

Chapters Carried Forward from 1994 Comprehensive Plan

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Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

☐ Section 1, Fish and Wildlife Habitat

Goal 5: Open Spaces and Natural Areas

Section 8, Historic and Cultural Resources, is incorporated into the Community Culture chapter.

Sections 1-7 are to be updated and incorporated into a new Healthy Ecosystems chapter as the City makes revisions to its Sensitive Lands* program.

Goal 5: Open Spaces, Historic & Natural Areas

□ Section 1, Fish and Wildlife Habitat

Lily Bay (Frog Pond)



Lake Oswego shall preserve and restore environments which provide fish and wildlife habitat.

Goal 5 ~~Open Spaces, Scenic & Historic Areas & Natural Resources~~

□ **Section 1, Fish and Wildlife Habitat**

BACKGROUND

Statewide Planning Goal 5: ~~Open Spaces, Scenic and Historic Areas,~~ and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Statewide Planning Goal 5 requires communities to provide programs that will 1) ensure open space; 2) protect scenic and historic areas and natural resources for future generations; and 3) promote healthy and visually attractive environments in harmony with the natural landscape character. Goal 5 also requires communities to inventory Goal 5 resources, including fish and wildlife areas and habitats. The inventory is required to include a description of the location, quality and quantity of these resources, and an identification of conflicting uses. Where no conflicting uses have been identified, resources shall be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy (ESEE) consequences shall be determined and programs developed to achieve the goal.

A variety of environments exist in Lake Oswego which provide fish and wildlife habitat. These areas include remnants of native woodlands, open fields, wetlands and waterbodies such as Oswego Lake, the Willamette River and numerous year-round and intermittent streams. Mature landscapes and trees within developed areas are also valuable to several wildlife species. Furthermore, properly managed private property, including residential lots, can provide valuable nesting, food and cover.

Two natural resource inventories for the Lake Oswego planning area have been conducted over the past 18 years. The 1975 LOPRI (Lake Oswego Physical Resources Inventory) was conducted by community volunteers. It provided much of the information needed to develop the natural resource element of the 1978 Comprehensive Plan. In 1992 a new natural resources inventory was developed by an environmental consulting firm. It consisted of more location-specific data than the 1975 inventory, and specifically; rates the quality of water resources such as wetlands, streams and lakes according to their wildlife habitat values.

The following summarizes the major findings and recommendations of the 1992 Natural Resources Inventory:

- Water is critical to all wildlife species, and should be the basis of establishing a comprehensive network of open spaces to host wildlife. Water must be of good quality and be accessible.
- The habitat immediately adjacent to water resources should be protected to provide food, cover, and shelter for wildlife.

Goal 5 ~~Open Spaces, Scenic & Historic Areas & Natural Resources~~

□ **Section 1, Fish and Wildlife Habitat**

- Linkages between various habitats to ensure safe passage to food, water, nesting, and cover is critical for wildlife survival.
- There has been a decline in certain wildlife habitat types within the Lake Oswego planning area. Areas of oak/ash wetlands, open agricultural fields which assist migratory birds, and forested slopes, have been lost due to development.
- Improper management of public and private lands, such as removal of native vegetation, planting of invasive flora, and use of herbicides and pesticides have contributed to the decline of wildlife populations.
- Urban open spaces do not maintain their quality without active management. There has been a serious invasion of nuisance plants which have degraded the quality of wildlife habitat in many open spaces within the City. Blackberries and English ivy have eliminated native ground cover over large areas of stream corridors in the planning area, and purple loosestrife is a problem in wetlands.
- Most streams have been degraded by erosion, tree cutting and removal of undergrowth vegetation and course changes resulting from construction, especially sanitary sewers. Illegal dumping in wetlands and along streams has also degraded these resources. Stormwater-borne chemicals used in landscape maintenance and agriculture, and petroleum residues from streets and parking lots also have negative impacts on Lake Oswego's stream corridors.

The following four major recommendations were made by the 1992 Lake Oswego Natural Resources Inventory.

1. Wetlands and water resources should be protected and enhanced by using buffers, removing invasive plants,* planting native vegetation and providing stream corridor setbacks that leave steep, forested banks intact.
2. Trees and tree groves should be preserved. The remaining large forested stands should be protected from fragmentation, and forested areas on steep slopes should remain undeveloped as they are one of the last refuges for wildlife.
3. Linkages between uplands and wetland/water resources should be created and protected where already existing to provide wildlife travel corridors. Urban deer populations and other wildlife species, require safe passages to access food, water, and cover.
4. New City policies, ordinances and zoning and development standards are required to protect natural resources.

Summary of Major Issues

The following are some of the issues and changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

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□ Section 1, Fish and Wildlife Habitat

- A new location-specific natural resources inventory was conducted in 1992.

- A decline in wildlife habitat has occurred since the Comprehensive Plan was first adopted as a result of urban development; lack of proper management of urban open spaces; restriction of access to a variety of habitats; tree cutting and fragmentation of forested areas; and, degradation of stream corridors.

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

GOAL

Lake Oswego shall preserve and restore environments which provide fish and wildlife habitat.

POLICIES

1. Preserve and restore natural resources and lands which are important to fish and wildlife habitat including:
 - a. Wetlands, water bodies, stream corridors and associated vegetation;
 - b. The Willamette Greenway and the Urban Service Boundary's (USB) floodplains and floodways;
 - c. Surfacewater and groundwater quality;
 - d. Tree cover and understory vegetation, including downed trees and nesting snags; and,
 - e. Upland areas, especially forested hillsides.
2. Protect rare, threatened, and endangered fish and wildlife species and their associated habitats.
3. Preserve and restore fish and wildlife habitat through:
 - a. Land and habitat management practices on public and private lands; and,
 - b. Providing linkages to various habitats for access and safe passage of wildlife to food, water, nesting and cover.
4. Require developers to preserve and restore inventoried and identified fish and wildlife habitat through:
 - a. Site design and development standards and construction methods;

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□ Section 1, Fish and Wildlife Habitat

- b. Preservation of habitat associated with floodways and floodplains and their meandering channels;
 - c. Protection, restoration and buffering of wetlands, stream corridors, water bodies; and,
 - d. Protection and restoration of upland habitat, especially forested hillsides.
- 5. Require the preservation or establishment and ongoing maintenance of vegetated buffer areas* when development occurs on property adjacent to stream corridors and wetlands.
 - 6. Preserve and restore native plant communities* to provide wildlife food, cover and nesting opportunities.
 - 7. Provide public education to promote preservation and enhancement of fish and wildlife habitat.
 - 8. Utilize a systems-wide management approach to preserve, restore and manage fish and wildlife habitat.
 - 9. Ensure linkage among wildlife habitat areas as a key component of the Lake Oswego parks, open space and surface water management systems.
 - 10. The City shall emphasize protection rather than mitigation of fish and wildlife habitat functions and values.

RECOMMENDED ACTION MEASURES

- i. Provide for a combination of incentives and regulatory measures to influence development to preserve and restore fish and wildlife habitat.
- ii. Provide for fish and wildlife habitat through measures such as:
 - a. Preservation and reestablishment of wetlands and waterbodies and native plant communities; and,
 - b. Maintenance practices and landscaping to provide food, nesting and cover.
- iii. Participate with state and federal agencies and private groups to protect rare and endangered species identified within the Urban Services Boundary.
- iv. Develop a connected open space network within the Lake Oswego Urban Services Boundary which:

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□ Section 1, Fish and Wildlife Habitat

- a. Provides fish and wildlife habitat in conjunction with passive recreation opportunities, and;
 - b. Connects to open space lands in surrounding jurisdictions.
- v. Preserve sensitive and critical wildlife habitat through methods such as special development regulations, land acquisition, purchase of development rights, land trades, transfer of development rights, etc.
- vi. Implement a systems-wide management approach to protect, restore and manage fish and wildlife habitat which:
- a. Monitors the health of the area's fish and wildlife habitat through periodic surveys and inventories;
 - b. Determines those responsible for public and private open space maintenance and restoration activities;
 - c. Sustains a program to remove invasive plant species;
 - d. Coordinates with conservation groups, other agencies, and jurisdictions; and,
 - e. Provides public education and awareness of habitat issues.
- vii. Encourage fences to be designed and built so as not to restrict wildlife access to habitat and waterbodies.
- viii. Cooperate with the Oregon State Parks Division, conservation groups and other jurisdictions and agencies to enhance the unique fish and wildlife habitat values of the Willamette River Greenway.
- ix. Encourage Metro and Clackamas County to identify and protect fish and wildlife habitat in areas outside the Urban Growth Boundary and adjacent to Lake Oswego, especially in the Stafford Area.
- x. Provide ongoing funding to implement fish and wildlife habitat and open space acquisition and management programs.
- xi. Establish environmental overlay zones to protect significant wildlife habitat areas.
- xii. Encourage schools and local organizations to provide public education opportunities regarding preservation and improvement of wildlife habitat within northwest ecosystems.

Goal 5: Open Spaces, ~~Historic~~ & Natural Areas

☐ Section 2, Vegetation

View From Iron Mountain Cliffs



The City shall protect and restore the community's wooded character and vegetation resources.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 2, Vegetation

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Statewide Planning Goal 5 requires communities to provide programs that will: 1) ensure open space; 2) protect scenic and historic areas and natural resources for future generations; and 3) promote healthy and visually attractive environments in harmony with the natural landscape character. Goal 5 requires communities to inventory Goal 5 resources, including ecologically significant natural areas, of which vegetation is an important element. The inventory is required to include a description of the location, quality and quantity of these resources, and an identification of conflicting uses. Where no conflicting uses have been identified, resources must be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy (ESEE) consequences shall be determined and programs developed to achieve the goal.

Vegetation is an integral part of Lake Oswego’s environment. It is valuable for its aesthetic qualities and contribution to air and water quality, wildlife habitat, shade, and erosion control. Vegetation resources also support recreational opportunities and contribute substantially to Lake Oswego’s distinctive character.

Much of the native vegetation in Lake Oswego’s Urban Services Boundary (USB) has been displaced, first by agriculture and logging, and more recently, by urban development. Also, competition from introduced species such as English ivy, reed canary grass, and blackberries has made it difficult for native plant communities to reestablish themselves. However, many areas of environmentally significant vegetation still remain within the USB. These natural resource sites include vegetation in and around Oswego Lake, the Willamette River, wetlands, stream corridors and native tree groves. In addition, Lake Oswego has many outstanding non-native trees and ornamental plant materials.

Some of Lake Oswego’s vegetation resources have been inventoried by two studies: the 1975 Lake Oswego Physical Resources Inventory (LOPRI), and the Lake Oswego Natural Resources Inventory, completed in 1992. The 1992 study described and evaluated tree groves, and the natural values and functions of vegetation within wetlands and stream corridors as follows:

- Tree Groves: Tree groves within Lake Oswego’s Urban Services Boundary include coniferous, and mixed deciduous/coniferous stands of trees. The area’s remaining forested areas and tree groves are located mostly on steep hillsides, dry rocky bluffs, in or near wetlands and along streams. Tree

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□ Section 2, Vegetation

groves are valuable wildlife habitat, recreation and aesthetic resources. In addition, forested areas improve air quality, provide wildlife habitat, shade and stabilize steep slopes.

- Wetlands: The Lake Oswego area has both emergent wetlands, where grasses are the dominant plant community, and forested wetlands, which are dominated by trees and woody vegetation. Vegetation is essential for wetlands to perform the important natural functions of storm water storage, improvement of water quality, erosion control, ground water recharge and the provision of fish and wildlife habitat.
- Stream Corridors: Stream corridors are located throughout the Lake Oswego Area. Vegetation within stream corridors lessens downstream flooding and benefits water quality by slowing runoff and preventing erosion. Also, stream corridors provide vegetated corridors necessary for wildlife habitat and travel.

The Lake Oswego Tree Cutting Ordinance (LOC 55) regulates the removal of trees. In addition, the City's land use regulations also provide some protection for individual trees and tree groves and vegetation within stream corridors, wetlands, floodplains, hillsides and the Willamette Greenway. Further, conditions of approval can be applied through the development review process to preserve significant vegetation. Lake Oswego's regulations also require the preservation of certain rare plant species.

Landscaping and tree plantings on private and public property enhance the aesthetic character of Lake Oswego and also provide other benefits such as shade, wildlife habitat and buffering and screening among different types of land uses. Landscaping is required by the City's development standards for all major development. Also, the City's erosion control and hillside protection standards require the use of vegetation as a means to control soil erosion.

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- The 1975 Lake Oswego Physical Resources Inventory (LOPRI) was updated in 1992 by the Lake Oswego Natural Resources Inventory.
- There has been an overall loss of native vegetation in Lake Oswego since the 1975 LOPRI.
- Lake Oswego's development regulations provide for varying levels of protection for vegetation. Landscaping is required to be installed as part of all major development.

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Section 2, Vegetation

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall protect and restore the community's wooded character and vegetation resources.

POLICIES

1. Protect, restore and maintain existing vegetation which has environmental, wildlife habitat and aesthetic qualities, including tree groves and forested hillsides and vegetation associated with wetlands, stream corridors and riparian areas.
2. Protect, restore and maintain native plant communities, including identified threatened plant species.
3. Require developers to maximize the preservation of trees and to maintain and enhance the cohesive quality of tree groves through:
 - a. Site design and construction methods; and,
 - b. Open space dedication of areas which contain these resources.
4. Require the protection of significant or historic individual trees pursuant to a heritage tree protection program.
5. Ensure vegetation is maintained, protected and restored through:
 - a. Regulation of tree removal;
 - b. Conditions of development approval;
 - c. Monitoring of development to ensure compliance with the City's regulations and conditions of development approval; and,
 - d. Enforcement of regulations.

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□ Section 2, Vegetation

6. Require landscaping for all development other than individual single family dwellings and duplexes to:
 - a. Visually enhance development projects;
 - b. Provide buffering and screening between differing land uses;
 - c. Reduce surface water runoff, improve water quality and maintain soil stability;
 - d. Provide wildlife habitat; and,
 - e. Reduce energy use by using vegetation for shade and windbreaks.
7. Require the establishment and maintenance of landscaped areas in all new parking lots and expansion of existing lots, to provide shade and visual amenity. Parking lot landscaping shall emphasize:
 - a. The planting of broad spreading trees for shade and to mitigate the negative visual and environmental impacts of parking lots; and,
 - b. Effective screening and buffering between parking lots and adjacent uses.
8. Require tree planting for all development other than individual single family homes and duplexes, unless landscape standards are met by existing vegetation. When required, trees shall be planted along the street and throughout the development site.
9. Allow innovative site and building design including the clustering of buildings to preserve trees and other vegetation.
10. Ensure the continued maintenance of vegetation required pursuant to development approval, within landscaped and common areas.
11. Design and construct public works projects to preserve existing vegetation to the extent practical.
12. Protect and enhance vegetation resources within rights-of-way and other public lands through measures such as:
 - a. Regulations to protect public trees;
 - b. The provision of adequate right-of-way to ensure sufficient space for tree planting; and,
 - c. An ongoing planting and maintenance program for trees and other vegetation in public rights-of-way, open spaces and parks.

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□ Section 2, Vegetation

13. Preserve natural resource sites, through public acquisition and other methods such as conservation easements, to permanently limit development.
14. The City shall emphasize protection rather than mitigation of the functions and values of vegetation.

RECOMMENDED ACTION MEASURES

- i. Maintain a database of overall tree cover, threatened plant species, tree groves and significant individual trees within Lake Oswego's Urban Services Boundary.
- ii. Support neighborhood and community efforts to reestablish native plant communities, especially on hillsides, and in wetlands and stream corridors.
- iii. Provide information to the general public and developers regarding:
 - a. Tree maintenance and preservation;
 - b. Landscape design and the appropriate use of plant materials;
 - c. Protection of trees and other vegetation during construction;
 - d. Native plant materials that are low maintenance, drought tolerant and which enhance wildlife habitat; and,
 - e. The value that vegetation resources lend to both private property and the community.
- iv. Encourage Clackamas County to protect tree groves and other significant vegetation within the unincorporated portion of the USB, and to require landscaping and tree planting for all development other than individual single-family homes and duplexes within the area.
- v. Promote landscapes on public lands which are low-maintenance, drought-tolerant, require minimal chemical application and which support wildlife habitat.
- vi. Encourage neighborhood associations, schools and service clubs to participate in community improvement activities such as tree planting and natural area rehabilitation projects.
- vii. Encourage private property owners to protect and restore vegetation resources through measures such as:

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□ Section 2, Vegetation

- a. Improvement and maintenance of existing landscapes, including replanting when vegetation is removed;
 - b. Tree planting on the grounds of institutions such as schools and churches; and,
 - c. A voluntary protection program, such as a “Heritage Tree Program” for significant trees.
- viii. Encourage the use of native plant materials on both public and private property.
- ix. Establish regulations which prevent the use of destructive and nuisance plant materials such as English ivy as part of required landscaping.

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Section 3, Wetlands

Goal 5: Open Spaces, Historic & Natural Areas

☐ Section 3, Wetlands

Bryant Woods Nature Park



The City shall protect, maintain, enhance and restore wetlands.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 3, Wetlands

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Wetlands are an important part of Lake Oswego’s environment. They are valuable for many reasons including storm water storage, erosion control, water quality enhancement, ground water recharge and fish and wildlife habitat. Also, wetlands contribute to the community’s aesthetic quality and provide opportunities for recreation and education.

Many of the wetlands within Lake Oswego’s Urban Services Boundary (USB) have been lost or significantly degraded by development. In the past, development activities have filled and drained wetlands, removed vegetation and interrupted or diverted water flows. However, wetlands still exist within the City’s USB.

Lake Oswego’s wetlands have been inventoried by two studies: the 1975 Lake Oswego Physical Resources Inventory (LOPRI) and the Lake Oswego Natural Resources Inventory, completed in 1992. The 1992 study described three different types of wetland sites within the USB as follows:

- **Emergent Wetlands:** The dominant plant communities in these wetlands are rushes, sedges and grasses. Although many of these wetlands often appear to be dry grassy meadows in the summer, they are wet in the winter and early spring. They often serve as significant habitat for migrating and wintering waterfowl. They often function as temporary storage areas for runoff and traps for sediment, nutrients and pollution carried by storm water.
- **Forested Wetlands:** These wetlands are seasonally flooded and located in low lying areas, near springs or seeps or adjacent to stream corridors. The typical plant community consists of a multi-layered canopy of cottonwoods, oaks, ashes, willow and a complex understory shrub community. This multi-layered canopy provides cover, food, nesting and perching sites for wildlife. Forested wetlands also provide flood storage and water quality enhancement by filtering sediment and nutrients from storm water.
- **Ponds:** These resources consist of natural ponds, abandoned quarries, and ponds created for storm water detention and agricultural uses. Ponds provide a year-round water source for wildlife including waterfowl. Their value as wildlife habitat increases when they are located adjacent to upland wildlife habitat. When ponds are adjacent or within stream corridors they may slow storm water runoff and alleviate flooding in downstream areas. Also ponds can serve to enhance water quality by trapping and filtering sediment, nutrients and pollutants.

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□ Section 3, Wetlands

Wetlands are regulated at the federal, state and local levels under the 1977 Clean Water Act (CWA), which is administered by the Environmental Protection Agency in conjunction with the U.S. Army Corps of Engineers (COE). The objective of the CWA is to restore and maintain the physical and biological integrity of the nation's waters, including wetlands. Filling and dredging of jurisdictional wetlands is prohibited without a permit from the COE. "Jurisdictional" wetlands occur in any instance where the three indicators of wetlands are present, including hydric soils that exhibit distinct characteristics of soils that have been fully inundated, vegetation typically adapted for life in saturated soils (hydrophytic vegetation*), and saturation by surface water or ground water at a sufficient duration to support hydrophytic vegetation.

In Oregon, the Division of State Lands (DSL) regulates wetlands and issues permits in conjunction with the COE. However, regulatory authority of these agencies pertains only to dredging and filling, with only limited oversight over other activities such as draining and clearing vegetation. In Oregon, the Oregon Revised Statutes, ORS 837, the Wetland Protection Act, requires cities to notify DSL of development activities for wetlands on National Wetland Inventory maps. ORS 196 regulates removal and fill activities in waters of the state, including all natural waterways, rivers, lakes, ponds and wetlands. Only activities that propose removal, filling or alteration of more than 50 cubic yards of material from a wetland require a permit from the state.

Oregon Administrative Rules for Oregon Statewide Planning Goal 5 allow jurisdictions to develop wetland protection programs specific to their communities. Local jurisdictions may provide expanded protection to wetlands beyond what state agencies have authority over. For instance, a jurisdiction may control vegetation clearing and draining and may require buffer areas when a wetland is developed.

Oregon Statewide Planning Goal 5 requires communities to inventory Goal 5 resources, including ecologically significant natural areas, of which wetlands are an important element. The inventory is required to include a description of the location, quality and quantity of these resources and an identification of conflicting uses. Where no conflicting uses have been identified, resources must be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy (ESEE) consequences shall be determined and programs developed to provide an appropriate level of protection.

Wetlands are protected pursuant to the City's Sensitive Lands Program.

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

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□ Section 3, Wetlands

- The 1975 Lake Oswego Physical Resources Inventory (LOPRI) was updated in 1992 by the Lake Oswego Natural Resources Inventory. An ESEE analysis of wetlands identified in the Natural Resources Inventory was conducted in 1994.
- Many of the wetlands within Lake Oswego's USB have been lost or significantly degraded by development.
- Development activities which could impact wetlands are regulated at the federal, state, and local levels. Statewide Planning Goal 5 allows jurisdictions to protect additional wetlands and apply more stringent regulations subject to the (ESEE) process.

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall protect, maintain, enhance and restore wetlands.

POLICIES

- 1 Protect, maintain, enhance, and restore the natural functions and values* of wetlands including enhancement of water quality, flood protection, fish and wildlife habitat, open space and natural areas.
- 2 Designate wetlands within a Resource Protection District overlay zone on the Comprehensive Plan Land Use Map.
- 3 Enact and enforce standards and ordinances which regulate development, including filling and grading, within delineated wetlands, wetland buffer* areas and buffer edges.* These regulations shall require:
 - a. Preservation of the natural functions and values of wetlands;
 - b. No net loss of the total inventoried area of wetlands within Lake Oswego;
 - c. That wetlands which are designated as "distinctive natural areas," are forested or which contain rare or endangered plant or animal species, shall have the highest level of protection; and,
 - d. Preservation of wetlands, wetland buffer areas and buffer edges through dedication, deed restrictions, covenants and other means as a condition of development on properties containing such features.

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Section 3, Wetlands

4. Require activities which use wetlands to be compatible with the preservation of wetland functions and values.* These activities include uses such as public and private recreation, surface water management and flood control.
5. Require the review of any development proposal that could impact a wetland with the appropriate local, state and federal agencies.
6. Require all public and private development, including fill, removal and grading, proposed within or adjacent to wetlands to:
 - a. Incorporate and maintain wetland features, functions and values in the project design, such as ponds, streams, marshes, wetland vegetation, and fish and wildlife habitat;
 - b. Preserve non-invasive vegetation and provide and maintain buffer areas around wetlands; and,
 - c. Prevent the placement of contaminants or discharge of water pollutants into wetlands or buffer areas.
7. Allow development density on parcels containing wetlands to be transferred to other portions of the development site when wetlands and the required buffer areas are permanently dedicated as open space.
8. Allow innovative site and building design, including the clustering of buildings to preserve wetlands.
9. The City shall emphasize protection rather than mitigation of the functions and values of wetlands.

RECOMMENDED ACTION MEASURES

- i. Utilize wetlands as part of the City's Surface Water Management Program to enhance water quality, recharge groundwater and retain surface runoff.
- ii. Encourage Clackamas County to protect wetlands within the unincorporated portion of the Lake Oswego Urban Services Boundary (USB).
- iii. Develop and maintain an inventory of wetlands and their respective natural resource functions and values within Lake Oswego's Urban Services Boundary.
- iv. Support community efforts to restore and maintain wetlands.
- v. Preserve wetlands and other natural resource sites through public acquisition, conservation easements and other methods which permanently limit development.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 3, Wetlands

- vi. Provide information to the general public and developers regarding the importance of wetlands to the community and ways in which they can be protected and restored.
- vii. Discourage activities and uses within the Urban Services Boundary which could harm wetlands, such as those whose effects could result in:
 - a. Interruption or diversion of water flows;
 - b. Discharge of water pollutants or contaminants, including sediment, into wetlands or buffer areas; and,
 - c. Negative impacts on adjacent natural systems such as forested areas, wildlife habitat and stream corridors.

Goal 5: Open Spaces, ~~Historic~~ & Natural Areas

□ Section 4, Stream Corridors

Ball Creek



The City shall protect, restore, and maintain stream corridors to maintain water quality and to provide open space and wildlife habitat.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 4, Stream Corridors

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Statewide Planning Goal 5 requires communities to provide programs that will: 1) ensure open space; 2) protect scenic and historic areas and natural resources for future generations; and 3) promote healthy and visually attractive environments in harmony with the natural landscape character. Goal 5 requires communities to inventory natural resources, including streams. The inventory is required to include a description of the location, quality and quantity of these resources, and an identification of conflicting uses. Where no conflicting uses have been identified, resources must be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy (ESEE) consequences shall be determined and programs developed to achieve the goal.

Lake Oswego has a complex geography with many steep, wooded hillsides and streams that flow from the higher areas into the Tualatin River, Oswego Lake and the Willamette River. The community has grown around its streams, which course through residential and commercial areas. In the older areas of the community, most streams have been placed in pipes and culverts below the surface. In more recent developments, most streams are in open channels and are often within protected open space areas. Current planning practices discourage channelization because streams left in an open, natural state can be utilized for effective, economical water conveyance and water quality management.

A stream corridor is the stream channel and adjacent stream banks formed by erosion and water flow over time. Streams were initially identified and described in the 1975 Lake Oswego Physical Resources Inventory (LOPRI) and selected streams were also included in the 1992 Natural Resources Inventory. There are 28 major stream corridor drainage basins within Lake Oswego’s Urban Services Boundary (USB), according to the 1992 Surface Water Management Plan. Streams can be seasonal or year-round, and sometimes run below the surface or into canals that feed Oswego Lake. Stream corridors provide many valuable functions in the community. They are essential components of Lake Oswego’s surface water management system because they convey and store storm water and help control flooding. Streams also provide habitat and travel corridors for wildlife, and are valued by residents for their open space and aesthetic aspects. They are often found in conjunction with other natural areas such as wetlands and tree groves.

Stream corridors and their associated riparian vegetation are especially sensitive natural areas that are susceptible to environmental degradation. Many stream corridors in Lake Oswego are naturally unstable and prone to erosion due to steep banks, the inherent characteristics of soils which occur in these areas

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□ **Section 4, Stream Corridors**

and the constant action of the water. Erosion and loss of water quality can be exacerbated by removal of vegetation, polluted storm runoff and development practices such as diversions of streams from their natural banks and water impoundment. These practices are discouraged by the Oregon Department of Fish and Wildlife (ODFW) and the Division of State Lands (DSL).

A combination of methods is used by the City to prevent and remedy stream degradation problems, including building setbacks, application of development standards and enforcement of regulations. Physical improvements are also made to deteriorated streams through the Surface Water Management Program. The City's Resource Protection District overlay zone and Development Standards recognize the importance of stream corridors and establish measures to control erosion hazards, preserve natural features, protect water quality and limit adjacent land uses. There are Development Standards for Erosion Control, Major and Minor Drainage, and Hillside Protection. The Stream Corridor standards most directly address stream protection, and require a 25 foot buffer zone and a building setback. [ZC 1-95-1204 Revised; 5/20/97]

Streams in Lake Oswego are also subject to water quality regulations under the federal Clean Water Act (CWA), administered by the Oregon Department of Environmental Quality (DEQ). In 1990, the DEQ found that the Tualatin river basin did not meet Federal and State water quality standards, and determined it to be "water quality limited."* (See also Goal 6, Water Quality). As a result, the City adopted the Lake Oswego Surface Water Management Plan (SWMP) and new Erosion Control Standards in 1992. The SWMP guides efforts to improve water quality, including stream corridor protection, enhancement and rehabilitation as essential components of surface water management.

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan.

- The Tualatin River drainage basin and Oswego Lake have been designated as "water quality limited" by the Oregon Department of Environmental Quality (DEQ).
- Degradation of stream corridors is caused by erosion, polluted storm runoff, removal of native vegetation and other problems related to urbanization.
- The Lake Oswego Surface Water Management Plan has been adopted.
- State and federal agencies discourage diversion and impoundment of streams as unsound environmental practices.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 4, Stream Corridors

- Placement of public utilities, such as water and sewer lines, in stream corridors can result in infiltration and environmental disruption.
- The City has adopted Zoning and Development Standards for Erosion Control, Hillside Protection, Drainage and Sensitive Lands. [ZC 1-95-1204 Revised; 5/20/97]

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall protect, restore and maintain stream corridors to maintain water quality and to provide open space and wildlife habitat.

POLICIES

1. Protect, maintain, enhance and restore the functions and values of stream corridors, including maintenance of water quality, storm and flood water conveyance, fish and wildlife habitat, open space and aesthetic values.
2. Identify stream corridors within the USB and designate stream corridors with Resource Protection overlay zones on the Comprehensive Plan Land Use Map. [ZC 1-95-1204 Revised; 5/20/97]
3. The City shall emphasize protection rather than mitigation of stream corridor functions and values.*
4. Enact and enforce standards and ordinances which regulate development, including filling and grading, within delineated stream corridors, stream corridor buffer* areas, and buffer edges. These regulations shall require:
 - a. Preservation of the functions and values of stream corridors;
 - b. No net loss of the total inventoried area of stream corridors within Lake Oswego;
 - c. That stream corridors which are designated as “distinctive natural areas,” or which contain rare or endangered plant or animal species shall have the highest level of protection;and,

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 4, Stream Corridors

- d. Preservation of stream corridors, stream corridor buffer areas and buffer edges through dedication, deed restrictions, covenants and other means as a condition of development approval for properties containing such features.
5. Require activities which use stream corridors to be compatible with the preservation of stream corridor functions and values. These activities include uses such as private development, public and private recreation, surface water management and flood control.
6. Require the review of any development proposal that could impact stream corridors with the appropriate local, state and federal agencies.
7. Require all development proposed within or adjacent to stream corridors to:
 - a. Incorporate and maintain stream corridor features, functions and values in the project design such as stream banks, riparian vegetation, and fish and wildlife habitat; and,
 - b. Dedicate land or easements to preserve stream corridors and adjacent riparian areas.
8. Allow development density on parcels containing stream corridors to be transferred to other portions of the development site when stream corridors and the required buffer areas are permanently dedicated as open space.
9. Allow innovative site and building design, including the clustering of buildings to preserve stream corridors.
10. Prohibit diversion or impoundment of streams from their natural channels, except where:
 - a. Diversion would return a stream to its original location; or,
 - b. A stream channel occupies all or most of a legally created lot; or,
 - c. An impoundment is designed to reduce flooding or improve water quality.
11. Restore and enhance the environmental quality of streams.
12. Design and construct public works projects to preserve existing stream banks and adjacent riparian vegetation.
13. The City shall emphasize protection rather than mitigation of the functions and values of stream corridors.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 4, Stream Corridors

RECOMMENDED ACTION MEASURES

- i. Use streams as part of the City's Surface Water Management Program to enhance water quality and control.
- ii. Develop and maintain a database of stream corridors and their respective functions and values within Lake Oswego's Urban Services Boundary, and periodically update, through the Goal 5 ESEE inventory process.
- iii. Preserve environmentally sensitive stream corridor sites through public acquisition, dedication, conservation easements and other methods which permanently limit development.
- iv. Prohibit activities and uses within stream corridors, buffer areas and buffer edges, which could harm stream corridors, such as those whose effects could result in:
 - a. Interruption or diversion of water flows;
 - b. Discharge of pollutants or contaminants, including sediment, into stream corridors or buffer areas; and,
 - c. Negative impacts on adjacent natural systems such as forested areas, wildlife habitat and wetlands.
- v. Prohibit development in stream corridors, except:
 - a. For public storm drainage, water and sanitary sewer facilities; and,
 - b. Where site size and configuration prohibits all reasonable and economic use of the property.

The above public facilities may only be permitted within stream corridors when other locations have been evaluated, and it is shown that no other practical alternative exists. Stream corridor crossings by public or private utilities or roads may be permitted where disruption is minimized and mitigation measures are taken to compensate for any reductions in stream corridor functions and values resulting from the crossing.

- vi. Prevent the placement of contaminants or discharge of pollutants into stream corridors or buffer areas.
- vii. Minimize negative impacts from development on the functions and values of stream corridors.

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□ Section 4, Stream Corridors

- viii. Avoid negative impacts such as flooding and siltation on stream corridor areas both upstream and downstream of development sites. If negative impacts are found, require the responsible party to mitigate for any damage found.
- ix. Limit fences and other obstacles that would impede wildlife travel along stream corridors, and cause localized flooding due to debris accumulation.
- x. Regulate excavation, stockpiling of soil, grading, cutting and earthwork construction within the vicinity of stream corridors.
- xi. Require Erosion Control Plans as a condition of development approval to prevent increases in surface water runoff, erosion and siltation that can damage stream corridors.
- xii. Establish clearly defined Development Standards which require a buffer area and an additional building setback adjacent to stream banks.
- xiii. Monitor development adjacent to stream corridors to ensure compliance with the City's regulations and conditions of development approval.
- xiv. Support community efforts to restore, maintain and enhance stream corridors.
- xv. Restore and enhance the environmental quality of streams currently beneath pavement or in culverts by returning them to their natural, above-ground state where appropriate.
- xvi. Provide information to the general public and developers regarding the location and importance of stream corridors and ways in which they can be protected and restored.
- xvii. Encourage appropriate jurisdictions to protect stream corridors and adjacent riparian corridors within the unincorporated portion of the Lake Oswego Urban Services Boundary (USB).
- xviii. Coordinate with state and federal agencies and private organizations in stream restoration and water quality improvement efforts.

Goal 5 Open Spaces, Scenic & ~~Historic~~ Areas & Natural Resources

Section 4, Stream Corridors

Goal 5: Open Spaces, ~~Historic~~ & Natural Areas

☐ Section 5, Sensitive Lands

Forested Wetlands Near Carman Drive



The City shall protect, enhance, and maintain the wooded character and natural features of Lake Oswego that are sensitive lands prized by residents.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 5, Sensitive Lands

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Statewide Planning Goal 5 requires communities to provide programs that will 1) ensure open space; 2) protect scenic and historic areas and natural resources for future generations; and 3) promote healthy and visually attractive environments in harmony with the natural landscape character. Goal 5 requires communities to inventory these natural resources. The inventory is required to include a description of the location, quality and quantity of these resources, and an identification of conflicting uses. Where no conflicting uses have been identified, resources must be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy (ESEE) consequences shall be determined and programs developed to achieve the goal. [ZC 1-95-1204 Revised; 5/20/97]

The Comprehensive Plan originally identified 85 Distinctive Natural Areas.* DNA’s included a broad range of resource types from tree groves and streams to individual trees and plant specimens.

Distinctive Natural areas were originally identified in the 1975 Lake Oswego Physical Resources Inventory (LOPRI). All of the LOPRI-nominated sites were designated as Distinctive Natural Areas on the resulting DNA Comprehensive Plan map. The inventory was part of a broader effort to adopt the City’s first Comprehensive Plan under Goal 5 of the Statewide Land Use Goals. [ZC 1-95-1204 Revised; 5/20/97]

In the years following 1976, the LOPRI data was used to create policies and development standards to protect open spaces and natural resources. The inventory was also used to identify initial priority sites for public acquisition as open space. Five DNA sites identified for public acquisition in the Comprehensive Plan have been purchased by the City or otherwise protected, including land on Iron Mountain, the “Frog Pond” at Village on the Lake (private) the Hallinan Woods, the South Shore Natural Area, and a large section of Kruse Oaks in the Westlake area. [ZC 1-95-1204 Revised; 5/20/97]

Under Goal 5, local jurisdictions are required to inventory and provide protection programs for a variety of natural resources, including:

- Land needed or desirable for open space;
- Fish and wildlife areas and habitats;
- Ecologically and scientifically significant natural areas;

Goal 5 ~~Open Spaces, Scenic & Historic Areas & Natural Resources~~

□ **Section 5, Sensitive Lands**

- Outstanding scenic views and sites; and,
- Water areas, wetlands, watersheds and groundwater resources.

All of the above-listed resources must be evaluated and mapped on a site-specific basis through the Goal 5 Environmental, Social, Energy and Economic (ESEE) analysis and a conflicting use analysis. If no conflicting uses are identified, the resource must be managed to preserve its original character. If conflicting uses are found, programs must be developed to resolve the conflicts and one of three alternatives applied:

- a. Preserve the resource site;
- b. Fully allow the conflicting use [the use(s) allowed by the zone]; or,
- c. Specifically limit the conflicting use [the use(s) allowed by the zone].

The ESEE and conflicting use analysis was begun in 1991/92 by an environmental consulting firm with an inventory update of wetlands, stream corridors and tree groves. The ESEE analysis of the sites that were inventoried was begun by a planning consultant in 1994. The results were used to assist the City in determining the boundaries and relative values of DNA sites inventoried in 1975 and to develop appropriate regulations and protection programs for listed DNA's and new significant resources discovered through the inventory.

In 1996 and 1997, this new information was used to develop a new “sensitive lands program”. This new program replaces the Distinctive Natural Area/Protection Open Space protection program with a more clear and objective protection program, to better identify, describe and rank significant natural areas, and to more clearly resolve the conflicts between preservation and development on a site containing significant natural resources. It is designed to improve protection for wetlands, stream corridors and tree groves, by designating such resources with Resource Protection (RP) District* and Resource Conservation (RC) District* overlay zones. [ZC 1-95-1204 Revised; 5/20/97]

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan:

- Statewide land use Goal 5 requires site specific mapping and an ESEE analysis for distinctive natural areas. The Goal 5 process must be used to protect new sites as additional distinctive features are brought to the City's attention and as endangered species are identified. [ZC 1-95-1204 Revised; 5/20/97]

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 5, Sensitive Lands

- The Endangered Species Act requires protection of sensitive, threatened and endangered species. Some species of plants and animals in the USB may fall within these categories.

- Under Goal 5, the highest valued natural resources within Lake Oswego's USB, such as wetlands and stream corridors, may merit full preservation when there are no conflicting uses identified. Other natural areas such as tree groves may merit a more limited level of protection. [ZC 1-95-1204 Revised; 5/20/97]

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

GOAL

The City shall protect, enhance and maintain the wooded character and natural features of Lake Oswego that are prized by residents. [ZC 1-95-1204 Revised; 5/20/97]

POLICIES

1. Protect, enhance, maintain and restore the functions and values* of existing and future wetlands, stream corridors, tree groves and other sensitive nature areas, such as:
 - a. Water and air quality enhancement;
 - b. Fish and wildlife habitat;
 - c. Community identity benefits;*
 - d. Open space, passive recreation, and visual enjoyment; and,
 - e. Public protection from natural hazards, such as areas subject to flooding, geological instability, or high erosion potential.

2. Designate the specific locations of significant Goal 5 resources through development of a Sensitive Lands Atlas* and special overlay zone designations.

3. Supplement the Sensitive Lands Atlas, pursuant to Statewide Planning Goal 5, as additional distinctive features are brought to the City's attention and as sensitive, threatened or endangered species are identified.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 5, Sensitive Lands

4. The City shall emphasize protection rather than mitigation of the functions and values of sensitive lands areas.
5. Enact and maintain regulations and standards which require:
 - a. Preservation of the functions and values of sensitive lands;
 - b. No net loss in the quantity or volume of wetland or stream corridor functions or values when development is allowed within such resource, buffer or edge. Such development shall only be allowed after an alternatives analysis and a finding that a development cannot practicably be placed entirely outside of the resource and its buffer and edge areas;*
 - c. Preservation of the most significant resources (i.e. no loss of area, functions, or values);
 - d. Protection of sensitive lands designated as RC or RP;
 - e. Establishment and maintenance of buffer and edge areas; and,
 - f. Establishment of wider buffer areas around the most significant sensitive lands.
6. Allow development density on parcels containing sensitive lands overlay zones to be transferred to other portions of the development site.
7. Allow innovative site and building design, including the clustering of buildings to preserve sensitive lands.
8. Require activities within sensitive lands overlay zones to be compatible with the preservation of resource functions and values. These activities include uses such as public and private development, public and private recreation, surface water management and flood control.
9. Require all development proposed within or adjacent to sensitive lands to:
 - a. Incorporate and maintain sensitive lands resource features, functions and values in the project design;
 - b. Preserve vegetation and provide and maintain buffer areas;
 - c. Prevent the placement of contaminants or discharge of water pollutants or sediments into sensitive lands and their buffer areas; and,
 - d. Restore and enhance disturbed sensitive lands with restoration landscaping to match the plant community of the resource.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 5, Sensitive Lands

RECOMMENDED ACTION MEASURES

- i. Identify and protect sensitive lands through imposition of overlay zones designed to protect the functions and values of such lands. Provide a process for protecting new or newly discovered sensitive lands.
- ii. Preserve sensitive lands that are found to have the highest levels of significance through a variety of means, including: fee simple acquisition, gifts, long-term leases, life estates, purchase of development rights, scenic or conservation easements and other similar methods.
- iii. Create development standards that provide specific protection measures for sensitive lands. Such standards should allow appropriate variances, density transfers and/or clustering of structures to protect valued features.
- iv. Provide information to the general public and developers regarding the importance of sensitive lands to the community and ways in which they can be protected and restored.
- v. Make public the location of sensitive lands in order to call attention to the need for public stewardship and protection.
- vi. Support the efforts of community groups to enhance and maintain public and private sensitive lands, and to encourage volunteer participation and stewardship of such lands within the USB.
- vii. Use a natural resources advisory body* to prioritize sensitive lands sites, and to assist Council in protecting such lands by acquisition, easements and management.
- viii. Coordinate with the Oregon Department of Parks and Recreation and other responsible jurisdictions, agencies and groups to preserve and enhance sensitive lands which benefit Lake Oswego citizens, such as Tryon Creek State Park and the Willamette Greenway.
- ix. Utilize the methodology established in the April 4, 1997, Resource Areas Report and ESEE Analysis for determining the significance of particular sensitive lands.

Goal 5: Open Spaces, ~~Historic~~ & Natural Areas

□ Section 6, Open Space

Cooks Butte



The City shall protect, enhance, maintain, and expand a network of open space areas and scenic resources within and adjacent to the Urban Service Boundary.

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 6, Open Space

BACKGROUND

Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

“To conserve open space and protect natural and scenic resources.”

Lake Oswego’s character and identity are closely tied to its natural assets and scenic resources. Such resources include Oswego Lake, the Willamette and Tualatin Rivers, streams, steep wooded slopes, and areas of undisturbed natural vegetation and associated wildlife habitat. Open space includes diverse elements such as wildlife preserves, scenic views, parks, wetlands, stream corridors, ball fields and golf courses. Open space serves several important functions:

Protection of wildlife areas, such as stream corridors, tree groves and wetlands.

Aesthetic character for the urban environment, including natural features such as rows of trees, wooded hillsides and scenic views.

Land for active recreational use, such as ball fields and play grounds. Land for passive recreational use,* such as wildlife viewing and nature walks.

Public welfare and safety , such as flood protection, erosion control and filtering of surface water.

Economic benefits, such as enhanced property values due to the presence of large trees, views, or other natural features.

Lake Oswego’s open space is comprised of parks, natural areas and private lands. Open space may be grouped into two broad categories: 1) natural open space; and, 2) developed open space as follows:

Natural Open Space*

Natural open space consists of natural areas that may be publicly or privately owned as follows. Natural open space typically includes such areas as stream corridors, wetlands, tree groves and steep slopes.

- A. **Public Open Space:** Public open space is property that is publicly owned and designated as “Open Space” on the Comprehensive Plan Map; or, property that has been dedicated to the public, designated as a public open space tract or protected through a conservation easement or similar mechanism.

Goal 5 ~~Open Spaces, Scenic & Historic Areas & Natural Resources~~

□ **Section 6, Open Space**

Public open space is land that is to remain in a natural condition for the purpose of providing a scenic, aesthetic appearance, protecting natural systems, providing passive recreational uses or maintaining natural vegetation.

- B. Private open space (natural areas):** Privately owned open space also contributes to the community's identity or sense of openness where natural or formally landscaped open areas are visible to the public, even though access is limited to members or land owners. The Oswego Country Club, Oswego Lake, and the Hunt Club are examples of private open spaces. Private open space may also be protected within residential and commercial developments through legal instruments such as private open space tracts and conservation easements.

Developed Open Space

Developed open space includes both public parks and private open space that is formally landscaped. It includes such areas as ball fields, play grounds, neighborhood pocket parks, tot lots, picnic facilities, accessory buildings, paved areas, lawns and similar uses.

- A. Parks:** A park is a publicly owned area that is intended primarily for recreational uses or park purposes, and is designated as "Park" on the Comprehensive Plan Map. Specific parks policies are found in the Parks and Recreation policies of the Comprehensive Plan.
- B. Private landscaped areas:** Privately-owned open space includes areas such as golf courses and cemeteries. It also includes private open space tracts and common areas within subdivisions. Private open space is intended to be used by members or residents only within a private development or subdivision.

Both natural and developed open space are integral components of the community's open space system.

Open space and natural areas are important to Lake Oswego residents, as evidenced since the mid-1970s. In 1975, numerous community volunteers participated in the first natural resources inventory, called the Lake Oswego Physical Resources Inventory (LOPRI). The inventory data was used to create policies and development standards to protect open spaces and natural resources.

Open space has also been designated and purchased by the City over time. In 1978 the Springbrook Park Charter Amendment was passed, setting aside a large tract of land as public open space. Since the original Comprehensive Plan was approved in 1978, five of six areas identified for public acquisition have been purchased by the City or otherwise protected, including land on Iron Mountain, the "Frog Pond" at Village on the Lake (private), the Hallinan Woods, the South Shore Natural Area and a large section of Kruse Oaks in the Westlake area. Other areas within Lake Oswego's open space system include a wetland area south of Childs Road, the River Run Park site on the Tualatin River and the Beth

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❑ Section 6, Open Space

Ryan Nature Preserve (owned by the Lake Oswego Land Trust). Many of the City's public parks also contain natural open space, such as the wetlands in Waluga Park and the Willamette River Greenway in George Rogers Park and Roehr Park. [ZC 1-95-1204 Revised; 5/20/97]

As Lake Oswego's population has increased, housing has replaced many previously undeveloped lands. The need for preserving more open spaces has become an ever increasing concern for residents. This was demonstrated by voter approval of a \$12 million bond issue in 1990 to fund the purchase of park and open space lands and to develop pathways. Most of the open space bond fund was depleted by 1994. It is expected that a high demand will continue for undeveloped residential lots, many of which contain natural areas, as Lake Oswego approaches a fully developed state. While substantial progress has been made toward acquiring open spaces, a need still exists for additional land.

Larger open space lands (20+ acres) abut the City limits to the south of Lake Oswego. These areas represent an opportunity for the City, neighboring jurisdictions, and responsible agencies to preserve open space and to provide open space buffers as a transition between neighborhoods and communities far in advance of development pressure.

Summary of Major Issues

The following are some of the issues, changed circumstances and conditions which were considered in the update of this element of the Comprehensive Plan:

- Open space serves many important functions in Lake Oswego
- Both developed and natural open spaces are integral components of the community's open space system.
- Much of Lake Oswego has been developed, but opportunities still exist to preserve and acquire sensitive natural areas as open spaces. Undeveloped lands abutting the City Limits present an opportunity to preserve and acquire future open space and buffer areas.

GOALS, POLICIES AND RECOMMENDED ACTION MEASURES

GOAL

The City shall protect, enhance, maintain and expand a network of open space areas and scenic resources within and adjacent to the Urban Services Boundary.

Goal 5 ~~Open Spaces, Scenic & Historic Areas & Natural Resources~~

□ **Section 6, Open Space**

POLICIES

1. Establish an open space network within and adjacent to the Urban Services Boundary (USB) which:
 - a. Preserves natural areas in an intact or relatively undisturbed state;
 - b. Provides for maintenance of scenic resources and distinctive aesthetic qualities such as views of Mount Hood, Oswego Lake, the Willamette River, the Tualatin Valley and forested ridge lines;
 - c. Preserves areas valued for community identity benefits* such as stands of trees and rock outcroppings;
 - d. Protects the public from natural hazards, such as areas subject to flooding, geological instability or high erosion potential;
 - e. Provides buffers between incompatible uses;
 - f. Preserves fish and wildlife habitat; and,
 - g. Provides land which meets the open space and recreation needs of the community.
2. Preserve open space through dedication, deed restrictions, covenants, or other methods as conditions of development approval which, when possible, shall be consistent with the City's parks, open space and pathways plans.
3. Promote an open space network that:
 - a. Maintains the existing tree canopy;
 - b. Provides aesthetic and visual relief from urban development;
 - c. Provides opportunities for pedestrian and bicycle linkage; and,
 - d. Preserves essential natural systems.*
4. The City shall emphasize protection rather than mitigation of open space functions and values.
5. Manage publicly-owned, natural open space areas to control access and to maintain a balance of protected natural areas and areas open to the public.
6. Provide regulations such as the Sensitive Lands program and the Open Space Development Standard to preserve natural resources, including essential natural systems, lands containing natural hazards and unique natural areas valued for scientific, educational, recreational, scenic resource and community identity benefits.* Development will be allowed when compatible with natural systems that are present. [ZC 1-95-1204 Revised; 5/20/97]

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 6, Open Space

7. Require a higher level of protection where all or a portion of a resource is designated within an RP or RC Zone (see Sensitive Lands Policies). [ZC 1-95-1204 Revised; 5/20/97]
8. Establish community open space buffers and protected view corridors between Lake Oswego and adjacent communities, for the purpose of defining the edge of the urban area and preserving the open, rural character of lands outside of the city.
9. Consider the following resources eligible for protection: [ZC 1-95-1204 Revised; 5/20/97]
 - a. Stream corridors and natural drainage ways;
 - b. Flood plains;
 - c. Willamette River Greenway;
 - d. The Tualatin River corridor;
 - e. Wetlands;
 - f. Oswego Lake, its bays and its canals;
 - g. Tree groves;
 - h. Forested ridge lines;
 - i. View points;
 - j. Steep slopes;
 - k. Weak foundation soils;
 - l. High ground water areas;
 - m. Areas of geologic hazard (unstable soils); and,
 - n. Scenic resources.

RECOMMENDED ACTION MEASURES

- i. Develop a comprehensive open space plan, in coordination with the Metropolitan Greenspaces Plan, to inventory and protect open space and to provide a connected open space network. The open space plan should utilize the City's open space, parks and pathways to provide linkages among open spaces.
- ii. Develop an open space management program for public and private open space areas to include:
 - a. An inventory and evaluation of maintenance needs;
 - b. Monitoring to ensure continued environmental health and benefit; and,
 - c. Enforcement of conditions of development approvals.
- iii. Preserve open space through measures such as acquisition of land, purchase of development rights and conservation easements to preserve open spaces, buffer areas and views within the

Goal 5 Open Spaces, Scenic & Historic Areas & Natural Resources

□ Section 6, Open Space

- unincorporated Urban Services Boundary and on adjacent County lands outside of the Urban Growth Boundary.
- iv. Use a variety of means for a continuing program of open space protection within the City, including fee simple acquisition, gifts, long-term leases, life estates, scenic or conservation easements and other similar methods.
 - v. Use a natural resources advisory body* to advise Council on methods of open space acquisition, open space acquisition priorities and the designation and management of Public Open Space.
 - vi. Support the efforts of community groups to enhance and maintain public and private open spaces and to encourage volunteer participation and stewardship of open space land within the City.
 - vii. Coordinate with the development of a regional greenspaces system in the Portland Metropolitan area, including an open space buffer for Lake Oswego and adjacent communities in lands just outside the Urban Growth Boundary.
 - viii. Coordinate with appropriate jurisdictions to manage development to preserve the open space and rural qualities of the Stafford Area.
 - ix. Coordinate with the efforts of the Oregon Department of Parks and Recreation and other responsible jurisdictions, agencies and groups to enhance adjacent public open spaces, such as Tryon Creek State Park and the Willamette Greenway, which benefit Lake Oswego citizens.
 - x. Coordinate with appropriate jurisdictions and citizen groups to preserve open space lands within and adjacent to the USB.
 - xi. Develop ordinances and standards to protect view corridors within the Urban Services Boundary for scenic resources, including views of Mount Hood, Oswego Lake, the Willamette River, the Tualatin Valley and other views valued by the community.