



# City of Oregon City

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## Staff Report

File Number: PC 15-229

**Agenda Date:** 11/23/2015

**Status:** Agenda Ready

**To:** Planning Commission

**Agenda #:** 2a.

**From:** Community Development Director Tony Konkol

**File Type:** Planning Item

### **SUBJECT:**

File LE-15-0003: Re-adoption of the Beavercreek Road Concept Plan.

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

Staff recommends that the Planning Commission provide approval of the Beavercreek Road Concept Plan, file LE-15-0003. Should the Planning Commission determine that additional information is required from staff, the Planning Commission should leave the public hearing open and continue the hearing to the December 14, 2015 Planning Commission date.

### **BACKGROUND:**

Please see attached recommended findings for adoption of the Beavercreek Road Concept Plan. Additionally, please find attached the concept plan, title 4 maps, staff's latest powerpoint presentation to the City Commission, and letters from Clackamas Fire District #1, Oregon City Police Department and Oregon City School District.

This is the first evidentiary public hearing.

The Beavercreek Road Concept Plan was adopted by the City Commission in September, 2007 and was subsequently appealed to the Land Use Board of Appeals and remanded to the City in August, 2008. In December of 2010 the Metro Council adopted Ordinance 10-1244B, which reduced the amount of land designated for industrial use in the Title 4 Employment and Industrial Areas Map to conform to the City's Beavercreek Road Concept Plan, reflecting the determination that the region had sufficient employment capacity for the next 20 years. Due to various other legal challenges involving the regional UGB expansions, re-adoption of the plan was further delayed until 2015.

While the appeals process was on-going, several legislative updates to the City's public facilities plans, including sewer, stormwater, water and transportation system plans were adopted which refine much of the public facilities planning for the area within the Beavercreek Road Concept Plan. A summary of this information along with updated cost estimates for public facilities is included in the recommended findings.

The Concept Plan was created with the assistance of a 15-member Citizen Advisory Committee and 9-member Technical Advisory Committee. The recommended plan was reviewed during several public hearings before the Planning Commission and City Commission prior to final adoption in September, 2007.

The City applied for an extension to complete the Title 11 planning requirements for the concept plan area, which was approved by Metro and extended to June 30, 2014. The LUBA appeal raised numerous issues, including an inconsistency between the concept plan and Metro's Title 4 map, inadequate protection of industrial lands, deficiencies in the transportation infrastructure and other service inadequacies. After reviewing the issues raised, staff recommended that the City Commission remand the concept plan to the Planning Commission and re-open the record for the limited purpose of addressing the protection of the Title 4 lands, inserting the recently implemented transportation system plan and capital improvement plan identifying transportation improvements and addressing police and fire services.

To provide public information on the proposed plan re-adoption, planning staff has held worksessions with the Planning Commission and City Commission, and presented the plan to the Transportation Advisory Committee, Natural Resources Committeem, Parks and Recreation Advisory Committee, Citizen Involvement Committeee, Caufield Neighborhood Association and the Hamlet of Beavercreek.

A copy of the draft plan, Metro Title 4 map decision, and the powerpoint presentation for the November 10, 2015 City Commission worksession are attached for reference. The project website, which includes a link to the complete LUBA appeal record, is <http://www.orcity.org/planning/landusecase/le-15-0003-re-adoption-beavercreek-road-concept-plan.>>