



City of Oregon City

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Staff Report

File Number: 14-238

Agenda Date: 4/16/2014

Status: Agenda Ready

To: City Commission

Agenda #: 7b.

From: Community Development Director Tony Konkol

File Type: Ordinance

SUBJECT:

Second Reading, Ordinance No.13-1017: Adoption of the South End Concept Plan, Implementing Zoning Code.

RECOMMENDED ACTION (Motion):

Staff recommends that the City Commission approve the second reading and adoption of Ordinance No. 13-1017.

BACKGROUND:

The City Commission approved the first reading of proposed Ordinance No. 13-1017 at the April 2, 2014 City Commission meeting. The City Commission continued the first reading of Ordinance No. 13-17 from March 19, 2014, to include language in the ordinance to assure that the most recent slope susceptibility mapping from DOGAMI will be made part of the city code before any annexation within the concept plan area is approved. Staff has included a clause for the City Commission's action to accomplish this.

The City of Oregon City is a partner with DOGAMI in mapping landslide and geologic hazard areas. The publication entitled "Landslide Hazard and Risk Study of Northwestern Clackamas County, Oregon" includes a set of map panels, GIS maps and data, and other documents which describe the methodology used by DOGAMI to make the assessments.

As part of its next code update program, the Oregon City planning staff shall evaluate and potentially recommend amendments to the Oregon City Municipal Code (OCMC) regarding the regulation of development on steep slopes or landslide areas, OCMC 17.44, taking into account the Oregon Department of Geology and Mineral Industries "Landslide Hazard and Risk Study of Northwestern Clackamas County, Oregon," including the most current landslide and slope susceptibility mapping and the Oregon City City Commission shall consider these same studies and maps along with the status of any code amendments prior to taking action on any request to annex lands within the South End Concept Plan area.

Ordinance 13-1017 includes code amendments to supplement existing city code in order to implement the South End Concept Plan. Many zoning, subdivision and other regulatory code provisions necessary to implement the concept plan already exist within the existing code.

Chapter	Title
14.04	Annexations

- 16.08 Subdivisions - Process and standards
- 16.16 Minor Partitions - Process and standards
- 17.18 R-2 Multi-family Zone
- 17.22 (new) Single Family Residential Design Standards - SECP
- 17.24 NC - Neighborhood Commercial Zone
- 17.29 MUC - Mixed Use Corridor Zone
- 17.54 Supplemental Zoning Regulations and Exceptions

At the February 19, 2014 public hearing, staff presented the Planning Commission's unanimous recommendation for approval of the South End Concept Plan, and following questions, the City Commission had no outstanding concerns. Ordinance No.13-1017 will amend the Oregon City Municipal Code to implement the vision and values adopted in the South End Concept Plan.

On February 10th, 2014 the Planning Commission unanimously recommended approval of the South End Concept Plan to the City Commission for their consideration. Attached to this Commission Report is an "issues matrix" which summarizes the concerns that were raised and addressed by the Planning Commission, as well as recommended actions.

The Metropolitan Service District (Metro) requires governing jurisdictions to adopt comprehensive plan provisions for areas brought into the Urban Growth Boundary (UGB) to guide the orderly and efficient conversion from rural to urban uses. The South End Concept Plan establishes a framework of policies and implementing ordinances before annexation can take place and urban-level development can occur.

A product of extensive community engagement and technical analysis, the South End Concept Plan is adopted as an amendment to the City's comprehensive plan and zoning code, which must comply with Metro code and Department of Land Conservation and Development requirements. In compliance with Title 11 of Metro's Urban Growth Management Functional Plan, elements of the South End Concept Plan include housing, transportation, natural resources, parks and trails, public facilities and services, schools and financing. In accordance with the Oregon City Comprehensive Plan, the South End Concept Plan also includes commercial designations in an amount sufficient to serve the needs of the South End neighborhood.