

Date	Issue / Comment / Concern	Staff Comment	Planning Commission Recommendation	Code / Policy	Has this been Addressed? How?
7.3.19 Written Comment to Planning Commission Wendy Black	Concerned that the area where home is located was in a protected natural area according to the first map they were sent, but now seems to be included in the industrial area. Concern about project impact to farm use.				
7.12.19 Written Comment to Planning Commission Clackamas River Water (CRW)	Territory that is annexed to the City must be withdrawn from CRW and served by Oregon City services to the extent practicable. CRW assumes that future development will, in large part, be guided and coordinated consistent with the concepts provided in the Joint Engineering Study, June 11, 2018, by Murraysmith.	This is consistent with Staff's understanding. New development within the concept plana area (except for the previously approved Villages of Beavercreek) will utilize city water.			
7.15.19 Written Comment to Planning Commission Wes Rogers Oregon City School District	Assuming that the BRCP is developed in stages over the next 5-10 years, the District currently believes that it has the current capacity and/or will be able to have time to add capacity to meet the long-term enrollment generated by the Beavercreek Road Concept Plan development.	The school property to the south of the concept plana area will have vehicular access to the Concept Plan and can connect to local streets when it is constructed.			

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8.12.19 Testimony to Planning Commission Paul Edgar Entered into the record- Title 4 Map	Request that the Planning Commission work with Metro to revise the Title 4 Industrial maps to remove a parcel owned by Terry Emmert to allow construction of housing for homeless veterans onsite.	https://www.oregonmetro.gov/industrial-and-employment-land Portions of the CI area in the BRCP are identified as Title 4 Industrial areas. Any change to the title 4 Map must be adopted by Metro and would need to be completed before the Code amendments are adopted by the City to remain consistent with Title 4.			
8.12.19 Testimony to Planning Commission Christine Kosinski	Concerned about development in the Beavercreek concept Plan areas affecting homes on Holly Lane as Holly lane is in a historic landslide area. Does not support any connection of the concept plan area to Holly Lane-	Geologic Hazard Review within the city is subject to OCMC 17.44 Geologic Hazard Review . Areas near the Thimble Creek Conservation Area are subject to the Geologic Hazard code at time of Development. See additional response in the Planning Commission comments/Issues Matrix			

From: [Wendy Black](#)
To: [Christina Robertson-Gardiner](#)
Subject: Beavercreek Road Concept Plan - Loder Rd Residents
Date: Wednesday, July 3, 2019 2:39:07 PM

Hello,

I live on Loder Road in the area that now seems to be planned for a Campus Industrial Zoning. Currently we are Rural Residential Farm/Forest 5 and we have a small farm that does include animals. This is significant source of food for our family. We also live on the ridge above the creek. I am concerned how the rezoning would impact our land use. Are you able to provide me further information? I've read through much of the information on the website. I am very concerned that the area where our home is was in a protected natural area according to the first map we were sent, but now seems to be included in the industrial area. I had trouble telling from all the other maps and information what was happening.

Thank you for your assistance in this matter. Kind regards,
Wendy Black
15060 S Loder Rd, Oregon City, OR 97045



MEMO

To: Laura Terway, Community Development Director, Oregon City
cc: files
From: Joseph D. Eskew, Engineering Manager
Date: 7/12/2019
RE: *Beavercreek Road Concept Plan – CRW Comments*

Thank you for this opportunity to provide comments regarding the Beavercreek Road Concept Plan and how Clackamas River Water (CRW) will be affected.

The area of interest (the Area) is located east of Beavercreek Rd, south of Thayer Rd and north of Henrici Rd. The area lies wholly within the Urban Growth Boundary (UGB) and partially within City limits.

Portions of the Area extend into current CRW jurisdictional territory that is served by CRW. Regarding these portions of the Area, CRW provides the following summary comments:

1. Existing CRW customers within the UGB and/or City limits, will remain customers until such time that the City has infrastructure and can provide water service.
2. CRW owns service mains that traverse through the Area to territory outside the UGB. Water mains must remain in service to provide water to customers outside the UGB. CRW is open to discussions regarding alternatives for maintaining service to customers outside the UGB.
3. Territory that is annexed to the City must be withdrawn from CRW and served by Oregon City services to the extent practicable.
4. An Intergovernmental Agreement between CRW and Oregon City, dated October, 13 2016 provides a mechanism to serve CRW water within Oregon City limits, on a limited basis, through a master meter for water sales to Oregon City. The IGA is focused specifically to provide interim water service for the proposed “Villages at Beavercreek” development. This agreement is in force and will be honored.
5. CRW lacks required storage and infrastructure to increase the amount of water sales for additional development over the flow rate designated in the IGA.
6. CRW assumes that future development will, in large part, be guided and coordinated consistent with the concepts provided in the Joint Engineering Study, June 11, 2018, by Murraysmith.



Oregon City School District No. 62

Learning to be our Best

PO Box 2110 (1417 12th St.), Oregon City, Oregon 97045-5010

July 15, 2019

Community Development Department
City of Oregon City
698 Warner Parrott Road
Oregon City, OR 97045

RE: Beaver Creek Road Concept Plan - BRCP

The District has been asked to provide comments concerning the BRCP and the current proposal for zoning designations and code amendments. Comments are to address the ability of Oregon City School District to adequately provide public educational services to the area. Current impacted school enrollment areas are Gaffney Lane and Beaver Creek Elementary Schools, Ogden Middle School and Oregon City High School.

The District has limited short-term capacity available at both Gaffney Lane and Beaver Creek Elementary Schools, capacity available at Ogden Middle School and capacity at our three high schools. Recent residential developments in the District have yielded significantly less than one student per household across all grade levels. The District currently is in design and construction to replace/expand and update middle schools and add safety and security features to all District schools. Current enrollment projections show a gradually increasing elementary enrollment, a middle school enrollment that decreases in the short term and then gradually increases and high school enrollment that slightly decreases. Assuming that the BRCP is developed in stages over the next 5-10 years, the District currently believes that it has the current capacity and/or will be able to have time to add capacity to meet the long-term enrollment generated by the Beaver Creek Road Concept Plan development.

Sincerely,

A handwritten signature in blue ink that reads "Wes Rogers".

Wes Rogers
Bond Program Manager
503-785-8531, wes.rogers@orecity.k12.or.us