

Exhibit E
Ordinance No. 812
Compliance Findings

Coffee Creek Industrial Form-based Code and Pattern Book and
Related Development Code and Comprehensive Plan Changes

Date of Findings: January 24, 2018

Request: Amend Section 4.134 and related sections of the Wilsonville Code to establish a new Coffee Creek Industrial Design Overlay District (repealing and replacing the current Day Road Design Overlay District) using clear and objective standards established in Section 4.134 and related sections of the code along with discretionary criteria in the Coffee Creek Industrial Form-based Code and Pattern Book.

Affected Properties: Properties within the Coffee Creek Industrial Design Overlay District area as shown in the vicinity map on page 2.

Staff Reviewer: Kimberly Rybold AICP, Associate Planner

Staff Recommendation: Adoption of the requested Development Code text changes and design standards to the Wilsonville City Council.

Applicable Review Criteria:

<u>Oregon Revised Statutes:</u>	
197.723 (4)	Regionally significant industrial areas
<u>Statewide Planning Goals:</u>	
Goal 1	Citizen Involvement
Goal 2	Land Use Planning
Goal 5	Natural Resources, Scenic and Historic Area, and Open Space
Goal 9	Economic Development
Goal 11	Public Facilities and Services
Goal 12	Transportation
Goal 14	Urbanization
<u>Wilsonville Comprehensive Plan:</u>	
Goal 1.1 and applicable Policy and Implementation Measures	Encourage public involvement
Goal 1.2 and applicable Policy and Implementation Measures	Interested, informed, and involved citizenry
Goal 2.1 and applicable Policy and Implementation Measures	Supporting appropriate development of land

Goal 3.2 and applicable Policy and Implementation Measures	Plan for increased access for alternative modes of transportation, such as bicycling, transit and walking
Goal 3.3 and applicable Policy and Implementation Measures	Create land use patterns that make walking, cycling, and transit use highly convenient
Goal 3.4 and applicable Policy and Implementation Measures	Facilitate the safe, efficient and economic flow of freight and other goods and services
Goal 4.1 and applicable Policy and Implementation Measures	Develop an attractive and economically sound community
Area of Special Concern H	Day Road Area
Development Code:	
Section 4.197	Amendments to the Development Code

Vicinity Map

Coffee Creek DOD

Regulating Plan



Compliance Findings

As described in the Findings below, the applicable criteria for this request are met.

Oregon Revised Statutes - Regionally Significant Industrial Areas

Protection from Conflicting Development

ORS 197.723 (4)

1. The proposed amendments are consistent with this section of the ORS because the same mix of industrial and employment uses will continue to be permitted within this industrial area of regional significance. The amount of land available for industrial development will not be reduced by these amendments. In addition, the new standards and guidelines are expected to enhance the overall quality and functionality of the Coffee Creek Industrial Design Overlay District and its attractiveness for new businesses to locate here.

Statewide Planning Goals

Citizen Involvement

Goal 1

2. As discussed in Findings 9 through 14 below, the citizen involvement processes and requirements established in Wilsonville's Comprehensive Plan consistent with Goal 1 are being followed.

Land Use Planning

Goal 2

3. The proposed code changes and design standards support the goal of establishing processes and policy as a basis for making decisions on land use consistent with a Comprehensive Plan.

Natural Resources, Scenic and Historic Areas, Open Spaces

Goal 5

4. No natural resources, scenic areas, or open spaces will be adversely impacted by the proposed code changes and design standards. The proposed amendments will leave the City's current environmental protections in place.

Economic Development

Goal 9

5. The proposed code changes and design standards will continue to allow the City to meet its economic development goals in the Comprehensive Plan that pertain to industrial uses and employment opportunities. See Findings 22 and 23.

Public Facilities and Services

Goal 11

6. The proposed amendments are consistent with, and supportive of, the Comprehensive Plan goals regarding the timely provision of public facilities and services. The amendments will not change the City's goals and policies regarding the planning and provision of public facilities and services. The amendments will influence the design and location of streets and pathway connections in a manner that is consistent with Comprehensive Plan goals and Statewide Planning Goal 12 Transportation. See Findings 19 and 21.

Transportation

Goal 12

7. The proposed amendments are specifically designed to create a multi-modal transportation system for the Coffee Creek Industrial Area. The combination of creating a pedestrian-oriented transportation network along with complementary urban design elements are expected to promote non-motorized modes of travel. See Findings 19 through 21.

Urbanization

Goal 14

8. The proposed amendments will continue to allow the City to meet its planning obligations to provide for orderly and efficient transitions from rural to urban land use. The City's requirements for orderly provision of necessary urban services along with, or in advance of, urbanization (industrial and employment uses in this case) will not be altered by the proposed amendments.

Wilsonville Comprehensive Plan - Public Involvement

Public Involvement-In General

Goal 1.1, Policy 1.1.1.

9. By following the applicable implementation measures, as noted in Findings 10 through 14 below, opportunities were provided for a wide range of public involvement throughout the process encouraging, and providing means for, interested parties to be involved.

Early Involvement

Implementation Measure 1.1.1.a.

10. The public involvement included early interaction with area property owners and industrial realtors and developers, along with open houses and work sessions before the Wilsonville Development Review Boards, Planning Commission, and City Council. All affected properties were mailed notices in advance of these open houses. Input was incorporated, where appropriate, into subsequent drafts. Notices have been sent to all impacted parties to attend the public hearings before the Planning Commission and City Council.

Encourage Participation of Certain Individuals, Including Residents and Property Owners

Implementation Measure 1.1.1.e.

11. Residents and property owners affected by the proposed code changes and design standards were encouraged to participate through the mailings and outreach described in Finding 10 above.

Procedures to Allow Interested Parties to Supply Information

Implementation Measure 1.1.1.f.

12. Interested parties have been afforded the opportunity to provide oral input at work sessions and will be allowed testimony during the public hearings. In addition, they have been afforded the opportunity to provide written input and testimony.

Types of Planning Commission Meetings, Gathering Input Prior to Public Hearings

Implementation Measure 1.1.1.g.

13. Prior to the scheduled public hearing on the proposed amendments, work sessions were held with the Development Review Boards, Planning Commission, and City Council during which public suggestions related to the matter were considered and incorporated as appropriate into the current draft.

Public Notices for Planning Commission Meetings

Implementation Measure 1.1.1.h.

14. All notices regarding the work sessions and the public hearing clearly indicated the type of meeting.

Wilsonville Comprehensive Plan - Interested, Informed, and Involved Citizenry

User Friendly Information for Public

Goal 1.2, Policy 1.2.1, Implementation Measures 1.2.1.a., b., and c.

15. The published notecard mailings and notices provided user-friendly information about the purpose, location, and nature of the meetings. Different ways for affected parties to participate have been widely publicized. The information given to impacted parties gave access to the information upon which the Planning Commission recommendation and City Council decision will be based.

Coordinate Planning Activities with Affected Agencies
Policy 1.3, Implementation Measure 1.3.1.b.

16. The City has worked extensively with DLCDC, the state agency which oversees City compliance with state land use regulations. This state involvement included a Transportation and Growth Management (TGM) grant and direct involvement of a DLCDC grant manager in the early stages of this code amendment project. Because this is a Development Code amendment, notice of the proposed amendments was provided to DLCDC prior to the Planning Commission hearing.

Wilsonville Comprehensive Plan - Supporting Appropriate Development of Land

Allowing Development Where Zoning and Comprehensive Plan Requirements Are Met
Goal 2.1, Policy 2.1.1, Implementation Measure 2.1.1.a.

17. The proposed code changes and development standards support allowing industrial development and other employment uses as they are allowed by Comprehensive Plan and Zoning designations by modifying the approval process approval criteria and guidelines for allowed development within the proposed Coffee Creek Industrial Design District.

Planning for eventual urbanization of land within the local planning areas and the UGB
Policy 2.2.1, Implementation Measure 2.2.1.e.

18. The proposed amendments will continue to promote the orderly provision of public facilities and services, including a transportation network that encourages active transportation modes.

Transportation – Encourage a Variety of Transportation Choices

Plan for increased access for alternative modes of transportation, such as bicycling, transit and walking
Goal 3.2, Policies 3.2.1, 3.2.2, Implementation Measure 3.2.1.a.

19. The proposed amendments are designed to provide a pedestrian-scaled transportation system within the Coffee Creek Industrial Area by providing street and pathway connections to make walking, bicycling, and taking transit more pleasant and practical.

Create land use patterns that make walking, cycling, and transit use highly convenient
Goal 3.3, Policies 3.3.1, 3.3.2, Implementation Measures 3.3.1.c. and d.

20. The mix of allowable land uses will not be changed by these amendments. They are intended to create greater accessibility for pedestrians, cyclists, and transit riders by providing more

guidance regarding the location and design of pedestrian- and bicycling-friendly streets and local connections.

Facilitate the safe, efficient and economic flow of freight and other goods and services

Goal 3.4, Policy 3.4.1, Implementation Measure 3.4.1.a.

21. The proposed amendments continue to support current street designations in the Transportation System Plan, and therefore, the City's overall goal of facilitating efficient freight movement will be maintained.

Industrial Development

Develop an attractive and economically sound community

Goal 4.1, Implementation Measures 4.1.3.a, b, and d.

22. The proposed amendments are crafted to improve the aesthetic and functional character of industrial and employment development, provide a high-quality environment, and to strengthen the local economy by providing a district that will foster future business development and economic activity.

Wilsonville Comprehensive Plan - Areas of Special Concern

Day Road Area

Area H

23. The proposed amendments are consistent with the expressed need to have a master plan for this area. The proposed code amendments and pattern book provide much improved guidance regarding the form and function of future development in this area following annexation.

Wilsonville Development Code - Amendments to the Code

Planning Commission Public Hearing, Recommendation to City Council

Subsection 4.197 (.01) A.

24. The Planning Commission will conduct a public hearing and then by resolution forward findings and a recommendation to the Wilsonville City Council within the allowed 40-day timeframe.

Findings Required: Compliance with Procedures of 4.008

Subsection 4.197 (.01) B. 1., Section 4.008, Sections 4.009 through 4.024 as applicable

25. The proposed changes and design standards are a response to the direction of City Council to improve development outcomes in the current Day Road Design Overlay District;

however, this direction does not predetermine City Council approval of the proposed code changes and design standards. Notices have been mailed to affected properties consistent with established procedures for legislative actions. Written findings of fact regarding the application have been produced in this document for adoption by the Planning Commission.

Findings Required: Compliance with Goals, Policies, and Objectives of Comprehensive Plan
Subsection 4.197 (.01) B. 2.

- 26.** Findings 9 through 23 above indicate how the applicable goals, policies, objectives, and implementation measures of Wilsonville's Comprehensive Plan are satisfied.

Findings Required: No Conflict with Over Code Provisions
Subsection 4.197 (.01) B. 3.

- 27.** Care has been taken to ensure the proposed code changes and design standards do not conflict with or endanger other provisions of the Development Code. In addition to the replacement of the Day Road Design Overlay District and the creation of the Coffee Creek Industrial Design Overlay District Pattern Book, minor amendments are proposed in various sections of the Development Code to ensure consistency and clarity throughout.

Findings Required: Compliance with Statewide Land Use Planning Goals, State Rules and Statutes, Federal Statutes
Subsection 4.197 (.01) B. 4.-5.

- 28.** Findings 1 through 8 above provide findings related to compliance with the applicable Statewide Land Use Planning Goals as well as applicable state statutes regarding regionally significant industrial areas.

Affirmative Findings Required
Subsection 4.197 (.03)

- 29.** Findings 1 through 28 provide the required affirmative findings on which a recommendation can be made to City Council for adoption of the requested development code text changes and design standards.