

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, October 19, 2015. Mayor Knapp called the meeting to order at 7:05 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp
Councilor Starr
Councilor Fitzgerald - excused
Councilor Stevens - excused
Councilor Lehan

Staff present included:

Bryan Cosgrove, City Manager
Jeanna Troha, Assistant City Manager
Mike Kohlhoff, City Attorney
Barbara Jacobson, Assistant City Attorney
Sandra King, City Recorder
Susan Cole, Finance Director
Chris Neamtzu, Planning Director
Cathy Rodocker, Assistant Finance Director
Miranda Bateschell, Long Range Planner
Mark Ottenad, Public and Government Affairs
Jon Gail, Community Relations Coordinator
Nancy Kraushaar, Community Development Director

Motion to approve the order of the agenda.

Motion: Councilor Starr moved to approve the order of the agenda. Councilor Lehan seconded the motion.

Vote: Motion carried 3-0.

MAYOR'S BUSINESS

Mayor Knapp reported on the meetings he attended on behalf of the City since the last meeting, and noted the next meeting date of the City Council. The Mayor mentioned the Kitakata Sister City Delegation will be arriving October 29, and that he will be meeting with the newly appointed vice-president of Oregon Institute of Technology (OIT) this next week.

CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on items *not* on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

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Francis James 7825 SW Wilsonville Road expressed frustration with the service and pricing for Comcast cable services and suggested a one year franchise agreement rather than the 10 year franchise renewal agreement. He proposed the City create an email database of all citizens email addresses to notify citizens of events, incidents, emergency notifications, and meetings. Mr. James thanked City Attorney Kohlhoff for his assistance in resolving the management issues at Creekside Woods's apartments.

Mr. Cosgrove explained the City's website has an email notice sign up option to allow citizens to sign up for event, information, and meeting notifications.

Regarding the renewal of the Comcast franchise agreement Mr. Kohlhoff explained the City is currently in negotiations with Comcast for the franchise renewal and trying to negotiate the best contract for the community.

COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

Council President Starr – (Park & Recreation Advisory Board Liaison) thanked the public for attending the meeting. The Councilor announced the increase in reservations of the Stein Boozier Barn in Murase Park as a result of the improvements made to the barn itself, and noted he had made a recommendation to the Mayor on the appointment of a new Parks and Recreation Board member who will be appointed at the next Council meeting. Councilor Starr invited the community to participate in the annual toy drive through the Parks and Recreation department.

Mayor Knapp provided the results of the latest DRB meeting approvals.

Councilor Lehan – (Planning Commission and CCI Liaison) reported the Planning Commission held a work session regarding the West Side Urban Renewal Substantial Amendment, the Year 2000 Plan Minor Amendment, and the Coffee Creek Urban Renewal Agency update. She noted the next meeting of the Commission would be Thursday November 12 because of the Veterans Day observance on the 11th. The Councilor welcomed the public to attend the Fall Harvest Fest and the Wine and Chocolate Extravaganza both set for October 24th.

Mayor Knapp noted the deadline for ballots is November 3rd, and that there is a drop site for ballots at the Wilsonville Library.

NEW BUSINESS

A. Wilsonville Community Sharing Memorandum of Understanding

Susan Cole, Finance Director, discussed the development of a sustainable fund raising plan and strategic visioning for Wilsonville Community Sharing (WCS). During the latest budget deliberations the Budget Committee recommended an additional \$15,000 be added to the City Manager's budget to be directed to those most in need to be determined by the City Council. These funds were in addition to the support agreement the City grants WCS, the support agreement is in the amount of \$32,000, it is also in addition to bill paying assistance in the

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amount of \$16,000. Currently the City contributes about 55 percent of WCS funding. The idea is to develop a fundraising plan that would still have the City be a major funding partner of WCS but that they would expand their fundraising efforts to attract new contributors and donors to become self-sustaining in the future, so the City would not be a majority funding partner. Ms. Cole understood there had been recent fundraising efforts to try and offset these funds so the \$15,000 could be directed to a fundraising campaign and other needs of WCS.

Councilor Starr commented he had made the motion at the Budget Committee for the extra funding of \$15,000 towards WCS. At the last Council meeting the Council moved to give up to \$15,000 and Councilor Starr offered to try and raise the \$15,000; to date he has been successful in raising \$7,000. The Councilor felt it would be great if the \$15,000 could be raised allowing WCS to work on spreading the base of the organization.

Tammy Puppo, WCS Treasurer, said the marketing company putting together the sustainable fundraising plan and strategic vision for WCS have received a \$2,000 down payment and would need payment of the same amount December 1st, with the balance due when the project is complete.

Councilor Starr asked those who were able to contribute to email him by December 1st, and he would make sure WCS receives the check.

Mr. Kohlhoff requested the Council direct the City Manager to work with the Legal Department to wordsmith the current Memorandum of Understanding, to revise the wording to indicate any fundraising would offset the \$15,000.

Motion: Councilor Lehan moved that Council direct staff to amend the Memorandum of Understanding that the \$15,000 of the City's portion would be reduced by whatever amount Councilor Starr is able to raise by the December 1st deadline. Councilor Starr seconded the motion.

The Mayor asked in the event there are significant funds coming forward from the private fundraising effort, when and how Council will decide what purpose they wish to use the \$15,000 in some other capacity.

Mr. Cosgrove thought a request would be received from another Wilsonville non-profit on ideas they might have for spreading those funds over the widest base possible, but that would be a new process.

Councilor Lehan stressed how important it is for Wilsonville Community Sharing to have regular income; ongoing monthly donations will help to make a stable foundation.

Ms. Puppo indicated there were sustaining donor forms available in the room and questions can be answered via their website at [Wilsonville Community Sharing.org](http://WilsonvilleCommunitySharing.org) or by a telephone call. To learn more about who WCS is serving one could attend the Board meetings which are open to the public and held the third Thursday of each month. She said WCS is planning on having a larger community presence in 2016.

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Vote: Motion carried 3-0.

CONSENT AGENDA

A. **Resolution No. 2554**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Ch2M-Hill Engineers, Inc. For Phase 1 Design And Permitting Services For The Wastewater Treatment Plant Outfall Replacement Project (Capital Improvement Project #2095).

Mr. Kohlhoff read the Consent Agenda items into the record.

Motion: Councilor Lehan moved to approve the Consent Agenda. Councilor Starr seconded the motion.

Vote: Motion carried 3-0.

PUBLIC HEARING

A. **Resolution No. 2552**

A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2015-16.

Mr. Kohlhoff read Resolution No. 2552 into the record by title only.

Mayor Knapp explained the public hearing process and opened the hearing at 7:30 p.m.

Ms. Rodocker, Assistance Finance Director, prepared the following staff report. Oregon's Local Budget Law allows the Council to amend the adopted budget for an occurrence or condition that was not known at the time the budget was adopted. A transfer resolution moves expenditures from one category to another within a specific fund and does not increase the overall budget that was approved during the annual budget process. A supplemental budget adjustment will impact the budget by increasing revenues and/or expenditures. The supplemental adjustment can also recognize expenditures that exceed 10% of the adopted budget expenditures or 15% of the funds' adopted contingency.

The resolution being presented with this staff report is for a budget adjustment and will provide the needed budget authority for a number of capital projects that were not completed by June 30th as anticipated. Budget authority is needed in the current year for the following projects:

- Tooze Rd Waterline-\$55,500
- Flow Monitoring Stations-\$20,135
- Wastewater Treatment Plant Outfall-\$85,800
- Barber St.-Kinsman to Coffee Lake-\$107,000
- Tooze Rd-110th to Grahams Ferry Rd-\$42,500
- Streetlight Infill-\$84,125
- Bike Signage-\$27,750

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- Annual Pedestrian Improvements-\$25,900
- I-5 Sound Wall-\$24,000
- Wilsonville Rd Median Improvements-\$50,400
- Purchase SWIMM Model-\$19,980
- Fiber Connectivity-\$25,000
- Tauchman House Deck/Porch Repair-\$35,000
- SDC Reimbursement: Palermo Park-\$259,000
- SDC Reimbursement: Promenade Park-\$149,354
- Recreation/Aquatic Center Study-\$20,490
- Villebois SAP E Park Design-\$130,022
- Advance Rd Sports Fields-\$36,900
- Boeckman Creek Trail Stabilization-\$49,400

The budget adjustment also includes the increase to personnel services to reflect the additional requirements as the result of labor agreements and various cost of living adjustments. In total, an additional \$343,937 will be transferred from contingency for the additional expenses. The following is a breakdown by fund:

- General Fund-\$148,657
- Fleet Fund-\$15,110
- Building Fund-\$16,050
- Community Development Fund-\$58,840
- Road Operating Fund-\$7,320
- Transit Fund-\$74,680
- Water Operating Fund-\$11,710
- Sewer Operating Fund-\$6,130
- Stormwater Operating Fund-\$5,440

Technology improvements to upgrade the existing video and audio system in the Council Chambers will also require a budget adjustment. The \$40,000 in improvements will be funded with the Public, Educational, and Governmental Fees (PEG Fees) that have been set aside in the General Fund's contingency.

Lastly, two projects will be added to FY2016 capital project listing which will be funded through the reduction of existing budgets:

- Xerox Right of Way Acquisition project, estimated budget of \$252,000, will be funded by reducing the Street SDC reimbursement project.
- The Transportation Performance Modeling project, estimated budget \$35,000, will be funded by reducing the Street Project and Development project.

Councilor Starr commented he did not see the Advance Road Sports Fields project come through the Parks and Recreation Advisory Board and he wanted to know what that was about.

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Ms. Rodocker explained the project and funds were for the beginning planning phase of the project with the funds budgeted last year; however the project was not done so the funds were being rolled over to this year.

Councilor Starr remarked the way ball fields are working now, one would want them located together for tournaments to provide for that level of use. He did not know if the Parks and Recreation Department thought this was a good use of the funding and the location for the fields. Staff would check with the Parks Director and provide an answer to the Council.

Mayor Knapp added all of the projects listed were in the budget but not completed the previous fiscal year; now the funding and the projects are being carried over into the new fiscal year. The Mayor called for public testimony, hearing none he closed the hearing at 7:43 p.m.

Motion: Councilor Starr moved to approve Resolution No. 2552. Councilor Lehan seconded the motion.

Vote: Motion carried 3-0.

B. Resolution No. 2553

A Wilsonville City Council Resolution Adopting The Frog Pond Area Plan, Establishing Vision For The 500-Acre Frog Pond Area, Defining Expectations For The Type Of Community It Will Be In The Future, And Recommending Implementation Steps.

Mr. Kohlhoff read Resolution No. 2553 into the record by title only.

The following is a transcript of the proceedings.

Mayor Knapp called to order the public hearing on Resolution No. 2553, noting this matter is a legislative action before the Council for consideration. The Mayor explained the public hearing process. We want to provide everyone an opportunity to testify tonight and everybody will be allowed three minutes; a timer will be used to give an idea of the length of time people have been talking. We also are going to try to conduct this in a very respectful way, and ask there be no applause, boos, shouts, or commentary. If the audience desires to act that way, a recess will be called, with no testimony being taken during that time period.

We do request that testifiers come forward to the front dais in groups of three; we will call out three names and ask that three people come forward and each will have time to present their testimony. When you do come forward please sit at a microphone, begin your testimony by stating "for the record my name is" followed by either your address, or if for privacy reasons you do not wish to publically state your address, state that your address is as written on the Speaker Card submitted for the record. Please note that your testimony card is public record, and therefore you name and address are part of the public record and available for public inspection.

I do also request that those providing testimony not repeat testimony already given; simply indicating your agreement with certain prior testimony is entirely sufficient for you to document the record. We will request that the staff proceed. So the Council knows here, we will not be voting on this item tonight with a short Council of only three, we have one councilor with a

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serious family situation, and one person who is out of the area. After we receive testimony we are going to continue the consideration and discussion to give the entire Council time to consider and evaluate the testimony they have heard and to weigh their information in an appropriate way. At this point it looks like the discussion on this item will occur at the Council's November 16th meeting and we will expect that discussion will be followed by a public vote. Tonight we intend to get through all of the testimony that people want to provide. We have received quite a bit of written testimony and I know that we all have paid attention to that. I have read every single email that I have received or that the City has received and forwarded to us. I'm sure the other councilors have done likewise.

At this point I will request staff to begin their presentation, this presentation will take a bit of time probably a 30-45 minute discussion of what all has been involved in this planning, and where we are now. So, Mr. Neamtzu if you please.

Chris Neamtzu, Planning Director, introduced key members of the project team: Joe Dills the Project Manager with the Angelo Planning Group; Scott Mansure will follow Mr. Dills, he is the transportation engineer and works for DKS and Associates; Steve Adams, the City's Development Engineering Manager, who will be talking about the infrastructure component of the project; and Nancy Kraushaar, Community Development Director, who will be providing conclusionary comments.

We have a robust presentation for you; we felt it was important to go through the steps that we have gone through as a project team to bring this project forward to you for your review this evening. Mr. Neamtzu's comments have been included here in their entirety.

1. Good Evening, my name is Chris Neamtzu and I am the city's Planning Director. Tonight, we have a public hearing on the Frog Pond Area Plan. The project team has a presentation that will include me, Joe Dills project manager with the Angelo Planning Group, Scott Mansur of DKS Associates, Steve Adams, Development Engineering Manager and Nancy Kraushaar, CDD.
2. The Plan has been under development for the better part of the past 18 months. The process has included excellent citizen participation, shaping the next generation of great Wilsonville neighborhoods. The City sincerely appreciates so many citizens taking time to share your point of view on the Plan.
3. I would like to start off by giving a clear explanation of what a Concept Plan is, stressing that the Plan can and will evolve as we move into the future. The Wilsonville Comprehensive Plan does not define or provide specific direction for conceptual land use plan elements. For the purpose of this project, the following description is used:

A conceptual land use plan addresses the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for a study area. It uses a pictorial presentation to show the ultimate development layout of a site, which may be developed, in successive stages or subdivisions. A conceptual plan

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need not be completely engineered, but it should have sufficient detail to illustrate the site's inherent features and probable development pattern.

In fact, adoption of the Resolution tonight is not a land use decision. It is a technical term that we use in this venue, but it is not a sub-element of the Comprehensive Plan. WE are adopting this as a document that is guiding and supporting the Comprehensive Plan. But the action taken in a month would not be a land use action. Phase II of the project would be a land use action, that is when we adopt the Comprehensive Plan Map designations and the Zoning Map designations, as well as the actual development code language that would guide the ultimate development of the west neighborhood. Adoption of the Frog Pond Area Plan is supportive of the Comprehensive Plan, but is not being adopted as a sub-element.

4. I would like to take a moment to reflect on how it is we got here. The city's first general land use plan map from the early 70's, which hangs on the wall of my office, designated the Frog Pond area and surrounding properties as residential.
5. In 2002, Frog Pond West was added to the UGB. In 2003/2004, Metro was going through another growth management decision and designated almost 900 acres of future industrial development around Frog Pond West (MAP).
6. It was at this time that the community coalesced around protecting Frog Pond from industrial development by showing that the community's design was intentional, that our industrial areas are along the freeway and to the northwest and the residential areas are to the south and east. It was at that time that the Basalt Creek area was added to the UGB.
7. Following a significant regional battle, the area was preserved from industrial uses with a commitment to plan for the areas future by extending the existing high quality residential neighborhoods that exist to the south.
8. For the next several years, the Planning Commission undertook the 20-year look, which led into the establishment of urban and rural reserves. During that time, the school district invested in a 40-acre site for future schools that would be the centerpiece of future neighborhoods.
9. It is important to note that the three neighborhoods, West, East and South have different dispositions. The West Neighborhood is inside the UGB as is the 40 acre School District site located in the South.
10. Phase 2 Master Planning for this project will immediately follow Concept Plan adoption and will include creation of Comprehensive Plan and Zoning Map designations as well as development code language that will ultimately guide the development in the West Neighborhood.
11. Master Planning for the East and South Neighborhoods are many years away.

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12. The East and South areas are currently designated as urban reserves. The urban reserve areas have been tied up in litigation for the past five years with resolution seeming far off. Metro will not even conduct another process to consider a UGB expansion until the reserves issues are resolved and a new regional process conducted to determine capacity of the UGB. These are complex issues that will take a lot of time.
13. While development in the West Neighborhood is within the foreseeable future and thus more certain to align with the Concept Plan, the East and South sides are not.
14. Nobody at the table has a crystal ball to predict the future. Thus, there will be many opportunities to re-evaluate the East and South neighborhoods in light of what future regulations, future citizens and government leaders bring. We have concepts for these areas now, to the best of our abilities, because the grant required us to do so. By approving the Concept Plan now, nobody is agreeing that the plan is set in stone with respect to density or amenities, including retail in the East and South Neighborhoods. City leaders will benefit from what is learned from the West Neighborhood, it will inform and make us smarter, resulting in better decision making for the East and South.
15. The law and the market place will dictate what happens on the East and South sides many years from now. Under Metro's current regulations, the East and South will be required to meet certain density and housing mix requirements if the City hopes to have the land brought into the urban growth boundary. This is the current reality that cannot be ignored during the Concept Plan process.
16. Nevertheless, while striving to meet this requirement under the planning grant and which the Plan recommended by the Planning Commission does, there are two things to also keep in mind.
 - a. One, a concept plan is a planning tool to be used as a guideline for development and it is not an absolute, so changes can and do occur.
 - b. Two, the Planning Commission especially recognized the fact that the reality of development on the east and south side was in the distant future and legal requirements and market demands were likely to change, so they recommended a strategy to wait on honing in on density until the master planning stage, which allows the City to meet Metro's requirements now at the conceptual stage, while preserving the ability to change in the future when more information is readily at hand.
 - c. With this in mind, it should also be noted:
17. Concept planning is an iterative process that in many cases includes compromise. I am proud to say that I think this has been an excellent process and the project team has listened. There has been open dialogue about issues, strong collaboration and thoughtful decision making. The Final Draft of the Plan that is before you tonight is highly responsive to public testimony.

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18. The Plan has been through many revisions and modifications. The option before you tonight is the 7th full analysis of land uses and includes dozens of other citizen driven modifications including but not limited to:
- a. removal of all apartments and condos from the Plan area;
 - b. revisions to pathway locations to address privacy issues;
 - c. increases in lot sizes in the West now with lots in the 8,000-12,000 SF category;
 - d. increases in the number of large lots in the West Neighborhood;
 - e. the inclusion of all single-family detached homes in the West Neighborhood;
 - f. and, a reduced size of the neighborhood commercial node from 5 to about 3 acres in size.
19. While everyone may not have gotten exactly what they would like, overall the Plan that has been prepared is responsive of community concerns and is fair and balanced.
20. The Planning Commission action, on a 4-2 vote, was to forward a recommendation of approval onto the City Council with three specific recommendations:
- a. 1) that the neighborhood commercial area location is further evaluated as part of Master Planning for the East and South Neighborhoods;
 - b. 2) that the Land Use Framework densities for the attached row homes and cottages land use category are further evaluated as part of the Master Planning for the East and South Neighborhoods; and,
 - c. 3) that the Frog Pond Area Plan text is revised to include expanded use for the Grange to include theatre and arts.
21. Staff has taken this recommendation and has provided specific language that can be included in the Plan. Those changes will be covered in more detail by Joe and can be found in Attachment 7 (page 281 of 351).
22. A main objective of the Planning Commission recommendation was to broaden the housing options over time to accommodate a wider segment of the population, including singles, young couples, young families and seniors which are the most rapidly growing segment of the population.
23. In your packet is the draft Frog Pond Area Plan. In separate binders are the Technical Appendix. All of this material should look very familiar as the Plan is a compilation of the work that has been created over the course of the project. The technical analysis, mapping and graphics have been incorporated into the fabric of the draft Plan. City web site links in the staff report include the entire public record for the project including the citizen involvement summary and the Planning Commission record.

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24. There are a number of new items to be entered into the public record. City Recorder Sandy King has compiled and distributed all of these items to the Council.

25. Before I turn the presentation over to Joe, I would like to provide the staff recommendation, which is to conduct the public hearing, deliberate and adopt the Frog Pond Area Plan as recommended by the Planning Commission.

Thank you.

Councilor Starr to put this into perspective, our ability to get the school into the UGB happened how long ago?

Mr. Neamtzu responded the summer of 2013.

Councilor Starr stated this was the work of the Mayor who had to convince Metro to get the land into the UGB to put a school where it made sense to put it, and that was 2013.

Mr. Neamtzu said it was a very difficult process.

Councilor Starr – so to frame that the land that is called north and east is all around that, and it's going to be a while probably, as much as we had to go through, I can speak from experience, I've got three kids, I spanned the high school for eleven years, my kids were in trailers in Wood Middle School because there was no room at the school for some of this. So it was so hard to get the property, just to even get it to where it needed to be, which I believe the school will open up in the fall of 2017. If it was that hard to put a school that was absolutely needed, I'm just trying to paint a picture, getting Metro to release that land, it's probably going to take a while for the north and for the east properties to come in would be my guess, but I'm asking you, would you say that would be consistent?

Mr. Neamtzu – we've been at it for about ten years on this and there's no end in sight. So yet, it's a very long way down the road, a complicated complex process.

Councilor Starr – I'm just going to take a shot while I've got it too. I think the word 'suburb' is not a fun word for the folks down at Metro. They are just not necessarily into giving us a whole lot of land to do stuff with. So that's just my own personal opinion. Just for contextual purposes I hope that makes a little sense on where we are on the other two parts of this.

Mayor Knapp – other questions? I guess related to what Councilor Starr was talking about, I was thinking about when is the master plan for east neighborhood and south neighborhood likely to happen if we are saying it won't happen until those come into the urban growth boundary, so those would come subsequent to a UGB decision. Is that accurate?

Mr. Neamtzu – that's the way we envision it.

Mayor – so Councilor Starr is just talking about how long a UGB decision may take. The master planning that will actually set the standards for those areas will come after whatever that time

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frame is, and at that point there will be significant amount of public input, discussion. Experience with what has happened with the west neighborhood to draw on, and a lot more process. Is that an accurate statement?

Councilor Lehan – maybe I should save this for Ms. Kraushaar, but I wanted to along the lines of the middle school, ask about the infrastructure. Or ask you to speak to the importance of concept planning to the planning for infrastructure which is necessary to get urban services to that school. And for it to move forward, we need to know what we are going to build out there in terms of water lines, and sewer lines. They are all tied together, both are immediate. So even though that area may not develop for another 15 years or more, we need to know what we are going to build because those services are going to come back from the school, are going to have to get all the way back to the river, and the plant, at least that’s my understanding.

Ms. Kraushaar – Good evening Mayor and Councilors. Yes, Councilor Lehan that’s correct. The concept plan does provide a good opportunity for us to really understand what sewer line sizes, locations, water line sizes and locations, what the streets are going to look like, so that should things start to happen we are prepared and we can provide that infrastructure and have development construct that kind of infrastructure in a very organized manner.

Joe Dills – Good evening members of the Council. Next slide, I’ll let you click here for me. I think you covered, Chris, the topics we wanted to cover here, so we’ll skip past that. So to restate the Planning Commission recommendation, it is for adoption of the Frog Pond area plan; their resolution identifies these three elements to establish the vision to define expectations and to lay out the implementation steps. And, Chris read two out of the three specific directions that they had; I want to pause and describe these just a little bit.

Just draw an underline. The neighborhood commercial location is further evaluated in master planning the land use densities in the east and south are as well. There has been additional text added to the Plan to emphasize the opportunity for theater and arts. So how they got to number one and two really went through a very thoughtful discussion of the tradeoffs, of the costs of infrastructure, the cost of housing, and the demographic that Wilsonville is trying to serve over time. So there is this near term and long term element that permeated their conversations. And before they got to a vote, they were seeking a way to respect the range of opinions that there were on what the density should be in the east and south, and build in some sort of flexibility. And it got them into this discussion of time. That it will be – pick your number – 5 years, 10 years maybe even more, and it will be during my retirement. That the UGB decisions are made and subsequent master planning decisions are made by the City. So they thought that was an appropriate vehicle to capture the range of opinions and this notion that the densities in the east and south should not be set in stone. They should be thought of a little bit more set in clay, and you can mold those in time.

The other back drop to that is the rest of the area plan; the land use in the west, the park system, the trail system, the infrastructure system, the finance, there was a pretty broad support for.

Let’s go to the next slide please. There were a few other technical amendments that we’re suggesting be done as part of the approval, so the finalization of the map for the three acre site as

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it has been located to date for neighborhood commercial, and then a couple of corrections for the trail locations in the south neighborhood and the designation of 60th, these are really housekeeping kinds of things to get the report correct.

Next slide please. There was a little bit of confusion about the terms that were used for the land use designations, so we have suggested an unambiguous way of referring to those, R-10; R-8; R-6, so that everybody knows when they are looking at the map what the proposed densities are. And a couple of other housekeeping items are mentioned at the bottom of this slide.

So a few key issues to highlight for you; I've always come back to the vision each time we've done work sessions this summer that there's pretty broad agreement that we're working towards walkable neighborhoods, an extension of Wilsonville, building on community's excellent schools and parks and everything is just a short walk or bus trip away. These words are important, and these are the Wilsonville way. How you put those on the ground there are some ranges of how that might be, and ranges of opinion, but the vision is pretty clear. Next slide please.

So the overall housing strategy as we have talked about this summer is to create three walkable and connected neighborhoods, west is all detached. For the east and south the notion is that the range of housing types provides a greater mix and as Chris indicated no apartments.

Here just in a cutout form is the land use framework for the west neighborhood, for those who are dialing on the map, just for reference Boeckman Road is at the bottom, Stafford Road is on the side, Frog Pond Lane is right here. And so this is a range of detached housing choices. The lightest green where the cursor is now, those are on average 10,000 square foot lots. The yellow color in the middle is on average 7,000 square foot lots, and the sort of tan color is on average 5,000 square foot lots. This was the plan that we came to after a series of adjustments and compromises and discussion.

Next slide please. And so in "what it might look like form" here is a demonstration plan that was drawn. The land use colors are fine, but really what this is all about is a neighborhood, it's about walkable blocks, it's about a variety of housing, it's about front doors facing streets and active street life, it's about a place where the trick or treating is really good because there's lots of kids and you can walk around, and it's about a park that will sit in the middle of the neighborhood, and all those things. You could go on and on. Some of these are shown in the imagery on the right. But this is what the Phase II standards will seek to put into code form, and certainly underlies the vision for the west and to a large extent the east and south neighborhoods as well.

Back to the land use map. So here we have the east and south, just for reference Stafford Road is now on the left, Advance Road here, 60th, school site, and community park site. If you navigate by the Frog Pond Grange, it is right there. The densities in this future area are different to accommodate the strategy of a greater mix of housing, and so they are listed sort of using the new nomenclature here on the right, that at the lowest density it's at about 8,000 square feet and then 6, and then 4 and then what we're calling 2.5 to accommodate the single family attached and cottage. The commercial center is shown right here.

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So if we could go ahead two slides. Here we are back again what we are intending the quality of the place to be like. Stafford Road is over on the left, this is sort of in the middle of the neighborhood here. Once again the plan is for a neighborhood park to anchor the area, a variety of different housing types that make up that attached and cottage category. As we were drawing them and trying to think through, we had cottages with common greens, we had duplexes on corner lots, cottages that face streets, townhomes close to the neighborhood center and you can see the variety of ones around this.

This illustration here is intended to show one of the planned elements of the east and south neighborhoods that even within a given land use designation it has variety and richness and trees and all of the qualities that we are talking about.

We're going to keep going forward. I want to make a couple of other points. Here are a couple of images of what housing that is in this 14-17 units per acre might look like. Of course, these are not Wilsonville, these are other places, but they give you an indication of the housing form and who knows what that implementation will be 10 plus years down the road.

Next slide just to make one more point about this in diagram form; from Stafford Road here to Advance, 60th is down like so, this is about 16 blocks of neighborhood here; there are eight different housing types that make up this range of land uses. This is a long way of saying there is a lot of intended variety within the east and south neighborhoods.

If you could back to right there, one of the other conditions that really are a point of emphasis from the Planning Commission is about the Grange itself. That there is a thriving theater group there now, it's fantastic to have that, and they were very passionate in their testimony about let's make sure that it is stated clearly in the plan that that is part of the use. We had already drawn this plan for the Grange, there's the Grange, a future community center, here's some parking you can get out on a trail on, maybe an environmental interpretive component to it, all of these uses are very much compatible with that vision, so we've added a few words to the Plan to make sure that theater and arts is explicit as well.

Here's the whole land use plan put together. Go to the next slide please. A few words about the other elements of the Plan, because it is about much more than lot size. This is one of the great ideas within the Plan for the Boeckman Creek trail, we are just a little bit north of Boeckman Road here showing how the Boeckman Creek trail will come up and form the west edge of this neighborhood, and I am very hopeful when people are living here it looks something like this. That there is a great trail a couple of blocks from your house that you can go out and get on and its directly looking at the nature that is right in Boeckman Creek.

We did parks in the form of a diagram so in the west two parks are planned, there is flexibility, but one is intended as one close to the trail, another one may be more central serving the rest of the neighborhood. Here is the one in the eastern neighborhood, when I showed you the demonstration plan the park was right about where the cursor is right now.

Couple more images of what these trails and parks spaces might look like. The commercial center was included very explicitly in the open house materials and we've carried through a

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series of what I call quality drawings to indicate the level of quality and the types of elements to insure people want to hang out there. That it is a community gathering place, that it matches the quality of Wilsonville that has already been established in a number of developments. So, commercial center direction is part of the package as well, even though that is many years down the road.

That's it for my key issue on the land use side. I'm going to turn the mic over to Scott to talk about transportation.

Mr. Neamtzu – just to lead in, there has been a lot of testimony about transportation and traffic and I wanted to take a couple of extra minutes to have Scott talk about this really complicated issue and try to explain the various layers. We obviously have a Transportation System Plan (TSP); we've got specific projects and a City-wide vision for all of the roads. Scott is going to try to address a lot of the comments and the things that we've heard and hopefully make concept planning and transportation and how improvements happen over time. Give that the time that it deserves in this presentation.

Scott Mansur, DKS and Associates – Transportation and Planner Engineer working on the Frog Pond Plan. The first thing I want to do is show you, this map is very small, really what I'm trying to show is the City did a lot of work on the future transportation systems plan for the City in looking out to 2035 of what roads, what extensions need to be made, what bicycle and pedestrian improvements need to be made, what roadway connections and neighborhood to neighborhood connections need to be made, and that plan was adopted. This figure I'm showing you there are all the projects that are the high priority projects that were identified as needs in the City. A lot of this is based on the City's 2035 transportation model that looked at land use that also included the west Frog Pond neighborhood as part of that TSP land use.

As you can see there were a lot of different types of projects identified. Some of those include safe routes to school plans. The City is, also as part of that work, conducting safe routes to school plans for all the schools within Wilsonville. Work plans have also been done for the Advance middle school even before Frog Pond develops to make sure they are connecting to the neighborhoods, and to make sure it is safe.

Since that plan was adopted the City has been doing a lot of great things to build some of these transportation improvements. In fact the Canyon Creek extension was recently completed between Boeckman and Town Center Loop; the Barber Street Bridge was recently opened, again these are all network improvements that are going to help traffic and reduce congestion throughout the City. The Town Center Loop was restriped for bike lanes; Boeckman Road has had some sidewalk infill as well as some bike lanes striped east of Parkway as well as the Barber extension. The City has designed three other projects identified in that plan: the Grahams Ferry-Tooze intersection improvements, also the Kinsman Road extension from Barber up to Boeckman, as well as the Boeckman – Advance – Wilsonville roads intersection is also currently in design as part of the Advance Road middle school project.

One other thing is that as part of the TSP was to identify what the future transportation improvements are going to cost. And the City identifies in their Transportation Systems

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Development Charges, so as new development occurs those developments will be assessed their transportation SDCs so that those funds can be used to build future transportation projects.

In the TSP there are many transportation projects that have been identified that will help support the Frog Pond development. The three key ones relate to the Boeckman dip, just between Stafford and Canyon Creek, that was one of the key projects that needs to be constructed, as well as widening Boeckman Road, Stafford Road and Advance Road in the vicinity of Frog Pond, as well as signaling or building a roundabout at the Stafford Road, Wilsonville Road, Boeckman and Advance Road intersection.

One other thing, as we think about east-west traffic in Wilsonville, another project that was identified was the Boeckman overpass over I-5 to widen that to a five-lane facility to provide additional east-west capacity in the City.

The City has been measuring traffic and over the last ten years as we looked at counts and to show the City has done an amazing job of keeping up with the traffic that is being developed as development occurs to make sure your transportation system is keeping up with your transportation standard. What we've shown here is as traffic volumes have increased, at a lot of the key intersections in Wilsonville, by creating those neighborhood to neighborhood connections and connectivity and roadway improvements we've been able to keep traffic delays at bay as growth has occurred.

Ms. Kraushaar – That is with the exception of when I-5 gets congested because of an incident or just because I-5 is at capacity. That is something that is out of the City's control, although we are working with ODOT regularly to see if there is anything that can possibly be done. But these numbers do not include all of the annoyances our community deals with when I-5 has a problem.

Mr. Mansure – Correct. Thank you Nancy. One other thing I want to talk about too as far as Frog Pond this is showing you the existing boundary for Wood Middle School and as you can see for residences that live east of I-5 right now buses, parents have to cross I-5 to reach Wood Middle School for their students. And with the construction of the Advance middle school the draft plan for this new middle school, and as you can see with the red dot here where the new middle school will be, that boundary is going to reduce the east-west travel in Wilsonville. So as we balance the land use and balance schools and other development, again it is one of those tools to reduce traffic loadings at the interchange and on Boeckman Road that currently go to Wood Middle School.

Trip distribution and SDC revenue as you can see the three Frog Pond neighborhoods, based on our modeling, the estimated traffic is 50% is going to go north on Stafford Road; 35% is estimated to go west on Boeckman Road; and 15% south on Wilsonville Road. As we've looked in the model there are minimal impacts from the Frog Pond development on the Elligsen-Stafford interchange as well as the Wilsonville Road interchange. Based on the projections of the Frog Pond development the City would collect approximately \$16.6 million in SDC revenues to be used towards future transportation improvements.

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Regarding the traffic analysis, again the findings in the Frog Pond transportation study were very consistent with the Transportation System Plan, the same projects that were identified in that Plan are the same projects identified as part of the Frog Pond Master Plan with the added land use. Early on the traffic analysis was based on the early densities which were significantly higher than the current plan before you. The current plan reduces the project trips from Frog Pond by 30% for the residential and 36% for the retail, so there is significantly, as we analyzed the original Frog Pond we were able to make everything work, and since that time there has been significant reductions to the project trips in Frog Pond. As Nancy mentioned the last bullet covers that there are still incidents that are going to occur on I-5 and I-205 that are going to impact the City of Wilsonville but on typical conditions that are within the City's control will continue to meet all the project intersections will meet the City's mobility standards.

I have two more slides; this is just showing the connections within Frog Pond. You can see the complete streets of the collector roadway to connect between the neighborhoods and the proposed schools and City park. In the north the main collector intersection is going to be either a traffic signal or roundabout and these streets are going to provide good connectivity between the neighborhoods and all the uses. And finally the multi-modal improvements, we've got complete streets with bike facilities as well as a signal and roundabout to connect each of the neighborhoods with the regional trails, the City trails and the internal network.

So with that, I think that finishes my presentation.

Steve Adams – Good evening, I'm Steve Adams, Development Engineering Manager, and I'm here to discuss the underground infrastructure that's required for Frog Pond area. MSA has looked at the site and has been working with the City's Sanitary Sewer Master Plan, the Water Master Plan, the Stormwater Master Plan, and integrated all of the improvements that we foresee being needed to service this site in the utility plan.

We've looked at the major offsite improvements that are needed to service it. The majority of that is sanitary sewer upgrades to the lift station in Memorial Park and to our main service line down to Boeckman Creek. We've looked at the framework streets and what it takes to service this area as far as water pipe size, storm pipe size, sanitary size, and then off the main street will be the smaller local streets which we haven't re-plotted or looked at. They will grow and develop with the developers and what they have planned for the area. But all that has been looked at and everything has been budgeted out with expected SDCs. We will likely be working with Nancy and others with updating SDCs if we do find a shortage and need additional revenue to make the project pay for itself.

The coordinated framework streets and utilities, Scott covered a lot of this with the transportation, but this is the kind of backbone we envision for the Frog Pond west neighborhood. These would be the main streets and the main utilities within the streets required to service it. Minimal connection points to both Boeckman Road and to Advance Road, but everything has been looked at and studied and we feel will work quite well.

Nancy Kraushaar, Community Development Director – In wrapping up here this is a concept plan. Chris covered it quite well in terms of future additional planning and perhaps molding of

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this plan that will occur. We are actually planning for our future generations and, yes, this is very challenging. We all, I think for everyone in this room, feel that at some level or another. But it's such important work that we can prepare for Wilsonville to grow in an organized manner.

One of our main objectives in developing this plan was to make sure that our new neighborhoods integrate well with the rest of Wilsonville. The planning done to date really has looked at Frog Pond as a part of the total community, and this is something that was expressed especially by Joe and Scott. It is a high priority in the plan and especially to me as well that safe and walkable neighborhoods are in the plan and a transportation system that provides a convenient service to all modes of transportation are implemented. And I think the connectivity that you see in this plan is really great.

With this Plan it's a kind of different way of looking at things, but as this area grows we will have the opportunity to upgrade these narrow county rural roads and they'll be upgraded to City standards so that we'll have safe sidewalks to walk on, street trees and bike lanes. We also have the opportunity to achieve a Boeckman Creek trail all the way from Town Center all the way up to Frog Pond. Some of this will be achieved when the sanitary sewer line is replaced and up-sizing the line that is along Boeckman Creek now, but as part of this project we'll lay a trail and an access road for maintenance.

The finance plan that we've studied provides a solid framework. It's going to cost a lot of money, but it does provide a solid framework for how we pay for infrastructure in Frog Pond. It is important that Frog Pond west be funded on its own. The future timing of east and west is as you heard, "well we really don't know what that will happen". It's not certain and likely quite a ways down the road. That being said as has been planned for many years since the beginning of this century, Frog Pond will definitely fill out this edge of Wilsonville. Future home surrounding the new middle and primary schools will be making them neighborhood schools. There will be this large school area and then there will be homes around it – it's hard to imagine today.

This area as well as the west neighborhood, all three neighborhoods will have really great access to a future City park and those sports fields we're not exactly sure what those will look like yet, but that master planning will also occur in the future.

It's going to take decades, but it is so important that we continue this thoughtful planning process and it is not just about what decisions are made in the next month; it's about how we continue to make very thoughtful decisions on how the next Wilsonville neighborhoods do indeed become a highly valued part of the whole City.

We are happy to take questions, but we know you have a lot of public testimony out there to listen to tonight too.

Mayor Knapp – thank you staff for all of that input. It is truly eye-opening how complicated the interrelated parts are both with each other and with relating to the rest of our City so it does have the chance to become an integrated piece of our City. Appreciate all of the work that you folks

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have put into it up to this point. Council do you have any questions for staff at this time?
Councilor Lehan.

Councilor Lehan – I just had one that I had asked Mr. Neamtzu in a previous meeting about the existing homes that are there. That in the calculations some number, without choosing particular homes, some percentage or some number of existing homes, was assumed to remain. And my experience in other neighborhoods has been when an existing home remains, it's usually on a significantly larger lot because it has to be because it probably doesn't line up quite right with the streets or whatever and the garage and driveway, so you have to allow a bigger footprint for an existing house to work it into a neighborhood. What number are those and are we thinking those generally will have one acre, half acre or how were the calculations done for whatever number you were using?

Mr. Neamtzu – Sure. In the technical appendix is a document called the “Buildable Land Inventory” it's a fundamental starting point for these exercises. In that document you will find that we identified 39-40 properties that had certain values. The value that we use for a structure is likely to be retain is a value of over \$160,000 for the improvements. So we have 39 of those that are in all three areas. When you imagine the ultimate development pattern in all three areas, you could assume, for example, there might be 39 additional homes, not in places we've planned these larger lots, they could be interspersed in medium sized neighborhoods or smaller neighborhoods, and they can range from anywhere from 15,000 all the way up to an acre, depending on the configuration and the property owner's desires to have that incorporated into the fabric of the plan.

Councilor Lehan – It just seemed we were forgetting we would have those extra-large lots. I was not thinking it was as high as 39.

Mayor Knapp – One quick question I guess. Kind of following up on that idea that Councilor Lehan is talking about. If someone has a property a house or acreage within this Plan and they do not want to do anything with it, they do not want to develop it, do not want to sell it, what is their position?

Mr. Neamtzu – They can choose to remain as they are today forever. There are obviously going to be changes in the community and when they see the changes occurring it is often the impetus to go and do something, go somewhere else. There is no forced annexation requirement to come in and become part of the plan if someone owns property and wants to continue to enjoy a beautiful hobby farm out there for the foreseeable future or forever, that would be at the property owners discretion.

Mayor Knapp – Thank you. Alright, thank you staff very much for that. Now we are going to proceed into these discussions. I have got numerous requests of “I want to be first”, “I want to be last”, “I want to be second”, “I want to be before her”. I can't do all of that. We are going to follow the protocol, which is we are going to ask for input from elected officials first, followed by input by any of our volunteer boards and Commission members that do want to speak, if I can keep up with all of these as to who's who. Mr. John Ludlow is our County Commissioner for

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Clackamas County. Sir would you please come forward, and following that we will ask for two Planning Commissioners, Mr. Al Levit and Mr. Peter Hurley.

Bryan Cosgrove – Mr. Mayor, I’m going to do my best on timing. I just wanted to announce in advance that this is not a strong suite for me.

Mayor – So what should people expect on timing?

Mr. Cosgrove – Three minutes.

Mayor – Alright how are you going to notify?

Mr. Cosgrove – I’m going to follow the conversation and take notes as I need to do and also keep the timer. I just want you to know in advance if I mess up it’s not intentional.

Mayor – so what’s the notification when we get to three minutes?

Mr. Cosgrove – you will hear a beeping noise from an iPhone, and the three minutes are up.

PUBLIC INPUT

John Ludlow – I hope not to reach 3 minutes. My name is John Ludlow, I am the Clackamas County Chair, but I’m not here in that capacity here tonight. I’m here in the capacity as a resident here for 40 years, a real estate broker for 38 years and a heck of a lot of experience in the growth of Wilsonville. You know it was said tonight by Chris Neamtzu that compromise is necessary. We have compromised in this town. This town, of all the metropolitan cities has the highest density of multi-family. We have paid our dues here. Last time I ran, I ran on a position of “stop Portland creep”, it’s not Portland creep, its Metro creep. So, this density that they are requiring is something that we’ve paid dearly for and it’s time to slow it down. A request for 4,000 square foot lots minimum is not unreasonable. I think it’s very reasonable, and actually those are very small and not very desirable. If you look at what’s happening in the Portland metropolitan area, people are being squeezed out of the middle class. Right now I know a lot of people that drive to Silverton, hint, hint, Bryan Cosgrove.

Mr. Cosgrove – I do not drive to Silverton Chairman Ludlow.

Mr. Ludlow – don’t use my time.

Mr. Cosgrove – I don’t want that out there in the audience, don’t use my name.

Mr. Ludlow – well a lot of people drive a long distance to come to work here, and your own measurement says 91% of the people leave town to go to work someplace else and it’s because they want to live where they want to live. As a real estate broker that has an agent that lives, and works and grew up in Woodburn, he now says there’s been a run on Woodburn. You cannot find a single family residence, detached, in Woodburn and the prices are escalating fast. Metro and their lack of wisdom decided to study the urban growth boundaries and say ‘we don’t need any

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more' for three more years after it went six after the last adjustment. That brings in the law of supply and demand. When there isn't something that people desire, the price for that something goes up. From toilet paper to beef to gasoline, it's all the same. So the bottom line here is, we really have paid our dues in Wilsonville. I would appreciate you taking into consideration what these people will be requesting. And I might add when your traffic engineer, we've been able to keep traffic problems at bay, you haven't been at Boones Ferry Road and Wilsonville Road evidently. So I would say again, listen to what these people want. I find it ironic that this Council would hire lobbyists and work very hard to protect the people in Charbonneau from what might happen 25-30 years from now, yet you'd be fighting with these people in trying to do something that they don't want you to do. I'd also ask the citizens here tonight, since all of them will not be able to testify, and some of them don't want to testify, is when you agree with somebody, we do this at the Commission, it works real well, when you agree with something right after they are done raise your hands please. Thank you very much.

Mayor – thank you. Mr. Hurley.

Peter Hurley – Good evening Council. Peter Hurley, Planning Commission, address is on file. I don't want there to be misconception this Plan was passed with the full endorsement of the Planning Commission. Two members were in favor, two stated their doubts and concerns and without reason changed their minds and then the vote, when the vote came; one was absent, and two voted "No". This was not a resounding endorsement of the Plan. All commissioners were in agreement that our housing stock was out of balance, and that we needed to do something to bring it back into alignment with something closer to 50-50 between multi-family and single family. None were certain that this Plan was the plan to do it, yet in the end and possibly out of apathy or fear of what would happen if it were rejected, the "yes" vote won. Of the written and oral testimony there were, to my count, and I can't find my notes anymore, but I know it was pretty close to this, 47 items of testimony, only one written and one oral were in favor of this Plan. Of the other 45 they were against it. That's a 95 against from the citizens. Why are so many people voting?

Why are so many voting members of Wilsonville and its surrounding areas so upset at this Plan? For one this Plan looks little like what was asked for at the very first Frog Pond Task Force. Second, everyone I have spoken with over the last two years wants more options, more diversity to our housing stock and not less, which this plan does not give us. It gives us more of the same. Since Frog Pond east is years out, and has not been vetted, it should be severed from this Plan. Some people say that wanting more from this Plan than it gives is elitist, yet it is just the opposite. The vote "no" is to say "yes" to diversity, it is to say we want more, not less, for our community, and it is a "no" to the status quo. This is a bad plan for the economic diversity and long term health of Wilsonville. Please send it back to the drawing board, vote with the people, not against them. Vote "no". Thank you.

Mayor – The next three will be Mr. Postma, Keith Liden of the West Linn-Wilsonville School District, and Mary Closson whom I believe is on our Parks Board. Mr. Levit.

Al Levit – I'm on the Planning Commission, my address is on the record. I was the missing member of the Planning Commission when the vote was taken for this, but I did watch the

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proceedings on the web. And I would have agreed with the Plan as recommended. I think the Planning Commission and the consultants and staff really did a good job of trying to work things together. There was a lot of uncertainty from what I could see during the vote and during the discussion. But I think since there is ample opportunity in the future to amend and change the layout of the land use, I think this would be a good time to adopt it so we can move on, and not have the goal posts continually move ahead of us. Thank you.

Mayor – Mr. Postma, Mr. Liden and Ms. Closson.

Eric Postma – While they're taking their seats I'll go ahead and thank you Council and your Honor for allowing me the opportunity to speak. I do feel it necessary because I come to you guys with a lot of hats today. I am here in the hat as citizen of the City of Wilsonville, and as a planning Commission member and I'm not here on behalf of any clients today, and I'm not here on behalf of the Wilsonville Chamber of Commerce on this particular instance as well. So I do want to make sure that I have that clarification out there. I did hear a lot, from the staff speaking to this, this is a long time out. And to some degree what I hear in that is we shouldn't be that concerned about that. But what we're talking about today, we're speaking to our community's goals and our community's aspirations. Let's not downgrade what this is. We're speaking to what this community today says we want our community to look like in the future. And let's give it that due consideration.

You're going to hear a lot about diversity, and I want to make sure all of that is seen in the context of our Comprehensive Plan. Let me read from Policy 4.1.4 and 4.1.4(b) of our Plan, I'm just going to take a couple snippets of it because I think they are important. It says, "The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes and densities, at prices and rent levels to accommodate people who are employed in Wilsonville. It is the City's desire to provide a variety of housing types to meet a wide range of personal preferences and income levels."

Right now you're going to hear a lot of from the testimony that we've been hearing in front of the Planning Commission for some time as Commissioner Hurley aptly pointed out, is that we are underserving those that seek something different, those who seek larger lots, that is something that isn't currently on the market here in Wilsonville. We have those who move from out of state to come to our area and they go away from the City of Wilsonville in large part because we don't have the product here that they are looking for. If you come from California and you have a large amount of money from the sale of a home in California, you're not going to take the tax hit and downgrade to something smaller, you're going to use those funds on a house. And we don't have that here. We are driving them to other communities. If they work in Wilsonville we're telling them we prefer you live in Tualatin or West Linn and commute here instead. And that's not good for our roads, that's not good for our environment, and frankly we just need to make sure there's an opportunity for those people to live in this community where they're going to work.

I took a look at the 2014 housing report graph and it shows that we had, in the 2014 housing report graph, shows that we are skewed towards multi-family for the last ten years. And this isn't news to anybody up here. In fact it was about two years ago that most of the

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Commissioners, Commissioner Lehan, Councilor Lehan, excuse me, you were not here at that time, had acknowledged that we're out of balance and we need to fix that balance. And this is an opportunity to fix that balance. And while I appreciate the fact that we've taken apartments out of there, multi-family by Metro's definition is not just apartments, it includes attached housing as well. We're talking about a plan that includes a whole lot of attached housing.

Three minutes are you kidding me Bryan?

Mr. Cosgrove – blame Apple, that's 180 seconds – sorry.

Mr. Postma – I blame Steve Jobs for a lot of things, this won't be the only thing. So I'm going to close it out with this, and this is extremely important I think. Councilor Starr said this earlier, and he said it somewhat jokingly, but I think it's true. Most of the meetings for Planning Commission, Development Review Board here, I've been to all of them, we don't even see 25% of this sort of turnout. Commissioner Hurley said we've got 90-95% testifying in opposition to this plan. And what I'd ask you to do is to honor that. Honor that. We beg for people to come and testify and they're here to do that. Let's listen to those in the overwhelming majority and honor that. Thank you.

Keith Liden – Good evening. My name is Keith Liden I'm at 319 SW Washington Suite 914 in Portland. I'm here on behalf of the West Linn-Wilsonville School District. Tim Woodley and others are busy at a School Board meeting this evening and couldn't be here. The District, for a long time, appreciated the close working relationship that we've had with the City. And this planning process was no exception we've been actively involved throughout. And we support the plan that you have before you and the four framework elements. Now on the land use part, the District is certainly neutral. You're having a lot of conversations about density and types of housing and we're whatever the community would like to do there is fine with us. What you are talking about for units is less than what we were originally anticipating for this area, so from that standpoint there really aren't any service issues that we see from this. Regarding transportation we appreciate the strong emphasis on active transportation in this plan, and in particular the School District is looking forward to working with the City more on Safe Routes to School as we get closer to opening the school. Parks and open space, we think that that is a very strong element and it ties in well with the school as well and in particular the proposed City park that would be adjacent to the school site we think there are going to be some really good cross pollination there and benefit from that. And then finally, with infrastructure certainly there's a lot to do there and the School District is certainly looking forward to and willing to do its fair share for providing services to the school site. Thank you.

Mayor – thank you very much. Following Ms. Closson I would ask for Mr. Rudy Kadlub, Lyneil Vandermolen and Lori Loen please.

Mary Closson – Thank you very much Mayor Knapp. For the record my name is Mary Closson I live at 11692 SW Palermo Street. The points I want to make, first of all I'm in support of Resolution 2553. I'm looking at it from a strong perspective of diversity, recreation and community engagement. I have lived in Villebois for the past 4.5 years. My home is on a very small lot next to other homes on small lots. My home is approximately 1800 square feet. Of

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course this is just one section of Villebois. I may live on a small lot, but I have Sophia Park just across the street, and I never feel hemmed in by the size of my lot.

With this creative design Villebois is filled with a variety of parks, pedestrian sidewalks, front porches that open up onto those sidewalks that really encourage community engagement. I've seen it happen over and over again in Villebois with my neighbors, whether they are like me, whether they are young families, single adults, middle aged couples, or retirees, we often communicate and engage on the sidewalks and in the parks because it's very open in its design. I love the diversity of people in the Villebois community and its design fosters walking, biking, and recreation. And I say all this in relation to 2553, which is in support of this type of development of a variety of housing options. To me diversity of housing means housing for people earning both more and less than \$100,000 per year. I support housing diversity because we need to support students, young professionals, single parents, growing families, the self-employed, small business people and retirees. Villebois accommodates this beautifully with its variety of housing options, including small houses on small lots. I think that Frog Pond can do this as well. I'm uncomfortable with focusing on one sector of the economy and building houses that only they can afford.

Demographic studies that have been pointed out show that we'll need more housing for students, professionals, business people, for families, retirees, and for single parents. Small lots mixed with larger lots means walkability, I see this daily in Villebois, I see bicycling, and they make a community. I see kids and adults from different families and different backgrounds playing with each other in parks, a variety of parks with mixed use, basketball, Pickleball, etc. So smart lots with smart design can lead to front porch and sidewalk conversations further building community, building, wow that went fast, I'll finish my sentence, building healthy lifestyles and strong safe neighborhoods. My sense is that a neighborhood consisting of only big houses on larger lots does not lead to walkable and workable communities for Wilsonville. Thank you.

Mayor – thank you very much. Mr. Kadlub, Ms. Vandermolen and Ms. Loen please. She's not here, then Jaimy Beltrain. Mr. Kadlub, thank you for coming out, I understand you're not feeling too well this evening.

Rudy Kadlub – I'll get through this with a frog pondy voice here. I don't really have a whole lot of prepared remarks; I'm as many of you know, the developer of Villebois and Orenco Station, two large scale master plans that are as large as or larger than the Frog Pond area. And I empathize with the Council and Planning Commission, the staff and all their consultants. I know from experience how difficult it is to plan a large scale master planned community. I do agree with John Ludlow that our enemy is not the citizens of Wilsonville or Planning Commission or City Council. We have Metro to thank and Senate Bill 100 from 1975 that dictates to us much of the kinds of densities we have to have and the communities that we have.

I've been involved a bit with this plan, as the City has asked just about everybody that's had to do, any stakeholders in Wilsonville to participate. And my concern early on was that there was too much large lot product being introduced into the original plan. Yes I appreciate previous testimony about Villebois and the diversity of housing there, and it's appropriate. And I'm neither for high density or low density, I'm for appropriate density. And by appropriate that is

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that density that meets the demographics of the area. I would suggest that though there is a lack of some larger lots in Wilsonville, I think this plan adequately addresses the number of large lots that would be needed. I might point out that we have large lots and estate lots in Villebois at the edges of the plan as it relates to the construct. We have large lots in Phases 1, we have large lots in Phases 3, and we have large lots in Phases 7 and 8. As you recall, Arbor Homes was one of the first builders there and they left, and they left after selling out all of their small and medium lots, and they could not sell out all of their large lots. They ultimately had to sell their lots at a discount to Lennar Homes who came in and purchased those. So I think it's appropriate, I think they've done a commendable job of getting a good diversity, a good mix of housing, most of the single family housing, in fact all of it in the west neighborhood is 4,000 square feet or higher. Yes there's more density in subsequent phases, and I would suggest it would be better if there was a three ring circus of some higher density and lower density in all phases, rather than stuff all of the single family in the first phase and back fill with higher density in the back. But as a compromise as where you are and how hard it is to get here, I endorse the plan that you have before you tonight.

Lyneil Vandermolen – Yes I'm Lyneil Vandermolen my address is on my notes but I live on Stafford Road and I'd like to address my comments to everyone except for Mr. Starr, because Mr. Starr has always represented the majority of Wilsonville residents while the rest of you seem to represent what the government wants for us. And you've been fighting us since this whole operation began. Now, I was surprised to learn that the apartments which supposedly were set in stone for this plan are suddenly gone, because that means that things that are set in stone are actually negotiable in the end. And I'm afraid with this current plan, we're still going to have the kind of community where people live just long enough until they can move to Tualatin or West Linn, because what you're interested in providing for everybody is that kind of anthill in the future where the government basically dictates to us how we're going to live. And since you were elected by the citizens I think you need to listen to us, look at all these people here, they normally wouldn't be here. But they're here because you don't want to listen to them. So you can be un-elected too. Thank you.

Jaimy Beltran – for the record my name is Jaimy Beltran and my address is on my document there. I'm a real estate agent here in Wilsonville. I wanted to share that I agree with John Ludlow's points there, but I also wanted to state that there are many times I am entertaining buyers out of state, local, whatever it may be, and I love to showcase this town, it's an awesome city. We've come a long ways and we love what has been done in Villebois and I'm a resident of Villebois. But unfortunately we do lose a lot of folks because we don't have things to provide for them, homes on larger lots. I applaud the Council that put together the plan on the west side specifically, all the lots there were over 5,000 square foot. I would love to see that throughout the entire project and I do believe there is a market there for all sizes, but specifically those larger lots as we don't really have them to show incoming buyers here specifically from out of state or those that do want a little bit of space. So I would love to see those lots remain above that 5,000 square foot plan. Thank you.

Mayor – and next if I could ask Kate Greenfield, Jan Johnson, and Alice McKnight please.

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Kate Greenfield – I live at 7698 SW Emery Circle. I've lived in Wilsonville since 2009 and I'd like to speak in favor of Plan G. I appreciate the work the City staff did to provide such a rich stock of information so that it really could be evaluated. I was speaking specifically to the west part of the developments since that's the only part that's really being planned at the moment. And there are a couple of things I noted from the testimony that's include in the records of the meetings of the Planning Commission and I wanted to address two particular points.

I looked carefully at the descriptions of housing in the west neighborhood and I found that when you look at the chart of existing home prices in Wilsonville and the chart of the planned three levels of houses in Plan G in the western Frog Pond area, you find that the lowest, least expensive houses sell for \$439,700, large lots will start at \$775,400 compared to 2014 prices all of the homes in that area will be more expensive, this will be all of the homes, including the small lots, will be more expensive than over 71% of existing Wilsonville homes and that is an understatement because of the way the intervals work between the data that I had to work with. So we're talking about a high end development starting with the least expensive parts of it. I also found that the medium and large lot homes in that new development will be on average more expensive than the homes in nearby Wilsonville neighborhoods, just south of it and along the eastern boundary. So that there is a significant up scaling of the kinds of houses being offered for sale compared to Wilsonville as a whole and compared to the surrounding neighborhoods. All of the residents of Wilsonville, all of us, have a strong stake in seeing that these houses in this development sell because we will be up fronting the infrastructure costs and so we really don't want to wait decades for these things to be paid off or to be bought, and that's an important factor.

Also I found in some of the nuances of the arguments that have been brought before the Planning Commission some misreading, I think, and some fears that we don't need to be concerned about, people brought up the quality of our schools being affected negatively by this range of housing. Well I have a 40 year career in higher education; I've done a lot of research on testing and the results of testing, correlation between family income, between SAT scores, IQ and family income

Mayor Knapp – could we ask you to summarize please.

Ms. Greenfield - Really quickly. The bottom line is that people have said things like have talked about needing school lunches and things like that, and that there was going to be growth on the low end of our public schools. In fact, all of these students that would come in demographically speaking according to the research done would raise the overall level of the students in Wilsonville schools; it's not a case of lowering the community standards. I think that diversity is very healthy, I think it's very important to old people, young professionals starting out, and that it's a very healthy kind of addition to our community.

Jan Johnson – 6591 Landover Drive. I'll read this so it will be fast. In the two years we've lived here the traffic on Wilsonville Road has become intolerable. East Wilsonville Road is a neighborhood road supporting two schools with a third planned. There are also large apartment buildings and two churches on this road. And at one time this was a country road. But the City planners subsequently made a nice neighborhood. Now we have semi-trucks where they do not

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belong. With GPS these semi-trucks use these neighborhood roads as a short cut to I-5. As usual, nothing is being done to control the trucks; the semis use this road daily. I can count 15 a day from my family room window. We do not see a police presence except at the high school to enforce some speed, so we have many speeders and we're just waiting for some child to be killed or somebody to come through my house because they really do go fast. We have suggested the City have a truck route as the surrounding cities do and like they have on the other side of town. We suggested that they have a truck route that comes off the freeway at Wilsonville Road to Town Center Loop, east to Canyon Creek and then to Elligsen Road. As it is now, they take Wilsonville Road up to Boeckman then turn left through the dip to cut off miles. Sometimes they go straight ahead at Boeckman to Stafford. Stafford Road is not safe for these trucks as they speed up the road for there are driveways, curves and bicycles. Many drivers exceed the speed limit on the roads and we who live there avoid going to the park across the street for fear we might get hit because they do not pay attention to the flashing lights. Before you bring 1,000 more cars into this area take care of the traffic and speeding issues we have now.

I also have a question, I attended the Planning Commission, I heard the Chairperson of the Planning Commission is employed by Metro. If this is true, why did she not disclose this before she voted on the Frog Pond Plan, better yet, recused herself from the vote because of her obvious conflict of interest. It does not look good to the public at large. Thank you.

Mayor – before Ms. McKnight goes the next three we will ask for is, Katherine Budiao, Karin Grano, and Mary Ferros-Bower.

Alys McKnight – My name is Alys McKnight I live at 28548 SW Cascade Loop. I'll start by saying I do not like public speaking. I appreciate your service to our City I'd much rather be at home with my kids tonight but I feel it was important to come and to participate in our goings on. I heard a few things tonight that I appreciate in the planning, I have been concerned about the traffic, first of all, which I can't imagine when the Planner said tonight that the traffic won't increase that much when we are adding hundreds of homes. I can't imagine how that works. But I also have looked at the maps and haven't seen, although they talked about them, I haven't seen paths and walking and biking trails which I've gotten a survey about could we put up signs around town which I don't really understand. We have put in a new bike lane out here but as far as taking my kids biking around town, it's very unsafe most places around here. We have the park down by the middle school but you can't bike on most of those trails. I just don't think that there are a lot of paths that are bike-able for families, and I would appreciate that along Stafford and along Advance and along Boeckman. And I would appreciate if we could preserve as much country as we can to me that's more yards and places for the families to grow. We have wanted to move to a larger lot for our family, but there's not any around, so we just want to be able to stay in the area. Thank you.

Katherine Budiao – for the record my name is Katherine Budiao and I live a 7278 SW Bouchane Court. I oppose the Frog Pond area plan. I've lived in Wilsonville for 14 years, 13 of those years were on the west side of town in Rivergreen, and I've enjoyed the quality of life here for my husband, two boys, and my parents who live in Charbonneau, which is close but not too close. Last week a member of the Planning Commission admitted he avoids driving on Wilsonville Road, but doesn't think building more homes and apartments will cause more traffic.

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So that's why I feel the need to speak tonight because I just disagreed with that completely. And for him to admit that there is a problem but everything is okay. There is also a belief going around that rent will decrease when more apartments are built. Rent did not go down when Villebois was built, it increased, and so did traffic. We never had a rush hour before Villebois. I lived on the west side, I know this. I know this because living on the west side and I saw it change, and yes there's traffic even when I-5 isn't backed up. I drove to Charbonneau; Wilsonville Road took an hour just to get to the freeway. Once I got to the freeway it was wide open. So I should have gone up to Elligsen, the back roads. People are drawn to Wilsonville because it's a great place to live, great schools and pretty special community. People are leaving Tigard, Tualatin and other areas because their communities developed so much that they lost the quality of life they once had. I know this because I've talked to some neighbors. We keep this massive building going on and that's what's going to happen here. The reason we came to live here will be gone and Wilsonville will turn into Beaverton.

The middle school is already over-crowded and has been at least for four years now. The quality of education goes down with bigger class sizes – we all know this. They need to fix Portland so more Portland people can live there and not commute. People who want to live in apartments should be living there and not in the suburbs. If they can't afford to live there, that is not our problem. Woodburn, Aurora and Canby are all wonderful places to live and close by. My family doesn't live in Charbonneau because it's too expensive for us. I'm not going to try to force you guys to create cheaper homes there for me, I'm going to save my money, be patient, and if it's meant to be, it will happen.

I grew up on a half-acre in Los Angeles. All the homes in that area were on lots in that size, why not here. We too were a very close community; I'm still friends with those neighbors and a lot of them still live there. Building a walkable, biking Frog Pond area sounds beautiful when it's sunny, warm and people don't have to go to work in Salem or Portland. That is another reason people move here, our location. Once we use this land up it is gone. And please don't mess this up. Thank you.

Karin Grano – my address is on my speaker card. *Ms. Grano submitted her testimony in writing which has been made part of the record.*

Mayor – before we start our next three following this will be Amy Thurman, Doris Wehler, and Tony Holt, please.

Mary Fierros Bower – I sit on the Development Review Board, I'm the Chair of Panel A. I'm here in support of the concept plan and the address is on the record. I moved to City of Wilsonville in 2005 and I was very impressed with City of Wilsonville when I first moved here, the walkability, the parks, the trees, all the sustainable measures in place with the City of Wilsonville. I also had the opportunity to attend the Smart Growth Conference last year and where they talked about parks and walkability, healthy, livable communities, neighborhoods which I believe this concept plan demonstrates. And which makes me more in favor of this plan. I do agree what is proposed now is great, but future phasing is up for debate. I think it can be molded, I think it, depending on demographics, at that time that can be visited and reevaluated at

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that point. The goals for future generations I think are addressed in this proposal. It addresses the younger generations, and the older generations alike. Thank you.

Mayor – thank you very much and I apologize for not having you speak earlier with the other boards and commissions, I missed your speaker card. Thank you.

Amy Thurmand – 01411 SW Radcliffe Road in Portland. I have watched with interest the shift from Plans A, B, C to Plan G, bigger homes on bigger lots. I think part of it was obviously a concern about traffic, but I am going to trust, based on what I have heard that the City will take care of the traffic problem, they have to, whether there are 100 homes or 200 homes, it may not happen overnight, but it will happen. For the purpose of discussion, I'm going to cross traffic off the list. Therefore, are bigger homes on bigger lots a better community? Not necessarily. Big homes on big lots have a significant downside, and that is they are expensive, they are difficult to sell, particularly when interest rates go up or if there is any whiff of downturn in the economy, and lastly, often people are isolated in neighborhoods like this.

I'd like to share my 27 years of living in Dunthorp, as you've seen the infrastructure to build a neighborhood, schools, the roads, the street lights, extremely expensive, and the smaller number of owners you have the larger the proportionate share of each owner. I spend \$24,000 on property taxes each year so I added it up, I've spent \$540,000 on property taxes living in a community that back when it was designed it was determined that it should all be big houses on big lots. Why would we do that? Because that's what you're supposed to do. You're supposed to have a big home on a big lot and you work five or six days a week and the small amount of leisure time you have, you mow, and you pressure wash. I have 4 children ages 31-17, and I don't think any of them are going to go this route. They want something better. When I look at my Dunthorp community there's about 30 homes in my little area, four dead end streets off of Macadam and on my little road four of us have chicken coops, I have ten chickens, three of my neighbors have chicken coops but no chickens. They used to have chickens, they'd like to have chickens but it's hard when it's just you to shovel manure, feed, water, all that. About half of the people in Dunthorp overall have vegetable gardens, I would estimate. They find the one patch of sun or the biggest patch of sun, they usually have a raised bed and a vegetable garden, and just about everybody has a dog. So, what if when Dunthorp was being laid out we, instead of having big houses on big lots, had smaller houses still nice, small yard, and took the rest of the property, still owned it, but shared it; a big chicken coop where we all helped each other, a big nice garden in the sun, and maybe a dog park. I don't know. Along with my, daughter I have five acres right in the middle of Frog Pond Lane, to our east, West Hills Development owns five acres, and to our west neighbors own five acres, so that's 15 acres. And we are all interested in exploring this concept which would technically historically be called co-housing for legal purposes and are hoping that the City will support this and help us explore this as one of the options for diversity. Thank you.

Doris Wehler – my address is on the record. In May of this year we presented petitions signed by almost 400 people asking for large lots in Frog Pond. After some horse trading, we were about to get about 20% of Frog Pond in large lots. Staff responded by increasing lot sizes by 1,000 square feet. But even after that 33% of west Frog Pond is still slated for 4-6,000 square foot lots, that's too many small lots, especially considering that Wilsonville has already done

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more than its fair share to support higher density and housing diversity opportunities in this community. With Option G, we learned that east and south Frog Pond are planned to have over 50% attached housing on lots averaging 2500 square feet. I vigorously oppose this apartment like development of east and south Frog Pond. To that end, last Monday I turned in a copy of the petition signed by 515 community members. The petition asked that no lots under 4,000 square feet be included in the Frog Pond Concept Plan. For more than a year, our community has asked for less density with their letters, petitions, testimony, we're very concerned that the very, that this heavy density will negatively impact our traffic as you have heard, our schools which is true, and property values.

Here are a few comments from the residents,

- The proposed high density Frog Pond concept Plan is potentially reckless and poses great risk to the future of our community, schools, parking and traffic, which are already at or over capacity.
- It truly amazes me that our City Council has no concept of what our City needs.
- We need housing that will encourage families to stay in Wilsonville, not just pass through." This means building houses that families want to purchase for long term ownership, not condos, not town houses.
- What is being planned is a certain reduction in the quality of life for every one living in Wilsonville.
- Let's keep Wilsonville special and provide the families of this community low density housing, an option that is currently lacking.

Councilors we know the state requires a 20 year supply of land, Metro chooses to interpret what that means in a way that forces density on cities. Handing out planning grants funded by construction excise tax is one way that Metro pushes jurisdictions into higher density zoning. Metro's plan is to say "we gave you the money, and now you are trapped". I think we should tell Metro to buzz off. Metro did not put you into office, the Wilsonville citizens did. Thank you.

Tony Holt – my name is Tony Holt, I live a 7670 SW Village Greens Circle in Wilsonville. I've lived in the City for 14 years and I volunteer on its Budget Committee. I believe it's a great place to live and I want to keep it that way – for everyone.

This Frog Pond discussion has become very intense. I've read about the comments in the testimony, and I get really concerned when I hear that high density brings crime, brings drugs to the schools and much more traffic. That is real concerning. So sometimes I think we need to stand back and take a reality check on all this.

If I just mention the traffic problem, the current traffic problem on Wilsonville Road and on Stafford is a problem of I-5. And I'm one of the guilty people that when I get onto I-5 and see it jammed all the way up to the merge with I-205, sure I get off and go down Wilsonville Road and go down Stafford and get round that way. The big problem in the future in my estimation is actually the problem of I-5.

But this is really about great neighborhoods in my feeling and I agree with a lot of what Ms. Closson said. I live in Charbonneau and just for the record I should say what we are trying to

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stop south of Wilsonville is a change in the rules for one family. It is not a similar situation to Frog Pond. Coming back to Charbonneau you may not know it, but we're a Wilsonville community with some 2500 residents with a wide spectrum of housing types – 126 apartments, 236 condos, 534 townhomes and 510 houses. The townhomes and houses are on lots ranging from just over 2,000 square feet to as much as 20,000 square feet. And resident renters and owners range in age from early twenties to nineties. It works! In fact it works really well. Crime is very rare and traffic inside the community is not a problem. And it's great to have such a cross section of ages. And I think Villebois works in much the same way.

I want to keep our community open to anyone who is interested in preserving Wilsonville's values, young or old, or in between. So I urge you to support a Frog Pond plan that, in its modified form will build a third vibrant community in the City, spanning the spectrum from millennials to retirees and one that both ends of that spectrum can afford. It's a great concept. Please support it.

Mayor Knapp called a recess at 9:24 and reconvened the meeting at 9:31 p.m. He called the next three speakers Steve Mager and Debi Laue would be the other two.

Lindsay Berschauer – and thank you for allowing me to come in here ahead of everyone. I live on the outskirts of Wilsonville towards Newberg, but I did move here in 2010 from Washington State and I moved into Villebois. And I bought a condo there from coincidentally, Rudy Kadlub of Costa Pacific Homes, and what happened over the next three years was a shutdown basically of development. And subsequently Mr. Kadlub, I'm not sure if he's still here, but I find it awfully disingenuous that Mr. Kadlub would come here and support a new plan and a new development when he received quite a bit of tax payer funding for Villebois, and then lost his financial backer and then went under and then had to essentially option off the row homes along Barber, which plummeted the value of my condo by about \$130,000.

I then moved over to Landover, so I'm very familiar with Jan and some others here, who have concerns over the impact of Frog Pond. What I want to say, and the reason I'm here, I do live kind of on the outskirts, but my son still attends Boeckman Creek, but what I do want to say is I'm very sympathetic to the people who are here who have taken time out of their day and night to come here and testify and clearly a lot of people feel they are not being heard. And I just want to second that I hope that the majority of this Council votes the right way - that is votes with the people in this room.

Debi Laue – P.O. Box 147 Wilsonville. Mayor Knapp, Councilwoman Lehan and Councilman Starr thank you for attending the very long meetings. A lot of work has been done; I appreciate the staffs work on this. I also appreciate the fact that the citizens are showing up and talking about what they want for the future of Wilsonville. Everyone in this room is here because we love Wilsonville, and we're concerned about the future and what that looks like relative to the planned neighborhoods going forward for the next 20 years. You have an opportunity as the City Council to stay with the status quo, which means a multitude of small lots and attached housing on Frog Pond south and east, or you can made a decision that can shape the future as the will of the people have made loud and clear. I implore you to be courageous and bring back the neighborhood designs that we would like to have a chance at again, which we haven't had for

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10-15 years. Neighborhoods like Wilsonville Meadows, the Park at Merrifield and neighborhoods where you can run out in the back yard and play. Quoting from your handout *A Vision of Frog Pond for 2035*, “The community’s hallmark includes a variety of quality homes. Variety comes from lot sizes where builders are not forced into a cookie cutter design model.” An example for the need for main level living and you probably heard the term “age in place” comes from the recent sales on homes that never hit the market on Canyon Creek Road, 2100 square foot single level homes going for \$610,000 and two other main level living homes are selling for \$657,000 and \$686,000. That’s because they’re the only ones in town. If you do the math you can see what these numbers used to determine the market in Wilsonville did not take this style of home into consideration. These homes need a lot that accommodates a 50 foot wide footprint plus setbacks and that can’t happen on a 4,000 square foot lot and certainly not on a 2,000 square foot lot. Never did the consultants consider the great success of the Boat Club where homes are selling for \$750,000 to \$1 million. They are selling there because, again, it’s the only game in town.

We don’t have to design hundreds of future lots in the 2-4,000 square foot range to sell homes in Wilsonville. Larger lots make sense on the east and south parts of Frog Pond. They’re next to farms; they’re next to the new school site. High density can occur in the Basalt area, which will be your next planning area. As a community we value great schools and traffic patterns that do not mimic higher density neighborhoods, especially Beaverton’s been used as an example tonight and I’m going to use it again. The decision rests in your hands. I implore you to take the opportunity to offer those who are already here, and those who will surly come if invited by a home style that they are looking for, master plan of all Frog Pond that allows neighborhoods that we have not had access to for nearly 15 years.

Mayor Knapp – Mr. Mager before you start, the next three speakers will be Rhoda Wolf, Ryan Warnick, and Jayant D’Souza please. Is Mr. Mager here? Mr. Mager had to leave is that accurate, okay.

Rhoda Wolf – my address is on record. And I want to, I think we’re all tired and I will just agree with what Doris Wehler, Peter Hurley have stated. Please remove all lots less than 4,000 square feet. I live in the Landover neighborhood and the traffic has gotten really unbearable. I commute to Lake Oswego I used to go off SW 65th, it’s so backed up now, sometimes I don’t choose to go that way very often, but once in a while if I do I’m backed up to Lee Farms, and It’s just like I should have taken the highway, but the highway is a mess as well. I’ve lived in Wilsonville for I think about 18 years and the traffic is really becoming unmanageable in that area and I hope that you do consider removing anything less than 4,000 square feet. Thank you.

Ryan Warnick - good evening, Ryan Warnick, 6887 SW Cedar Pointe Drive. My concern is it seems, I agree with much of what has been said in opposition to the Frog Pond Plan. I wanted to bring up two points. It seems somewhat disingenuous for the Planning Commission to say that decisions about the density in the east and the south neighborhoods will be made at a later date when the density plans are clearly included in this resolution and if approved will become part of the permanent record. I suggested it be noted that the proposed density for the east and south neighborhoods is undesirable and should not be approved even preliminarily within this resolution. Second thing, the conceptual neighborhood drawings that were shown include some

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of the features of the Villebois development that many see as unfavorable. When homes are required to have garages facing the back of the house, you end up with unsightly and undesirable alleyways behind the homes and it eats up valuable land that could be better used for backyards because it requires that each home be serviced by essentially two roads, one in front and one in the backside of each home.

Another issue I see is the amount of land proposed for parks. The City has many wonderful parks which are valuable factor in the desirability and livability in Wilsonville, but the size of the neighborhood parks that I saw in the drawings seems too large. It eats up valuable land that would be better allocated to the properties of the single family homes. And the hefty HOA dues associated with Villebois can be attributed to all the common space and parks and commonly maintained landscaping. As much as the Planning Commission may like to think that they can create a neighborhood where everyone wants to live in a tiny cottage and ride their bicycle to work and spend their Saturdays in their shared HOA maintained front yard, which is simply not the reality. Families like to have homes where they can park their vehicles in their driveway and send their kids out to play in their back yard. It is the American Dream to purchase a home, raise a family, hold barbeques in your yard and plant your own trees and mow your own lawn. I love to socialize and be part of a community, but I also prefer to operate my home autonomously. Let's populate the Frog Pond area with homes where families will want to set down roots, and raise a family. Thank you.

Mayor – and after Mr. D'Souza, we will ask for Paul Chaney, Julie Tolboe, and Elizabeth McCord.

Jayant D'Souza – Good evening, thank you for giving me the opportunity to speak. My address is on the speaker card. I live in the Landover neighborhood and I agree wholeheartedly with everyone who's opposed the plan and I ask you to please oppose this plan for the Frog Pond neighborhood. Primarily because one of the things that I, besides the large lots, the smaller lots that have been brought up many times, one of the big problems that we have is traffic on Stafford Road and Wilsonville Road. I've lived in Wilsonville for eleven years now, and I've seen the City grow. And I've seen the traffic on Wilsonville Road grow tremendously, multiple times. The intersection of Stafford Road and Wilsonville Road is an extremely unsafe intersection; the volume to capacity is extremely high and nothing in these plans addresses it at all. I also have three small children; two of them attend Boeckman Creek, it's almost impossible to cross Wilsonville Road. There are semi-trucks, there are a huge number of trucks that speed on the road and it is almost impossible, by putting more than 1,000 cars now on that road by building out this neighborhood you're going to have far more traffic than just 15%. It seems like this is the status quo and it seems fine. I don't think we should stand for this kind of traffic on that kind of neighborhood where you have small children and a growing population of kids going to school. Thank you.

Paul Chaney – thank you. Mayor, Council members my wife and I have been property owners in the Frog Pond area since 1972. When Frog Pond was brought into the Urban Growth Boundary in 2002 there was an original attempt to plan the original 181 acre parcel and that was now identified as Frog Pond West by interested developers. Unfortunately the great recession happened and all planning ceased. The addition of Frog Pond east and south has added a

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complication and is now the subject of many vigorous debates. We feel that the planning efforts, conversations that yielded the plan, while not acceptable to some, will satisfy many and meet the city's future housing needs. We ask the Council to approve version "G" as approved and forwarded to you for your consideration from the Planning Commission. As much as the east and south areas are not currently in the urban growth boundary, and may not be included anytime in the near future, we feel that this will allow for the continued development of Frog Pond West which has been on hold. Revisions to density and lot sizes in the east and south areas can, and should be revisited when inclusion in the urban growth boundary is eminent. Thank you.

Julie Tolboe – hi, I'm Julie Tolboe and my address is on record. I've been a resident here in Wilsonville for almost 15 years, and I'm here tonight to encourage the City Council to reflect on the guidelines that the State, Metro, and the constituents have established and vote no on the current plan to develop Frog Pond west, east and south in consideration. Oregon statewide planning goals and guideline goal number ten dictates that development should provide for the housing needs of the citizens of the state. The plan shall encourage the availability of adequate numbers of needed housing units at prices, price ranges and rent levels which are commensurate with the capability of Oregon households and allow for the flexibility of housing location, type and density. Planning guidelines include allowances for a variety of densities and types of residents in each community, plans for development that meets the needs of households of all income levels. This should cover all needs including lower density, varying housing sizes and ranges of income.

The City is proudly claiming great growth in the community, but nearly all of that is come via high density and multi-family housing. Based on the City's 2014 housing report, I could find only 41 lots that were detached single-family that were zoned in PDR-4, 5, with an average lot size over 5,000 square feet. Those were in the Renaissance Boat Club, and Canyon Creek. All other single family detached homes were far lower including those in the Village Zoning designation that include lot sizes in the 1900-3000 square foot range. The new housing development in Wilsonville over the past decades has severely neglected to provide adequate options for those wanting larger lots, including those over 5,000 square feet. And I might add that you refer to the large lots going into the Grande Point neighborhood in Villebois as being large, when they are actually on average 4,800 square feet, so if that's giving us a guideline as to what the Council is considering large, then I think that should be stated.

At Planning meetings there's been much discussing about Metro requirements for land use in the Urban Growth Boundaries, public questions have been raised about density requirements by development versus total community. It appears the Planning Commission and the City are not looking at the housing diversity for the entire city, and advocating for plans that positively impact the area. In fact, Metro Charter Regional Planning Functions include protection of livability of existing neighborhood plans. They should have measures to protect existing neighborhoods taking into consideration air pollution, water pollution, noise and crime as well as provisions for adequate level of police, fire, transportation and emergency services, public utilities, etc. Metro's charter also states that Metro's report is to be issued prior to the UGB amendments addressing traffic patterns and any resulting increase in traffic congestion, commute times and air quality, and the cost impacts on existing residents in providing the needed public services and the public infrastructure. These reports were to be given to the City and the County.

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I was unable to find such reports on the City website and rally haven't seen these topics addressed. In closing I think, sadly some of the members of the Commission and the City Council are allowing this to become a political and socioeconomic issue and having it promoted this perception on social media. I think this is divisive behavior and it is irresponsible and we should all be considering what is best for the community for everyone, not just one or two designated populations.

Mayor Knapp – and after Ms. McCord, we will ask for Kathy Erickson, Katherine Kinbick, and Grady Nelson.

Elizabeth McCord – for the record my name is Elizabeth McCord and my address is on the record. Also for the record, the petition Doris mentioned now has 560 signatures to remove all lots under 4,000 square feet. Mr. Mayor and Councilors thank you for your time and consideration for community input on Frog Pond. There have been statements made about how passionate some in the community are regarding this issue. Passion for this development is because this is where families have desired to live, raise kids, and retire, and they want to maintain what initially brought them to this community. Many of the previous City Council meetings and here tonight are not transient residents to this town, but rather they have been here for years, and some generations and have a strong desire to stay in Wilsonville.

The east and south neighborhood lot diversity is skewed to the smaller sized lots with attached row homes and cottages, and overall smaller sized lots compared to the west. Requesting lots at a minimum of 4,000 square feet are still small and will provide for those that do desire a small lot or home. However, you need larger lots to provide diverse housing needs such as ranch style, single story homes, homes with 3-car garages or more, larger lots for those who desire more than just a postage stamp lot. Increasing smaller lots and a commercial building means an increase of cars on your streets, children in our schools, and a crammed corner with attached housing, commercial mini-mart and community and a park and school across the street. That will be a fun intersection to navigate, and I'm speaking from experience because I drive north on Stafford daily and I have for the last 8 years. In the last two years there's been a huge increase in traffic along Stafford without anything being built in the Frog Pond area.

I'm not asking to eliminate all smaller lots, but control density and provide for larger lots in Wilsonville. At what point does the City realign the housing market in Wilsonville to bring more balance to this City. I support the use of the Grange to include a theater and an art center; I also think another use for where some of the attached homes and cottages are is a plan for another community sports park. We have a shortage of community softball, baseball fields and soccer fields and I know this as a parent who is having to take kids to late evening practices.

To conclude, I'd like to read a quote from an Oregon Live article, and I quote, "Wilsonville is still small enough where I think an individual can have an effect. I'm interested in Wilsonville growing in apposite way that preserves the values and qualities that people talk about most frequently." That quote is from Mayor Knapp when he was discussing his running for re-election for Mayor in 2012. Mr. Mayor and Councilors, I hope that the Frog Pond project will preserve the value and qualities that our community has been vocal about. The Frog Pond area

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will have a huge impact on future generations of the Wilsonville community. The area planned for west, east, and south begins to lay the foundation for this area. Thank you.

Cathie Ericson – hi, for the record I'm Cathie Ericson and my address is on my speaker card. I have lived here for 14 years, I moved here because we did not care for the traffic in Tualatin, and when we moved here we found that this was a place where we could have yards, we could raise our kids, and we could have plenty of room to do the things we wanted to do as a family. We've become very involved in the community; I've been PTA president in Boeckman and Wood. My husband is the Wilsonville Youth Sports director; we know that it takes families that are committed to Wilsonville to make all these things happen. And we're very interested in seeing there being an option for people who do want to raise their kids in houses with large lots, back yards and all the things that many of us had growing up. We think that if there is too many small lots, that leads to transitional housing, those families are often not as invested in the community, they don't spend as much time doing the volunteer work that makes all the different things in our community grow. We are also concerned about traffic, not only the traffic on the roads, but the overcrowding of schools, the library, and all the infrastructure that we have in our town. And we ask you to listen to all these people who have given up their evening, who've been writing to you guys for months, and very passionate as others have said about this issue. Thanks.

Katherine Kubick – my address is on record. I've lived in Wilsonville for 25 years in the Wilsonville Meadows neighborhood. I wanted to discuss mostly the west plan. I appreciate the ideas for the trails, preserving of the old oak trees. I would like to see this community taking a step in the future to embrace enabling solar energy. Many of those things can be enabled by having east west streets, controlling the size of trees that are newly planted so there is less shadow on those houses that are built. I think the City has made an effort with Villebois and all to have a different style of house that can appeal to people that want to have the front porches, and the public parks, and I would like to see in the future that the City plan for the solar option in those areas of the frog pond area that can enable that. That's my comments.

Grady Nelson – thank you Mr. Mayor. I testified at some of these, I testified at the Planning Commission meeting and I guess my frustrations are I'm hearing the same thing. I had a speech but I would be repeating a bunch. So ultimately I'll tell you who I am. I'm a 40 something year old guy, married with his, mine and our children, I've lived in the City of Wilsonville, I moved here for the reasons of the community. I started in an apartment, I moved over to the west side and I moved up now I'm in the Meadows-Landover area, and I can tell you that Frog Pond will definitely impact what I do. It will impact the decisions that I make in the future and it will impact the house that I, that my wife and I end up buying as we continue to want pieces of property. I'm currently a PTA president in school, I see the kids walking to school, I see the safety risks. I'm concerned. I hear the parents, I hear the people talk about the congestion and the traffic flow and it frustrates me because I think the people that were here, and everybody that was saying, we're all saying the same thing. We elected you guys to make a decision for all of us. and the majority is speaking that we don't want these small lots. We continue to say that and I think that you guys heard us a little bit when you made some adjustments to the west, and while we thank you for that we are standing very strongly and telling you don't do this for the east and the south. You know my kid is going to go to that middle school. I don't want 1900 homes that are going to have at least a car and probably two traveling up that road when the infrastructure

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doesn't do it. You know TSP and all these other guys that are crunching numbers, that's great on paper, but a map looks good too if you want to go for a hike. The problem is when you get out to the territory and start walking, you realize that there are cliffs involved, the topography is different. So although we can see that "X" amount of vehicles fit on a street, unless you're there early in the morning and you're driving that neighborhood because I do, my son can't take a bus because we live within a mile, and it scares the crap out of me in order to put him on his bike to go to school.

And we're standing here telling you that, that these homes we will buy them. Build them essentially, and we will buy them, we have some top realtors in this community that are willing to sell it. They are willing to sell these properties; they are standing before you telling you multiple times don't build it. And the majority of the people say we want diversity, okay I agree with that, but that's what Villebois is, that's what some of these little houses are, that's what Charbonneau is. Charbonneau is diversity. So give us the diversity on the east side and don't build small density housing.

In closing I would tell you that I'm very concerned because there was an email that I got on September 28th that talked about from the City in regards to a grant that metro gave us in order to develop the Town Center area, and its talked about public input, it talked about putting together these focus groups, and my question is, you're not listening to us now, what makes us think that you would listen to us then because it talks about Metro. If Metro is tying our hands then stop going for the grants that Metro is tying our hands with, let us do what we're going to do, let us build and let us do it at our pace, not at yours. Because ultimately, you're not going to be here in office ten years or 15 years from now. I am, my son is, and all my friends are behind me. Thank you.

Steve Schoop – I've lived on the edge of Tualatin for 24 years, and I've followed the planning arena going way back even when my parents bought a, built a house in Charbonneau, one of the first phases. And it's so interesting to see the history lesson going on here, because Charbonneau in its glory today was looked upon as a blight on the valley, and it lead to Senate Bill 100 and the planning behemoth we see before us now pleading to this quagmire that offends all of these people. And I want to tell these people that having followed the planning arena for many years and the careers of some of the councilors sitting up here, they aren't listening. Metro doesn't listen, and I know for a fact that the Mayor Tim Knapp and Charlotte Lehan are stalwart dedicated supporters of all of the infill, transit-oriented development, smart-growth, new urbanism, that Metro wants. That's why you have the chair of the Planning Commission an employee of Metro. This is how they operate. They will not listen to any reason. Then only way you are going to get what you want as a City and a community is to remove them from office. I was around when Charlotte narrowly escaped a recall election before, I was around when WES was planned, I was around when Villebois used to be a mental hospital, and it was to become a utopian village. Charbonneau used all private money, didn't need a bank of planners, didn't need Metro. Villebois has eaten up some \$120 million of urban renewal money, and to get to the transportation card which is the most offensive. When Villebois was being planned and Charlotte was Mayor, ODOT said that without a Boeckman interchange it's a fatal flaw for Villebois. In order to get around that they paid a consulting firm to come up with an alternative, they didn't need to build it. It was six lanes in each direction on Wilsonville Road. That was in

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order to facilitate the traffic only from Villebois. Then came the Fred Meyer urban renewal expansion and all that traffic. So you can see they're not really interested in traffic, in fact the only time they are concerned with traffic comes up genuinely is when they want to use it as a deterrent for jobs land south of the river, or to stop the I-5/99 connector which Charlotte Lehan did, and now it's going to stop at Grahams Ferry Road. So don't believe them when they're talking about fixing traffic, because they're not. They're not going to listen to you about neighborhood density because they're all for it. They believe in Smart growth, new urbanism and everything Metro wants. Metro in the region is the bully, they're not going to cooperate with anybody, and they're happy to have people like this on City councils so that you don't get what you want. So if you want to have your way in your neighborhood, your community, your schools, parks the way you want them, and your density, you'd better get animated and go do the battle it's going to take. Thank you.

Mayor Knapp – okay, that is all the speaker cards we received at this point. So, our plan is to have deliberation and discussion and consideration by the Council when we can get more people here, we also will have time for the people that aren't here to review the testimony on video and get up to speed. And we will look forward to that on the November 16th meeting. At this point I would entertain a motion to close the hearing. We have heard all the people that wish to be heard tonight. Is there a motion?

Motion: Councilor Lehan moved to close public hearing on Resolution No. 2553. Councilor Starr seconded the motion.

Vote: Motion carried 3-0

Mayor Knapp - So we will move this item into the discussion and consideration phase roughly thirty days from now. Thank you everyone who has come and provided a perspective and input, I very much appreciate that. We do have some other business still to conduct here, so the meeting is still in session. The next item up is City Manager's Business.

End of transcript.

CITY MANAGER'S BUSINESS

None.

LEGAL BUSINESS

Mr. Kohlhoff mentioned the City received a high bid for the surplus land on Tooze Road, and setting the time of November 2nd for the Urban Renewal Agency to accept or reject that bid. It looks like it is a very sound bid; it is \$1 million over what the City was hoping for as a minimum. There is a very good, solid down payment, in excess of five percent, with closing in about five months. The sale would meet the City's ability to move forward with the Tooze Road improvements. Mr. Kohlhoff recommended that the Council recommend to the Urban Renewal Board accepting the bid subject to the Legal review and approval of the purchase and sales agreement.

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Mayor Knapp explained the City has owned the property for approximately nine years and Council directed staff to seek bids that would make the property profitable to sell, and a bid was received that was \$1 million above the base price.

Mr. Kohlhoff said that was correct, the total bid is \$5,150,000 for approximately 10 acres submitted by Polygon WLH LLC the top bidder.

Motion: Councilor Starr moved that City Council recommend to the Urban Renewal Agency Board that the bid from Polygon WLH LLC for the Tooze Road surplus property in the amount of \$5,150,000 be accepted subject to the City Attorney's approval of the purchase and sale agreement that has been tendered. Councilor Lehan seconded the motion.

Vote: Motion carried 3-0.

ADJOURN

Mayor Knapp adjourned the meeting at 10:10 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor

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Staff report prepared by Chris Neamtzu, Planning Director dated October 19, 2015, without attachments.

ISSUE BEFORE THE COUNCIL:

The Council will conduct a public hearing to consider the Frog Pond Area Plan for adoption. The draft plan before the Council reflects the **Option G** Land Use Framework as recommended by the Planning Commission following their September 9, 2015 public hearing. At the conclusion of that meeting, the Planning Commission added three items for the Council to consider: 1) that the neighborhood commercial area location is further evaluated as part of Master Planning for the East and South Neighborhoods; 2) that the Land Use Framework densities for the attached row homes and cottages land use category are further evaluated as part of the Master Planning for the East and South Neighborhoods; and, 3) that the Frog Pond Area Plan text is revised to include expanded use for the Grange to include theatre and arts.

This follows an 18-month process (the City entered into a contract with Angelo Planning Group on March 18, 2014) of public involvement, collaboration, balance and compromise, including two public open houses (on-line included) and numerous work sessions with the Planning Commission and City Council. The draft Concept Plan contains sections on background and context, vision and guiding principles, land use and community design, the transportation framework, parks and open space framework, infrastructure and implementation. The City Council is the final local authority on this action.

EXECUTIVE SUMMARY:

The preparation of the Frog Pond Area Plan was guided by the work of a Task Force and Technical Advisory Committee and included significant public participation. The Task Force included representation from the City Council and Planning Commission as well as project area property owners (owners both inside the project area, adjacent to the project area and inside the city). The Technical Advisory Committee served in an advisory role on the project and included staff from the West Linn/Wilsonville School District, TVFR, BPA, Metro, ODOT and Clackamas County.

Over the past several months, the Planning Commission and the City Council have received significant amounts of oral and written testimony on the draft Plan. The Plan has been through numerous iterations, and currently stands as Option G as the recommended draft Plan. The project team has responded to a wide variety of citizen input, including but not limited to: the removal of multi-family housing (i.e. apartments, condos) from the entire plan area; an increase in the size of single family lots from a maximum of 8,000 square feet (SF) to 12,000 SF in the West Neighborhood; an increase in the total amount of land designated as large lot residential (approximately 11 acres); inclusion of 100 percent single-family detached homes in the West Neighborhood; a reduction in the total acreage of the neighborhood retail node, from 5 acres to 3.5 acres, to provide a more appropriate neighborhood scale; and, adjustments to the alignments of trails to address privacy concerns. All of these adjustments were made based on thoughtful public dialogue and are demonstrative of a highly responsive public process.

At their July 8, 2015 meeting, a majority of the Planning Commission favored Option G. At their August 17, 2015 work session, the City Council discussed the status of the Plan,

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specifically Option G, and directed staff to prepare the Plan for a public hearing before the Planning Commission at their September 9, 2015 meeting. The Council appreciated the Commission's thoughtful deliberations and responsiveness to community concerns on the Plan but maintains concern about affordability of housing for young families, singles and seniors citizens. At the September 9, 2015 meeting, the Planning Commission received testimony, deliberated and forwarded a majority vote to the City Council to approve the Frog Pond Area Plan with three specific recommendations that are addressed at the bottom of opening paragraph of this staff report.

EXPECTED RESULTS:

Completion of Phase 1 of the project (concept planning) will lead to Phase 2, which includes among other things Comprehensive Plan and Development Code amendments setting the stage for the creation of the next generation of great Wilsonville neighborhoods.

TIMELINE:

The Planning Commission conducted a public hearing on the proposal at its September 9, 2015 regular meeting, forwarding a recommendation of approval to the Council. Phase 2 of the project will be initiated following adoption of Phase 1, with the tentative project schedule going through August of 2016. Phase 2 of the project will include the creation of Comprehensive Plan policies, objectives and implementation measures in addition to zoning code language that will ultimately be used to guide the development of the West Neighborhood. The Phase 2 package will be a land use decision and will propose modifications to the Comprehensive Plan and Planning and Land Development Ordinance.

CURRENT YEAR BUDGET IMPACTS:

The City received a Metro Community Planning and Development Grant to complete both phases of the work.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: SCole Date: 10/9/15

LEGAL REVIEW / COMMENT:

Reviewed by: MEK Date: 10/8/2015

The Resolution is approved as to form.

COMMUNITY INVOLVEMENT PROCESS:

The preparation of the concept plan for the Frog Pond area is guided by a detailed Public Involvement Plan (PIP). Throughout the project, citizen involvement has been, and will continue to be, a focal point of the project. Over the past several months, the Planning Commission and City Council have conducted numerous work sessions in preparation for upcoming public hearings.

The Frog Pond Area Plan was prepared with extensive involvement of the Wilsonville community. The open and inclusive process began in March 2014, and continued into fall of 2015. The process included a community kick-off meeting, formation of an 18-member Task Force (four meetings), a 13-member Technical Advisory Committee (3 meetings), 2 open

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houses, and 2 on-line surveys.

At the mid-point of the process, a joint work session of the Planning Commission and City Council was held. Prior to hearings, two work sessions were held with the Wilsonville Planning Commission, followed by two work sessions with the City Council. Throughout the various meetings, options were presented, follow-up analysis and dialogue was conducted, and the plan was changed to incorporate community input. The project team conducted stakeholder interviews and many individual meetings with groups and individuals.

Public information was provided at many levels: the project web site; updates in The Boones Ferry Messenger; email informational updates, mailed notices for events, and a Frequently Asked Questions informational document (see Attachment 10).

Please refer to Attachment 4 (found within Attachment 5) for a complete list of all public outreach conducted for the Plan.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

Completing a concept plan for the Frog Pond area is a City Council goal. Conducting a thorough and thoughtful planning process will identify and resolve potential impacts to the community. The benefits to the community include the potential for well-planned new neighborhoods that are well-connected to existing neighborhoods and that include new housing opportunities, quality schools, trails, parks, sports fields and retail services to serve new and existing residents.

ALTERNATIVES:

The Plan has been through many revisions. The City Council may direct Staff to modify any of the recommendations contained in the Frog Pond Area Plan.

CITY MANAGER COMMENT:

ATTACHMENTS:

Attachments 1 through 4 – These are all part of the Planning Commission public hearing record and can be found in Attachment 5 and on line at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>.

Attachment 1 – Frog Pond Area Plan and Technical Report, final draft dated September 2, 2015.

Attachment 2 – Findings to Title 11 of Metro’s Urban Growth Management Functional Plan.

Attachment 3 – Planning Commission Work Session Record Index.

Attachment 4 – Public Involvement Summary and Public/Citizen Comment.

Attachment 5 – Planning Commission public hearing record (all of the documents can be found on-line at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>).

Attachment 6 – Planning Commission Decision packet (Notice of Decision, draft meeting minutes, Resolution).

Attachment 7 – “Frog Pond Area Plan – Updates and Revisions” memorandum dated October 6, 2015 prepared by APG.

Attachment 8 – “Frog Pond Area Plan – Transportation Analysis Update” memorandum dated October 1, 2016 prepared by DKS Associates.

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Attachment 9 – “Frog Pond Area Plan – Concept Plan Infrastructure Analysis” memorandum dated October 7, 2015 prepared by MSA.

Attachment 10 – June 3, 2015 “Frequently Asked Questions”.

**CONCLUSIONARY FINDINGS
October 19, 2015**

**In support of Approval of Application #LP15-0002
Frog Pond Area Plan**

Definition of a Conceptual Land Use Plan:

The Wilsonville Comprehensive Plan does not define or provide specific direction for conceptual land use plan elements. For the purpose of this staff report, the following description is used:

A conceptual land use plan addresses the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for a study area. It uses a pictorial presentation to show the ultimate development layout of a site, which may be developed, in successive stages or subdivisions. A conceptual plan need not be completely engineered, but it should have sufficient detail to illustrate the site’s inherent features and probable development pattern.

Comprehensive Plan Supporting Documents:

All of the documents listed on pages 5-6 of the Comprehensive Plan, including amendments that may subsequently be made, should be considered to be supportive of the contents of the Comprehensive Plan. However, only those documents that have been specifically adopted by the City Council as part of the Comprehensive Plan shall have the force and effect of the Plan. Adoption of the Frog Pond Area Plan is not a land use decision. It is supportive of the Comprehensive Plan, but is not being adopted as a sub-element. Phase 2 will be a land-use decision.

Comprehensive Plan: Area of Special Concern - AREA L

This area is located north of Boeckman Road, south of Frog Pond Lane, west of Wilsonville (Stafford) Road, and east of Boeckman Creek. It contains a mixture of rural-residential and small agricultural uses. Eventual redevelopment of the area is expected to be primarily residential. The West Linn – Wilsonville School District and a church have acquired property in the area, causing speculation that redevelopment with full urban services could occur prior to 2010. In fact construction of a new church has already commenced at the corner of Boeckman Road and Wilsonville/Stafford Road.

The existing development patterns, and values of the existing homes in the Frog Pond neighborhood are expected to slow the redevelopment process. Most of the land-owners in the area have expressed little or no interest in urban density redevelopment. The Metro standard for urbanizing

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residential land is an average residential density of at least 10 units/acre. Those densities may not appeal to many of the current residents of the area who live in large homes on lots with acreage. In view of the School District's plans to construct a school within the neighborhood, the City must prepare plans to serve the new school and the surrounding area.

Response: This section of the Comprehensive Plan will be proposed to be modified in Phase 2 of the project to reflect up-to-date conditions. The West Neighborhood of the Frog Pond area was brought into the Wilsonville Urban Growth Boundary by Metro in 2002. In 2006-08, the City and private development partners initiated a concept planning process. That process was abandoned due to the Great Recession. In August, 2013, the City received a Community Planning and Development Grant from Metro to prepare a Concept Plan for the area. Preparation of this Concept Plan satisfies the action called for in the text of Area of Special Concern L.

WILSONVILLE DEVELOPMENT CODE

Section 4.032. Authority of the Planning Commission.

(.01) As specified in Chapter 2 of the Wilsonville Code, the Planning Commission sits as an advisory body, making recommendations to the City Council on a variety of land use issues. The Commission also serves as the City's official Committee for Citizen Involvement and shall have the authority to review and make recommendations on the following types of applications or procedures:

B. Legislative changes to, or adoption of new elements or sub-elements of, the Comprehensive Plan;

Response: The Frog Pond Area Plan is a support document of the Wilsonville Comprehensive Plan, and as such is not a land use action. However, it will guide Phase 2 of this project, which will include Comprehensive Plan and Development Code amendments. The Planning Commission conducted a public hearing on the concept plan on September 9th providing the City Council with a recommendation of approval. The City Council is the final local authority on this Plan. **These criteria are satisfied.**

Section 4.033. Authority of City Council.

(.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:

B. Applications for amendments to, or adoption of new elements or sub-elements to, the maps or text of the Comprehensive Plan, as authorized in Section 4.198.

E. Consideration of the recommendations of the Planning Commission.

Response: The City Council has received a recommendation from the Planning Commission on the Frog Pond Area Plan. The City Council is the final local authority regarding adoption of the

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Frog Pond Area Plan, which will be adopted via Resolution as a supporting document of the City's Comprehensive Plan. Phase 2 of the project, which runs through summer of 2016, will include the proposed amendments to the Comprehensive Plan and follow the same adoption process. **These criteria are satisfied.**

- (.02) *When a decision or approval of the Council is required, the Planning Director shall schedule a public hearing pursuant to Section 4.013. At the public hearing the staff shall review the report of the Planning Commission or Development Review Board and provide other pertinent information, and interested persons shall be given the opportunity to present testimony and information relevant to the proposal and make final arguments why the matter shall not be approved and, if approved, the nature of the provisions to be contained in approving action.*
- (.03) *To the extent that a finding of fact is required, the Council shall make a finding for each of the criteria applicable and in doing so may sustain or reverse a finding of the Planning Commission or Development Review Board. The Council may delete, add or modify any of the provisions pertaining to the proposal or attach certain development or use conditions beyond those warranted for compliance with standards in granting an approval if the Council determines the conditions are appropriate to fulfill the criteria for approval.*

Response: Following the public hearing before the Planning Commission, the Planning Director scheduled an October 19th public hearing before the City Council, at which time the Council will review the findings and recommendations provided by the Planning Commission. **At conclusion of the public hearing process before the Council, these criteria will be satisfied.**

Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.

- (.01) *Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:*
- A. *That the proposed amendment meets a public need that has been identified;*
 - B. *That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*
 - C. *That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*
 - D. *That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*

Response: Preparation of the Frog Pond Area Plan is a City Council Goal. The Frog Pond Area Plan addresses regional requirements to responsibly plan for and ultimately serve and govern areas added to the city's Urban Growth Boundary (UGB). This package does not include any proposed amendments to the Comprehensive Plan. The Frog Pond Area West Neighborhood was added to the city's UGB in 2002. The East and South Neighborhoods are currently designated Urban Reserves, with the exception of the West Linn-Wilsonville School District's

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40-acre ownership in the south neighborhood, which was added to the city's UGB in 2013. Accordingly, the Plan has been prepared in compliance with the requirements of Metro's Urban Growth Management Functional Plan Title 11 (please see Attachment 2 within Attachment 5). The Plan also responds to many of the needs and goals identified in the recently adopted Housing Needs Analysis. In addition, the Plan's vision and guiding principles follow the tenets of the Comprehensive Plan and will be the basis of future text proposals. **The above criteria are satisfied.**

WILSONVILLE COMPREHENSIVE PLAN

Citizen Involvement

GOAL 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

Response: Attachment 4 within Attachment 5 contains a list of public outreach efforts that were conducted as part of the planning processes as well as a complete summary of public involvement activities and comments. The Planning Commission/Committee for Citizen Involvement hosted two widely advertised public forums to present and discuss the project's findings and recommendations, followed by on-line open houses to garner input from additional community members. At every stage of the project, documents and maps were posted to the City-hosted project web page. The project was highlighted in the City newsletter, which is mailed to every property in the 97070 zip code and the Wilsonville Spokesman.

The City Council and Planning Commission conducted numerous work sessions (including joint work sessions) on the framework plans, strategies and recommendations contained in the Frog Pond Area Plan. These work sessions were televised, streamed online, and open to the public. The Council and the Commission have received public testimony in regular meetings under citizen input regarding various aspects of the draft Plan. Public notice of the public hearing was mailed to affected agencies and a list of interested individuals, as well as posted in three locations throughout the community and emailed to the interested parties list. **The above criteria have been met.**

Implementation Measure 1.1.1.a Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.

Response: The Planning Commission practice is to conduct a minimum of one work session per legislative agenda item allowing for early involvement into the concepts being proposed. The Commission held numerous work sessions on this project, in addition to a joint meeting with City Council. Staff reports, technical analysis and memoranda were posted on the project website throughout the project, and draft versions of the Plan and all supporting documents have been

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available in paper and digital form, as well as on the City web site, since project inception. **This criterion is met.**

Implementation Measure 1.1.1.e Encourage the participation of individuals who meet any of the following criteria:

1. *They reside within the City of Wilsonville.*
2. *They are employers or employees within the City of Wilsonville.*
3. *They own real property within the City of Wilsonville.*
4. *They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*

Response: Through the formation of the project Task Force and Technical Advisory Committee, public open house process, work sessions, public notification, web site and public hearing schedule, the City has encouraged the participation of a wide variety of individuals representing the groups listed above. **This criterion is met.**

Implementation Measure 1.1.1.f Establish and maintain procedures that will allow any interested parties to supply information.

Response: The established procedures, public notification processes and City web site notifications allow interested parties to supply information. The Commission and Council citizen input portions of regular meetings have also provided an important venue for citizen communication on the Plan. **This criterion is met.**

GOAL 1.2: For Wilsonville to have an interested, informed, and involved citizenry.

Policy 1.2.1 The City of Wilsonville shall provide user-friendly information to assist the public in participating in City planning programs and processes.

Response: Through the two public and on-line open houses, work session schedule, public hearing notices, e-news updates, Planning Commission meeting minutes and project-related materials and announcements on the City website, Council liaison reports and Spokesman/Boones Ferry Messenger articles, the City has informed and encouraged the participation of a wide variety of individuals. **This criterion is met.**

Urban Growth Management

Goal 2.1: To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.

Policy 2.2.1: The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.

Response: The Frog Pond Area Plan supports the Comprehensive Plan in its approach to plan for future residential development in the Frog Pond area. The West Neighborhood and the West Linn/Wilsonville School District site in the South Neighborhood are located inside the UGB.

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The Concept Plan is the vehicle that will lead to Phase 2 of the project, providing important plans for future urbanization of the area. **This criterion is met.**

School and Educational Services

Policy 3.1.10: *The City of Wilsonville shall continue to coordinate planning for educational facilities with all three local school districts and Clackamas Community College.*

Response: The South Neighborhood contains a future site for a shared Middle/Primary School as well as 10-acre community park. Recently, the West Linn/Wilsonville School District petitioned the City to annex the 40-acre site into the City and assigned Comprehensive Plan and Zoning Map designations. Currently, the District is working on the Stage II final plan and site design for the Middle School, which is anticipated to open in September, 2017. The City has been a partner for many years on the planning of the site for schools, parks, circulation and recreational amenities. **This criterion is met.**

Parks/Recreation/Open Space

Policy 3.1.11: *The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.*

Response: The Frog Pond Area Plan identifies the general area for three future neighborhood parks (two in the West Neighborhood, one in the East Neighborhood) and a Community Park in the South Neighborhood. The Plan is consistent with the 2007 citywide Parks and Recreation Master Plan. The Parks and Recreation Department anticipates an update to the citywide master plan sometime in FY 15-16. The opportunity for shared recreational facilities with the School District is also a goal of the City. There has been conversations between the Parks and Recreation Department and School District staff regarding this collaboration. The boundary of the Boeckman Creek corridor will be refined and mapped as SROZ consistent with the policies of the Comprehensive Plan and the Wilsonville Development Code. Areas of the site also include a BPA powerline easement, tree groves and other natural and open areas that are supportive of the above Policy. **This criterion is met.**

Transportation

GOAL 3.2: *To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principal reliance upon any one mode of transportation.*

Policy 3.2.1 *To provide for safe and efficient vehicular, transit, pedestrian and bicycle access and circulation.*

Implementation Measure 3.2.1.a *Provide a safe, well-connected, and efficient network of streets and supporting infrastructure for all travel modes.*

Policy 3.2.2 *To provide for a mix of planned transportation facilities and services that are sufficient to ensure economical, sustainable and environmentally sound mobility and accessibility for all residents and employees in the city.*

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Response: The Frog Pond Area Plan contains a transportation framework chapter that focuses on connectivity, circulation and safety. The Plan has been developed with multiple modes of transportation in mind, from the gridded street network to the identification of a hierarchy of street classifications, intersection treatments and pedestrian enhancements including potential street under-crossings, Safe Routes to Schools, off-street trail planning and transit routes. The transportation framework section of the Plan is directly supportive of the above transportation goals, policies and implementation measures. **These criteria are satisfied.**

Land Use and Development

Policy 4.1.2 The City of Wilsonville shall encourage commercial growth primarily to serve local needs as well as adjacent rural and agricultural lands.

Response: The Frog Pond Area Plan identifies a small neighborhood commercial node in the East Neighborhood. The scale of the node at 3.5-acres has been specifically drawn to provide the opportunity for localized commercial services, including the surrounding agricultural lands. Design requirements and lists of permitted uses shall be created in Phase 2 of the project. **This criterion is met.**

Policy 4.1.4 The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.

Implementation Measure 4.1.4.b Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.

Implementation Measure 4.1.4.d Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.

Response: The Plan demonstrates that future development in Wilsonville will implement policies for creating a diverse stock of housing, and that a variety of housing types and price levels are provided in all three neighborhoods. While there has been much focus on lot size and housing for the upper class, the Plan provides a mix of housing types, excluding multi-family housing that will meet the needs of individuals of most segments of the population, including young families, singles, and older adults on fixed incomes. The recently adopted (2014) Housing Needs Analysis concluded that though Wilsonville will have an on-going need for

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housing affordable to lower-income households, the City is planning for needed housing types for households at all income levels. **This criterion is met.**

STATEWIDE PLANNING GOALS

Statewide Planning Goal #1 - Citizen Involvement (OAR 660-015-0000(1)): *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

Response: Please refer to Attachment 4 within Attachment 5 for the complete public involvement summary. Two public open houses were held, both in-person and on-line. Numerous work sessions were held with both the Planning Commission and City Council throughout the project in addition to joint work sessions, including one between the City Council and the School Board. The project web site has been updated regularly containing all of the information and maps created for the project.

The City of Wilsonville has provided notice of public hearings before the Planning Commission and City Council consistent with the Planning and Land Development Ordinance requirements. Such notices were posted in the newspaper, and were provided to a list of interested agencies, emailed to interested parties, mailed to interested parties, and posted in three locations throughout the City and on the City's website. Notice was published in the Wilsonville Spokesman. At the upcoming public hearing, the public will be afforded an opportunity to provide public testimony. **This Statewide Planning Goal is met.**

Statewide Planning Goal #2 - Land Use Planning (OAR 660-015-0000(2)): *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

Response: This goal is implemented through the applicable Goals and Policies in the Land Use and Development section of the Wilsonville Comprehensive Plan. Because the Frog Pond Area Plan is a supporting element of the City's Comprehensive Plan, the application to adopt the Plan was processed pursuant to the legislative decision process outlined in the City Code. The Plan is consistent with Statewide Planning Goal 2. **This goal is met.**

Statewide Planning Goal #5 – Natural Resources, Scenic and Historic Areas, and Open Spaces (OAR 660-015-0000(5)): *To protect natural resources and conserve scenic and historic areas and open spaces.*

Response: This goal is implemented through the applicable Park/Recreation/Open Space Goals and Policies in the Public Facilities and Services sections of the Comprehensive Plan. The City Code contains specific review criteria for establishing a Significant Resource Overlay Zone (Development Code Section 4.139.00, SROZ Ordinance) to ensure that designated Goal 5 resources are appropriately considered when development is proposed. Goal 5 resources were considered as part of the Plan. Additional regulatory work and mapping of riparian corridors and wetlands will be required in Phase 2 of the project. **This goal is met.**

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Statewide Planning Goal # 7 – Areas Subject to Natural Disasters and Hazards: *To protect people and property from natural hazards.*

Response: Areas subject to natural disasters and hazards, such as floodplain or steep slopes have been considered in the development of the Buildable Lands Inventory for the Frog Pond Area Plan. **This goal is met.**

Statewide Planning Goal #10 – Housing (OAR 660-015-0000(10)): *To provide for the housing needs of citizens of the state.*

Response: The Frog Pond Area Plan builds on the findings and recommendations of the recently adopted Housing Needs Analysis specifically by providing a mix of housing types at a range of price points; providing a mix that helps to balance the city’s single-family/multi-family ratios; and recommends the inclusion of only single-family detached homes in the West Neighborhoods, with increased housing diversity and affordability in the East and South Neighborhoods. **Overall, the Frog Pond Area Plan is supportive of Statewide Planning Goal 10.**

METRO FUNCTIONAL PLAN

Title 1: Requirements for Housing and Employment Accommodation – *Use land within the UGB efficiently by increasing its capacity to accommodate housing and employment. Each City and county in the region should consider actions to accommodate its share of regional growth.*

Response: The Plan includes findings to demonstrate that Wilsonville is surpassing its Title 1 requirements. Wilsonville is in compliance with Title 1, and has surpassed the Table 3.07-1 goal for dwelling unit capacity. No change to the capacity of any Plan designation is proposed.

Title 7: Housing Choice – *Establish voluntary affordable housing production goals to be adopted by local governments and assistance from local governments on reports on progress toward increasing the supply of affordable housing.*

Response: Wilsonville is in compliance with Title 7. No subsidized affordable housing is proposed in Frog Pond. The City of Wilsonville has a variety of publicly and privately assisted housing options, including housing for people with physical and mental disabilities. Wilsonville has seven low cost apartment complexes for low-income residents, with a total of 474 units.

The requirements of Metro Functional Plan Titles 1 and 7 have been met.

Title 11: Concept Planning – Please refer to Attachment 2 within Attachment 5 for a full analysis of the Urban Growth Management Functional Plan requirements for concept planning urban reserves. **Attachment 2 demonstrates compliance with the requirements of Title 11.**

GENERAL CONCLUSIONARY SUMMARY OF FINDINGS

The Frog Pond Area Plan complies with, and demonstrates that the City’s adopted policies

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comply with applicable Statewide Planning Goals, Metro regulations including Title 11, the Wilsonville Comprehensive Plan, and applicable provisions of the City's Development Code.

Planning Commission Letter to Metro - April 2004

Conclusion

The recommendation to include this area (Wilsonville East – the area around FP) is totally contrary to 30 years of land use planning and implementation in Wilsonville. We believe that Metro has erred in their findings regarding compliance with applicable criteria as detailed in the attached document, and respectfully request that the Metro Council and staff review our data carefully, and remove Wilsonville East from further consideration for industrial use and inclusion within the Metro UGB.

