



TO: Kent Studebaker, Mayor
Members of the City Council

FROM: Sarah Selden, Senior Planner

SUBJECT: Public Hearing for Ordinance 2706 – SW Employment Area Plan and Code Amendments (LU 15-0077)

DATE: April 22, 2016 **DATE OF MEETING:** May 3, 2016

ACTION

Conduct a public hearing on Ordinance 2706 to consider the Planning Commission’s recommendation on the SW Employment Area Plan and implementing Community Development Code and Comprehensive Plan amendments.

SUGGESTED MOTION

Move to tentatively approve LU 15-0077, and direct staff to return with proposed finding and conclusions, together with a final version of Ordinance 2706, for adoption on May 17, 2016.

INTRODUCTION/BACKGROUND

The SW Employment Area Plan provides a land use and infrastructure framework intended to strengthen this area as one of the city’s three Employment Centers by removing barriers to private investment and redevelopment, and increasing employment densities. The plan also aims to help improve the interface between adjacent light industrial and residential uses.

The Planning Commission (Commission) recommended adoption of Ordinance 2706 at its March 14, 2016 public hearing and approved the Findings, Conclusion, and Order on April 11, 2016. The City Council held a study session on the proposed amendments at its April 19, 2016 meeting.

The Planning Commission public hearing record was provided for the Council’s review in advance of the study session, including the staff report (**Exhibit D-1**) and findings (**Exhibit B-1**). Added to the record for the Council hearing are minutes from the Planning Commission hearing

(Exhibit C-1, C-2 and C-3). Please see **Attachment B, C and D** to **Exhibit A-1.1** for the SWEA Plan, code and Comprehensive Plan amendments recommended by the Commission.

DISCUSSION

The proposed amendments are in compliance with applicable City Comprehensive Plan policies and Special District plans, state laws, and statewide planning goals. The amendments respond to public input received during development of the proposal and at the Planning Commission public hearing.

ALTERNATIVES & FISCAL IMPACT

The SWEA Plan recommends a set of infrastructure improvements to be added to the City's Capital Improvement Plan (CIP). Because of the timing of the SWEA Plan process, the projects likely would be incorporated in the CIP in 2017. The Plan also identifies a range of funding strategies and recommends a general timeframe for project implementation. Adoption of the Plan would indicate the Council's support for implementing these projects over time. With the CIP update, the Council will have an opportunity to prioritize the SWEA projects and begin developing more detailed funding strategies for the highest priority projects.

RECOMMENDATION

Based on the information presented in this report, staff recommends that the Council tentatively approve LU 15-0077, and direct staff to return with proposed finding and conclusions, together with a final version of Ordinance 2706, for adoption on May 17, 2016.

EXHIBITS

A. Draft Ordinances

A-1.1 Draft Ordinance 2706, 03/31/16 (supersedes 01/15/16 version)

Attachment B: Public Hearing Draft SWEA Plan, 04/05/16 (supersedes 01/15/16 version)

Attachment C: Draft Code Amendments, 03/30/16 (supersedes 01/15/16 version)

Attachment D: Proposed Comprehensive Plan Economic Vitality Policy Amendment, 03/29/16 (supersedes 01/15/16 version)

B. Findings, Conclusion and Order

B-1 Planning Commission Findings, Conclusions and Order

(Please note that Attachments B, C and D of Draft Ordinance 2706 are not included with the findings. Please refer to the attachments of Exhibit A-1.1. The complete set of Findings can be viewed using the link below.)

C. Minutes

- C-1 Planning Commission Draft Minutes, 01/25/16
- C-2 Planning Commission Minutes, 02/08/16
- C-3 Planning Commission Draft Minutes, 03/14/16

D. Staff Reports

- D-1 Planning Commission Staff Report, 01/15/16
- D-2 Supplemental Staff Report, 02/03/16

E. Graphics/Plans

[No current exhibits; reserved for hearing use]

F. Written Materials

- F-1 Matrix of Issues and Responses to 01/25/16 PC Public Hearing
- F-2 Excerpts from ORS and LOC on Trucks

G. Letters

- G-1 Comments from Save Lake Oswego, 01/20/16
- G-2 E-Mail from Victor Nelson, 01/25/16
- G-3 Letter from Lisa Volpel, 01/25/16
- G-4 Statement from Christine Roth with Rosewood NA, 01/25/16
- G-5 Letter from Cheryl Uchida with Waluga NA, 01/25/16
- G-6 Photos submitted by Josh Carter, 01/25/16
- G-7 Photos submitted by Anita Reuther, 01/25/16

BACKGROUND MATERIAL AND REFERENCES

Staff reports and public meeting materials that were prepared for these code amendments can be found by visiting the project web page for LU 15-0077.

Use the link below to visit the City's "Project" page. In the "Search" box enter LU 15-0077 then press "Submit":

<http://www.ci.oswego.or.us/projects>