvement Guidelines.

**ATTACHMENTS**

1. Results of Online Community Survey, 12/3/18

### Q1 Are you a (check all that apply):

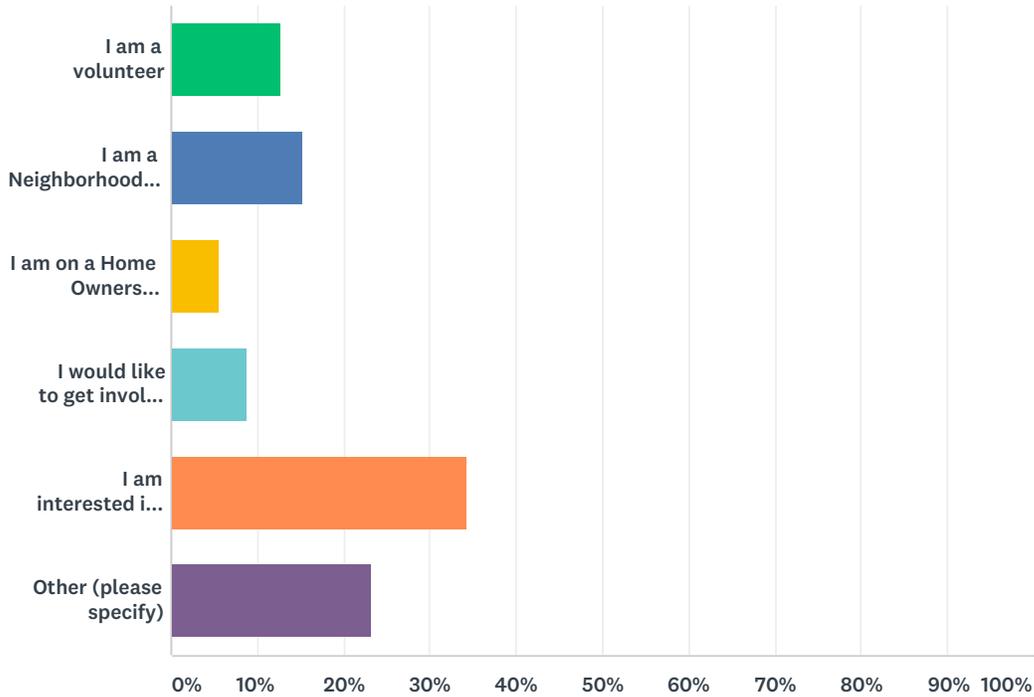
Answered: 129 Skipped: 1



ANSWER CHOICES	RESPONSES	
Lake Oswego City Resident	88.37%	114
Resident of Unincorporated Clackamas County	3.10%	4
Lake Oswego Business Owner	8.53%	11
Commercial Property Owner	1.55%	2
Work in Lake Oswego	15.50%	20
Retired	24.03%	31
Serve on City Advisory Board or Commission	3.10%	4
Other (please specify)	9.30%	12
Total Respondents: 129		

**Q2 Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.**

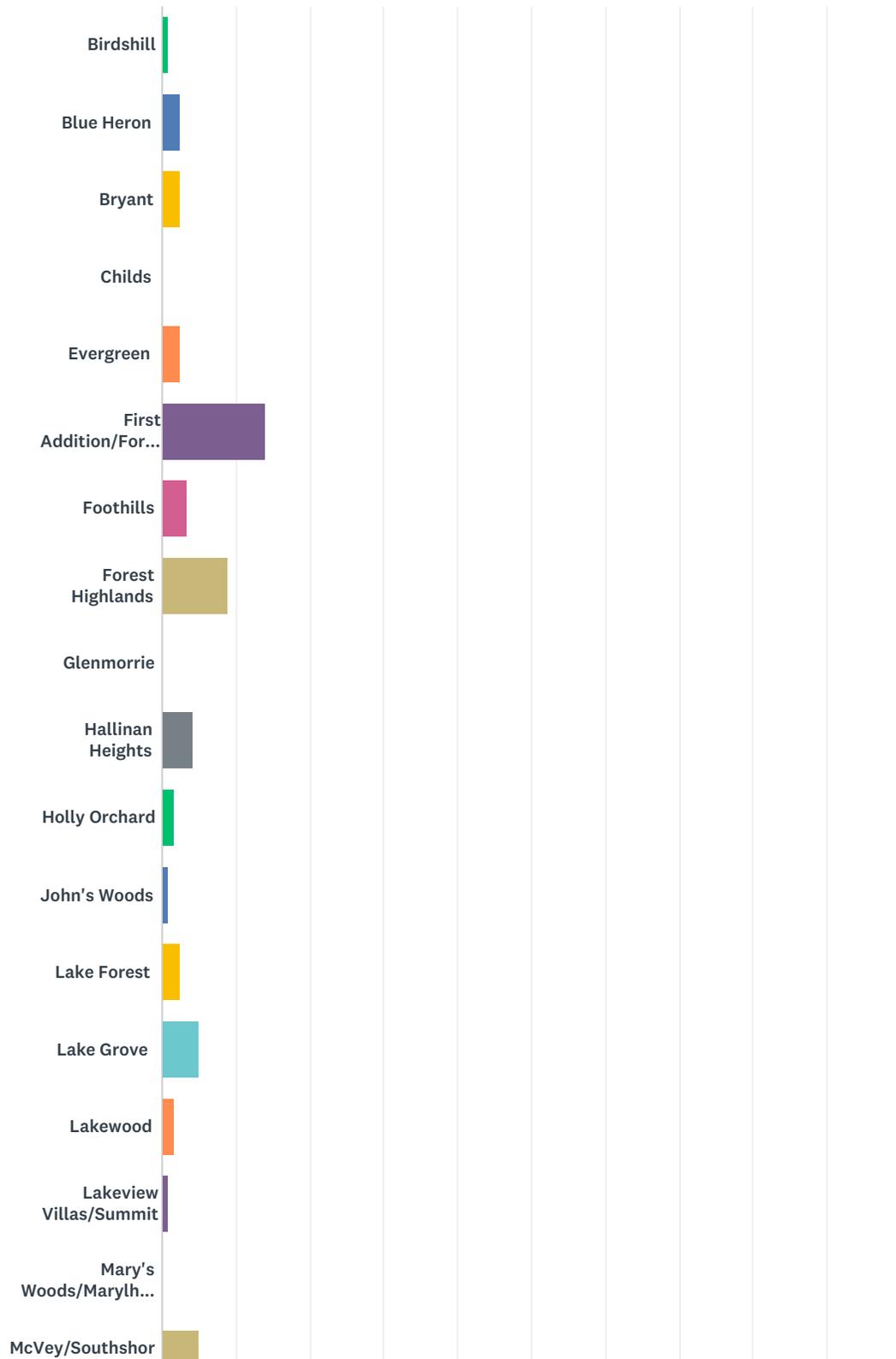
Answered: 125 Skipped: 5

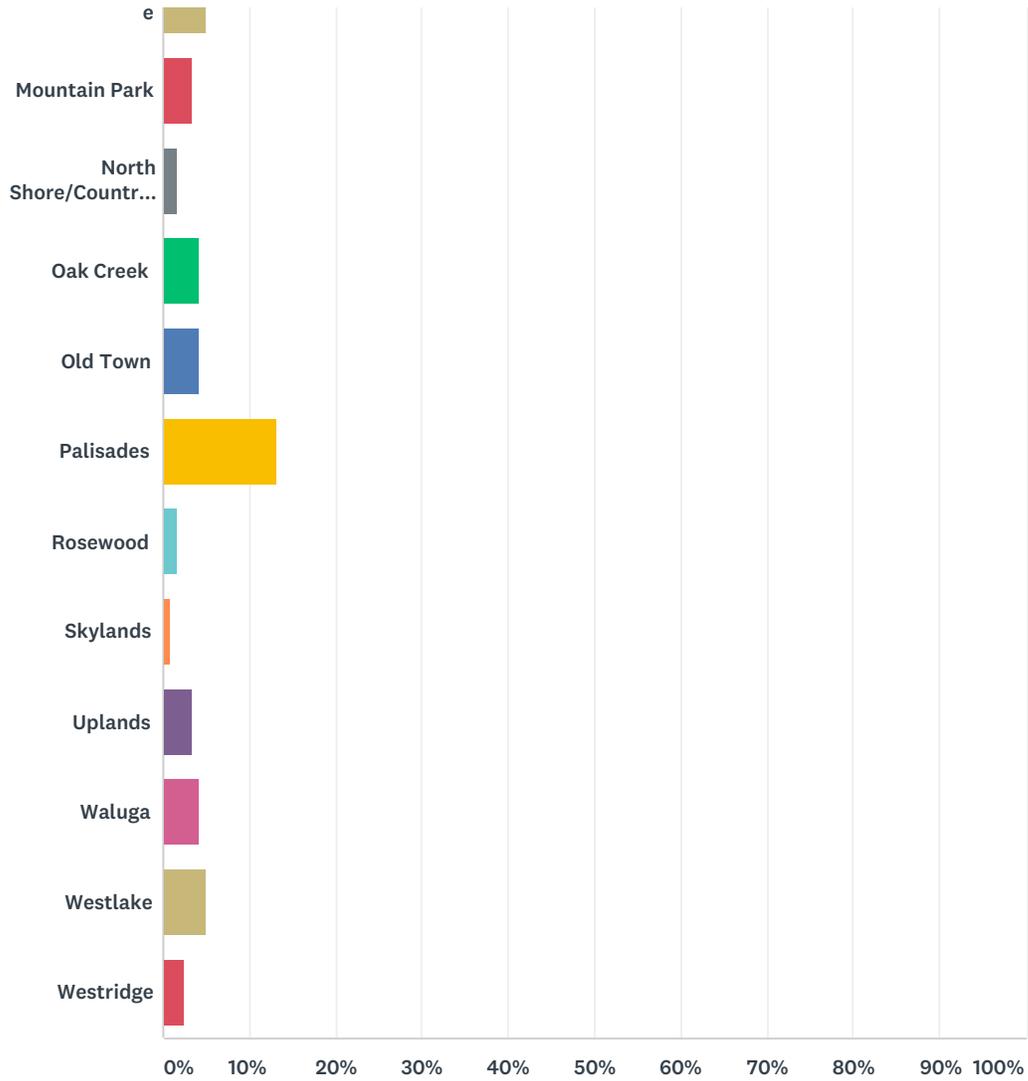


ANSWER CHOICES	RESPONSES	
I am a volunteer	12.80%	16
I am a Neighborhood Association board member	15.20%	19
I am on a Home Owners Association board (unaffiliated with Neighborhood Association)	5.60%	7
I would like to get involved in my Neighborhood Association	8.80%	11
I am interested in what the Neighborhood Associations do but don't have time to volunteer	34.40%	43
Other (please specify)	23.20%	29
<b>TOTAL</b>		<b>125</b>

### Q3 If a Lake Oswego resident, or resident of the unincorporated area adjacent to Lake Oswego, which neighborhood do you live in? Select from roll-down menu. (See also, Map with neighborhoods.)

Answered: 121 Skipped: 9



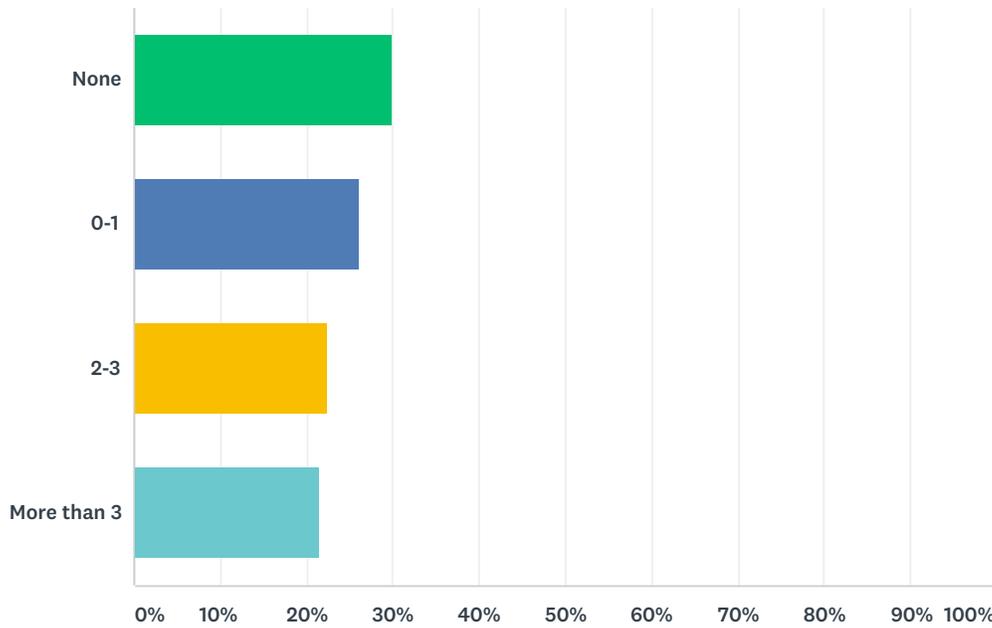


ANSWER CHOICES	RESPONSES
Birdshill	0.83% 1
Blue Heron	2.48% 3
Bryant	2.48% 3
Childs	0.00% 0
Evergreen	2.48% 3
First Addition/Forest Hills	14.05% 17
Foothills	3.31% 4
Forest Highlands	9.09% 11
Glenmorrie	0.00% 0
Hallinan Heights	4.13% 5
Holly Orchard	1.65% 2
John's Woods	0.83% 1

Lake Forest	2.48%	3
Lake Grove	4.96%	6
Lakewood	1.65%	2
Lakeview Villas/Summit	0.83%	1
Mary's Woods/Marylhurst	0.00%	0
McVey/Southshore	4.96%	6
Mountain Park	3.31%	4
North Shore/Country Club	1.65%	2
Oak Creek	4.13%	5
Old Town	4.13%	5
Palisades	13.22%	16
Rosewood	1.65%	2
Skylands	0.83%	1
Uplands	3.31%	4
Waluga	4.13%	5
Westlake	4.96%	6
Westridge	2.48%	3
<b>TOTAL</b>		<b>121</b>

### Q4 How many meetings of City of Lake Oswego advisory boards, commissions, or committees do you typically attend in a year?

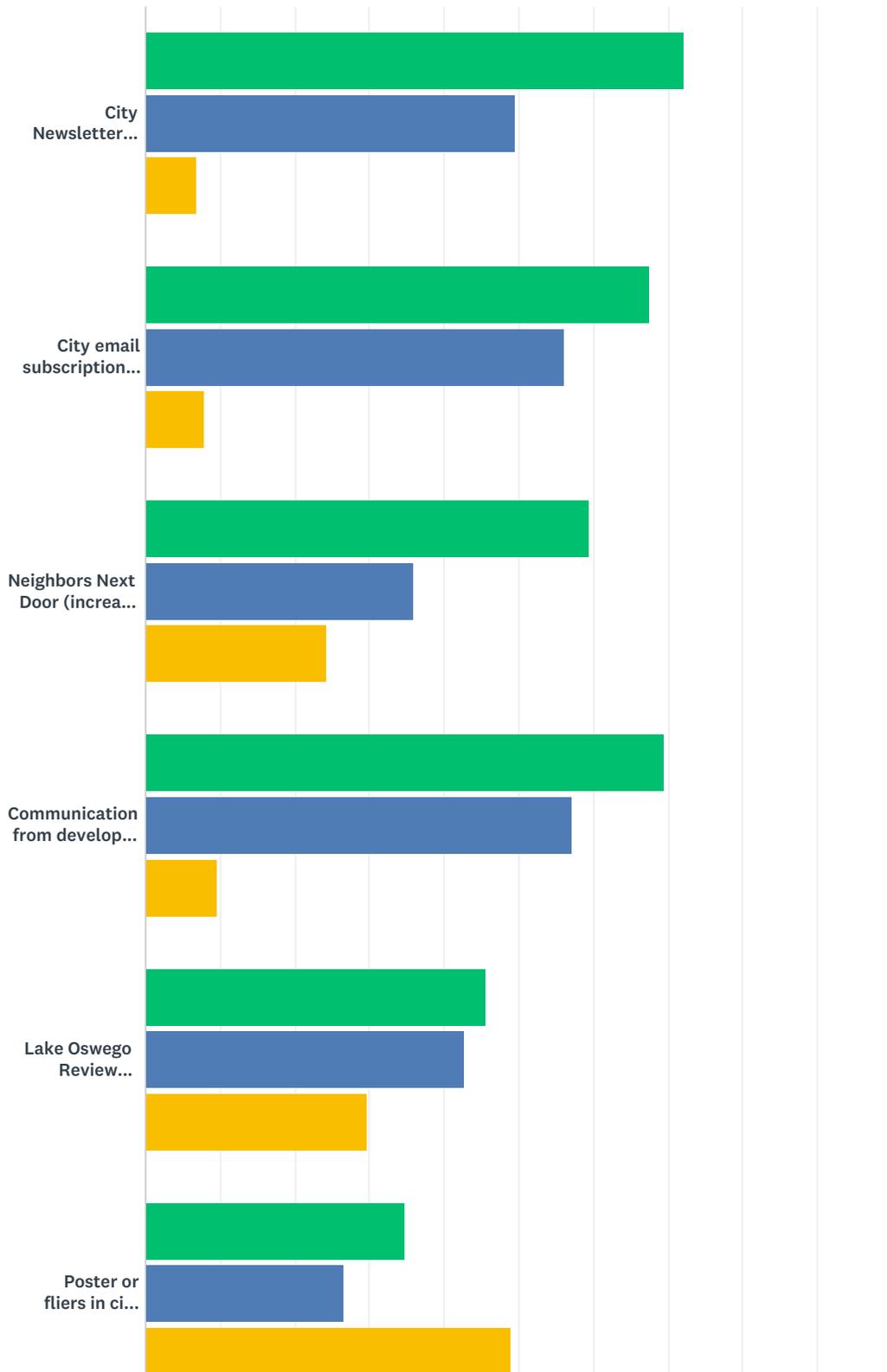
Answered: 130 Skipped: 0

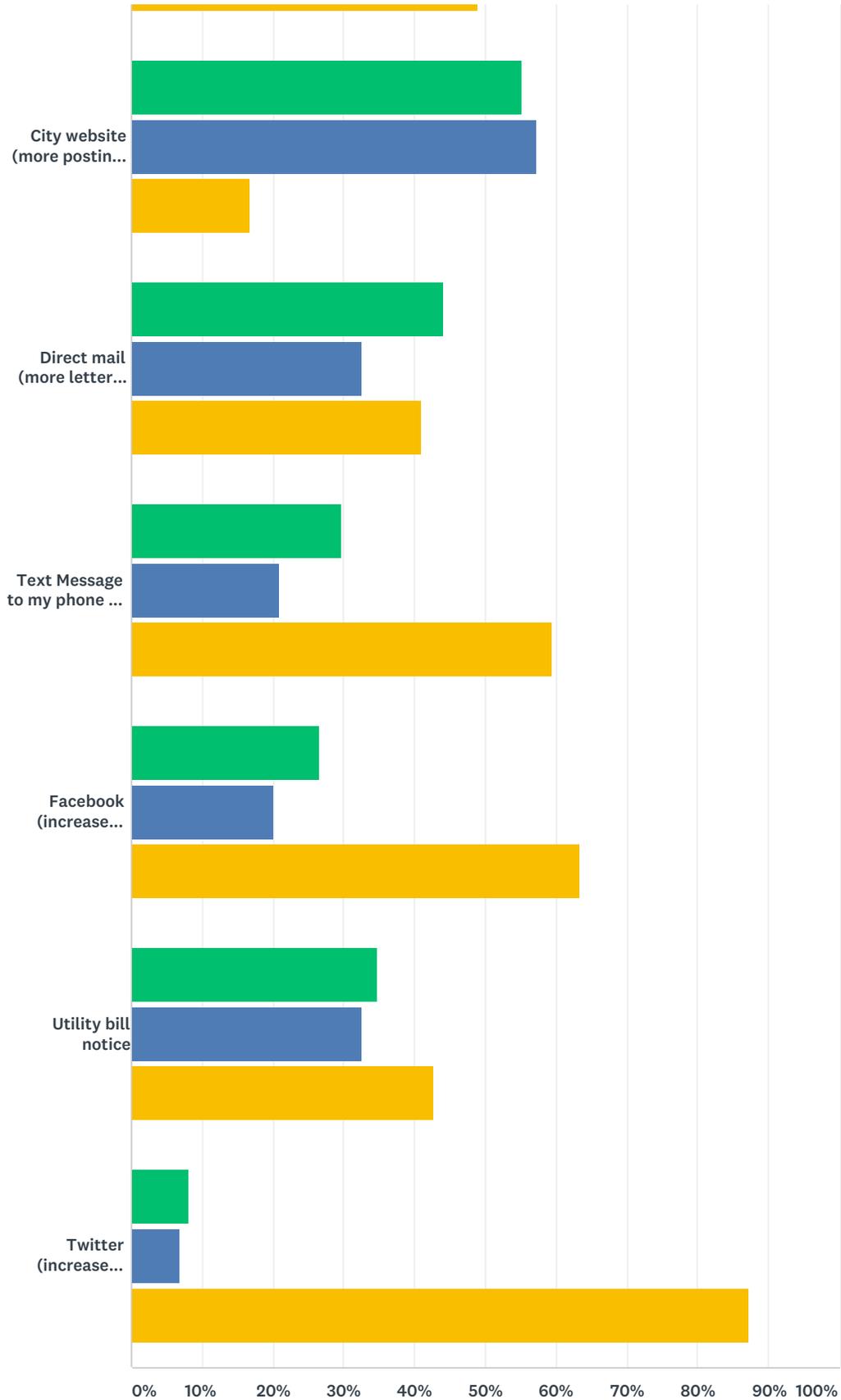


ANSWER CHOICES	RESPONSES	
None	30.00%	39
0-1	26.15%	34
2-3	22.31%	29
More than 3	21.54%	28
<b>TOTAL</b>		<b>130</b>

### Q5 Aside from legal noticing requirements, how would you like to receive information about land use and development issues if the city had resources for additional noticing? (Check all that apply)

Answered: 129 Skipped: 1



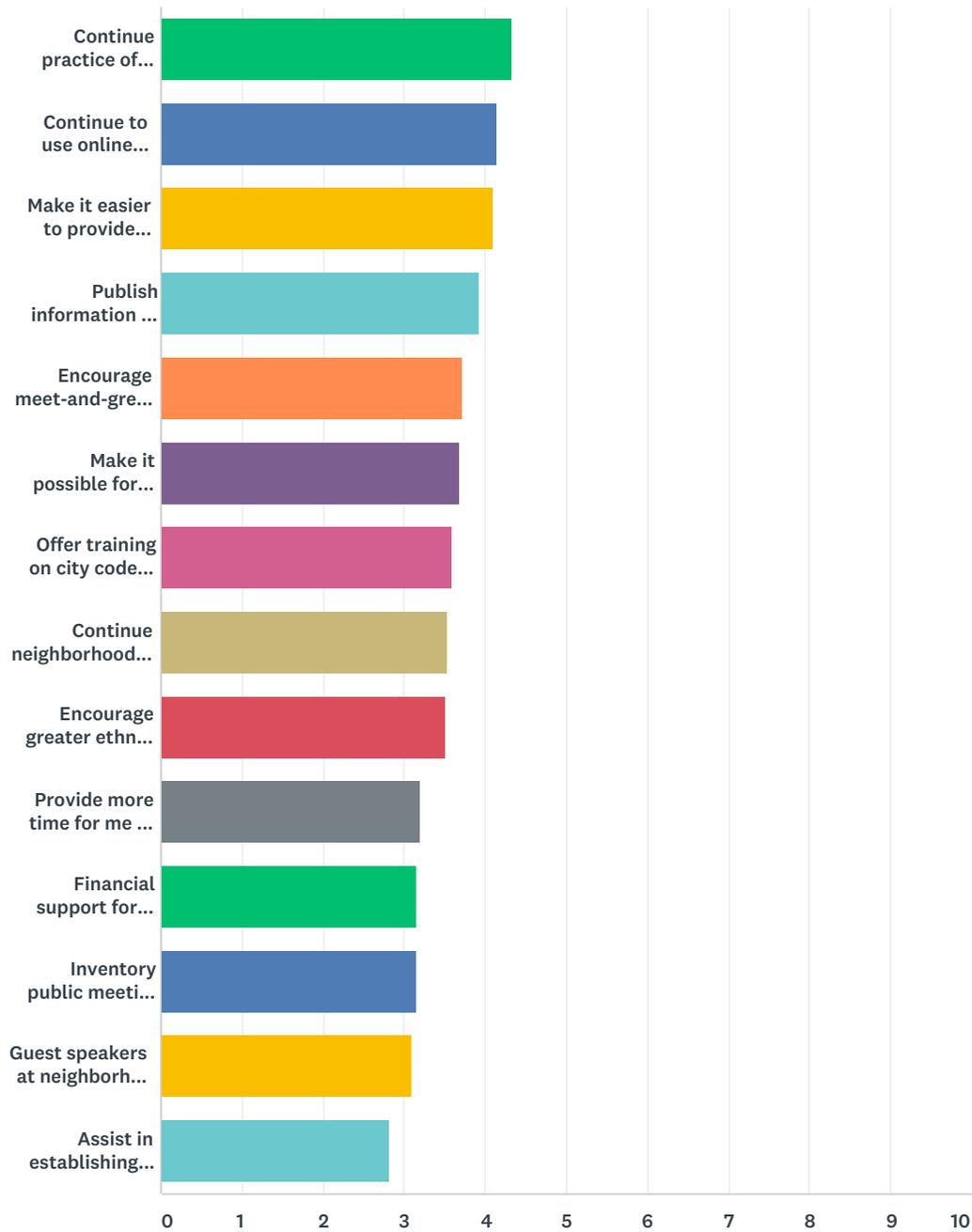


■ Notify Me or Invite Me to an Event  
■ Ask for My Feedback and Keep Me Informed ■ Not Interested

	<b>NOTIFY ME OR INVITE ME TO AN EVENT</b>	<b>ASK FOR MY FEEDBACK AND KEEP ME INFORMED</b>	<b>NOT INTERESTED</b>	<b>TOTAL RESPONDENTS</b>
City Newsletter "Hello LO" (existing)	72.17% 83	49.57% 57	6.96% 8	115
City email subscriptions (existing)	67.54% 77	56.14% 64	7.89% 9	114
Neighbors Next Door (increase postings on nextdoor.com)	59.46% 66	36.04% 40	24.32% 27	111
Communication from developers on projects in my neighborhood (more frequent updates)	69.52% 73	57.14% 60	9.52% 10	105
Lake Oswego Review (additional ads)	45.54% 46	42.57% 43	29.70% 30	101
Poster or fliers in city buildings and in my neighborhood	34.69% 34	26.53% 26	48.98% 48	98
City website (more postings on Home Page, in addition to Projects page)	55.21% 53	57.29% 55	16.67% 16	96
Direct mail (more letters or postcards from city/neighborhood association)	44.21% 42	32.63% 31	41.05% 39	95
Text Message to my phone or tablet	29.67% 27	20.88% 19	59.34% 54	91
Facebook (increase postings)	26.67% 24	20.00% 18	63.33% 57	90
Utility bill notice	34.83% 31	32.58% 29	42.70% 38	89
Twitter (increase postings)	8.14% 7	6.98% 6	87.21% 75	86

### Q6 It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.

Answered: 128 Skipped: 2



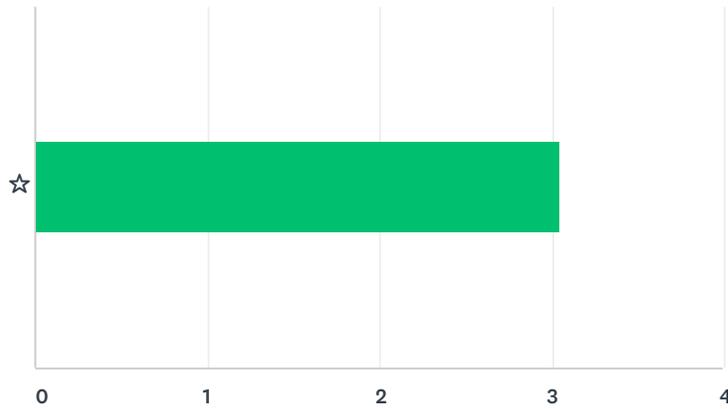
	HIGHEST PRIORITY	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NOT RECOMMENDED	TOTAL	WEIGHTED AVERAGE
Continue practice of accepting public comment during planning commission work sessions, in addition to receiving testimony at hearings	52.00% 65	34.40% 43	9.60% 12	2.40% 3	1.60% 2	125	4.33
Continue to use online surveys for feedback on planning issues	41.46% 51	37.40% 46	16.26% 20	4.07% 5	0.81% 1	123	4.15
Make it easier to provide input on land use plans and development applications (specify below)	36.51% 46	42.06% 53	15.87% 20	4.76% 6	0.79% 1	126	4.09
Publish information in plain language on "how to participate in the land use process"	31.75% 40	38.10% 48	23.81% 30	5.56% 7	0.79% 1	126	3.94
Encourage meet-and-greets with neighborhood volunteers, residents, and city leaders	23.20% 29	36.80% 46	30.40% 38	8.00% 10	1.60% 2	125	3.72
Make it possible for me to participate from home	22.95% 28	31.15% 38	36.89% 45	9.02% 11	0.00% 0	122	3.68
Offer training on city codes as applied to neighborhoods, similar to the city's urban forestry workshops	16.26% 20	37.40% 46	37.40% 46	7.32% 9	1.63% 2	123	3.59
Continue neighborhood tours conducted by the planning commission	19.51% 24	35.77% 44	27.64% 34	13.82% 17	3.25% 4	123	3.54
Encourage greater ethnic diversity and inclusion in planning projects and functions	25.83% 31	30.00% 36	22.50% 27	14.17% 17	7.50% 9	120	3.52
Provide more time for me to comment on draft plans and ordinances	14.88% 18	20.66% 25	39.67% 48	19.01% 23	5.79% 7	121	3.20
Financial support for neighborhood association mailings, planning, and grants	15.45% 19	25.20% 31	26.83% 33	23.58% 29	8.94% 11	123	3.15
Inventory public meeting spaces and review user fees for community groups	13.11% 16	21.31% 26	38.52% 47	21.31% 26	5.74% 7	122	3.15
Guest speakers at neighborhood meetings	6.61% 8	29.75% 36	34.71% 42	23.97% 29	4.96% 6	121	3.09
Assist in establishing neighborhood associations where none exist	7.38% 9	19.67% 24	31.97% 39	29.51% 36	11.48% 14	122	2.82

Q7 What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.

Answered: 96 Skipped: 34

Q8 Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.

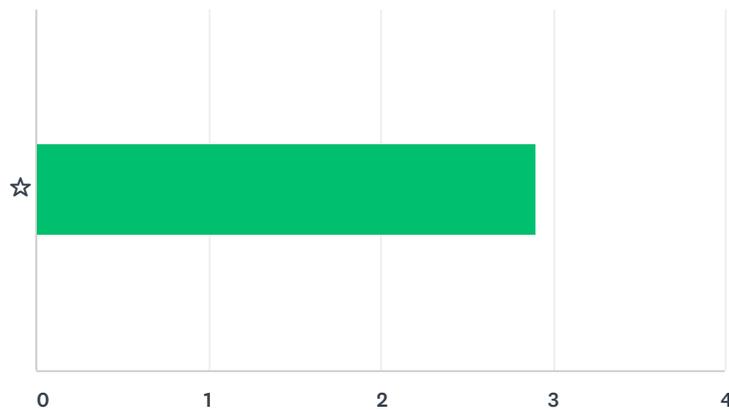
Answered: 109 Skipped: 21



	POOR	FAIR	GOOD	VERY GOOD	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	10.09% 11	19.27% 21	38.53% 42	21.10% 23	11.01% 12	109	3.04

Q9 Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.

Answered: 110 Skipped: 20



	POOR	FAIR	GOOD	VERY GOOD	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	9.09% 10	24.55% 27	40.91% 45	18.18% 20	7.27% 8	110	2.90

**Q10 Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?**

Answered: 50 Skipped: 80

**THIS PAGE INTENTIONALLY LEFT BLANK**

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
			Simplify! Where are we going build homes for our children and grandchildren?			
I have lived and worked (and raised my child) in LO for over 14 years.	At this point, I participate by urging the stopping of tree removal in LO (via Tree Removal Permits)		I lived in LO for about 7 years (late 80's - early 90's) then moved away to finish college and start a family. I moved back to LO in 2010. At the time, I was impressed by how the natural beauty of the town had pretty much remained the same. It was still the forest, park, garden-like setting I remembered. Unfortunately, that was short lived. As time went on, I became appalled at the rate of destruction of LO's green spaces, particularly the cutting down of the mature (old) growth trees. It is shocking at this rate of destruction. I now am deeply disappointed in the wisdom and foresight of LO's leaders. They appear to be just another bunch of greedy, self serving, shortsighted 'leaders' who see no value (other than the lining of their own pockets) in preserving the natural beauty of LO. This once, forest-like, lush area is quickly becoming just another concrete jungle. It is my hope that this thoughtless and reckless destruction is soon curbed.			See above comment.
	was awwre but haven't ggone to meetings		Rexamine and increase pavedsidewalks. Consider discounts for driveways and parking areas that do not cause additional water runoff permeable driveways, xeriscaping yards, and drip lines - not sprinklers. Increased new development fees for single family homes and discounts for multi family homes. Increased fees to new developments to pays for increased road and school impacts. Encourage building up not wide and bury utility lines underground	Don't know the criteria but I do know the area of knaus Rd is extremely hideously ugly aand not walk friendly.	Thanks for efforts, Have got to find ways for those to participate other than in person than	Do a lottery and pick a certain percentage of citizens and tell them they have been chosen at random to provide input. People dont like to go to events where they think everyone aalready knows each other.
	I am a neighborhood chairman		Keep the golf course	Fair	Fair	

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
	Ex Board Member		1. More transparency--publish reasoning behind decisions, especially why alternatives (if any) were not considered/not included 2. Better, clearer criteria, that is statistically supported. i.e. Adding 1 does not mean you improved from a logical or moral sense, yet meets legal requirements? Conversely, just because something is "not" defined by code does not mean, therefore, that anything goes... 3. Require more substantial understandings before findings when there are controversial issues...giving 5-10 minutes of testimony does not allow thorough enough standing to opponents of developments. 4. Improve definitions for "compliance." That is, holding "a meeting" that is one-way or does not address issues raised should not be considered, for example, as meeting Citizen Involvement requirements. 5. Improve Code to represent Development Size...having the same standards (in GC especially) for a 7500 square foot property and a 7.5 acre property is insane.		Would be higher if we actually measured "how we are doing." This would be things like ratings on how Commissioners vote, minority positions and rationale for/against, rather than just listing what decisions were made.	Keep focus. Herding cats is difficult but necessary to getting Citizen Involvement and assuring Citizens that involvement is taken serious, but showing how it impacts decisions rather than just checking a box.
	The Neighborhood Association that I live in is out of control.....NIMBY is how I would characterize the association.		Take a look at tree cutting rules....in my case they are totally based on greed. I have to replace 8 trees but only 3 trees offset the 9 nearly dead trees that I am approved to remove. These are your rules CAN YOU SAY GREED!!!	You do some very good things and you do some things that are very poor.	In theory this is very good...in practice it is a complaint session for certain homeowners.	Previously stated comments.
			Community center/branch library in the Westlake Neighborhood- there should be more resourced directed to this side of the city, especially since the WEB has been sold.	not sure	not sure	
Certified Arborist working throughout the city			Changes in the tree code. No need for a tree risk assessor. Certified Arborist knows if a tree is a hazard or not!!!! Type II permit needs to be changed. It is not right if a neighbor has the right to help decide if your tree can be removed or not.			See suggestions above
						Do not sell off part of the golf course. Very nice community 18 hole even in current configuration. Why must it be self supporting or a profit center? Are other parks and recreational areas judged by that baseline? Additionally, land is a finite resource - this is right next to Lakeridge High School - how would you provide more space for LHS if required? Get rid of the golf course entirely?

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
Neighborhood chair and serve on multiply city committees			Do not rely so heavily on staff opinions and reports for land use issues. Be totally informed and prepared to address LO development codes and tree codes. Continue to talk and listen to neighborhood association groups like LO Neighborhood Action Coalition.	Up until recently, I would've rated this section very good!		New commissioners coming "on board" often seem clueless about their role on the PC. So provide more training for these commissioners both by staff and by neighborhood associations.
			Open space protections Citizen Involvement			
			Develop Urban growth plan as it relates to Stafford Hamlet area Work with neighborhood associations to develop plan if one is not in place develop better interaction and communication with LONACC Meetings with Mayor are a good idea but need improvement	have no opinion		Continue to have the focus groups.
			To complete the tri-party agreement re Stafford Basin.			No.
	Well aware.		The planning commission needs to make infill development in Lake Oswego a key priority, in addition to removing barriers to infill development such as flag lots, ADU's and flexibility on design features. This also includes keeping fees and processing times low. The planning commission also needs to be a proponent of the development of Stafford area and take on its fair share of residential and commercial growth. The region's population is going to continue to grow, without room for this growth the cost of homes in the region will continue to rise because the inventory of homes will continue to be constrained.			
			Neighborhood plans, land use			
			Land uses, the park on Iron Mountain Blvd			
	I'm not involved in a NA		Recreational facility development at Lusher			No
			Land use planning			
			Recommend council create a diversity Task Force			
			planning & land use			
			Improved public transportation, Accessory Dwelling Units approvals			Make the process of volunteer for committee's easier
			Make changes in public codes for more density housing such as cottage developments.			More relevant statements about hearing and potential impact on residents.

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
		Land use action signs in the town are small. Larger signs with a headline caption for a planned action might encourage more people to stop and read about planned developments	It would appear that we have sometimes nonsensical zoning in town. For example the SW corner of Jean road and Pilkington currently contains a lot zoned for single family. That should be a neighborhood commercial zoned lot that encourages small local business and/or live work units. Sites like this are better off as sites that transition from urban to residential rather than sticking a house on a busy corner, that intersection is never going to become less busy. We need small retail pockets scattered throughout the city that encourage walking and small business. Second to that, the town needs to develop a core focus on walkable neighborhoods. Unlike Seattle where I moved from, there are many more kids out on bikes and walking in this town, which is awesome! We don't provide enough continuous, safe-read grade or roadway separated-walking or biking routes. Again Jean road between Pilkington and Bryant there are sidewalks, in areas, on both sides of the street, no cross walks to cross at between the sidewalk areas. Instead kids on a major roadway to the junior high are supposed to walk in a narrow bike lane? And at this time of the year there are limited streetlights along that section of roadway and it is pitch black. Why not encourage more walking by residents by supporting the development of complete pathways for walking and biking. By suburban standards, this is a rather dense environment that needs more safe pathways for walking. Honestly, if I didn't work nights I would join the planning commission to strongly advocate for these issues because they are so important to creating livable communities. Beyond this continue doing a good job preserving large open spaces and the Stafford basin which is truly a gem of the area. It would be a sad day to see a series of suburban housing development projects scattered over the rolling hills of the area.	Honestly, I hear so little about what the planning commission is working on I have no idea. I barely saw the posting in the review for this survey.		Thank you for what you do and volunteering your time to make the community a better place to live.
						I would like to be more involved with these city planning meetings in the future. Can we be notified by email a week in advance?
			Increase natural area reserves Protect habitat and biodiversity resources Promote and require sustainability in development Promote traffic reduction, alternative transportation in development			
			Minimize impact of new construction on streets and neighborhoods. Require staggered permitting so there are not so many new projects going on at one time, such as in the area of Atwater/Andrews/Iron Mountain.	Allowing too many variances to developers yet make things hard on existing homeowners' projects. Changing neighborhoods too rapidly.		Remember that you are not elected.
			Safe bike lanes, and connection run/bike paths			No

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
Former LO resident and Respond to Racism member	I am interested in working with neighborhood associations through Respond to Racism.		Establish an equity and inclusion advisory board to ensure that the values of diversity, equity, and inclusion are infused into all aspects of the City's planning.	As a former resident engaged in a specific area of volunteer work, I don't believe I'm in a position to make a fair assessment on this question.	As a former resident engaged in a specific area of volunteer work, I don't believe I'm in a position to make a fair assessment on this question.	N/A
						Want to see the City Council establish a Diversity and Inclusion Task Force as was recommended in public testimony at the September meeting. Thank you!
			Align tree code with development code.			
			Development regulations need to be looked at - too many old and charming houses being demolished for cookie cutter McMansions that fill the lots and have caused many neighborhoods like first addition look like bland subdivisions.			
			Land use and zoning			
			As they build MAX down to Lower Boones Ferry, protect the resident area from easy access to the neighborhoods.			
			Develop and implement plans for improvements in public spaces such as walking/bike paths in city-owned parks and green spaces. (Luscher Farm has SO MUCH MORE POTENTIAL than what is currently available!)			More public awareness of meetings taking place where members of the community can attend, listen to proposals, and provide input.
Generational LO family	Aware of them for but don't believe city leaders listen unless they are from here		One major priority is considering the effect of constant destruction of quaint village smaller homes, in order to build mega mansions so city taxes bring in and developer fees means more than housing for LO residents who built for generations LO and now can't live here and forced to have to leave. And destruction of old growth trees and natural animal and insect land to build more and more.	Money is all that matters to them it appears sadly	They don't listen to the people.. Halinan refractory example.. they want a park, LO wants more money!	Yes!! Get an environmentalist expert on staff!!!
			n\			I am expressing my support for the planning commission to recommend to the city council to establish a diversity task force and/or advisory board.
			I would like to have more high density development around major roads and allow in-fill to increase density in existing neighborhoods. Keep open spaces for parks, schools, sports fields and don't let those become housing.	I think so, I don't really know		
	I attend my Neighborhood Association meetings.		Affordable housing and attracting minority owned businesses.	I don't really know enough to provide a rating.	I don't really know enough to rate the Commission.	

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
					As a pretty engaged citizen over the last six years or so, I had never heard of the CCI until a couple of months ago.	I strongly support the CCI making a recommendation to City Council to establish a Diversity and Inclusion Task Force as was recommended in public testimony at the September 2018 meeting. Such a Task Force as described in the testimony would provide great benefit to Lake Oswego by aiding in recruitment/retention of diverse community members to boards and commissions, supporting City goals relating to hiring/retention of diverse city staff, conducting benchmarking around what cities similar to ours are doing in order to support a welcoming environment, and inviting and proactively drawing in voices that have been historically underrepresented.
	I am aware of neighborhood associations and often attend meetings of mine.		I am concerned with zoning and variances and the need for neighborhood input.			
	This is two questions but only one answer, none of which is No, which is a common answer to either question.					
			No comment at this moment.			Not at this moment.
	Been on Sunny Hill HOA & lived here 29 years		Share the 1-5 year comprehensive plan with the public. More education on what the cities vision is for the next 10-15 years		Don't really know	Figure out how to better include the average joe, engage & educate us on the plan
			Population and growth limitations including a moratorium on high density multi-family housing developments with more than 20 units. LO does not have the infrastructure or traffic mitigation to handle the huge developments already planned — namely at the corners of Boones Ferry and Kruse!			Give far higher priority to the current homeowners'/taxpayers' quality of life than to attracting potential renters who will clog the roads, parks and schools without regard to the welfare of city and longevity of its amenities.
			Make the process for approving development more transparent. Call out developers that barely follow the code (prime example: Houses that are 90% demolished, but developer is able to call it a remodel for planning and permit purposes, yet calls it a new build for marketing purposes)			
	Yes, aware of FAN and occasionally attend meetings.		Concerned about maintaining neighborhood atmosphere particularly in First Addition. Zoning allows very large houses with repetition styles to be built on small lots. Developers appear only interested in using a stock style over and over and building as large a house as possible.			
			development regulations			
	Did not know		Neighborhood planning			

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
			Save big, old trees in First Addition.			Our big, old trees are disappearing due to redevelopment in First Addition. Fix the code to better save these big, old trees, particularly big, old Douglas firs.
	I am a resident in one of the associations		I like getting information through the mail. ie. hard copies			There needs to be a better balance of what is good for the community and my rights as a tax paying land owner. I have lived in Lake Oswego for the most of 50 years and at my current address for 18 years and yet I did not get to "vote" on the land use change of R75 to R15 that greatly affected MY property!
			Protection of natural resources and wetlands			These kinds of surveys go a long way to showing your commitment to community feedback. Keep up the good work!
			The development code needs to be reviewed and revised to work with the tree code so we can preserve our mature tree canopy from the fast pace of redevelopment that is occurring city wide.	Not sure, I see a lot going on with development in the city that isn't preserving neighborhood character.		Have meetings times when working citizens can attend or have remote access to meetings. Help citizens be more aware what the commission will be addressing. Have an email posting of the commissions activities that those interested can opt to have delivered to their email.
			Approve STR's throughout our city. Add a power wall system to our maintenance building solar panels for future city wide power failures. Removal the invasive species on our beautiful trees. Include more sustainable buildings in our future city. Every neighborhood should have at least one level 4 earthquake facility for immediate occupancy after an earthquake for citizens to be able to go to.			Help neighborhood associations "map their neighborhoods" by offering a speaker to coordinate that effort. Support a CERT ongoing volunteer program not just training but help put the trainings into practice through PrepLO.
			Neighborhood plans, accessibility via bike routes, sidewalks, etc., standards for residential, commercial and other land uses.			
	no	x	Meld the building code with the tree code			
			Approve STR (Short Term Rentals) in Lake Oswego	No idea	No idea	
		Keep taxes down.				Thank you.
			Road repair and storm water management on E street between 7th street and State street			
			Short term rentals, abuse of flag lot subdivisions			
				I attend most city council meetings and am impressed with any presentation done by Planning Commission		

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
		Update Historic Resources Inventory. The Lake Grove Area-and, West End-is largely un-inventoried. Inventory city parks and Open Space areas. Review current and changing demographics; determine if we are providing age-appropriate facilities, within walking distance, to promote healthy, independent living.	Public Policy: Determine and recommend best practices regarding the preservation of Open Spaces and "Parks for All". Determine and recommend best practices for the preservation of historic properties, including, the prevention of "demolition by neglect", as well as, opportunities for incentivization.			Nor at this time. Thank you for this opportunity.
have served on Planning Commision	On board of Lake Oswego Neighborhood Coalition				The CCI should meet more than twice a year.	
	No	Sidewalks throughout the city. Nice, raised sidewalk means higher property value and more tax revenue for our city. (Pew trust research and if you draw boundaries in our city map excluding lake properties those with decent sidewalks have higher values) Plus safety.	Sidewalks read above.	Sidewalks for safety and property value		Sidewalks thru the city consistent safe raised paths.
			ALL land use policy issues are important to me. My family and I moved into the First Addition neighborhood 34 years ago. We chose it for its school, it's beauty, affordability, convenience, quaintness, peacefulness. It is still a beautiful neighborhood (although the tree canopy keeps shrinking with every new home built) and convenient to services, but no longer quaint, and definitely, due to constant development, not peaceful in the way it once was. I wonder if there was a planning commission 30 years ago? I'm so glad for all the work you do now. Please continue to protect our natural resources, and keep an eagle eye on developers' adherence to city regulations.		Very good.	
			protection of natural resources & open spaces	Have not lived in LO long enough to rate		
Self employed			Development regs	Feel Wizer developers were allowed to overbuild. Developers are favored.	No opinion	
	I attend Neighborhood Association Meetings		Community education on importance of Preservation and diminishing the demolition of our history.	Good	Good	Appreciate undertaking of questionnaire,
Own house being rented. Moving up in 2019			Understand long term vision for community and related development and other activities	Don't know		
			Iron out short term rental policies; consider tightening neighborhood noise ordinances (landscape maintenance contractor issue)			

<p><b>QUESTION 1:</b> Are you a (check all that apply):</p>	<p><b>QUESTION 2:</b> Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.</p>	<p><b>QUESTION 6:</b> It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.</p>	<p><b>QUESTION 7:</b> What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.</p>	<p><b>QUESTION 8:</b> Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.</p>	<p><b>QUESTION 9:</b> Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.</p>	<p><b>QUESTION 10:</b> Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?</p>
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
	I am interested in what the neighborhood associations do, I'm connected with the tree committee. I volunteer in Portland.		Do something to save perfectly good single story, affordable homes in Lake Oswego!!!!!!!!!!!! I just watched ANOTHER perfectly good 1940's house be demolished next door to my house on First Street in Lake Oswego. This was an affordable home in Lake Oswego the last 18 years for 2 different families with young children to rent. Both would have loved to buy it but couldn't compete with the developer who swooped in and offered cash as they do. Now there will be a 3800 square foot home with 3 garages next door to the Historic Catholic school and church. It will be so out of scale. for this street. Even the demolishers were trying to save things out of this house and commented multiple times about it being a nice house. How sad.	I don't know how you are doing, but watching what has happened to First Addition in the 18 years I have lived here I would say "poor". Yes I am sure there is lots of money for the city as mansions are built and taxes collected, but where will there ever be any "somewhat" affordable housing?	I don't know, but I appreciate your asking for my feedback in this email.	---
			Revising the development code to include consideration for trees, instead of the dev. code overriding the tree code.			
			Stop demolitions in some neighborhoods and replacements with huge, inappropriate houses. Tree cutting should be considered a land use issue. Too many tree cutting applications issued annually.			

<p><b>QUESTION 1:</b> Are you a (check all that apply):</p>	<p><b>QUESTION 2:</b> Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.</p>	<p><b>QUESTION 6:</b> It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.</p>	<p><b>QUESTION 7:</b> What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.</p>	<p><b>QUESTION 8:</b> Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.</p>	<p><b>QUESTION 9:</b> Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.</p>	<p><b>QUESTION 10:</b> Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?</p>
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
			<p>It is a high priority to revise the Development Code to help save more large trees in our community. Refining the Development Code to be in agreement with the goals of the Comprehensive Plan (Healthy Ecosystems) and the Climate Action Plan should be a top priority. When making lot splits for new development the code should be changed to require applicants to present building plans and complete tree inventory prior to the pre-app meeting. Consideration of mature trees should be given greater weight than a proposed "landscape plan." Provide incentives to save old trees - could waive the variance fee for the purpose of saving trees. Need to look at the Building code that allows for over digging for foundations and basements. A permit fee incentive could be put in place to preserve large trees. Look at the importance of large trees and stormwater management. Could impose a stormwater fee in cases where large trees are removed for development. Old growth trees do an excellent job with stormwater management. Another high priority and continuing goal should be to implement the recommendations from the Climate Action Plan. Also great to continue on with the process improvement for Citizen Involvement. Thank you.</p>			
			<p>Take a look at how to provide charging for electric vehicles in multifamily housing, workplace and public areas such as parks, downtown, etc.</p>			

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
			Protect natural resources by banning pesticides, insecticides, and herbicides unless and until manufacturer shows by clear and convincing evidence the product does not cause or contribute to causation of cancers, neurological disorders (including autism and Alzheimer's) and endocrine disorders (including Type 2 diabetes); and require City to obtain opinions from non-industry experts and non-industry-trained experts when weighing whether to allow chemical application. . . a new, beautiful swimming pool would be great, especially for seniors. . .ban two-stroke gas-powered leaf blowers. . .license dumpsters and prohibit rat poison or other lethal traps in areas accessible to cars, birds, and squirrels. . .tree cutting is a land use issue per Comprehensive Plan and trees are not just a natural resource but the epitome of natural resources; it would be nice for the planning dept. to go to bat for old trees.			
			- my priority is zoning and protecting natural resources			Everyone is doing a great job job especially Chair Heape!
			I agree with the plan commission priorities for whatever they recommend.			no suggestions at this time
			bringing the tree code into the development code			Not really.
Previous resident	My daughter is a resident					
			I doubt this falls under your pervue but- traffic speed on South Shore Boulevard is out of control. 25 mph is a joke, everyone needs to slow down but we never see police patrols			
			Explore better coordination of the Tree Code with the Community Development Code			With respect to the request by some citizens that the City establish an time-limited Diversity Task Force, the CCI should recommend that the Task Force request be referred to the City's internal working group on D&I (which is planning an April 2019 "Diversity Summit") for that internal working group to make a recommendation to the City Council. Thanks!
Here since 1959, property owner.	I am not involved in my neighborhood association, but am a member of PrepLO.		Reduce multiple dwelling zoning. It's already too crowded. Please pass on: Reduce Lake Oswego's current "Anyone with money can cut down whatever trees they want" attitude. I am appalled by the number of trees cut down.		I don't know.	
			Make the codes less complicated and onerous Clarify when variances should be allowed			

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
			I reside in the the downtown area so very interested in code changes related to building height, design and parking. Particular concern is design, construction and occupancy of North Anchor Project.	Not enough familiarity to comment.	Not enough familiarity to comment	Though not intimately familiar with the works of the two commissions I sincerely appreciate the volunteers who are involved. Thanks!
	My neighborhood association, Oak Creek, is practically non-existent		Require builders in First Addition to put in sidewalks etc... ever City I have ever lived or worked in requires this! The streets are a mess, no sidewalks, and yet building million dollar homes! Also, we need to connect the trail at George Rogers Park to the trail at Foothills Park, there is one small piece of property separating these, city should make this a priority before worrying about the new trail they are doing further north.	The new Springs retirement building at Kruse and Boone's Ferry is an eye sore!!! It's way to close to the road, should have required more setbacks, and who approved that ugly aritecture??? The Planning Commission should be a totally separate group from the City Commissioners, this is a joke, should have citizens, and experts on this board, not politicians!!!	????	What are you doing exactly?
			Protecting the tree canopy, a natural resource of the Lake Forest neighborhood. I am ashamed at what has been going on in my immediate vicinity, the utter lack of regard of the residents opinions and concerns in these matters. In the meantime, the canopy is just disappearing and at an alarming rate, with no regard to the impact of the surrounding areas. I was told that LO loves it's trees...I've not seen that in the 3+ years that I have been here.			Actually listening and taking into account what residents(the people whom are actually impacted by these decisions/implementations directly) suggest/offer as solutions and implementing those suggestions into the final plans. I feel so many times we just get railroaded essentially, but we keep trying.
			Tyron Cove bridge and bike path			
			1. The code for Local Designated Landmarks must be rewritten to be easier for the owners of these properties and to not deter people from wanting to purchase these important properties. 2. Stop splitting lots, some neighborhoods' sense of place is the lot size. 3. Encourage and make it easier for homeowners to build/create ADUs.			I appreciate survey's like this.
	Involved with CPO now.					

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
Arts Council Board member, GWW selection committee member and Public Art Committee member.	I helped my neighborhood work with the Arts Council of Lake Oswego to coordinate the purchase of the sculpture "Origami" which now sits at the corner of A and 10th.		My very highest priority issue is not listed. Tree Cutting is my highest priority. I have, in my Evergreen neighborhood, seen many old, beautiful, grand Doug Firs, Spruce and Cedar trees wantonly cut down for contractor priorities. On my street alone in the past 3 years, 6 of the above mentioned trees were but because they didn't "fit" with the footprint contractors wanted. I am fine with diseased trees of any sort being removed. However those trees are relatively few compared to trees of old stature that are in the way of a house design. I understand you aren't working on this however I have previously been to City Hall to voice my opinion....totally useless. I find myself borderline hostile to these particular issues. The people I have spoken to have their hands tied due to Code. Code? Anti old, grand trees.			
			Continue planning for short term rental issue to have realistic and enforceable rules when and where they are allowed.			
	Am on FAN/FHN tree committee		Sadly my biggest concern is tree cutting permits	Can't say. New resident	NA	
			Get the Land Development codes in line, streamline the design guidelines ordinance to something comprehensible to average citizens, quit trying to "cook book" housing design and blame builders, architects, designers, for why everything ends up looking the same. Duh, what did you think you would get??? Get a solid plan for the Stafford area, this has been going on for way too long, it really is not that complicated, but gets more complicated every year the city procrastinates on it. Get some planning done that has some meat to it, and let's get going, you all read the same Metro reports we all do. Quit piddling around, do some real planning, like Hillsboro did.	Doesn't seem like anything of any consequence is going on, no future planning, policy planning that has to do with our major growth issues. No foresight, no vision, just follow city attorney's ordinances. I don't think a community designed by city attorney's ordinances creates a very viable livable vibrant community	I think spends an inordinate time, listening to miniscule issues and educating them on the accepted land use plans and ordinances, tell them to do their homework, they also take up a lot of staff time at the counter asking all kinds of questions they do not pay for, as the applicants have to.	I'd say, let's get on with realizing where we are, where are our potentials, as our community will not be sitting still, and take some action, have some guts in promoting other housing types, in neighborhoods, etc. It is practically impossible to buy a lot in LO now, for less than \$450,000 to build a house, with permits at approximately \$55,000 for a house of about 3600 sq ft. the minimum a bank will loan on for a lot of this value. This ratio is not going down, all because of the "exclusivity" required in LO planning. It is almost impossible to plan an attached housing project in LO, as there is so much neighborhood animosity that does not make it worthwhile, and the projects are not big enough to endure the fight! Bring on more \$1.5million to \$2.0million houses!!!! Many existing residents are fine with this, so much for diversity. I think the Planning Commission could do something about this if they wanted too.
			Neighborhood plans and development standards.			

QUESTION 1: Are you a (check all that apply):	QUESTION 2: Did you know that Lake Oswego has 24 neighborhood associations, which are an important means of citizen involvement with the Planning Commission? Do you participate in one? A city map and background are posted here.	QUESTION 6: It has been suggested the city encourage citizen involvement and assist neighborhood associations in the following ways. Please rate the suggestions.	QUESTION 7: What are your priorities for the Planning Commission in 2019? The Planning Commission makes recommendations to City Council on land use planning issues and policy, including amendments to the city's comprehensive plan, zoning, and development code. (The Commission does not address issues relating to taxation, city budget, street maintenance, schools, Tri-Met bus service, tree cutting permits, business licensing and signs, and other non-land use matters.) Examples of land policy include urban growth management (e.g., Stafford Basin), neighborhood plans, zoning, and development regulations, including standards for residential, commercial, and other land uses, and protection of natural resources, among other issues.	QUESTION 8: Please rate the Planning Commission on how we are doing. The role of the Planning Commission is to review long range planning issues, neighborhood planning, and amendments to the Comprehensive Plan and implementing ordinances. The Planning Commission focuses on land use policy issues and makes recommendations to the City Council on such issues, based on criteria outlined in the City's Comprehensive Plan and Community Development Code.	QUESTION 9: Please rate the Commission for Citizen Involvement on how we are doing. The Commission for Citizen Involvement serves to assist with the development of a program that promotes and enhances citizen involvement in land use planning; assist in the implementation of the citizen involvement program; and evaluate the process being used for citizen involvement. The Planning Commission reserves time on every agenda to meet if needed as the CCI, and holds an annual meeting each winter or spring to review the Citizen Involvement Guidelines and program.	QUESTION 10: Do you have any other feedback or recommendations for improvement for the Planning Commission/Commission for Citizen Involvement?
Other (please specify)	Other (please specify)	Other (please specify)	Open-Ended Response	Other (please specify)	Other (please specify)	Open-Ended Response
			Lake Oswego should have deconstruction requirements for sustainability reasons when houses are torn down. It is incredibly wasteful. Also there should be ordinances about demolition by neglect.			
	Lake Oswego Neighborhood Action Coalition			Does a good job listening to citizen comment at meetings		Good idea for the survey although it is not a scientifically significant survey and results could be biased.
			Long term planning and sensible annexation			
			Sidewalk, parks			
			#1 Parking, #2 Moving Tree Code to Development Code #3 Refine Commercial Land use to more effectively stimulate the local economy (too many empty commercial buildings in LO)			Doing a great job, keep up the good work!
Empty lot owner (separate lot from residence)		It's very difficult to give input upon the planning and other matters that I receive notice of in the city emails. Would recommend link for comments in same location as the city's postings.	Preserve existing open spaces (lot on river, golf course, Hallinan woods, etc). Preserve Stafford Basin as it is (no development). Preserve current zoning density. No short-term rentals.	As best as I can tell, you always say yes to larger developers (after a few token protests) while making changes difficult and expensive for current homeowners.		Make input on current proposals easier.
	My association (holly Orchard) is not active.		keep public informed			This is pretty dry stuff for the average citizen. I think widespread publicity about major proposed decisions works.
			Creative standards for zero lot line, duplex and triplex housing that blends into existing neighborhoods.			
			Zoning	Not enough information	Not enough information	No
		Allow e-mail input on development applications	Let neighborhoods have more decision making power on what goes into their neighborhood and stop the push for high density housing which is ruining LO.			Yes look into the parking requirements for new developments. They are currently too low. Also pay more attention as to traffic impact on neighborhoods.
			Urban Growth Management			
			Short term rentals.....Knowledge of our neighborhood and understand our challenges		The City Council needs to align with citizen involvement too!	