



# City of Oregon City

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## Staff Report

File Number: 14-169

**Agenda Date:** 3/19/2014

**Status:** Agenda Ready

**To:** City Commission

**Agenda #:** 7a.

**From:** Community Development Director Tony Konkol

**File Type:** Ordinance

### **SUBJECT:**

Second Reading, Ordinance No. 13-1016: South End Concept Plan, Amending the Oregon City Comprehensive Plan

### **RECOMMENDED ACTION (Motion):**

Staff recommends that the City Commission approve the second reading and adoption of the South End Concept Plan (Ordinance No.: 13-1016).

### **BACKGROUND:**

On March 5, 2014, The City Commission voted 3-2 to approve the first reading of Ordinance No. 13-1016.

On February 19, 2014 public hearing, staff presented the Planning Commission's unanimous recommendation for approval of the South End Concept Plan. Staff summarized the concerns raised before the Planning Commission during the public hearings process, outlined in the "issues matrix", which included recommendations to address the concerns. The City Commission discussed the issues and following questions, had no outstanding concerns at the time. The final South End Concept Plan is attached and staff recommends approval.

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 the complete Planning Commission and City Commission record, 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.