



City of Oregon City

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

Staff Report

File Number: PC 16-026

Agenda Date: 2/3/2016

Status: Public Hearing

To: City Commission

Agenda #: 6a.

From: Community Development Director Tony Konkol

File Type: Planning Item

SUBJECT:

Request for Continuance: Re-adoption of the Beaver Creek Road Concept Plan (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 March 2, 2016.

BACKGROUND:

The Planning Commission voted January 25, 2016 to recommend approval of the Beaver Creek Road Concept Plan, but tabled their recommendation to February 22, 2016 pending submittal of formal comment into the record from TriMet regarding the plan, and directed Staff to prepare a draft memorandum summarizing the Planning Commission's recommendation on four specific items for consideration when the concept plan moves forward for review by the City Commission:

- 1) TriMet Comments on the concept plan and the need for improved Transit Service to serve the Hwy 213 corridor.
- 2) The need to adopt Alternative Mobility Standards as soon as possible, including how / whether improved transit service will be considered in the process.
- 3) Consideration of revised zoning standards for Cottage Manufacturing and Home Occupations when zoning / use standards are drafted.
- 4) The Functional Classification in the TSP for the portion of Holly Lane that is outside the Oregon City UGB.

Staff will forward the Planning Commission recommendation to the City Commission for consideration when it is available.

The City Commission remanded the Beaver Creek 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 Beaver Creek 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.>](http://www.orcity.org/planning/landusecase/le-15-0003-re-adoption-beavercreek-road-concept-plan.>)