



January 7, 2014

Chair Charles Kidwell  
City of Oregon City Planning Commission  
c/o Planning Division  
221 Molalla Avenue, Suite 200  
Oregon City, OR 97045

**RE: L13-03, South End Concept Plan, and L13-04, Oregon City Municipal Code Amendments**

Dear Chair Kidwell:

Thank you for the opportunity to review and comment on the proposed South End Concept Plan and implementing ordinance amendments that will enable urbanization of the expansion area brought into the UGB in 2002. Please enter this letter into the hearing record.

Metro staff has reviewed the materials submitted by the City for compliance of the proposed South End Concept Plan and associated code changes with the regional Urban Growth Management Functional Plan, Regional Transportation Functional Plan and UGB expansion ordinance. The work by City staff, community members and technical personnel resulted in a comprehensive planning effort that addresses all major components of a future urban community. The proposed plan reflects a well-thought out approach for the future and directly meets most of the new urban area requirements.

While the proposed amendments do not achieve the numerical density requirement within the 2002 expansion area of the plan, we recognize that the City's effort to successfully plan for a larger area, including developable land within the original 1980 UGB, has resulted in a well integrated and higher density area overall. For this reason, we conclude that Oregon City L13-03 and L13-04 and associated Findings of Compliance meet the intent of, and demonstrate substantial compliance with, Title 11 of the Functional Plan as well as the conditions of addition of Metro Ordinance No. 02-969B.

As a participant on the Oregon City Technical Advisory Team, I commend City staff and the consultant team for conducting a professional and thorough process in working with area residents and other stakeholders. Metro recognizes that the South End area presents challenges for urbanization; however, we believe it is a good blueprint for achieving a desirable urban community that respects the natural environment and location.

Sincerely,

Ray Valone  
Principal Regional Planner  
Planning and Development Department

cc: Pete Walter, Planner  
Councilor Carlotta Collette, Metro District No. 2  
John Williams, Deputy Planning & Development Director