



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 15-233

Agenda Date: 12/2/2015

Status: Public Hearing

To: City Commission

Agenda #: 6a.

From: Community Development Director Tony Konkol

File Type: Planning Item

SUBJECT:

Re-adoption of the Beavercreek Road Concept Plan - Request for Continuance (Planning File LE 15-03)

RECOMMENDED ACTION (Motion):

Staff recommends that the City Commission open the public hearing for File LE-15-03, take testimony from anyone present who wishes to comment, and continue the Public Hearing with the record open to January 6, 2016.

BACKGROUND:

The Planning Commission held the first evidentiary hearing for File LE-15-03 and continued the Public Hearing to December 14, 2015. Staff is preparing a memorandum responding to Planning Commission questions and Public Comments entered into the record. Staff will forward the Planning Commission recommendation to the City Commission for consideration when it is available.

The City Commission remanded the Beavercreek Road Concept Plan to the Planning Commission with direction to 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 public utility plans, identifying transportation improvements and addressing police and fire services.

Please see attached recommended findings for adoption of the Beavercreek Road Concept Plan. Additionally, please find attached a Summary Memo from the City Attorney, the concept plan, title 4 maps, staff's latest powerpoint presentation to the Planning Commission, and letters from Clackamas Fire District #1, Oregon City Police Department and Oregon City School District. The complete record is available by contacting the Planning Division.

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.

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

The project website, which includes a link to the complete LUBA appeal record, is at <http://www.orcity.org/planning/landusecase/le-15-0003-re-adoption-beavercreek-road-concept-plan.>>