

**RESIDENTIAL ZONING STANDARDS
MODERNIZATION PROJECT
LP20-0001
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PUBLIC COMMENTS/MEDIA:

Email – J.Dahlquist Input 03.2020

**RESIDENTIAL ZONING STANDARDS
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**PLANNING COMMISSION
RESOLUTION NO. LP20-0001**

A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING THAT THE WILSONVILLE CITY COUNCIL ADOPT AMENDMENTS TO WILSONVILLE DEVELOPMENT CODE TEXT AND TEXT OF THE COMPREHENSIVE PLAN REGARDING THE PLANNED DEVELOPMENT RESIDENTIAL (PDR) AND RESIDENTIAL (R) ZONES.

WHEREAS, most Wilsonville Development Code standards for the Planned Development Residential “PDR” Zone and Residential “R” Zone, were adopted in 2000; and

WHEREAS, the City adopted amendments to residential open space standards in 2005 and amendments concerning Accessory Dwelling Units in 2010 and 2019; and

WHEREAS, years of implementing current standards have identified opportunities to improve the standards and to resolve inconsistencies, as well as enable reasonable development for sites of various sizes; and

WHEREAS, City staff researched and drafted potential updates to these standards; and

WHEREAS, the Planning Commission has held five work sessions and the City Council has held two work sessions to help guide and shape the recommended updates; and

WHEREAS, the City reached out to parties involved in residential development in the recent past in Wilsonville, as well as other interested parties for input; and

WHEREAS, the City expects the proposed Development Code and Comprehensive Plan text amendments to enable high quality and efficiently designed residential development on the limited amount of developable residential land within the City in the PDR and R Zones to serve the needs of residents for years to come; and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted the proposed amendments to the Wilsonville Comprehensive Plan and Development Code to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.012, 4.197, and 4.198 of the Wilsonville Code; and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to impacted residential properties and interested parties, held a Public Hearing on March 11, 2020 to review the proposed amendments to the Wilsonville Comprehensive Plan and Development Code, and to gather additional testimony and evidence regarding the proposal; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and


WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Planning Staff Report (attached hereto as Exhibit A) and Attachments, as presented at the March 11, 2020 public hearing, including the findings and recommendations contained therein and does hereby recommend that the Wilsonville City Council adopt the proposed amendments to the Wilsonville Comprehensive Plan and Development Code as approved on March 11, 2020 by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.


ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 11th day of March 2020, and filed with the Planning Administrative Assistant on

March 12, 2020.



Wilsonville Planning Commission

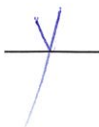
Attest:



Tami Bergeron, Administrative Assistant III

SUMMARY of Votes:

Chair Kamran Mesbah:



Commissioner Ron Heberlein: Y
Commissioner Jerry Greenfield: Y
Commissioner Phyllis Millan: Y
Commissioner Simon Springall: Y
Commissioner Jennifer Willard: Y
Commissioner Aaron Woods: Ab



PLANNING COMMISSION
WEDNESDAY, MARCH 11, 2020

II. LEGISLATIVE HEARINGS

- A. Residential Zoning Standards Modernization Project (Pauly)
(90 Minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: March 11, 2020		Subject: Residential Code Modernization Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: 3/11/2020 <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments: N/A	
Staff Recommendation: Conduct the public hearing, and when complete, forward a recommendation to City Council to adopt the proposed Comprehensive Plan and Development Code text amendments.			
Recommended Language for Motion: I move to adopt Resolution LP20-001 recommending adoption of text amendments to the Wilsonville Comprehensive Plan and Development Code to improve clarity, consistency, and usability of standards related to density and open space in the Planned Development Residential (PDR) and Residential (R) zones.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Organizational Excellence and Continuous Improvement; Thoughtful, Inclusive Built Environment	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Hold a public hearing and forward recommendation to City Council regarding the proposed amendments to the Wilsonville Comprehensive Plan and Development Code to improve clarity, consistency, and usability of standards related to density and open space in the Planned Development Residential (PDR) and Residential (R) zones.

EXECUTIVE SUMMARY:

Outside of Villebois and Frog Pond, the City adopted most of the current residential development standards in 2000. The City subsequently adopted changes to Open Space standards in 2005 and changes to Accessory Dwelling Units standards in 2010 and 2019. Application of the various standards over the years have brought forward a number of issues. The recommended Comprehensive Plan and Development Code text amendments intend to provide clarifications and resolve inconsistencies to address these items. Topics addressed by the proposed amendments include clarifying/defining how density is calculated and conflicts between different standards that take up or consume land (such as minimum lot size, minimum density, required amount of open space, street improvement standards, and stormwater facility requirements). In addition, the amendments address the approach to calculating open space, particularly for smaller projects, and ensuring quality design of open spaces. A summary of these proposed changes is attached (Attachment 1).

After substantial research, staff prepared draft recommendations for Comprehensive Plan and Development Code text amendments to address the issues and worked to refine them with the Planning Commission over five work sessions and City Council over two work sessions. Staff also sought to inform and gather input from targeted interested parties and the public at large utilizing an online survey on Let's Talk, Wilsonville!, public notices, and targeted outreach.

A number of guiding concepts for the project informed the development of the recommendations, including:

- No proposed changes to allowed uses
- No proposed changes to existing Comprehensive Plan Map Designations or Zone Map Designations
- Better coordinate minimum and typical lot sizes with Comprehensive Plan/Zoning density ranges
- Maintain the Comprehensive Plan density range as the policy guidance for allowed density / number of units
- Allow predictable flexibility rather than uncertainty associated with the current waiver process
- Mirror the Residential Neighborhood (RN) zone as applicable
- Emphasize quality over quantity for open space

The proposed updates are most applicable to about 63 acres of unbuilt and underbuilt land within the City limits currently located within one of the seven PDR zones or likely to be in one of these zones in the future. The proposed updates may also apply to land added to the City in the future if the land is assigned a PDR zone. The proposed updates will not apply to the Frog Pond residential area (Residential Neighborhood Zone) or Villebois residential areas (Village Zone) as these areas are not in PDR zones. The proposed updates also do not apply to existing neighborhoods planned

and built under existing standards, including those within PDR zones. Previously approved plans will continue to control what can be built in these neighborhoods unless a neighborhood is redesigned and rebuilt on a large scale. While the amount of land the recommended code amendments impact are limited, it is critical this limited amount of land is planned and developed efficiently and with quality design.

Since the last Planning Commission work session on February 12, 2020 staff held two work sessions with City Council to brief the Council and address their questions on the proposed amendments. As a result of the discussions with Council, staff have reviewed and edited the proposed amendments. These modifications are outlined in detail in the attached log of changes (Attachment 2), and reflected in the final draft of proposed amendments (Attachment 3). The primary changes relate to open space requirements. Per Council direction staff removed the provision to allow 10% of larger private yards to count as open space and also, added a provision that half the open space requirement in a development must be usable and provided outside the SROZ. The Commission will also notice the addition of edits to Section 4.139.11, which addresses SROZ density transfer, to make the section consistent with existing language already adopted in Section 4.124.

Staff has reviewed the proposed edits against applicable standards in the Comprehensive Plan, Development Code, Metro code, and state rules and statutes, as outlined in the Compliance Findings Report (Attachment 4), establishing compliance of the proposed amendments with applicable standards.

EXPECTED RESULTS:

Recommendation to the City Council to adopt the proposed amendments to the Comprehensive Plan and Development Code.

TIMELINE:

The Planning Commission is scheduled to hold the first public hearing on March 11th and a City Council public hearing has tentatively been scheduled on April 20th.

CURRENT YEAR BUDGET IMPACTS:

This project is using internal staff resources.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: Date:

LEGAL REVIEW / COMMENT:

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS:

Staff developed a survey discussing the various aspects of the proposed changes and posted it on Let's Talk, Wilsonville!. Staff sent an invitation to participate as well as a link to the survey to a list of identified stakeholders. The list included developers, builders, real estate brokers, planners, architects, and engineers. The City will also advertised the public hearing to about 3,800 property owners and interested parties.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

Clearer standards and better design of residential neighborhoods and open spaces.

ALTERNATIVES:

The Planning Commission may recommend modified text amendments, continuing the hearing for further discussion, or not pursuing the amendments at this time.

CITY MANAGER COMMENT: N/A

ATTACHMENTS:

- 1: Explanation of Recommended Comprehensive Plan and Development Code Amendments
- 2: Log of Changes to Draft Code Since Last Planning Commission Work Session
- 3: Recommended Comprehensive Plan and Development Code Amendments (redlined and clean versions):
 - Comprehensive Plan
 - Definitions
 - Open Space Standards
 - R Zone Standards
 - PDR Zone Standards
 - Significant Resource Overlay Zone
- 4: Compliance Findings

EXPLANATION OF RECOMMENDED COMPREHENSIVE PLAN AND DEVELOPMENT CODE AMENDMENTS

Topic Area 1: Density Calculations/Lot Size

1.1 Comprehensive Plan Map/Text Inconsistency

Explanation of Issue/Reason for Update:

- The City's Comprehensive Plan establishes a range of allowed density for all residential land in the City. These ranges of allowed density vary from 0-1 dwelling units per acre to 18-20 dwelling units per acre.
- The Comprehensive Plan has two components that establish the range of allowed density:
 - (1) a map prescribing land uses, and density for residential land, for all land in the City (Comprehensive Plan Map) and
 - (2) a text description of all the land uses, policies, and steps to make them happen (Comprehensive Plan Text).
- Currently, for one of the ranges of allowed density, the Comprehensive Plan Text refers to 18-20 dwelling units per acre while the Comprehensive Plan Map refers to 16-20 dwelling units per acre creating an inconsistency between two numbers that should match. Fixing the inconsistency will improve clarity of the standards.

Recommended Text Amendments:

- Correct the Comprehensive Plan Text to match the 16-20 dwelling units per acre on the Comprehensive Plan Map. Other language in the Comprehensive Plan states the minimum number of dwelling units per acre is 80% of the maximum, which in this case would be 16, as it is 80% of 20.

1.2 Correlation of Comprehensive Plan and Zoning Standards for Density

Explanation of Issue/Reason for Updates:

- Both the Comprehensive Plan and the Zoning Standards address density and how this correlates to various zones located throughout the City. The Comprehensive Plan text includes discussion of the correlation between the density ranges on the Comprehensive Plan Map with the City's seven Planned Development Residential (PDR) zones, which are differentiated from one another by allowed density. The Zoning Standards text includes a table intended to provide the same density correlation information. However, the correlations established in the text of the Comprehensive Plan and in the table in the Zoning Standards are not consistent creating a conflict and creating a lack of clarity for development applications. Removing the conflict will ensure an important standard controlling the number of homes in neighborhoods is clear to all parties involved.

Recommended Text Amendments:

- Remove the residential zone references in the Comprehensive Plan; and

- Update the table in the Zoning Standards listing the correlation between the Comprehensive Plan density ranges and the seven Planned Development Residential (PDR) zones. The updated table reflects the correlation between density range in the Comprehensive Plan and the PDR zones in a manner consistent with how it has been interpreted by the City in land use approvals over the past number of years.

1.3 Calculating Density

Explanation of Issues/Reason for Updates:

- Current Zonings Standards are not clear whether density is calculated based on the entire area of a property (gross area) or based on the area of a property on which buildings and other private improvements can be built (net area).
- Density required by the Comprehensive Plan does not consistently correlate with certain current Zoning Standards, which are intended to implement the Comprehensive Plan. The Zoning Standards this pertains to include Average Lot Size and Minimum Density at Buildout requirements. Also, certain Zoning Standards text provides examples of typical development that does not consistently correlate with the Comprehensive Plan density requirements.
- Updated standards will provide additional clarity for how to find out how many housing units can be built on a given amount of land as well as ensure standards do not conflict and can be met under typical circumstances.

Recommended Text Amendments:

- Clarify density calculation is based on gross area of a residential master plan minus areas in the City's Significant Resource Overlay Zone and/or within Bonneville Power Administration power line transmission easements (Buildable Gross Area). This is consistent with the approach in the Residential Neighborhood Zone.
- Remove potentially conflicting Zoning Standards including Average Lot Size, Minimum Density at Buildout, and Examples of Typically Permitted Development. A new table will reflect Zoning Standards for minimum and maximum density.

1.4 Conflicting Land Consuming Zoning Standards

Explanation of Issue/Reason for Updates:

- It is sometimes mathematically impossible to meet all current Zoning Standards controlling building of residential neighborhoods that take up or "consume" land (Land Consuming Zoning Standards). These standards include minimum density, minimum lot size, minimum amount of open space, the requirements for streets, and standards for stormwater treatment areas. The difficulty particularly exists when trying to design how housing and other components are placed in small projects of less than five acres. Updating these standards will provide more clarity and certainty of what can be built in a new neighborhood. In addition, it will ensure standards can be met under typical circumstances and are more easily applied to smaller-scale residential projects.

Recommended Text Amendments:

- Reduce minimum lot size required for certain zones to enable existing minimum density standards to be met along with other land consuming zoning standards in typical circumstances.
- Establish a clearly defined, and certain, adjustment process when the math does not work to meet all land consuming zoning standards, rather than rely on the current less defined and uncertain waiver process. Under the adjustment process, 20% of the lots can be reduced in size by 20%, as necessary, to ensure density standards are met. Once lot reduction is maximized, required minimum open space area may be reduced to ensure density standards are met.

1.5 Accessory Building Lot CoverageExplanation of Issue/Reason for Updates:

- A common Zoning Standard controlling building on each property or lot is the maximum amount of the lot that can be covered by buildings (lot coverage). Lot coverage is expressed as a percentage of the total lot area. Zoning standards often provide one lot coverage for the primary house and bonus lot coverage for accessory buildings. The current standards for additional lot coverage for accessory buildings only applies to non-dwelling accessory buildings (i.e. sheds etc.) and not secondary or accessory housing units (accessory dwelling units or ADUs) that are now allowed in all residential zones following changes to state law over the last few years. Updating these standards will clarify and make consistent the type of accessory uses that can benefit from bonus lot coverage allowances and make the flexibility to add accessory structures consistent across different zones. Builders often build homes to the maximum lot coverage, so not having a bonus lot coverage for accessory buildings acts as a de facto prohibition on accessory buildings.

Recommended Text Amendments:

- Update the lot coverage standards to be consistent with the Residential Neighborhood Zone allowing bonus lot coverage to apply to any detached accessory building whether an accessory dwelling unit, shed, etc.
- For zones with lot coverage standards from 40-50% for primary house add a 10% bonus for accessory buildings consistent with what is allowed in the Residential Neighborhood Zone.

1.6 Update, As Necessary, Lot Related Zoning StandardsExplanation of Issue/Reason for Updates:

- Ensure zoning standards controlling the dimensions of properties or lots, and how buildings are placed on individual properties or lots, correlate with updated minimum lot sizes proposed under item 1.4 and present the standards in a concise and readable manner. These standards include setbacks, maximum lot coverage, and minimum lot width and depth.

Recommended Text Amendments:

- Reformat lot related zoning standards now listed as text in seven different zoning standards subsections into a single table; and
- No updates to lot-related zoning standards besides minimum lot size as discussed in item 1.4 and additional lot coverage for accessory buildings discussed in item 1.5 above.

Topic Area 2 Open Space Standards**2.1 Calculating Usable Open Space**Explanation of Issues/Reason for Updates:

- The City currently uses a tiered approach to determine how much open space (park and natural area) is required in a neighborhood. These current tiered standards require ¼-acre of open space for any subdivision with 50 or less lots. Even if there is ¼-acre of open space in preserved natural area, another ¼-acre has to be designed for active use. These standards have been difficult to meet for smaller subdivisions (e.g. 5-10 lots), especially those with a large percentage of preserved natural area on site, and often conflict with other standards that take up land (i.e. density, minimum lot size).

Recommended Text Amendments:

- Move from the current tiered approach to a percentage approach for calculating the required amount of open space, similar to the methodology for the Residential Neighborhood Zone; and
- Clearly define that half of the required open space must be designed for active use outside the protected natural areas (the City’s Significant Resource Overlay Zone or SROZ).

2.2 Ensuring Usable Open Space is UsableExplanation of Issue/Reason for Updates:

- Over the years of requiring open space (parks and natural areas) in neighborhoods, a number of situations have arisen where very small, odd shaped, or under-utilized open spaces become a liability for homeowners associations without providing the value a better-designed open space could provide. Updating the standards will ensure efficient use of the limited amount of land, better preserve high-quality wildlife habitat areas, and provide quality, usable park areas.

Recommended Text Amendments:

- Establish a minimum size for individual open space tracts or areas:
 - 2,000 square feet for most developments, and
 - 1,000 square feet for subdivisions of 10 lots or less.
- Require “usable” open space be designed by an appropriately credentialed and experienced landscape architect with focus on maximizing use for a variety of users with varying abilities.
- Establish standards to ensure when open space is designed as new wildlife habitat it connects to existing wildlife habitat to the extent possible.

LOG OF CHANGES SINCE FEBRUARY 12, 2020 PLANNING COMMISSION WORK SESSION

Changes based on Staff editing and review by Daniel Pauly, Miranda Bateschell, and Amanda Guile-Hinman:

1. Subsection 4.139.11 and Subsection 4.124 (.06). Clarified applicability of the SROZ density transfer allowance in Subsection 4.139.11, and ensure language in Section 4.124 correctly correlates to the SROZ density transfer language.
2. Section 4.124 Table 1. Change maximum density for PDR-7 to at least 25 from 20 because at 20 it is the same as PDR-6. Currently there is no property in the City zoned PDR-7 or with a Comprehensive Plan designation that would correlate with PDR-7.
3. Subsection 4.124 (.08) A. Rewrote much of subsection to be clearer. Updated the example used to one that matches the numbers in Table 2.
4. Subsection 4.113 (.01) C. 2. a. For clarification, expanded description of preserved natural area that counts towards open space requirement.
5. Subsection 4.124 (.06) Rewrote and reorganized to be more clear and concise.
6. Subsection 4.113 (.01) C. 4. b. Simplified language to refer only to connecting to wildlife habitat.

Clarity and edit changes based on City Council review:

7. Subsections 4.113 (.01) C. 1., 4.113 (.01) G., 4.124 (.08) B. Corrected overlapping lot number descriptions when describing minimum size of open spaces. Previous drafts stated “4-10” and “10 or more”. All uses of the language now consistently read, “For developments with 10 or more units” and “for developments with less than 10 units.” To enable the simplification of this language, added language clearly stating open space standards do not apply to partitions for single-family development.
8. Subsection 4.124 (.08). Added language in the introduction of the new adjustment process to highlight the prioritization of open space. The new language reads, “To prioritize the provision of required open space, adjustments to minimum lot size, width, and depth shall be used to the extent allowed, as described in A. below, prior to any adjustment to minimum open space requirements as described in B. below.”
9. Subsections 4.113 (.01) C. 1., Subsection 4.124 (.08) B. For additional clarity and context, added references to the overarching requirement of 25% open space in a number of locations.
10. Section 4.001, Subsection 4.124 (.06), Changed “Gross Buildable Area” to “Gross Development Area” to clarify the land includes that developed for other purposes besides buildings.
11. Subsection 4.113 (.01) C. Modified the language to as clearly as possible present the calculation for determining the amount of total open space and usable open space required for a development. The usable open space requirement language was added after further discussion with City Council regarding the open space requirements on sites with significant SROZ area.

Changes based on City Council policy direction regarding the amount of open space:

12. Subsection 4.113 (.01) C. 2. Removed the allowance for 10% of lots 6,000 square feet or more to count as part of required open space. Few, if any 6,000 square foot lots are anticipated on existing, undeveloped areas in the City where the proposed changes would apply. The City Council direction is to continue to prioritize common open space over private open space.
13. Subsection 4.113 (.01) C. 3. Added a requirement that half of the required 25% open space would need to be provided outside of SROZ areas and be usable programmed open space while the other half of the open space requirement could be located in the SROZ. The City Council's direction was to continue to require the high level of common open space similar to Villebois and other recent developments. This modification balances this continued policy direction with making it mathematically feasible for smaller developments with significant amounts of SROZ.

Comprehensive Plan Text Amendments

Residential Zoning Standards Attachment 3

Implementation Measure 4.1.4.p In an effort to balance residential growth with the City's employment base, the City shall encourage the development of housing to meet the needs of the employees working in the City.

Implementation Measure 4.1.4.q The City will continue to allow for mobile homes and manufactured dwellings, subject to development review processes that are similar to those used for other forms of housing. Individual units will continue to be allowed on individual lots, subject to design standards. Mobile home parks and subdivisions shall be subject to the same procedures as other forms of planned developments.

Implementation Measure 4.1.4.r All development, except as indicated in the lowest density districts, will coincide with the provision of adequate streets, water, and sanitary sewerage and storm drainage facilities, as specified in the Public Facilities and Services Section of the Plan. These facilities shall be (a) capable of adequately serving all intervening properties as well as the proposed development and (b) designed to meet City standards.

Implementation Measure 4.1.4.s Residential subdivisions, including mobile home subdivisions, shall be developed with paved streets, curbs and gutters, street lights and walkways, according to City standards. All utilities, other than storm water facilities, will be placed underground.

Implementation Measure 4.1.4.t Site plans will provide for adequate open space to (a) protect adjacent properties; and (b) provide ample yard space and play areas for residents. The residential character of established neighborhoods, particularly low density developments, shall also be protected as surrounding development occurs. Site development standards shall continue to be applied to ensure compatibility with adjacent land uses. High design standards will be established for signage and appearance, including the landscaping of setback areas and the designation of access points.

Implementation Measure 4.1.4.u To provide variety and flexibility in site design and densities, residential lands shown on the Land Use Map and legislative Master Plans of the Comprehensive Plan have been divided into districts, with different density ranges for each district. In all residential developments, other than those that are so small that it is not mathematically feasible to achieve the prescribed minimum density, the 80% minimum shall apply. The following density ranges have been prescribed for each district:

Density: 0-1 units/acre
 2-3 units/acre
 4-5 units/acre
 6-7 units/acre
 10-12 units/acre
 ~~16~~16-20 units/acre

Densities may also be defined for specific areas in legislative Master Plans.

Residential Zoning Standards Attachment 3

Implementation Measure 4.1.4.cc In order to encourage originality, flexibility, and innovation in land development, and minimize monotonous standardized subdivisions, all subdivisions over two acres in size require Planned Development review (P.D.R.). Multi-plexes and single-family attached units may also be approved as part of a planned development.

Implementation Measure 4.1.4.dd Continue the development of a renewal program to update/upgrade the "Old Town" area of Wilsonville.

RESIDENTIAL PLANNING DISTRICTS SHOWN ON THE LAND USE MAP OF THE COMPREHENSIVE PLAN

Density (0-1 du/ac)

The purpose of this district is to provide for very low density housing areas to satisfy individuals desiring to own a large lot within an urban setting. This district recognizes and protects existing and future large-lot developments within the City. ~~This density would generally fall under the PDR-1 zoning district category as outlined in the Development Code.~~

The following areas should be designated and developed at this density:

1. Areas which are currently developed at suburban densities and where little need exists for redevelopment.
2. Areas where transportation is limited to minor collector and local streets, and where high volume traffic would create safety problems.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (2-3-or 4-5 du/ac)

The purpose of ~~this~~ these districts ~~is~~ are to provide for low density residential areas. ~~The 2-3 du/acre density would generally fall under the PDR-2 zoning district category as outlined in the Development Code. The 4-5 du/acre density would generally fall under the PDR-2 and PDR-3 (or other categories that could work out to this level of density) zoning district category as outlined in the Development Code.~~

The following areas should be designated and developed at this density:

1. Areas with access to a minor arterial, collector, or local streets. However, direct vehicular access from individual lots onto a minor arterial will be restricted.
2. Undeveloped areas adjacent to existing lower density developments, or near the fringe of the Urban Growth Boundary.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (6-7 or 10-12 du/ac)

The purpose of ~~this~~ these districts ~~is~~ are to ensure an efficient use of urban land by providing for the development of medium density housing areas. ~~This density would generally fall under the PDR 3 and PDR 4 (or other categories that could work out to this level of density) zoning districts category as outlined in the Development Code.~~

The following areas should be designated and developed as urban medium density:

1. Areas with access to a major or minor arterial or collector street. Siting should not, however, result in significant traffic impacts through lower density residential areas.
2. Areas located near or adjacent to commercial areas, employment centers and/or mass transit routes.
3. Areas adjacent to urban lower density developments or planning districts.

Permitted uses in this district typically include single family dwellings, whether detached or attached, accessory dwelling units, multi-family dwellings, including duplexes and tri-plexes, and mobile home parks or subdivisions, multi-family developments, including duplexes and multi-plexes and mobile home parks or subdivisions, will be subject to Development Review approval.

Neighborhood or convenience commercial uses may be permitted as part of a Planned Development but should be integrated into the design of the surrounding residential development, i.e., first floor of multi-story structure or similar design as residential units. Such commercial developments shall be limited to locations where there is clearly demonstrated local need. All such uses shall be subject to Development Review approval.

Density (~~18~~16-20-du/ac)

The purpose of this district is to provide for efficient use of land near the major commercial or employment centers by providing for high-density residential development. It is a further purpose of this district to encourage mixed uses in commercial areas. ~~This density would generally fall under the PDR 6 and PDR 7 (or other categories that could work out to this level of density) zoning district categories as outlined in the Development Code.~~

The following areas may be designated urban high-density residential:

1. Areas located on major or minor arterials and where such development will not result in significant traffic impacts through low- or medium-density residential areas.
2. Areas located within or adjacent to major shopping centers, employment centers and/or adjacent to mass transit routes.

Residential Zoning Standards Attachment 3

Because of the land use intensity allowable in this district, the zoning will be restricted to a Planned Development review.

All developments will be subject to Development Review Board approval, including lot sizes, setbacks, open space, and parking requirements. Where feasible, under-structure parking will be encouraged on structures over two (2) stories in height.

Residential – Village

See the Compact Urban Development section of this Plan for the description of the Residential Village designation.

Residential – Neighborhood

See the Residential Neighborhood section of this Plan for the description of the Residential Neighborhood designation.

ENVIRONMENTAL RESOURCES AND COMMUNITY DESIGN

At a glance, most land appears to be much the same as the lands surrounding it, with the exception of obvious differences such as topography and vegetation. However, a more detailed analysis can reveal distinct differences in the land composition and physical characteristics of nearly any two adjacent parcels of land. These differences can affect the overall suitability of a particular parcel of land for various types of land use. Each piece of land has a natural land use intensity potential which results from variations in its physical features and their interrelationships with natural processes, such as:

1. Underlying geological deposits and associated characteristics.
2. Types of surface soils and associated characteristics.
3. Water, the hydrologic cycle and natural drainage.
4. Slope of the land.
5. Vegetative cover (type, size, and location).
6. Weather conditions.
7. Character of adjoining natural features and developments.

Certain combinations of these natural features and processes can create inherently hazardous or unstable conditions which have special significance to humans and their land use activities. These conditions, referred to as natural hazards, are more appropriately labeled physical or natural limitations and occur in the form of:

1. Flood plains and wetlands
2. Runoff and erosion potentials.
3. Soil instability, including landslides, settlement, shrink/swell potential and earthquakes.

In addition to natural limitations, there are also natural potentials which can provide a more desirable living environment if given proper consideration in determining land use patterns and development design. The elements which offer these potentials are:

1. Existing vegetation.

Development Code Text Amendments: Definitions

Section 4.001 Definitions.

In addition to the definitions set forth in Section 4.001, below, for the purpose of this Chapter, the following terms are hereby defined. The word "occupy" includes premises designed or intended to be occupied. The word "shall" is always mandatory. All other words shall have the following respective meanings, unless the context otherwise requires:

70. Crown Cover: The area within the drip line or perimeter of the foliage of a tree.
71. Curb Line: The line indicating the edge of the roadway within the overall right-of-way.
72. Curfew. A time each night after which certain electric illumination must be turned off or reduced in intensity. [Added by Ord. 649, 6/2/08]
73. DATELUP: An acronym for the Dammasch Area Transportation-Efficient Land Use Plan, which is the City of Wilsonville's 1997 adopted land-use plan within the Comprehensive Plan Area of Special Concern "B".
74. Design: The conceptualization of the built environment in response to specific sets of human needs and desires.
75. Design Standards, Village Center: Criteria applicable to the design and construction of development within the Village Center, to guide the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.
76. Design Principles, Village Zone: The fundamental concepts that support the objectives of the Master Plan and guide the intrinsic qualities of the built environment within the Residential Village Plan District. Design Principles are implemented through conformance with the Design Standards.
77. Design Standards, Village Zone: Criteria applicable to the design and construction of development within the Village zone, to guide the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.
78. Density: The number of residential units per acre of land.
79. Development: Any human-caused change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located or storage of equipment or materials located within the area of special flood hazard. [Amended by Ord. # 647, 4/21/08]
80. Development Area, Gross: The total or entire area of a Stage I Master Plan, or if no Stage I Master Plan is required a Tentative Plat, after subtracting out (1) land area within the City's Significant Resource Overlay Zone and (2) land area encumbered by a Bonneville Power Administration power line easement.
- ~~79.~~81. Development Standards: Criteria established for initial planning of any change to improved or unimproved real estate that determines the relative size and arrangement of common building elements in order to achieve a certain level of quality and consistency in the built environment.

Development Code Text Amendments: Open Space

Section 4.113. Standards Applying To Residential Developments In Any Zone.

~~(.01) Outdoor Recreational Area in Residential Developments.~~

~~A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:~~

- ~~1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.~~
- ~~2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.~~
- ~~3. In mixed-use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.~~
- ~~4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:
 - ~~a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;~~
 - ~~b. For eleven (11) through nineteen (19) units, 200 square feet per unit;~~
 - ~~c. For twenty (20) or more units, 300 square feet per unit.~~~~
- ~~5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.~~

~~(.0201) Open Space~~

~~A. Purpose. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.~~

~~A. Area shall be provided in the following manner. :~~

B. Area Required. The minimum open space area required in a development is an area equal to 25% of the size of the Gross Development Area.

C. Required Open Space Characteristics:

1. Size of Individual Open Spaces. For developments with 10 or more units (excluding ADU's) an open space area must be at least 2,000 square feet to be counted towards the 25% open space requirement. For developments with less than 10 units (excluding ADU's) an open space area must be at least 1,000 square feet to be counted towards the 25% open space requirement.

2. Types of Open Space and Ownership. The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ

b. New natural/wildlife habitat areas

c. Non-fenced vegetated stormwater features

d. Play areas and play structures

e. Open grass area for recreational play

f. Swimming and wading areas

g. Other areas similar to a. through f. that are publically accessible

h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

3. Usable open space requirements. Half of the minimum open space area, an area equal to 12.5% of the size of the Gross Development Area, shall be located outside the SROZ and be usable open space programmed for active recreational use. Any open space considered usable open space programmed for active recreation use shall meet the following requirements.

a. Be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.

b. Be designed and programmed for a variety of age groups or other user groups.

4. Enhancing Existing Wildlife Habitat through Design of Open Space.

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- a. Open space designed as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.
- b. To the extent feasible, open space shall create or enhance connections between existing wildlife habitat.

~~In all residential subdivisions including subdivision portions of mixed use developments where (1) the majority of the developed square footage is to be in residential use or (2) the density of residential units is equal or greater than 3 units per acre, at least twenty five percent (25%) of the area shall be in open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations and usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space. For subdivisions with less than 25% SROZ lands and those with no SROZ lands, the minimum requirement shall be ¼ acre of usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. Front, side and rear yards of individual residential lots shall not be counted towards the 25% open space.~~

~~Provided, however, where SROZ is greater than 25% of the developable area for any development, the development must also provide ¼ acre of usable park area for a development of less than 100 lots, and ½ acre of usable park area for a development of 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. The Development Review Board may waive the usable open space requirement if there is substantial evidence in the record to support a finding that the intent and purpose of the requirement will be met in alternative ways. Irrespective of the amount of SROZ, a development may not use phasing to avoid the minimum usable space requirement.~~

~~Multi-family developments shall provide a minimum of 25% open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations, and outdoor recreational area as provided in 4.113(.01)(A)(1) through (5) [Amended by Ord. 589 8/15/05, Ord. 682, 9/9/10]~~

BD. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City parks

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standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage.

CE. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

F. The open space requirements of this subsection are subject to adjustments in PDR zones pursuant to Subsection 4.124 (.08).

G. Partitions for non-Multi-family development are exempt from the open space area requirements of this subsection, however serial or adjacent partitions shall not be used to avoid the requirements.

Development Code Text Amendments: Residential (R) Zone Standards

Section 4.122. Residential Zone.

- (.01) Purpose: The purpose of this zone is to provide for standards and a simplified review process for small-scale urban low and medium density residential development. Developments in the ‘R’ zone are not intended to be Planned Developments.
- (.02) Residential Densities: Residential densities shall be ~~governed by the density range designated by the City of Wilsonville Comprehensive Plan~~ determined using Table 1 of this section based on the Comprehensive Plan Map Density Range District.

Table 1. R Zone Density Calculations.

<u>Comprehensive Plan Map Density Range District*</u>	<u>Max Density per Acre</u>	<u>Min Density per Acre</u>
<u>2-3</u>	<u>3</u>	<u>2.4</u>
<u>4-5</u>	<u>5</u>	<u>4</u>
<u>6-7</u>	<u>7.5</u>	<u>6</u>
<u>10-12</u>	<u>12</u>	<u>9.6</u>

**All dwelling unit types, except accessory dwelling units, are included for calculating density.*

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- (.03) Lot Size Qualifications:
 - A. The owner or the owner's authorized agent shall not hold or cause to be held any interest in any adjacent property with the intent to avoid PDR regulations.
 - B. The lot or any part thereof shall not be an identified area of special concern as defined in the Comprehensive Plan.
 - C. The development area must be two (2) acres or less in size. Development of larger properties shall be reviewed through planned development procedures.
 - D. Not more than thirty percent (30%) of the lot shall be covered by buildings.
- (.04) Principal Uses Permitted:
 - A. Single-Family Dwelling Units.
 - B. Duplexes. [Amended by Ord. #825, 10/15/18]
 - C. Multiple-Family Dwelling Units. [Amended by Ord. #825, 10/15/18]

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- D. Public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature. Any principal building or public swimming pool shall be located not less than forty-five (45) feet from any other lot in a residential or RA-H zone.
 - E. Manufactured homes. [Note: Section 4.115 Standards Applying to Manufactured Housing in All Zones Where Manufactured Housing is Permitted deleted per by Ord. 538, 2/21/02.]
- (.05) Accessory Uses Permitted to Single Family and Detached Dwelling Units:
- A. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses, including accessory dwelling units subject to the standards of Subsection 4.113 (.11), located on the same lot therewith. [Amended by Ord. #825, 10/15/18]
 - B. Home occupations.
 - C. A private garage or parking area.
 - D. Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10. [Amended by Ord. No. 704, 6/18/12]
 - E. Temporary buildings for uses incidental to construction work, which buildings shall be removed immediately upon completion or abandonment of the construction work. In no case shall such buildings remain on the premises longer than ten (10) days after the receipt of a Certificate of Occupancy or the expiration of construction permits.
 - F. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses are detached and located behind the rear most line of the main buildings, at least one-half (1/2) of the side yard setback. In no case shall a setback less than three (3) feet be permitted unless a Reduced Setback Agreement has been approved and properly recorded, as provided in Section 4.113.
 - G. Livestock and farm animals shall be permitted subject to the provisions of Section 4.162.
- (.06) Accessory Uses Permitted for Duplexes and Attached Multiple-Family Dwelling Units: [Amended by Ord. #825, 10/15/18]
- A. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.
 - B. Home occupations.
 - C. A private garage or parking area.
 - D. Temporary buildings for uses incidental to construction work, which buildings shall be removed immediately upon completion or abandonment of the construction work. In no case shall such buildings remain on the

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premises longer than ten (10) days after the receipt of a Certificate of Occupancy or the expiration of construction permits.

- E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses are detached and located behind the rear most line of the main building, at least one-half (1/2) of the side yard setback is required.
- F. Livestock and farm animals shall be permitted, subject to the provisions of Section 4.162.

(.07) Other Standards:

- A. Minimum lot width at building line: Sixty (60) feet.
- B. Minimum street frontage of lot: Thirty (30) feet; however, no street frontage is required when the lot fronts on an approved, platted private drive.
- C. Minimum lot size: 5000 square feet.
- D. Minimum lot depth: Seventy (70) feet.
- E. Maximum building or structure height: Thirty-five (35) feet.
- F. Maximum lot coverage: Twenty percent (20%) for all residential dwelling units; thirty percent (30%) for all buildings.
- G. Block and access standards:
 - 1. Maximum block perimeter in new land divisions: 1,800 feet.
 - 2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard.
 - 3. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.

[Section 4.122(.07) amended by Ord. 538, 2/21/02; Ord 682, 9/9/10.]

Development Code Text Amendments: Residential (PDR) Zone Standards

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- (.01) Examples of principal uses that are typically permitted:
- A. Open Space.
 - B. Single-Family Dwelling Units.
 - C. Duplexes. [Added by Ord. #825, 10/15/18]
 - D. Multiple-Family Dwelling Units. [Amended by Ord. #825, 10/15/18]
 - E. Public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than forty-five (45) feet from any other lot.
 - F. Manufactured homes, subject to the standards of Section 4.115 (Manufactured Housing).
- (.02) Permitted accessory uses to single family and detached dwelling units: [Amended by Ord. #825, 10/15/18]
- A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.
 - B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.
 - C. Accessory dwelling units, subject to the standards of Section 4.113 (~~.4110~~). [Amended by Ord. #825, 10/15/18]
 - D. Home occupations.
 - E. A private garage or parking area.
 - G. Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in the provisions of Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10. [Amended by Ord. No. 704, 6/18/12]
 - H. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - I. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
 - J. Livestock and farm animals, subject to the provisions of Section 4.162.
- (.03) Permitted accessory uses for duplexes and attached multiple-family dwelling units: [Amended by Ord. #825, 10/15/18]

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- A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.
 - B. Home occupations.
 - C. A private garage or parking area.
 - D. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
 - F. Livestock and farm animals, subject to the provisions of Section 4.162.
- (.04) Uses permitted subject to Conditional Use Permit requirements:
- A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.
 - B. Public or private clubs, lodges or meeting halls. Public or private parks, playground, golf courses, driving ranges, tennis clubs, community centers and similar recreational uses.
 - C. Churches, public, private and parochial schools, public libraries and public museums.
 - D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents, and not requiring a zone change to a commercial designation:
 - 1. The site of a Neighborhood Commercial Center was proposed at the time of the original application.
 - 2. Such centers are of a scale compatible with the surrounding residential structures.
 - 3. Such centers shall be compatible with the surrounding residential uses.
 - 4. The site of a Neighborhood Commercial Center shall be at least one-quarter (1/4) mile from any other sites zoned for commercial uses.
 - 5. The site of a Neighborhood Commercial Center shall not exceed five percent (5%) of the total area or one (1) acre, whichever is less.
 - 6. The site of a Neighborhood Commercial Center shall have direct access to a street of a collector classification and shall have direct pedestrian access to the residential areas.
 - 7. The site of a Neighborhood Commercial Center shall not include more than one quadrant of an intersection and shall not result in traffic of a nature which causes a substantial adverse impact on the residential character of the planned development.

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E. Commercial Recreation which is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of subsection “D” (Neighborhood Commercial Centers), above.

F. Home businesses. [Added by Ord. #825, 10/15/18]

(.05) Appropriate PDR Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District:

<u>Comprehensive Plan Density *</u>	<u>Zoning District</u>
<u>0-1 u/acre</u>	<u>PDR-1</u>
<u>2-3 u/acre</u>	<u>PDR-2</u>
<u>4-5 u/acre</u>	<u>PDR-3</u>
<u>6-7 u/acre</u>	<u>PDR-4</u>
<u>10-12 u/acre</u>	<u>PDR-5</u>
<u>16-20 u/acre</u>	<u>PDR-6</u>
<u>20+ u/acre</u>	<u>PDR-7</u>

Table 1: PDR Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District

<u>Zoning Designation</u>	<u>Comprehensive Plan Map Density Range District*</u>	<u>Max Density per Acre</u>	<u>Min Density per Acre</u>
<u>PDR-1</u>	<u>0-1</u>	<u>1</u>	<u>0.8</u>
<u>PDR-2</u>	<u>2-3</u>	<u>3</u>	<u>2.4</u>
<u>PDR-3</u>	<u>4-5</u>	<u>5</u>	<u>4</u>
<u>PDR-4</u>	<u>6-7</u>	<u>7.5</u>	<u>6</u>
<u>PDR-5</u>	<u>10-12</u>	<u>12</u>	<u>9.6</u>
<u>PDR-6</u>	<u>16-20</u>	<u>20</u>	<u>16</u>
<u>PDR-7</u>	<u>Over 20</u>	<u>As approved by Zoning Order/Stage 1 Master Plan, at least 2025</u>	<u>80% of Max Density</u>

**All dwelling unit types, except accessory dwelling units, are included for calculating density.*

[Amended by Ord. #825, 10/15/18]

(.06) Unit Count Limitations. Unit count limitations are calculated as follows:

A. Maximum Unit Count. Maximum unit count at build out of Stage I Master Plan area: is calculated by taking the Gross Development Area multiplied by Maximum Density per Acre stated in Table 1 of this Code section, plus any density transferred from SROZ areas pursuant to Subsection 4.139.11 (.02). For example, any number greater than 4 and less than 5 shall be rounded down to 4.

B. Minimum Unit Count. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A. above.

C. If the Stage I Master Plan area is subject to more than one Comprehensive Plan Map

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Density Range District and Zoning Designation, calculations for areas of differing densities shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

(.07) Lot Standards

Table 2: Lot Standards for All PDR Zoned Lots

<u>Zoning Designation</u>	<u>Minimum Lot Size (square feet)</u>	<u>Setbacks</u>	<u>Maximum Lot Coverage (percent of lot area) of Largest Building/All Buildings^A</u>	<u>Minimum Lot Width at Building Line/Minimum Street Frontage of Lot^B (feet)</u>	<u>Minimum Lot Depth (feet)</u>	<u>Maximum Building Height (feet)</u>
<u>PDR-1</u>	<u>20,000</u>	<u>Per Section 4.113 (.03)</u>	<u>20/25</u>	<u>80/80</u>	<u>100</u>	<u>35</u>
<u>PDR-2</u>	<u>7,000</u>		<u>25/30 (more than 12000 and less than 20000 sf lot)</u> <u>40/50 (more than 8000 up to 12000 sf lot)</u> <u>45/55 (7000 to 8000 sf lot)</u>	<u>60/30</u>	<u>70</u>	
<u>PDR-3</u>	<u>4,500</u>		<u>50/60</u>	<u>40/40^C</u>	<u>60</u>	
<u>PDR-4</u>	<u>3,000</u>		<u>75/75</u>	<u>35/35^C</u>	<u>60</u>	
<u>PDR-5</u>	<u>2,000</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-6</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-7</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	

A. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations

B. Lot frontage may be on a public street or approved, platted private drive.

C. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.

(.08) Adjustments to Ensure Minimum Density is Met. In development not involving Multi-Family Dwelling Units, if demonstrated by the applicant that it is not physically possible to accommodate the minimum number of units at the required minimum lot size and the minimum open space, the following adjustments, A.-B., shall be made to the minimum extent necessary to enable minimum density to be met. To prioritize the provision of required open space, adjustments to minimum lot size, width, and depth shall be used to the extent allowed, as described in A. below, prior to any adjustment to open space requirements as described in B. below.

A. Adjustments to Minimum Lot Size, Width, and Depth: Reduce minimum lot size of up to 20% of the residential lots, rounded consistent with Subsection (.06) above or one lot for a four-lot subdivision, by up to 20%. For example, the potential adjustment, if determined necessary, for a 100-lot subdivision in the PDR-4 zone would be to reduce 20 lots to as low as 2,400 square feet (a 20% reduction of the 3,000 square foot minimum lot size). Also reduce the minimum lot width and minimum lot depth by up to 20% as necessary to allow the reduction of lot size.

B. Adjustment to Open Space Area: Reduce the amount of open space area required pursuant to Subsection 4.113 (.01). Reduce non-usable open space to the extent possible prior to usable open space required by Subsection 4.113 (.01) C. 3. After any adjustment to open space, all subdivisions with 10 or more units must still include

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minimum of one usable, programmed open space of at least 2,000 square feet meeting the requirements of Subsection 4.113 (.01) C. 3. 1.-2. Subdivisions less than 10 units shall require one usable open space of at least 1,000 square feet meeting the same requirements.

(.0609) Block and access standards:

1. Maximum block perimeter in new land divisions: 1,800 feet.
2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard. [Amended by Ord. 682, 9/9/10]
3. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.

[Section 4.124(.06) amended by Ordinance No. 538, 2/21/02.]

(.0710) Signs. Per the requirements of Sections 4.156.01 through 4.156.11.
[Amended by Ord. No. 704, 6/18/12]

(.0811) Parking. Per the requirements of Section 4.155.

(.0912) Corner Vision Clearance. Per the requirements of Section 4.177.

Section 4.124.1. — PDR-1:

~~The following standards shall apply in PDR-1 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:~~

~~(.01) Average lot size: 30,000 square feet.~~

~~(.02) Minimum lot size: 25,000 square feet.~~

~~(.03) Minimum density at build-out: One unit per 37,500 square feet.~~

~~(.04) — Other standards:~~

- ~~A. Minimum lot width at building line: Eighty (80) feet.~~
- ~~B. Minimum street frontage of lot: Eighty (80) feet.~~
- ~~C. Minimum lot depth: One hundred (100) feet.~~
- ~~D. Setbacks: per Section 4.113(.03)~~
- ~~E. Maximum building or structure height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Twenty percent (20%) for all residential dwelling units; twenty five percent (25%) for all buildings.~~

~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Ten single family dwellings on individual lots, or~~
- ~~B. Fourteen dwelling units (any combination of multiple family or single family units).~~

[Section 4.124.1 (.05) A & B Amended by Ord. #825, 10/15/18]

Section 4.124.2. — PDR-2:

The following standards shall apply in PDR-2 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) — Average lot size: _____ 16,000 square feet.~~
- ~~(.02) — Minimum lot size: _____ 12,000 square feet.~~
- ~~(.03) — Minimum density at build out: One unit per 20,000 square feet.~~

~~(.04) — Other Standards:~~

- ~~A. Minimum lot width at building line: Sixty (60) feet.~~
- ~~B. Minimum street frontage of lot: Thirty (30) feet; however, no street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
- ~~C. Minimum lot depth: Seventy (70) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building or structure height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Twenty five percent (25%) for all residential dwelling units; thirty percent (30%) for all buildings.~~

~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Twenty single family dwellings (with or without accessory dwelling units) on individual lots, or~~
- ~~B. Twenty nine dwelling units (any combination of multiple family or single family units with or without accessory dwelling units).~~

Section 4.124.3. — PDR-3:

The following standards shall apply in PDR-3 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) — Average lot size: _____ 7,000 square feet.~~
- ~~(.02) — Minimum lot size: _____ 5,000 square feet.~~
- ~~(.03) — Minimum density at build out: One unit per 8,000 square feet.~~
- ~~(.04) — Other standards:
 - ~~A. Minimum lot width at building line: Forty (40) feet.~~
 - ~~B. Minimum street frontage of lot: Forty (40) feet; however, street frontage may be reduced to twenty four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~
 - ~~D. Setbacks: per Section 4.113(.03).~~
 - ~~E. Maximum building or structure height: Thirty five (35) feet.~~
 - ~~F. Maximum lot coverage: Fifty percent (50%) for lots containing less than 7000 square feet. Forty five percent (45%) for lots between 7000 and 8000 square feet. Forty percent (40%) for lots exceeding 8000 square feet.~~~~
- ~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):
 - ~~A. Fifty four single family dwellings) on individual lots, or~~
 - ~~B. Sixty two dwelling units (any combination of multiple family or single family units).~~~~

Section 4.124.4. — PDR-4:

The following standards shall apply in PDR-4 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) — Average lot size: _____ 5,000 square feet.~~
- ~~(.02) — Minimum lot size: _____ 4,000 square feet.~~
- ~~(.03) — Minimum density at build out: One unit per 6,000 square feet.~~
- ~~(.04) — Other standards:
 - ~~A. Minimum lot width at building line: Thirty five (35) feet.~~
 - ~~B. Minimum street frontage of lot: Thirty five (35) feet; however, street frontage may be reduced to twenty four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~~~

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- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building height: Thirty-five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. Seventy-two single-family dwellings (with or without accessory dwelling units) on individual lots, or~~
 - ~~B. Eighty-seven dwelling units (any combination of multiple-family or single-family units with or without accessory dwelling units).~~

Section 4.124.5. — PDR-5:

The following standards shall apply in PDR-5 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: ———— 3,000 square feet.~~
- ~~(.02) Minimum lot size: ———— 2,500 square feet.~~
- ~~(.03) Minimum density at build-out: — One unit per 4,000 square feet.~~
- ~~(.04) Other Standards:~~
 - ~~A. Minimum lot width at building line: Thirty (30) feet.~~
 - ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
 - ~~C. Minimum Lot Depth: Sixty (60) feet.~~
 - ~~D. Setbacks: per Section 4.113(.03).~~
 - ~~E. Maximum height: Thirty-five (35) feet.~~
 - ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. 108 town-house units on individual lots, or~~
 - ~~B. 145 dwelling units (any combination of multiple-family or single-family units).~~

Section 4.124.6. — PDR-6:

The following standards shall apply in PDR-6 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: ———— 2,000 to 2,500 square feet.~~
- ~~(.02) Minimum lot size: ———— None.~~
- ~~(.03) Minimum density at build-out: — One unit per 2,500 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Thirty (30) feet.~~

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- ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
- ~~C. Minimum lot depth: Sixty (60) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum height: Thirty-five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. 174 condominium units, or~~
 - ~~B. 217 multiple family units.~~

Section 4.124.7. — PDR-7:

The following standards shall apply in PDR-7 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: ————— 2,000 square feet.~~
- ~~(.02) Minimum lot size: ————— 1,500 square feet.~~
- ~~(.03) Minimum density at build-out: — One unit per 2,400 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Thirty (30) feet.~~
 - ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~
 - ~~D. Setbacks: per Section 4.113(.03).~~
 - ~~E. Maximum building height: Thirty-five (35) feet.~~
 - ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. 174 condominium units, or~~
 - ~~B. 217 multiple family units.~~

Development Code Text Amendments: Significant Resource Overlay Zone (SROZ)

Section 4.139.00 Significant Resource Overlay Zone (SROZ) Ordinance

Section 4.139.11 Special Provisions

- (.01) Reduced front, rear and side yard setback. Applications on properties containing the SROZ may reduce the front, rear and side yard setback for developments or additions to protect the significant resource, as approved by the Development Review Board.
- (.02) Density Transfer. For residential development proposals on lands zoned Planned Development Residential (PDR) -which contain land within the SROZ, a transfer of density shall be permitted within the ~~development proposal site~~Stage I Master Plan area. Density can only be transferred to land outside the SROZ and within the Stage I Master Plan area. -The ~~following~~ formula in A. through B. below shall be used to calculate the density that may be transferred. ~~that shall be permitted for allowed residential use on the property:~~
- A. Step 1. Calculate Expected Maximum Density. The Expected Maximum Density (EMD) is calculated by multiplying the gross acreage of the ~~property~~Stage I Master Plan area within the SROZ but outside any BPA easements by the maximum density ~~permitted in the Wilsonville Comprehensive Plan for the Zoning Designation as shown in Table 1 of Section 4.124.~~
- B. Step 2. Reduce the EMD obtained in Step 1 by Calculate 50% and then round of the EMD obtained in Step 1 down to the nearest whole number. The density that shall be permitted on the property shall be equal to the EMD obtained in Step 1. This is the density (number of units) able to be transferred from the SROZ area to elsewhere in the Stage I Master Plan area provided:
- ~~1. The density credit can only be transferred to that portion of the development site that is not located within the designated Significant Resource; and~~
 - ~~2. 50% of the maximum number of dwelling units that are within the SROZ are allowed to be transferred to the buildable portion of the proposed development site provided that the applicable standards for the zone are still met including, but not limited to, allowed uses, setbacks, standards for outdoor living area, landscaping, building height and parking shall still be met.~~
- ~~Applicants proposing a density transfer must demonstrate compatibility between adjacent properties as well as satisfy the setback requirements of the zone in which the development is proposed or meet Section 4.139.10 A. above; and~~
- ~~3. The types of residential uses and other applicable standards permitted in the zone shall remain the same; and.~~
 - ~~4. Land area within the Significant Resource Overlay Zone may be used to satisfy the requirements for outdoor recreation/open space area consistent with the provisions found in Section 4.113 of the Planning and Land Development Ordinance.~~
- (.03) Alteration of constructed drainageways. Alteration of constructed drainageways may be allowed provided that such alterations do not adversely impact stream flows, flood

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storage capacity and in stream water quality and provide more efficient use of the land as well as provide improved habitat value through mitigation, enhancement and/or restoration. Such alterations must be evaluated through an SRIR and approved by the City Engineer and Development Review Board.

Comprehensive Plan Text Amendments

- Implementation Measure 4.1.4.p In an effort to balance residential growth with the City's employment base, the City shall encourage the development of housing to meet the needs of the employees working in the City.
- Implementation Measure 4.1.4.q The City will continue to allow for mobile homes and manufactured dwellings, subject to development review processes that are similar to those used for other forms of housing. Individual units will continue to be allowed on individual lots, subject to design standards. Mobile home parks and subdivisions shall be subject to the same procedures as other forms of planned developments.
- Implementation Measure 4.1.4.r All development, except as indicated in the lowest density districts, will coincide with the provision of adequate streets, water, and sanitary sewerage and storm drainage facilities, as specified in the Public Facilities and Services Section of the Plan. These facilities shall be (a) capable of adequately serving all intervening properties as well as the proposed development and (b) designed to meet City standards.
- Implementation Measure 4.1.4.s Residential subdivisions, including mobile home subdivisions, shall be developed with paved streets, curbs and gutters, street lights and walkways, according to City standards. All utilities, other than storm water facilities, will be placed underground.
- Implementation Measure 4.1.4.t Site plans will provide for adequate open space to (a) protect adjacent properties; and (b) provide ample yard space and play areas for residents. The residential character of established neighborhoods, particularly low density developments, shall also be protected as surrounding development occurs. Site development standards shall continue to be applied to ensure compatibility with adjacent land uses. High design standards will be established for signage and appearance, including the landscaping of setback areas and the designation of access points.
- Implementation Measure 4.1.4.u To provide variety and flexibility in site design and densities, residential lands shown on the Land Use Map and legislative Master Plans of the Comprehensive Plan have been divided into districts, with different density ranges for each district. In all residential developments, other than those that are so small that it is not mathematically feasible to achieve the prescribed minimum density, the 80% minimum shall apply. The following density ranges have been prescribed for each district:

Density:	0-1 units/acre
	2-3 units/acre
	4-5 units/acre
	6-7 units/acre
	10-12 units/acre
	16-20 units/acre

Densities may also be defined for specific areas in legislative Master Plans.

Implementation Measure 4.1.4.cc In order to encourage originality, flexibility, and innovation in land development, and minimize monotonous standardized subdivisions, all subdivisions over two acres in size require Planned Development review (P.D.R.). Multi-plexes and single-family attached units may also be approved as part of a planned development.

Implementation Measure 4.1.4.dd Continue the development of a renewal program to update/upgrade the "Old Town" area of Wilsonville.

RESIDENTIAL PLANNING DISTRICTS SHOWN ON THE LAND USE MAP OF THE COMPREHENSIVE PLAN

Density (0-1 du/ac)

The purpose of this district is to provide for very low density housing areas to satisfy individuals desiring to own a large lot within an urban setting. This district recognizes and protects existing and future large-lot developments within the City.

The following areas should be designated and developed at this density:

1. Areas which are currently developed at suburban densities and where little need exists for redevelopment.
2. Areas where transportation is limited to minor collector and local streets, and where high volume traffic would create safety problems.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (2-3 or 4-5 du/ac)

The purpose of these districts are to provide for low density residential areas.

The following areas should be designated and developed at this density:

1. Areas with access to a minor arterial, collector, or local streets. However, direct vehicular access from individual lots onto a minor arterial will be restricted.
2. Undeveloped areas adjacent to existing lower density developments, or near the fringe of the Urban Growth Boundary.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (6-7 or 10-12 du/ac)

The purpose of these districts are to ensure an efficient use of urban land by providing for the development of medium density housing areas.

The following areas should be designated and developed as urban medium density:

1. Areas with access to a major or minor arterial or collector street. Siting should not, however, result in significant traffic impacts through lower density residential areas.
2. Areas located near or adjacent to commercial areas, employment centers and/or mass transit routes.
3. Areas adjacent to urban lower density developments or planning districts.

Permitted uses in this district typically include single family dwellings, whether detached or attached, accessory dwelling units, multi-family dwellings, including duplexes and tri-plexes, and mobile home parks or subdivisions, multi-family developments, including duplexes and multi-plexes and mobile home parks or subdivisions, will be subject to Development Review approval.

Neighborhood or convenience commercial uses may be permitted as part of a Planned Development but should be integrated into the design of the surrounding residential development, i.e., first floor of multi-story structure or similar design as residential units. Such commercial developments shall be limited to locations where there is clearly demonstrated local need. All such uses shall be subject to Development Review approval.

Density (16-20 du/ac)

The purpose of this district is to provide for efficient use of land near the major commercial or employment centers by providing for high-density residential development. It is a further purpose of this district to encourage mixed uses in commercial areas.

The following areas may be designated urban high-density residential:

1. Areas located on major or minor arterials and where such development will not result in significant traffic impacts through low- or medium-density residential areas.
2. Areas located within or adjacent to major shopping centers, employment centers and/or adjacent to mass transit routes.

Because of the land use intensity allowable in this district, the zoning will be restricted to a Planned Development review.

All developments will be subject to Development Review Board approval, including lot sizes, setbacks, open space, and parking requirements. Where feasible, under-structure parking will be encouraged on structures over two (2) stories in height.

Residential – Village

See the Compact Urban Development section of this Plan for the description of the Residential Village designation.

Residential – Neighborhood

See the Residential Neighborhood section of this Plan for the description of the Residential Neighborhood designation.

ENVIRONMENTAL RESOURCES AND COMMUNITY DESIGN

At a glance, most land appears to be much the same as the lands surrounding it, with the exception of obvious differences such as topography and vegetation. However, a more detailed analysis can reveal distinct differences in the land composition and physical characteristics of nearly any two adjacent parcels of land. These differences can affect the overall suitability of a particular parcel of land for various types of land use. Each piece of land has a natural land use intensity potential which results from variations in its physical features and their interrelationships with natural processes, such as:

1. Underlying geological deposits and associated characteristics.
2. Types of surface soils and associated characteristics.
3. Water, the hydrologic cycle and natural drainage.
4. Slope of the land.
5. Vegetative cover (type, size, and location).
6. Weather conditions.
7. Character of adjoining natural features and developments.

Certain combinations of these natural features and processes can create inherently hazardous or unstable conditions which have special significance to humans and their land use activities. These conditions, referred to as natural hazards, are more appropriately labeled physical or natural limitations and occur in the form of:

1. Flood plains and wetlands
2. Runoff and erosion potentials.
3. Soil instability, including landslides, settlement, shrink/swell potential and earthquakes.

In addition to natural limitations, there are also natural potentials which can provide a more desirable living environment if given proper consideration in determining land use patterns and development design. The elements which offer these potentials are:

1. Existing vegetation.

Development Code Text Amendments: Definitions

Section 4.001 Definitions.

In addition to the definitions set forth in Section 4.001, below, for the purpose of this Chapter, the following terms are hereby defined. The word "occupy" includes premises designed or intended to be occupied. The word "shall" is always mandatory. All other words shall have the following respective meanings, unless the context otherwise requires:

70. Crown Cover: The area within the drip line or perimeter of the foliage of a tree.
71. Curb Line: The line indicating the edge of the roadway within the overall right-of-way.
72. Curfew. A time each night after which certain electric illumination must be turned off or reduced in intensity. [Added by Ord. 649, 6/2/08]
73. DATELUP: An acronym for the Dammasch Area Transportation-Efficient Land Use Plan, which is the City of Wilsonville's 1997 adopted land-use plan within the Comprehensive Plan Area of Special Concern "B".
74. Design: The conceptualization of the built environment in response to specific sets of human needs and desires.
75. Design Standards, Village Center: Criteria applicable to the design and construction of development within the Village Center, to guide the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.
76. Design Principles, Village Zone: The fundamental concepts that support the objectives of the Master Plan and guide the intrinsic qualities of the built environment within the Residential Village Plan District. Design Principles are implemented through conformance with the Design Standards.
77. Design Standards, Village Zone: Criteria applicable to the design and construction of development within the Village zone, to guide the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.
78. Density: The number of residential units per acre of land.
79. Development: Any human-caused change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located or storage of equipment or materials located within the area of special flood hazard. [Amended by Ord. # 647, 4/21/08]
80. Development Area, Gross: The total or entire area of a Stage I Master Plan, or if no Stage I Master Plan is required a Tentative Plat, after subtracting out (1) land area within the City's Significant Resource Overlay Zone and (2) land area encumbered by a Bonneville Power Administration power line easement.
81. Development Standards: Criteria established for initial planning of any change to improved or unimproved real estate that determines the relative size and arrangement of common building elements in order to achieve a certain level of quality and consistency in the built environment.

Development Code Text Amendments: Open Space

Section 4.113. Standards Applying To Residential Developments In Any Zone.

(.01) Open Space

- A. Purpose. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.
- B. Area Required. The minimum open space area required in a development is an area equal to 25% of the size of the Gross Development Area.
- C. Required Open Space Characteristics:
 1. Size of Individual Open Spaces. For developments with 10 or more units (excluding ADU's) an open space area must be at least 2,000 square feet to be counted towards the 25% open space requirement. For developments with less than 10 units (excluding ADU's) an open space area must be at least 1,000 square feet to be counted towards the 25% open space requirement.
 2. Types of Open Space and Ownership. The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.
 - a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ
 - b. New natural/wildlife habitat areas
 - c. Non-fenced vegetated stormwater features
 - d. Play areas and play structures
 - e. Open grass area for recreational play
 - f. Swimming and wading areas
 - g. Other areas similar to a. through f. that are publically accessible
 - h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.
 3. Usable open space requirements. Half of the minimum open space area, an area equal to 12.5% of the size of the Gross Development Area, shall be located outside the SROZ and be usable open space programmed for active recreational use. Any open space considered usable open space programmed for active recreation use shall meet the following requirements.

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- a. Be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.
 - b. Be designed and programmed for a variety of age groups or other user groups.
4. Enhancing Existing Wildlife Habitat through Design of Open Space.
- a. Open space designed as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.
 - b. To the extent feasible, open space shall create or enhance connections between existing wildlife habitat.

[Amended by Ord. 589 8/15/05]

- D. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City parks standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage.
- E. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.
- F. The open space requirements of this subsection are subject to adjustments in PDR zones pursuant to Subsection 4.124 (.08).
- G. Partitions for non-Multi-family development are exempt from the open space area requirements of this subsection, however serial or adjacent partitions shall not be used to avoid the requirements.

Development Code Text Amendments: Residential (R) Zone Standards

Section 4.122. Residential Zone.

- (.01) Purpose: The purpose of this zone is to provide for standards and a simplified review process for small-scale urban low and medium density residential development. Developments in the ‘R’ zone are not intended to be Planned Developments.
- (.02) Residential Densities: Residential densities shall be determined using Table 1 of this section based on the Comprehensive Plan Map Density Range District.

Table 1. R Zone Density Calculations.

Comprehensive Plan Map Density Range District*	Max Density per Acre	Min Density per Acre
2-3	3	2.4
4-5	5	4
6-7	7.5	6
10-12	12	9.6

**All dwelling unit types, except accessory dwelling units, are included for calculating density.*

- (.03) Lot Size Qualifications:
 - A. The owner or the owner's authorized agent shall not hold or cause to be held any interest in any adjacent property with the intent to avoid PDR regulations.
 - B. The lot or any part thereof shall not be an identified area of special concern as defined in the Comprehensive Plan.
 - C. The development area must be two (2) acres or less in size. Development of larger properties shall be reviewed through planned development procedures.
 - D. Not more than thirty percent (30%) of the lot shall be covered by buildings.
- (.04) Principal Uses Permitted:
 - A. Single-Family Dwelling Units.
 - B. Duplexes. [Amended by Ord. #825, 10/15/18]
 - C. Multiple-Family Dwelling Units. [Amended by Ord. #825, 10/15/18]
 - D. Public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature. Any principal building or public swimming pool shall be located not less than forty-five (45) feet from any other lot in a residential or RA-H zone.

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- E. Manufactured homes. [Note: Section 4.115 Standards Applying to Manufactured Housing in All Zones Where Manufactured Housing is Permitted deleted per by Ord. 538, 2/21/02.]

(.05) Accessory Uses Permitted to Single Family and Detached Dwelling Units:

- A. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses, including accessory dwelling units subject to the standards of Subsection 4.113 (.11), located on the same lot therewith. [Amended by Ord. #825, 10/15/18]
- B. Home occupations.
- C. A private garage or parking area.
- D. Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10. [Amended by Ord. No. 704, 6/18/12]
- E. Temporary buildings for uses incidental to construction work, which buildings shall be removed immediately upon completion or abandonment of the construction work. In no case shall such buildings remain on the premises longer than ten (10) days after the receipt of a Certificate of Occupancy or the expiration of construction permits.
- F. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses are detached and located behind the rear most line of the main buildings, at least one-half (1/2) of the side yard setback. In no case shall a setback less than three (3) feet be permitted unless a Reduced Setback Agreement has been approved and properly recorded, as provided in Section 4.113.
- G. Livestock and farm animals shall be permitted subject to the provisions of Section 4.162.

(.06) Accessory Uses Permitted for Duplexes and Attached Multiple-Family Dwelling Units: [Amended by Ord. #825, 10/15/18]

- A. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.
- B. Home occupations.
- C. A private garage or parking area.
- D. Temporary buildings for uses incidental to construction work, which buildings shall be removed immediately upon completion or abandonment of the construction work. In no case shall such buildings remain on the premises longer than ten (10) days after the receipt of a Certificate of Occupancy or the expiration of construction permits.
- E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses are detached and located

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behind the rear most line of the main building, at least one-half (1/2) of the side yard setback is required.

- F. Livestock and farm animals shall be permitted, subject to the provisions of Section 4.162.

(.07) Other Standards:

- A. Minimum lot width at building line: Sixty (60) feet.
- B. Minimum street frontage of lot: Thirty (30) feet; however, no street frontage is required when the lot fronts on an approved, platted private drive.
- C. Minimum lot size: 5000 square feet.
- D. Minimum lot depth: Seventy (70) feet.
- E. Maximum building or structure height: Thirty-five (35) feet.
- F. Maximum lot coverage: Twenty percent (20%) for all residential dwelling units; thirty percent (30%) for all buildings.
- G. Block and access standards:
 - 1. Maximum block perimeter in new land divisions: 1,800 feet.
 - 2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard.
 - 3. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.

[Section 4.122(.07) amended by Ord. 538, 2/21/02; Ord 682, 9/9/10.]

Development Code Text Amendments: Residential (PDR) Zone Standards

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- (.01) Examples of principal uses that are typically permitted.
 - A. Open Space.
 - B. Single-Family Dwelling Units.
 - C. Duplexes. [Added by Ord. #825, 10/15/18]
 - D. Multiple-Family Dwelling Units. [Amended by Ord. #825, 10/15/18]
 - E. Public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than forty-five (45) feet from any other lot.
 - F. Manufactured homes, subject to the standards of Section 4.115 (Manufactured Housing).

- (.02) Permitted accessory uses to single family and detached dwelling units. [Amended by Ord. #825, 10/15/18]
 - A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.
 - B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.
 - C. Accessory dwelling units, subject to the standards of Section 4.113 (.10). [Amended by Ord. #825, 10/15/18]
 - D. Home occupations.
 - E. A private garage or parking area.
 - G. Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in the provisions of Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10. [Amended by Ord. No. 704, 6/18/12]
 - H. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - I. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
 - J. Livestock and farm animals, subject to the provisions of Section 4.162.

- (.03) Permitted accessory uses for duplexes and attached multiple-family dwelling units. [Amended by Ord. #825, 10/15/18]

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- A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.
 - B. Home occupations.
 - C. A private garage or parking area.
 - D. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
 - F. Livestock and farm animals, subject to the provisions of Section 4.162.
- (.04) Uses permitted subject to Conditional Use Permit requirements.
- A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.
 - B. Public or private clubs, lodges or meeting halls. Public or private parks, playground, golf courses, driving ranges, tennis clubs, community centers and similar recreational uses.
 - C. Churches, public, private and parochial schools, public libraries and public museums.
 - D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents, and not requiring a zone change to a commercial designation:
 - 1. The site of a Neighborhood Commercial Center was proposed at the time of the original application.
 - 2. Such centers are of a scale compatible with the surrounding residential structures.
 - 3. Such centers shall be compatible with the surrounding residential uses.
 - 4. The site of a Neighborhood Commercial Center shall be at least one-quarter (1/4) mile from any other sites zoned for commercial uses.
 - 5. The site of a Neighborhood Commercial Center shall not exceed five percent (5%) of the total area or one (1) acre, whichever is less.
 - 6. The site of a Neighborhood Commercial Center shall have direct access to a street of a collector classification and shall have direct pedestrian access to the residential areas.
 - 7. The site of a Neighborhood Commercial Center shall not include more than one quadrant of an intersection and shall not result in traffic of a nature which causes a substantial adverse impact on the residential character of the planned development.

Residential Zoning Standards Attachment 3

E. Commercial Recreation which is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of subsection “D” (Neighborhood Commercial Centers), above.

F. Home businesses. [Added by Ord. #825, 10/15/18]

(.05) Appropriate PDR Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District.

Table 1: PDR Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District

Zoning Designation	Comprehensive Plan Map Density Range District*	Max Density per Acre	Min Density per Acre
PDR-1	0-1	1	0.8
PDR-2	2-3	3	2.4
PDR-3	4-5	5	4
PDR-4	6-7	7.5	6
PDR-5	10-12	12	9.6
PDR-6	16-20	20	16
PDR-7	Over 20	As approved by Zoning Order/Stage 1 Master Plan, at least 25	80% of Max Density

**All dwelling unit types, except accessory dwelling units, are included for calculating density.*

[Amended by Ord. #825, 10/15/18]

(.06) Unit Count Limitations. Unit count limitations are calculated as follows:

- A. Maximum Unit Count. Maximum unit count at build out of Stage I Master Plan area is calculated by taking the Gross Development Area multiplied by Maximum Density per Acre stated in Table 1 of this Code section, plus any density transferred from SROZ areas pursuant to Subsection 4.139.11 (.02). For example, any number greater than 4 and less than 5 shall be rounded down to 4.
- B. Minimum Unit Count. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A. above.
- C. If the Stage I Master Plan area is subject to more than one Comprehensive Plan Map Density Range District and Zoning Designation, calculations for areas of differing densities shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

(.07) Lot Standards.

Table 2: Lot Standards for All PDR Zoned Lots

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) of Largest Building/All Buildings	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot (feet)	Minimum Lot Depth (feet)	Maximum Building Height (feet)

Residential Zoning Standards Attachment 3

PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 and less than 20000 sf lot)	60/30	70	
			40/50 (more than 8000 up to 12000 sf lot)			
			45/55 (7000 to 8000 sf lot)			
PDR-3	4,500		50/60	40/40 ^C	60	
PDR-4	3,000		75/75	35/35 ^C	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA	75/75	30/30	60		

- A. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations
- B. Lot frontage may be on a public street or approved, platted private drive.
- C. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.

(.08) Adjustments to Ensure Minimum Density is Met. In development not involving Multi-Family Dwelling Units, if demonstrated by the applicant that it is not physically possible to accommodate the minimum number of units at the required minimum lot size and the minimum open space, the following adjustments, A.-B., shall be made to the minimum extent necessary to enable minimum density to be met. To prioritize the provision of required open space, adjustments to minimum lot size, width, and depth shall be used to the extent allowed, as described in A. below, prior to any adjustment to open space requirements as described in B. below.

- A. Adjustments to Minimum Lot Size, Width, and Depth. Reduce minimum lot size of up to 20% of the residential lots, rounded consistent with Subsection (.06) above or one lot for a four-lot subdivision, by up to 20%. For example, the potential adjustment, if determined necessary, for a 100-lot subdivision in the PDR-4 zone would be to reduce 20 lots to as low as 2,400 square feet (a 20% reduction of the 3,000 square foot minimum lot size). Also reduce the minimum lot width and minimum lot depth by up to 20% as necessary to allow the reduction of lot size.
- B. Adjustment to Open Space Area. Reduce the amount of open space area required pursuant to Subsection 4.113 (.01). Reduce non-usable open space to the extent possible prior to usable open space required by Subsection 4.113 (.01) C. 3. After any adjustment to open space, all subdivisions with 10 or more units must still include a minimum of one usable, programmed open space of at least 2,000 square feet meeting the requirements of Subsection 4.113 (.01) C. 3. Subdivisions less than 10 units shall require one usable open space of at least 1,000 square feet meeting the same requirements.

(.09) Block and Access Standards.

1. Maximum block perimeter in new land divisions: 1,800 feet.
2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard. [Amended by Ord. 682, 9/9/10]
3. Maximum block length without pedestrian and bicycle crossing: 330 feet,

Residential Zoning Standards Attachment 3

unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.

[Section 4.124(.06) amended by Ordinance No. 538, 2/21/02.]

(.10) Signs. Per the requirements of Sections 4.156.01 through 4.156.11.

[Amended by Ord. No. 704, 6/18/12]

(.11) Parking. Per the requirements of Section 4.155.

(.12) Corner Vision Clearance. Per the requirements of Section 4.177.

Development Code Text Amendments: Significant Resource Overlay Zone (SROZ)

Section 4.139.00 Significant Resource Overlay Zone (SROZ) Ordinance

Section 4.139.11 Special Provisions

- (.01) Reduced front, rear and side yard setback. Applications on properties containing the SROZ may reduce the front, rear and side yard setback for developments or additions to protect the significant resource, as approved by the Development Review Board.
- (.02) Density Transfer. For residential development proposals on lands zoned Planned Development Residential (PDR) which contain land within the SROZ, a transfer of density shall be permitted within the Stage I Master Plan area. Density can only be transferred to land outside the SROZ and within the Stage I Master Plan area. The formula in A. through B. below shall be used to calculate the density that may be transferred.
 - A. Step 1. Calculate Expected Maximum Density. The Expected Maximum Density (EMD) is calculated by multiplying the gross acreage of the Stage I Master Plan area within the SROZ but outside any BPA easements by the maximum density for the Zoning Designation as shown in Table 1 of Section 4.124.
 - B. Step 2. Reduce the EMD obtained in Step 1 by 50% and then round down to the nearest whole number. . This is the density (number of units) able to be transferred from the SROZ area to elsewhere in the Stage I Master Plan area provided applicable standards for the zone are still met including, but not limited to, allowed uses, setbacks, standards for outdoor living area, landscaping, building height and parking .
- (.03) Alteration of constructed drainageways. Alteration of constructed drainageways may be allowed provided that such alterations do not adversely impact stream flows, flood storage capacity and in stream water quality and provide more efficient use of the land as well as provide improved habitat value through mitigation, enhancement and/or restoration. Such alterations must be evaluated through an SRIR and approved by the City Engineer and Development Review Board.

Residential Zoning Standards Attachment 4

Attachment 4 Planning Commission Resolution LP20-0001 Staff Report Compliance Findings

Residential Zoning Standards Modernization

Date of Findings: March 4, 2020

Request: Amend the Wilsonville Development Code Text and Text of the Comprehensive Plan to improve clarity, consistency, and usability of standards related to density and the amount of required open space in the Planned Development Residential (PDR) and Residential (R) zones.

Affected Properties: Vacant and likely to be redeveloped land that is zoned PDR or R or has the potential to be so zoned consistent with the Comprehensive Plan. May apply to other existing development in these zones if redeveloped.

Staff Reviewer: Daniel Pauly AICP, Planning Manager

Staff Recommendation: Recommend adoption of the Development Code and Comprehensive Plan text amendments to the Wilsonville City Council.

Applicable Review Criteria:

<u>Oregon Revised Statutes:</u>	
197.303 (1)	Needed Housing Definition
197.307 (4)/227.175 (4)(b)(A)	Clear and Objective Standards for Housing
197.307 (6)	Alternative Approval of Needed Housing
197.312 (5)(a)	Development of Accessory Dwelling Units for Each Detached Single-family Dwelling
<u>Statewide Planning Goals:</u>	
Goal 1	Citizen Involvement
Goal 2	Land Use Planning
Goal 10	Housing
<u>Wilsonville Comprehensive Plan:</u>	
Introduction-Plan Amendments	Comprehensive Plan Amendments
Goal 1.1 and applicable Policy and Implementation Measures	Encourage Public Involvement
Goal 1.1 and applicable Policy and Implementation Measures	Interested, Informed, and Involved Citizenry
Implementation Measure 4.1.1.i.	Continuing to Examine Intensity of Use, Including Percentage of Lot Coverage
Policy 4.1.4 and applicable Implementation Measures	Housing
<u>Development Code:</u>	
Section 4.197	Changes and Amendments to Development Code

Residential Zoning Standards Attachment 4

Section 4.198	Comprehensive Plan Changes
Metro Code	
Title 1	Housing Capacity
Title 13	Nature in Neighborhoods

Compliance Findings

As described in the Findings below, the request meets the applicable criteria.

Oregon Revised Statutes-Needed Housing Review

Needed Housing Defined
ORS 197.303 (1)

1. The proposed Comprehensive Plan and Development Code text amendments do not change the mix of needed housing allowed as governed by state law.

Clear and Objective Standards Required for Housing
ORS 197.307 (4) and 227.175 (4)(b)(A)

2. The proposed Comprehensive Plan and Development Code text amendments make a number of standards more clear and objective in compliance with these statutes. These amendments include:
 - a. Making clear the methodology to calculate the maximum and minimum number of units allowed on a given amount of land;
 - b. Defining a clear and objective adjustment process when it is not mathematically possible to meet all standards that take up land; and
 - c. Establish new clear and objective process to determine the amount of required open space.

In addition, a new standard for design of usable open space is clear and objective in that it focuses on objectively determined and clearly stated credentials of design professionals rather than subjective design standards.

Statewide Planning Goals

Citizen Involvement
Goal 1

3. As discussed in Findings 6 through 13 below, the citizen involvement processes and requirements established in Wilsonville's Comprehensive Plan consistent with Goal 1 are being followed.

Land Use Planning
Goal 2

Residential Zoning Standards Attachment 4

4. The proposed Comprehensive Plan and Development Code text amendments support the goal of establishing processes and policy as a basis for making decisions on land use consistent with a Comprehensive Plan.

Housing

Goal 10

5. The proposed Comprehensive Plan and Development Code text amendments will continue to allow the City to meet its housing goals reflected in the Comprehensive Plan. See Findings 14 through 17.

Wilsonville Comprehensive Plan-Public Involvement

Public Involvement-In General

Goal 1.1, Policy 1.1.1,

6. By following the applicable implementation measures, see Findings 7 through 13 below, the City provided opportunities for public involvement encouraging, and providing means for, involvement of interested parties.

Early Involvement

Implementation Measure 1.1.1.a.

7. The City reached out early in the process to stakeholders previously involved in housing and residential development decisions in Wilsonville. The City sent broad notice to each property owner of property zoned or having the potential to be zoned PDR or R. The Planning Commission and City Council and community members have opportunity to comment on the proposed code amendments while still in draft form. The City held five Planning Commission work sessions and 2 City Council work sessions over the last eleven months.

Encourage Participation of Certain Individuals, Including Residents and Property Owners

Implementation Measure 1.1.1.e.

8. The City encouraged residents, property owners, and other interested parties impacted by the proposed code amendments to participate as described in Finding 7 above.

Procedures to Allow Interested Parties to Supply Information

Implementation Measure 1.1.1.f.

9. The City will afford interested parties the opportunity to provide oral input and testimony during the public hearings. In addition, the City afforded them the opportunity to provide written input and testimony.

Residential Zoning Standards Attachment 4

Types of Planning Commission Meetings, Gathering Input Prior to Public Hearings Implementation Measure 1.1.1.g.

10. Prior to the scheduled public hearing on the proposed code changes and adoption of the design standards, the Planning Commission held a series of work sessions open to the public on April 10, July 10, August 14, and October 9, 2019 as well as January 8, 2020, during which the Planning Commission provided feedback incorporated into the current draft.

Public Notices for Planning Commission Meetings Implementation Measure 1.1.1.h.

11. The notice regarding the public hearing clearly indicated the type of meeting.

User Friendly Information for Public Policy 1.2.1, Implementation Measures 1.2.1.a., b., c.

12. The published notecard mailings and notices provided user-friendly information about the purpose, location, and nature of the meetings. The mailings widely publicized different ways for impacted parties to participate. The information given to impacted parties gave access to the information on which the Planning Commission will base their decision. Staff provided contact information to potentially impacted parties and answered questions raised throughout the project.

Coordinate Planning Activities with Affected Agencies Implementation Measure 1.3.1.b.

13. The proposed Comprehensive Plan and Development Code text amendments will have limited impact to other agencies.

Wilsonville Comprehensive Plan-Housing and Residential Areas

Intensity of Use, Provision of Adequate Open Space, Character of Existing Neighborhoods Implementation Measures 4.1.1.i. and 4.1.4.t.

14. The proposed Comprehensive Plan and Development Code text amendments look carefully at the intensity of use, including lot coverage, for residential development. The proposal allows additional lot coverage for certain zones to correlate with standards in the Residential Neighborhood zone. Lot coverage changes would apply to new development and will not change the character of existing neighborhoods.

Variety and Diversity of Housing Implementation Measures 4.1.4.b., 4.1.4.d., 4.1.4.j., and 4.1.4.o.

15. The proposed Comprehensive Plan and Development Code text amendments do not change the variety of housing allowed.

Residential Zoning Standards Attachment 4

Safe, Convenient, Healthful, Attractive Residential Areas with Variety
Implementation Measure 4.1.4.c.

16. The City does not anticipate the proposed Comprehensive Plan and Development Code text amendments negatively impact safety, convenience, or health of residential areas of the City.

Housing Needs
Implementation Measure 4.1.4.f.-g.,k.,m.,

17. The proposed Comprehensive Plan and Development Code text amendments do not change the mix of housing allowed in Wilsonville.

Wilsonville Development Code-Amendments to the Code

Planning Commission Public Hearing, Recommendation to City Council
Subsection 4.197 (.01) A.

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

Findings Required: Compliance with Procedures of 4.008
Subsection 4.197 (.01) B. 1., Section 4.008, Sections 4.009 through 4.024 as applicable

19. The City mailed notices to affected properties and published/posted notices consistent with established procedures for legislative actions. The City produced written findings of fact regarding the application in this document for adoption by the Planning Commission. The City also published the findings and other elements a week prior to the Public Hearing as required by law.

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

20. Findings 6 through 17 above provide findings related to the applicable goals, policies, objectives, and implementation measures of Wilsonville's Comprehensive Plan.

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

21. While drafting the code amendments staff took care to ensure the proposed code changes do not conflict with or endanger other provisions of the Development Code. Staff looked carefully at all definitions and provisions the initial amendments may affect and made additional changes to improve clarity and function and avoid conflicts.

Residential Zoning Standards Attachment 4

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

22. Findings 1 through 5 above provide findings related to compliance with the applicable Statewide Land Use Planning Goals as well as applicable state statutes.

Affirmative Findings Required
Subsection 4.197 (.03)

23. Findings 1 through 17 provide the required affirmative findings on which a recommendation can be made to City Council for adoption of the requested amendments to the Wilsonville Development Code.

Comprehensive Plan Text Amendments

Follow Procedures in Comprehensive Plan
Subsection 4.198 (.01)

24. Findings 1 through 17 confirm the process to amend the text of Implementation Measure 4.1.4.bb. of the Comprehensive Plan follows applicable procedures established in the Comprehensive Plan.

Meet a Public Need/In the Public Interest
Subsection 4.198 (.01) A.-B. and Comprehensive Plan Introduction: Plan Amendments 4. b.-c.

25. The City proposes a number of updates to Development Code text and Comprehensive Plan text to improve clarity, consistency, and usability of standards related to density and the amount of required open space in the PDR and R zones. Periodic review of governing standards is a prudent process that ensures standards best serve the public interest and meet the public needs they are intended to meet. The clearer, more consistent, and more usable standards for determining the number of residential units to be built and the amount of open space will better be able to ensure quality development of the lands they govern.

Support Statewide Planning Goals
Subsection 4.198 (.01) C.

26. Findings 3 through 5 above establish the proposed text amendments support Statewide Planning Goals.

Residential Zoning Standards Attachment 4

Conflict with Other Portions of Comprehensive Plan

Subsection 4.198 (.01) D. and Comprehensive Plan Introduction: Plan Amendments 4. a.

27. The City carefully reviewed the proposed comprehensive plan and development code to ensure no conflicts between the proposed language and other language existing in the Comprehensive Plan or Development Code.

Submission and Review Process, Noticing

Subsection 4.198 (.02)-(.03) Comprehensive Plan Introduction: Plan Amendments 1.-3., 5.

28. The City initiated the proposed comprehensive plan and development code text amendments. The Planning Commission and City Council will review the proposed text amendments. The Planning Commission will adopt a resolution making a recommendation to City Council and City Council will adopt the text amendments by Ordinance. All noticing requirements, as described under public involvement findings for the Comprehensive Plan above, have been met.

Factors to Address in Proposed Amendments

Comprehensive Plan Introduction: Plan Amendments 4. d.

29. Each relevant factor listed, including density of development, has one or more corresponding implementation measures in the Comprehensive Plan. By demonstrating compliance with relevant corresponding implementation measures, the proposed amendments address these factors.

Metro Functional Plan

Housing Capacity

Title 1 3.07.120

30. The proposed amendments maintain current planned housing capacity. The clarified method of calculating density follows current practice and only excludes Title 13 natural resource lands and similar land and Bonneville Power Administration easements, which are also excluded from buildable lands inventories used to determine housing capacity on a regional level.

Habitat Conservation

Title 13

31. The proposed amendments maintain current preservation of lands designated with the City's Significant Resource Overlay Zone (SROZ). The updated methods for calculating open space area further emphasize the preservation of habitat within the SROZ.



Residential Code Modernization Project

Planning Commission Public Hearing
March 11, 2020

Presented by Daniel Pauly AICP, Planning Manager

Presentation Outline

- Purpose of Project
- Proposed Amendments
- Highlight Recent Updates

Purpose of Project

- Excellence and Continuous Improvement
- Make Code More Clear and Objective
- Ensure Feasible Implementation of Standards
- Better Tailor to Smaller-Scale Projects

Excellence and Continuous Improvement

- PDR standards almost 20 years old
- Opportunities identified by staff and customers should be addressed periodically
- Focus on improvements with greatest impact

Clear and Objective Standards

- State rules around clear and objective standards
- Adjustments require subjective waiver process
- Proposal adds clarity to code and limits need for waiver process

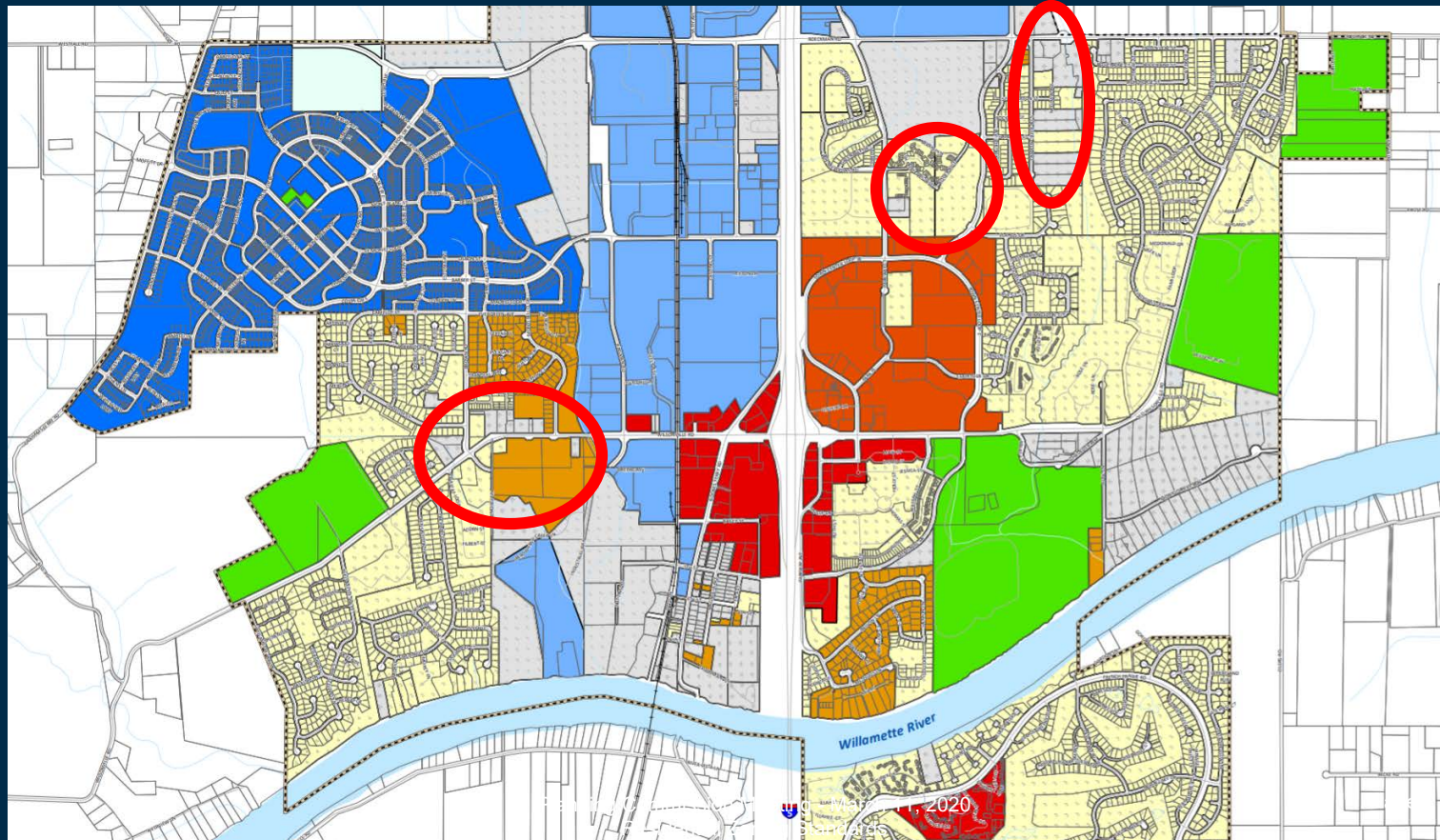
Feasible Implementation

- “Math” doesn’t always work
- Conflicting “land consuming” requirements
 - Density and minimum lot size
 - Right-of-way
 - Open space
 - Stormwater
- Proposal reduces conflicts, prioritizes adjustments and ensures “math works” under most circumstances

Accommodate Smaller Projects

- Current PDR standards focus on large-scale projects
- New growth areas (Villebois and Frog Pond) use different zoning standards
- Only a couple large sites (10+ acres) exist where PDR standards would be applied
- A number of potential small size (1-5 acre) sites
- Proposal updates standards to work better on smaller sites while still accommodating large-scale projects

Where it Matters Most



Two Topic Areas

- Density Calculations and Lot Size
- Open Space Requirements



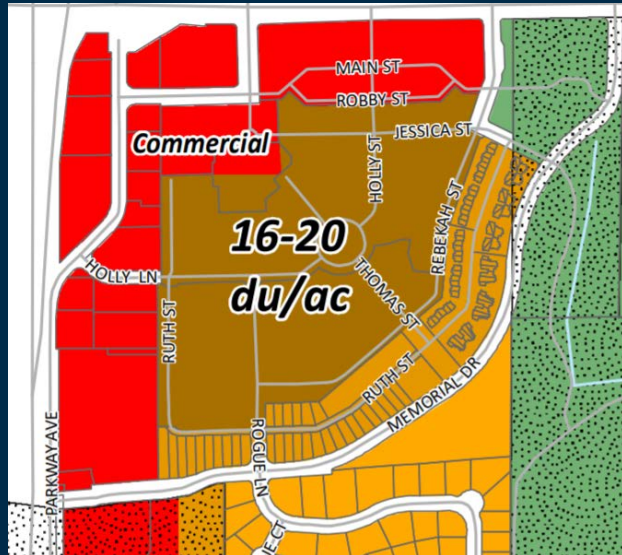
TOPIC AREA 1

DENSITY CALCULATIONS & LOT SIZE

Density Calculations and Lot Size

How to fix
inconsistencies?

Comprehensive Plan Map and Text Inconsistency



Map

Density:

- 0-1 units/acre
- 2-3 units/acre
- 4-5 units/acre
- 6-7 units/acre
- 10-12 units/acre
- 18-20 units/acre

Text

Comprehensive Plan to PDR Zone Density Conversion

Comp Plan Density Range District	Comprehensive Plan Text	Development Code
0 to 1	PDR-1	PDR-1
2 to 3	PDR-2	PDR-2
4 to 5	PDR-3	PDR-3
6 to 7	PDR-3 or PDR-4	PDR-4
10 to 12	PDR-3 or PDR-4	PDR-5
18 to 20	PDR-6 or PDR-7	PDR-6
20+	NA	PDR-7

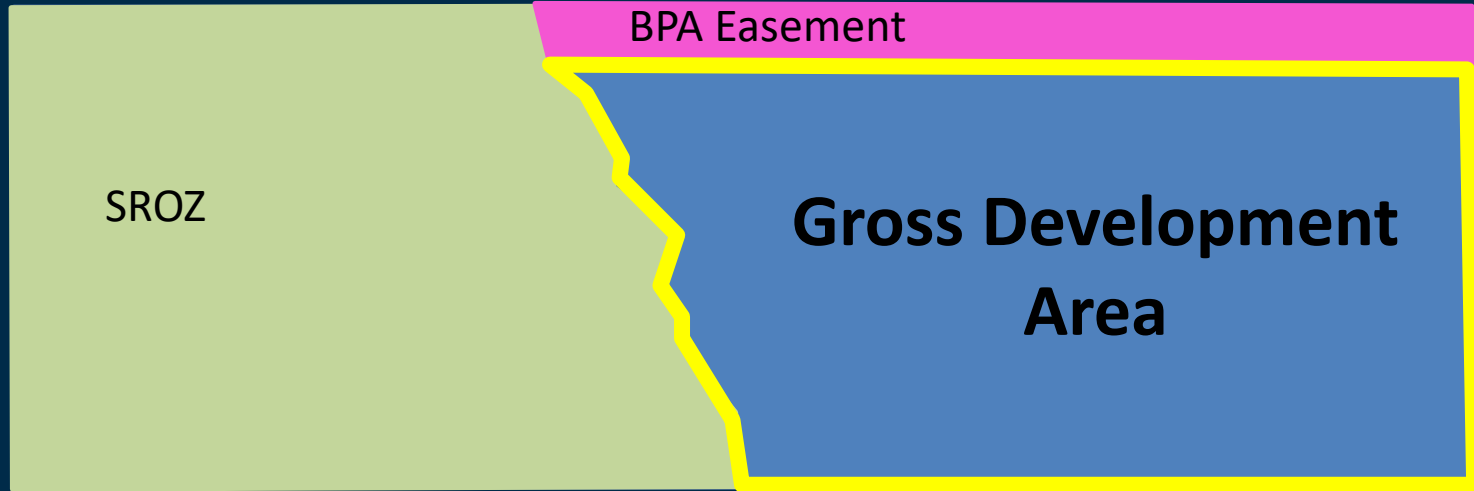
Proposed Conversion Table

Zoning Designation	Comprehensive Plan Map Density Range District*	Max Density per Acre	Min Density per Acre
PDR-1	0-1	1	0.8
PDR-2	2-3	3	2.4
PDR-3	4-5	5	4
PDR-4	6-7	7.5	6
PDR-5	10-12	12	9.6
PDR-6	16-20	20	16
PDR-7	Over 20	As approved by Zoning Order/Stage 1 Master Plan, at least 25	80% of Max Density

Density Calculations and Lot Size

How to clarify
calculation of allowed
density?

Calculating Density



Density Calculations and Lot Size

How to ensure “land
consuming requirements”
do not exceed available
land?

“Land Consuming Requirements”

Min. Density x **Min. Lot Size** +
Open Space Requirements + $>$ Available Land
Right-of-way dedication +
Stormwater treatment areas

Minimum Lot Size Proposed Changes

Zoning Designation	Minimum Lot Size (square feet) <i>(Current Code Italics)</i>
PDR-1	20,000 <i>(25,000)</i>
PDR-2	7,000 <i>(12,000)</i>
PDR-3	4,500 <i>(5,000)</i>
PDR-4	3,000 <i>(4,000)</i>
PDR-5	2,000 <i>(2,500)</i>
PDR-6	None <i>(none)</i>
PDR-7	None

Adjustments



1. Minimum Lot Size
20% of Lots by 20%
2. Open Space Area

Density Calculations and Lot Size

How to best present lot standards in the code?

Code Standards

Proposed Table Approach

Section 4.124.5. PDR-5:

The following standards shall apply in PDR-5 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- (.01) Average lot area per unit: 3,000 square feet.
- (.02) Minimum lot size: 2,500 square feet.
- (.03) Minimum density at build out: One unit per 4,000 square feet.

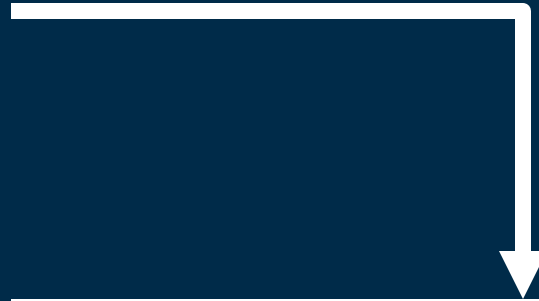
(.04) Other Standards:

- A. Minimum lot width at building line: Thirty (30) feet.
- B. Minimum street frontage of lot: Thirty (30) feet.
- C. Minimum Lot Depth: Sixty (60) feet.
- D. Setbacks: per Section 4.113(.03).
- E. Maximum height: Thirty-five (35) feet.
- F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.

(.05) Examples of development that is typically permitted (hypothetical 10-acre site):

- A. 108 town-house units on individual lots, or
- B. 145 dwelling units (any combination of multiple-family or single-family units).

x7



Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings ^c	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot ^A (feet)	Minimum Lot Depth (feet)	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 sf lot) 40/50 (more than 8000 up to 12000 sf lot) 45/55 (7000-8000 sf lot)	60/30	70	
PDR-3	4,500		50/60	40/40 ^B	60	
PDR-4	3,000		75/75	35/35 ^B	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA		75/75	30/30	60	

A. Lot frontage may be on a public street or approved, platted private drive.

B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.

C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations.



TOPIC AREA 2

OPEN SPACE REQUIREMENTS

Open Space Requirements

How much open
space?

Amount of Open Space



1/4 Acre

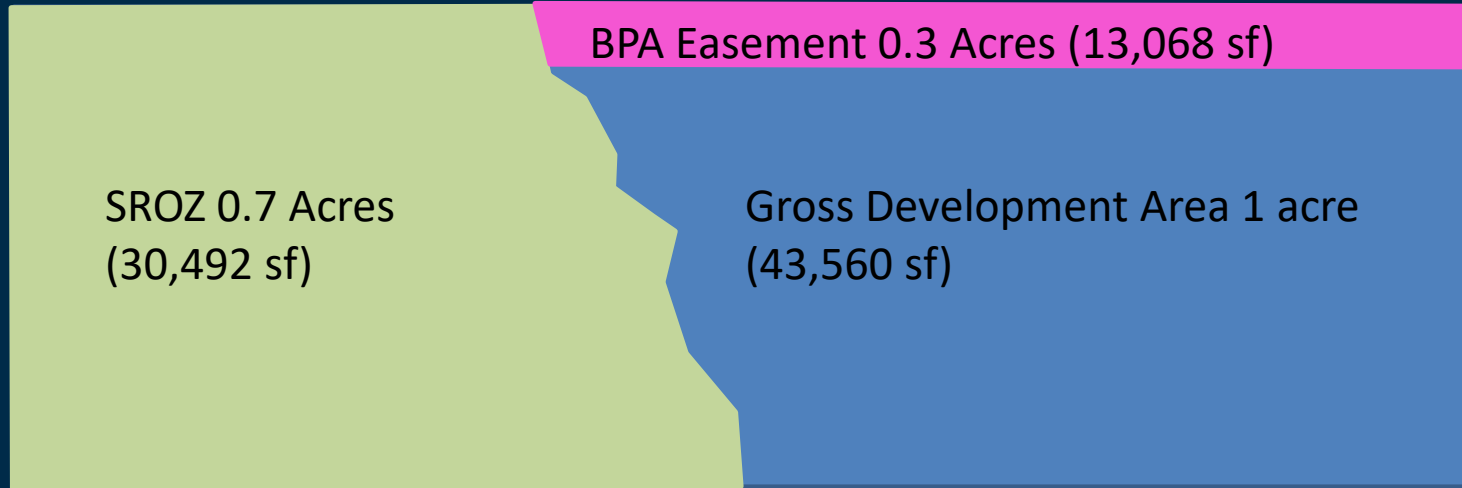


1/2 Acre



1 Acre

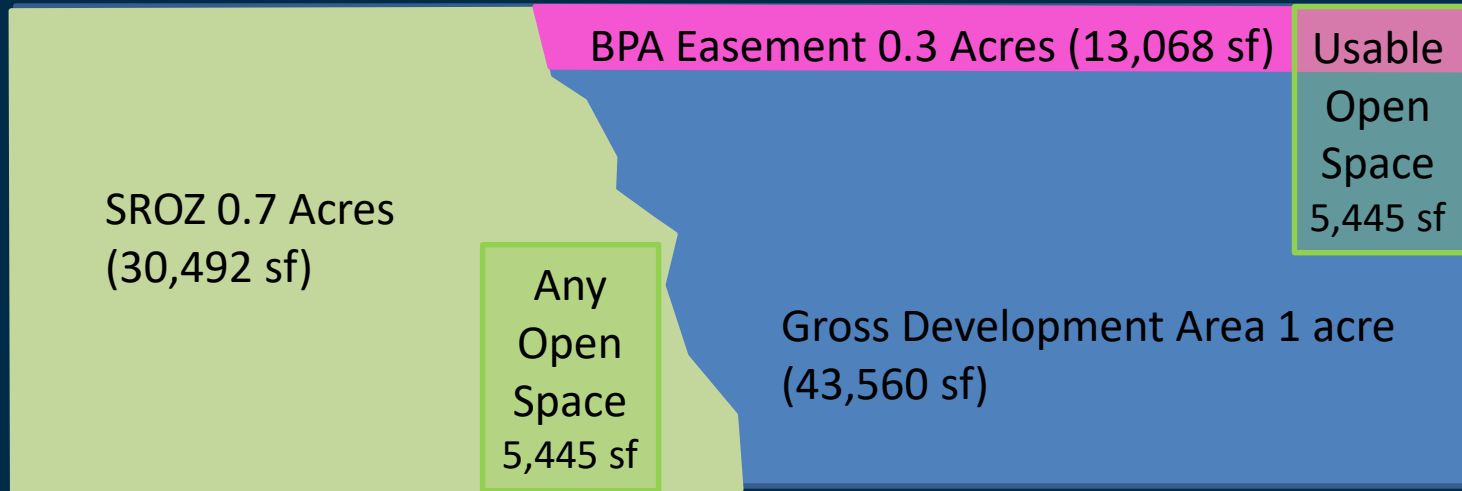
Amount of Open Space



Total open space required equal to 25% of Gross Development Area
 $1 \text{ acre} * 25\% = 0.25 \text{ acres (10,890 sf)}$

Half of open space required to be usable
 $0.25 \text{ acre} * 0.5 = 0.125 \text{ acres (5,445 sf)}$

Location of Open Space



Total open space required equal to 25% of Gross Development Area
 $1 \text{ acre} * 25\% = 0.25 \text{ acres (10,890 sf)}$

Half of open space required to be usable
 $0.25 \text{ acre} * 0.5 = 0.125 \text{ acres (5,445 sf)}$

Open Space Requirements

Does the open space
add value?

Required Characteristics

- Individual Open Space Minimum Size
- Professionally Designed Usable Open Space
- Connected wildlife habitat

Recent Updates

- Language emphasizing open space priority for adjustment process
- Half of 25% open space must be usable
- No private yards count as required open space
- SROZ language updates for clarity and consistency.

Recommendation

- Recommend adoption of updates to City Council

**AFFIDAVIT OF MAILING AND POSTING NOTICE OF
PUBLIC HEARING IN THE CITY OF WILSONVILLE**

STATE OF OREGON)

COUNTIES OF CLACKAMAS)
AND WASHINGTON)

CITY OF WILSONVILLE)

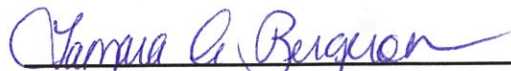
I, Tami Bergeron, do hereby certify that I am Administrative Assistant for the City of Wilsonville, Counties of Clackamas and Washington, State of Oregon, that the attached copy of Notice of Public Hearing are true copies of the originals of the following that I did cause to be mailed/displayed copies of such notice of said public hearing in the exact form hereto attached:

- Postcard notice; that on February 22, 2020, mailed to majority the listed property owners;
- Single-paged notice that was mailed on February 28, 2020 to the of affected agencies; and
- Single-paged notice that was sent to the Wilsonville Spokesman for publication in the February 19, 2020 newspaper issue.

Also, on March 3, 2020, a notice was posted at the following locations:

- City Hall, 29799 SW Town Center Loop, East, Wilsonville OR 97070
- Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville, OR 97070
- Library, 8200 SW Wilsonville Road, Wilsonville OR 97070
- City of Wilsonville Web Site
- Wilsonville Spokesman Journal

Witness my hand this 5th day of March 2020.

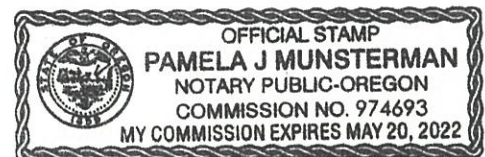


Tami Bergeron, Administrative Assistant

Acknowledged before me this 5th day of March 2020.



NOTARY PUBLIC STATE OF OREGON



Name	Company	Address	City	State	Zip
James Clark	BPA, Realty Department	2715 Tepper Lane	Keizer	OR	97303
	Chamber of Commerce	8565 SW Salish Lane	Wilsonville	OR	97070
City Planner	City of Canby	PO BOX 930	Canby	OR	97013
Planning Director	City of Sherwood	22560 SW Pine Street	Sherwood	OR	97140
Aquilla Hurd-Ravich	City of Tualatin	18880 SW Martinazzi Avenue	Tualatin	OR	97062
Mike McCallister	Clackamas Co. Transportation & Development	150 Beaver creek Road	Oregon City	OR	97045
Diane Taniguchi-Dennis	Clean Water Services	2550 SW Hillsboro Hwy.	Hillsboro	OR	97123
	Columbia Cable of Oregon	14200 SW Brigadoon Ct.	Beaverton	OR	97005
Bobbi Burton	Community Coordinator, Facilities Division	2575 Center Street, NE	Salem	OR	97310
Doug Young	Department of Corrections	2575 Center Street NE	Salem	OR	97310
John Lilly	Department of State Lands	775 Summer Street, NE	Salem	OR	97301-1279
Justin Wood, Assoc. Dir. of Gov. & Builder Rel.	Home Builders Associations	15555 SW Bangy Road, Suite 301	Lake Oswego	OR	97035
Jon Kloor, Gov. & Political Rel. Coord.	Home Builders Associations	15555 SW Bangy Road, Suite 301	Lake Oswego	OR	97035
Roseann Johnson	Home Builders Associations	15555 SW Bangy Road, Suite 301	Lake Oswego	OR	97035
Paulette Copperstone	Metro	600 NE Grand Avenue	Portland	OR	97233
Brian Harper	Metro	600 NE Grand Avenue	Portland	OR	97233
Anthony Buczec	Metro	600 NE Grand Avenue	Portland	OR	97233
Nina Carlson	NW Natural Gas	220 NW 2 nd Avenue	Portland	OR	97209

Attn: Development Review	ODOT Region 1	123 NW Flanders Street	Portland	OR	97209
District Manager	ODOT Region 2A	9200 SE Lawnfield Road	Clackamas	OR	97045
Gail Curtis	ODOT Region 1	123 NW Flanders Street	Portland	OR	97209
Seth Brunley	ODOT Region 1	123 NW Flanders Street	Portland	OR	97209
	Oregon Dept of Environ Quality	700 NE Multnomah Street, Suite 600	Portland	OR	97232
Bill Ferber, Region Manager	Oregon Water Resources Department	725 Summer Street, NE, Suite A	Salem	OR	97301
Brian Buswell	Portland General Electric	9480 SW Boeckman Road	Wilsonville	OR	97070
Steve Hursh	Portland General Electric	2213 SW 153rd Dr	Beaverton	OR	97006
	Sherwood School Dist Admin Office	23295 SW Main Street	Sherwood	OR	97140
Ben Baldwin	Tri-Met Project Planning Dept	4012 SE 17th Avenue	Portland	OR	97202
	Tualatin Valley Fire and Rescue	29875 SW Kinsman Road	Wilsonville	OR	97070
	Tualatin Valley Fire and Rescue	8445 SW Elligsen Road	Wilsonville	OR	97070
	Tualatin Valley Water District	1850 SW 170 th Ave.	Beaverton	OR	97005-4211
Frank Lonergan	United Disposal Services	10295 SW Ridder Road	Wilsonville	OR	97070
Andy Back	Wash. County Long Range Planning	155 N. First Avenue	Hillsboro	OR	97124
Dr. Kathy Ludwig	West Linn/Wilsonville School District 3JT	22210 SW Stafford Rd.	Tualatin	OR	97062
Tim Woodley	West Linn/Wilsonville School District 3JT	22210 SW Stafford Rd.	Tualatin	OR	97062

Bergeron, Tami

From: Bergeron, Tami
Sent: Thursday, February 27, 2020 10:20 AM
To: Hernandez, Brittany; Muldoon, Molly
Subject: Please Post - Residential Modernization PC Hearing
Attachments: PC PHN Residential Modernization 03.2020.pdf

Please find the attached Planning Commission Meeting Agenda for the upcoming Planning Commission Hearing on March 11, 2020 for Residential Zoning Standards LP20-0001. Please post in a public location within your building on Wednesday, March 4.

Also know that this information will also be available on our website later today.



Tami Bergeron

Administrative Assistant

503.570.1571 ▪ bergeron@ci.wilsonville.or.us

29799 SW Town Center Loop East, Wilsonville, OR 97070

www.ci.wilsonville.or.us

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

NOTICE OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

Residential Zoning Standards Modernization LP20-0001



Planning Commission:

On **Wednesday, March 11, 2020, beginning at 6:00p.m.**, the Wilsonville Planning Commission will hold a public hearing considering whether to recommend adoption of the **Amendments to the Comprehensive Plan and Development Code Modernizing Residential Zoning Standards (LP20-0001)** to the City Council. No additional mailed notice will be sent to you unless you either:

- Submit testimony or sign in at the Planning Commission hearing, or
- Submit a request, in writing or by telephone, to the Planning Division.

City Council:

The Wilsonville City Council is scheduled to hold a public hearing on the **Amendments to the Comprehensive Plan and Development Code Modernizing Residential Zoning Standards (LP20-0001)** on **April 20, 2020, at 7:00p.m.** after which it may make the final decision.

Oregon state law ORS 227.186. The City has not determined how or if this particular proposal will reduce or otherwise impact either the value or use of properties within Wilsonville. Any changes to permitted land uses may reduce or increase property values, depending on various factors. A written notice has been mailed to potentially impacted properties owners, as required by law.

The hearings will take place at **Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon**. A complete copy of the relevant file information, including the staff report, findings, and recommendations, will be available for viewing seven days prior to each public hearing at Wilsonville City Hall and at the Wilsonville Public Library.

Summary of Proposal:

The proposal updates zoning standards controlling how and where residential buildings and other improvements can be built. The proposed updates pertain primarily to the City's seven Planned Development Residential (PDR) Zones. The proposed updated standards are most applicable to about 63 acres of unbuilt and underbuilt land within the City limits. **The proposed updates will not apply to the Frog Pond residential area (Residential Neighborhood Zone) or Villebois residential areas (Village Zone) as these areas are not in PDR zones. The proposed updates also do not apply to existing neighborhoods, including those within PDR zones, unless a neighborhood is rebuilt on a large scale.**

The proposal addresses issues raised over the years of applying the zoning standards to the building of neighborhoods. The proposal focuses on clarifying how many housing units can be built on a given amount of land, clarifying the size of individual properties or lots and related standards, and clarifying the amount of parks, natural areas, and similar open spaces in neighborhoods. The proposal seeks to mirror the recently adopted standards for Frog Pond West (Residential Neighborhood Zone).

How to Comment: Oral or written testimony may be presented at the public hearing. Written comment on the proposal to be submitted into the public hearing record is welcome prior to the public hearings. To have your written comments or testimony distributed to the Planning Commission before the meeting, it must be received by 2 pm on **Tuesday, March 3, 2020**. Direct such written comments or testimony to: **Daniel Pauly AICP, Planning Manager** 29799 SW Town Center Loop East, Wilsonville, Oregon, 97070 pauly@ci.wilsonville.or.us, (503) 682-4960

Copies of the full draft plan is available from the Wilsonville Planning Department at the above address.

Note: *Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide qualified sign language interpreters and/or bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting. To obtain such services, please call Tami Bergeron at (503) 682-4960.*

Date of Planning Commission Meeting: **March 11, 2020**

Date Notice was posted: **March 4, 2020**

**NOTICE OF LEGISLATIVE PUBLIC HEARING
BEFORE THE PLANNING COMMISSION:**

**RESIDENTIAL ZONING STANDARDS MODERNIZATION
LP20-0001**

Planning Commission:

On **Wednesday, March 11, 2020, beginning at 6:00 p.m.**, the Wilsonville Planning Commission will hold a public hearing regarding adoption of the Residential Zoning Standards Modernization (Case File #**LP20-0001**). The Planning Commission will consider whether to recommend adoption to the City Council. No additional mailed notice will be sent to you unless you either:

- Submit testimony or sign in at the Planning Commission hearing, or
- Submit a request, in writing or by telephone, to the Planning Division.

City Council:

The Wilsonville City Council is scheduled to hold a public hearing on the **Amendments to the Comprehensive Plan and Development Code Modernizing Residential Zoning Standards (LP20-0001)** on **April 20, 2020, at 7:00p.m.** after which it may make the final decision.

Oregon state law ORS 227.186. The City has not determined how or if this particular proposal will reduce or otherwise impact either the value or use of properties within Wilsonville. Any changes to permitted land uses may reduce or increase property values, depending on various factors. A written notice has been mailed to potentially impacted properties owners, as required by law.

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The proposal updates zoning standards controlling how and where residential buildings and other improvements can be built. The proposed updates pertain primarily to the City's seven Planned Development Residential (PDR) Zones. The proposed updated standards are most applicable to about 63 acres of unbuilt and underbuilt land within the City limits. **The proposed updates will not apply to the Frog Pond residential area (Residential Neighborhood Zone) or Villebois residential areas (Village Zone) as these areas are not in PDR zones. The proposed updates also do not apply to existing neighborhoods, including those within PDR zones, unless a neighborhood is rebuilt on a large scale.**

The proposal addresses issues raised over the years of applying the zoning standards to the building of neighborhoods. The proposal focuses on clarifying how many housing units can be built on a given amount of land, clarifying the size of individual properties or lots and related standards, and clarifying the amount of parks, natural areas, and similar open spaces in neighborhoods. The proposal seeks to mirror the recently adopted standards for Frog Pond West (Residential Neighborhood Zone).

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Daniel Pauly, Planning Manager
29799 SW Town Center Loop East, Wilsonville, Oregon, 97070
pauly@ci.wilsonville.or.us, (503) 682-4960

Copies of the full draft plan is available from the Wilsonville Planning Department at the above address.

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6605 SE Lake Road, Portland, OR 97222
 PO Box 22109 Portland, OR 97269-2169
 Phone: 503-684-0360 Fax: 503-620-3433
 E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, SS I, Charlotte Allsop, being the first duly sworn, depose and say that I am the Accounting Manager of the **Wilsonville Spokesman**, a newspaper of general circulation, serving Wilsonville in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

**City of Wilsonville
 RESIDENTIAL ZONING STANDARDS MODERNIZATION
 LP20-0001
 Ad#: 152660**

A copy of which is hereto annexed, was published in the entire issue of said newspaper(s) for 1 week(s) in the following issue(s):
02/19/2020

Charlotte Allsop

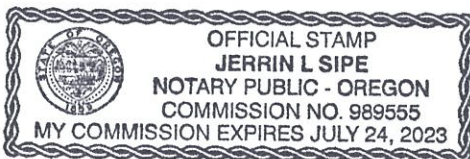
Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this 02/19/2020.

Jerrin L. Sipe

NOTARY PUBLIC FOR OREGON

Acct #: 108863
Attn: Tami Bergeron
 WILSONVILLE, CITY OF
 29799 SW TOWN CENTER LOOP E
 WILSONVILLE, OR 97070



**NOTICE OF LEGISLATIVE PUBLIC HEARING
 BEFORE THE PLANNING COMMISSION:
 RESIDENTIAL ZONING STANDARDS
 MODERNIZATION
 LP20-0001**

Planning Commission:

On **Wednesday, March 11, 2020, beginning at 6:00 p.m.**, the Wilsonville Planning Commission will hold a public hearing regarding adoption of the Residential Zoning Standards Modernization (Case File #LP20-0001). The Planning Commission will consider whether to recommend adoption to the City Council. No additional mailed notice will be sent to you unless you either:

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NOTICE OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION: Amendments to the Comprehensive Plan and Development Code Modernizing Residential Zoning Standards LP20-0001

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SERENITY LLC
6 FALSTAFF
LAKE OSWEGO OR 97035-1902

METOLIUS DRIVE LLC
12340 SW WILSONVILLE RD
WILSONVILLE OR 97070-9507

AAROE ELIZABETH A TRUSTEE
8181 SW EDGEWATER W
WILSONVILLE OR 97070-9480

ABBASZADEH AHMAD
30482 SW RUTH ST
WILSONVILLE OR 97070-8692

ABBOTT DONALD F & DONNA K
9996 SW FRENCH PRAIRIE RD
WILSONVILLE OR 97070-9432

ABERNATHY APRIL & MICHAEL J
28549 GREENWAY DR
WILSONVILLE OR 97070-7741

ABRAHAMSEN DARRYL ALAN TRUSTEE
7575 SW DOWNS POST RD
WILSONVILLE OR 97070-9472

ABRAHAMSON DAVID & KIMBERLEE J
29850 SW CAMELOT ST
WILSONVILLE OR 97070-7565

ACKERMAN CAROLYN J TRUSTEE
10885 SW MERLIN CT
WILSONVILLE OR 97070-8539

ACKERMAN ROBERT B
28341 SW MORGAN CT
WILSONVILLE OR 97070-6796

ACRES CHERYL
10592 SW COLEMAN LOOP S
WILSONVILLE OR 97070-5526

ADAMEK KATINA D & STANDLEY C
28549 SW CANYON CREEK RD S
WILSONVILLE OR 97070-7743

ADAMS ARLENE
30330 SW REBEKAH ST UNIT 6
WILSONVILLE OR 97070-6667

ADAMS CHARLES P TRUSTEE
15449 SW PARTRIDGE DR
LAKE OSWEGO OR 97035-3117

ADAMS DEBRA J TRUSTEE
31756 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7446

ADAMS DOUGLAS J & SIDNEY M
7695 SW THORNTON DR
WILSONVILLE OR 97070-6550

ADAMS HAZEL C TRUSTEE
32420 SW LAKE DR
WILSONVILLE OR 97070-7409

ADAMS MATTHEW TRUSTEE
10511 SW BROCKWAY DR
WILSONVILLE OR 97070-6588

ADAMS RANDALL J & KAREN VELDHUIZEN
30326 SW RUTH ST UNIT 57
WILSONVILLE OR 97070-6671

ADAMS ROBERT J TRUSTEE
12082 HAZEL PARK DR
OREGON CITY OR 97045-7124

ADAMS TOMMY E TRUSTEE
8515 SW METOLIUS LN
WILSONVILLE OR 97070-9780

ADAMS, NORMAN & LYNN
7662 SW WIMBLEDON CIR S
WILSONVILLE OR 97070-9469

ADANIA LAURA TRUSTEE
7920 SW FAIRWAY DR
WILSONVILLE OR 97070-6434

ADRIAN DAVE L & PATRICIA P
11218 SW CHAMPOEG CT
WILSONVILLE OR 97070-9597

AGA VIMAL M & MINI
28386 SW WAGNER ST
WILSONVILLE OR 97070-6783

AGIN GINA
27186 SW WOOD AVE
WILSONVILLE OR 97070-6538

AGUIAR ARTURO
30845 SW FIR AVE
WILSONVILLE OR 97070-9769

AHERN THOMAS M & NATALIE J
30406 SW RUTH ST UNIT 82
WILSONVILLE OR 97070-6678

AHLSTROM KURT R
28718 SW MEADOWS LOOP
WILSONVILLE OR 97070-8767

AHN KYO SHIN
21180 MAIN ST NE
AURORA OR 97002-9203

ALWEN JANE WESTBROOK TRUSTEE
31740 SW VILLAGE CREST CT
WILSONVILLE OR 97070-6453

AMADON WILLIAM H TRUSTEE
32013 SW VILLAGE CREST LN
WILSONVILLE OR 97070-8427

AMATO JEFF
8730 SW VALE CT
WILSONVILLE OR 97070-6246

AMES JUSTIN T
29460 SW VOLLEY ST UNIT 67
WILSONVILLE OR 97070-5438

AMH ROMAN TWO OR LLC
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-2148

AMMANN MARY M
PO BOX 1250
WILSONVILLE OR 97070-1250

ANDERSEN CHRISTOPHER B
29030 SW TOWN CENTER LP E STE 202
WILSONVILLE OR 97070-9490

ANDERSEN LARRY E
102 DICKINSON ST
PHILADELPHIA PA 19147-6108

ANDERSEN ROBERT L TRUSTEE
28516 SW WAGNER ST
WILSONVILLE OR 97070-6786

ANDERSON CAITLIN M & JEREMY M
10150 SW BRYTON CT
WILSONVILLE OR 97070-7573

ANDERSON ERIK F & JILL C
28571 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6838

ANDERSON GREGORY RYDER TRUSTEE
PO BOX 2065
LAKE OSWEGO OR 97035-0633

ANDERSON JAY R & SUSAN N GRAVES
32200 SW BOONES BEND RD
WILSONVILLE OR 97070-6417

ANDERSON JEAN R
30520 SW BOONES FERRY RD
WILSONVILLE OR 97070-7745

ANDERSON LARRY D & MARY L
20117 GRAND BANKS LN
PFLUGERVILLE TX 78660-7789

ANDERSON LINDA J
7005 SW COUNTRY VIEW CT W
WILSONVILLE OR 97070-7473

ANDERSON MARIA J & DANNY H
10857 SW MERLIN CT
WILSONVILLE OR 97070-8539

ANDERSON MARILYN J
32220 SW ESTATES POST RD
WILSONVILLE OR 97070-7450

ANDERSON MARK E & LISA M
29620 SW VOLLEY ST UNIT 48
WILSONVILLE OR 97070-6577

ANDERSON ROBERT B TRUSTEE
8422 SW ROGUE LN
WILSONVILLE OR 97070-6743

ANDERSON RONALD J TRUSTEE
31695 SW OLD FARM RD
WILSONVILLE OR 97070-8462

ANDERSON STEPHEN F CO-TRUSTEE
8590 SW MIAMI
WILSONVILLE OR 97070-9798

RENAISSANCE CANYON CRK N HOA
7661 SW THORNTON DR
WILSONVILLE OR 97070-6551

ANDRE JEFFREY A
31050 SW BOONES FERRY RD
WILSONVILLE OR 97070-6761

ANDREW JOSHUA
29495 SW GLACIER WAY
WILSONVILLE OR 97070-7558

ANDREWS JOHN R & JEAN L GAUMER
31025 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7414

ANDREWS TOM D TRUSTEE
6827 SW WHEATLAND RUN
WILSONVILLE OR 97070-7480

ANDRUS ROBYN
7232 SW LAKE BLUFF CT
WILSONVILLE OR 97070-9410

ANGLIN MICHAEL Z TRUSTEE
7120 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8459

ANKRUM KEVIN W & SHEREEN
10254 SW EVERGREEN CT
WILSONVILLE OR 97070-8556

ASH PARK HOA
12600 SW 72ND AVE #200
TIGARD OR 97223-8356

AUBE BRYAN T & CHRISTINE Q
28263 SW WAGNER ST
WILSONVILLE OR 97070-6784

AUEL KENDALL P & DEMETRA G
7850 SW CHAMPION CT
WILSONVILLE OR 97070-9471

AUFENTHIE STEVE TRUSTEE
31115 SW PAULINA CT
WILSONVILLE OR 97070-8529

AUFENTHIE TIMOTHY A & RENEE E
8660 SW ROGUE LN
WILSONVILLE OR 97070-9788

AUGUST JACOB
7525 SW WIMBLEDON CIR N
WILSONVILLE OR 97070-9468

AUKUM-CANYON CREEK APARTMENTS LLC
900 LARKSPUR LANDING CIR STE 100
LARKSPUR CA 94939-1759

AUSTIN GREG E
6623 SW STRATFORD CT
WILSONVILLE OR 97070-6787

AUSTIN J CRAIG & CHERYL FRENCH
10241 SW EVERGREEN CT
WILSONVILLE OR 97070-8555

AUTHIER NORMAN
31119 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-8526

AUTUMN PARK RENEWAL LP
2316 SE WILLARD ST
MILWAUKIE OR 97222-7740

AUXIER PATRICIA L TRUSTEE
32055 SW BOONES BEND RD
WILSONVILLE OR 97070-6413

AVERY LIDA
7528 SW WIMBLEDON CIR S
WILSONVILLE OR 97070-9469

AWBREY GLORIA R
28636 SW ASH MEADOWS BLVD UNIT 20
WILSONVILLE OR 97070-7800

AWDRY JULIAN & SUSAN
28664 SW CASCADE LOOP
WILSONVILLE OR 97070-8748

AZIZI ABDUL WASEEL & RUQIYA
BAKH TYAR
28620 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6850

BACKEBERG HARRY W & LINDA A
8015 SW WINCHESTER WAY
WILSONVILLE OR 97070-9421

BACKEN DAVID & REBECCA
31223 SW KENSINGTON DR
WILSONVILLE OR 97070-7530

BACON DAN & ELIZABETH ANNE
29669 SW YOUNG WAY
WILSONVILLE OR 97070-8579

BACON STEVEN G TRUSTEE
31071 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7416

BACON SUSANNA N TRUSTEE
7541 SW HONOR LOOP
WILSONVILLE OR 97070-8498

BADLEY DON
29860 HARVEST DR SW
ALBANY OR 97321-9416

BADRAN AHMED SHAWKY
28597 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6838

BAER MICHELLE
32550 SW LAKE POINT CT
WILSONVILLE OR 97070-6439

BAILEY DAVID S
29560 SW VOLLEY ST UNIT 53
WILSONVILLE OR 97070-7434

BAILEY RANDALL TRUSTEE
11223 SW MCKENZIE CT E
WILSONVILLE OR 97070-9589

BAIRD ROBERT & SHARON
31939 SW VILLAGE CREST LN
WILSONVILLE OR 97070-8427

BAKER DOROTHY
78499 IRON BARK DR
PALM DESERT CA 92211-2625

BAKER GERALD J & SUSAN H
31415 SW VILLAGE GREEN CT
WILSONVILLE OR 97070-6448

BAKER JERRY R & JEANIE C
7569 SW THORNTON DR
WILSONVILLE OR 97070-6555

BARRETT KEVIN M & RACHELLE M
10955 SW FLORES ST
WILSONVILLE OR 97070-7516

BARRETT ROBERT & SHIRLEY
7070 SW ARMITAGE CT
WILSONVILLE OR 97070-9401

BARRON GLORIA
PO BOX 941
WILSONVILLE OR 97070-0941

BARRY ERIN J & CHRISTOPHER L
31118 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-8526

BARRY SEAN P
10823 SW PARKVIEW DR
WILSONVILLE OR 97070-6591

BARSEGIAN TANIKA
6975 SW COUNTRY VIEW CT E
WILSONVILLE OR 97070-8474

BARSKEY STEVEN
28575 SW SANDALWOOD DR
WILSONVILLE OR 97070-8774

BARTEL CYNTHIA
30344 SW RUTH ST UNIT 62
WILSONVILLE OR 97070-6672

BARTEL JACOB & KIMBERLY OVERFIELD
7851 SW GRASS CT
WILSONVILLE OR 97070-9447

BARTHEL THOMAS
8305 SW CURRY DR UNIT C
WILSONVILLE OR 97070-8417

BARTHOLEMY MARK & ALISA
11380 SW PAULINA DR
WILSONVILLE OR 97070-8550

BARTHOLF JOHN
6770 SW MOLALLA BEND DR
WILSONVILLE OR 97070-6444

BARTLETT JAMES B & HEATHER M
31100 SW COUNTRY VIEW LOOP
WILSONVILLE OR 97070-8428

BARTON BRUCE K & ROSEMARY T
7290 SW WILSONVILLE RD
WILSONVILLE OR 97070-7749

BARTON DENNIS L & KATHIE L
32570 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8471

BASARABA THEODORE & BEVERLY
11255 SW CHURCHILL
WILSONVILLE OR 97070-9571

BASSETT KAREN J
28525 SW SANDALWOOD CT
WILSONVILLE OR 97070-8773

BATES THOMAS A
PO BOX 932
CANBY OR 97013-0932

BATES TIMOTHY & HEATHER
7727 SW BOECKMAN RD
WILSONVILLE OR 97070-7751

BATES WILLIAM L & SHARI L
8625 SW CARMEL CIR
WILSONVILLE OR 97070-9430

BATSON JULIE A
30534 SW RUTH ST
WILSONVILLE OR 97070-8693

BATTE ROBERT E & SANDRA E
32345 SW DEL MONTE DR
WILSONVILLE OR 97070-9431

BATTILEGA ANDREINA
11615 SW PREAKNESS
WILSONVILLE OR 97070-9567

BATTLES ERIC R & TAMARA L
7086 SW IRON HORSE ST
WILSONVILLE OR 97070-8878

BAUER WILLIAM LEE
11351 SW CHURCHILL
WILSONVILLE OR 97070-9572

BAUGH LARRY M & R KAY
32075 SW ARBOR LAKE DR
WILSONVILLE OR 97070-9415

BAUGHMAN MARILOU A TRUSTEE
27109 SW ADEN AVE
WILSONVILLE OR 97070-6559

BAUM FREDRICK & HEIDI
11442 SW FRENCH GLEN CT
WILSONVILLE OR 97070-8548

BAUMAN ROBERT & DENISE
6965 SW COUNTRY VIEW CT E
WILSONVILLE OR 97070-8474

BAUMGARNER J.L. & ELIZABETH T
7877 SW EDGEWATER E
WILSONVILLE OR 97070-9482

BENNETT MICHAEL S & CANDACE JO
29628 SW JACKSON WAY
WILSONVILLE OR 97070-7562

BENNETT SARA L
7959 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6426

BENNETT VIRGINNIA L CO-TRUSTEE
PO BOX 2177
WILSONVILLE OR 97070-2177

BENNETT WILLIAM & PAMELA
30966 SW SALMON LN
WILSONVILLE OR 97070-9790

BENNISH MICHAEL D TRUSTEE
32020 SW CYPRESS PT
WILSONVILLE OR 97070-9429

BENSON STEVEN C & LISA M BRICE
8525 SW WILSON LN
WILSONVILLE OR 97070-9737

BENTZ JANET ROSE
8400 SW CURRY DR UNIT B
WILSONVILLE OR 97070-8418

BENVENISTE MICHAEL
7366 SW IRON HORSE ST
WILSONVILLE OR 97070-8881

BERG MICHELLE & MARK TIPPIN
28498 SW WAGNER ST
WILSONVILLE OR 97070-6798

BERGER JOSHUA R & AMY E
28356 SW WAGNER ST
WILSONVILLE OR 97070-6783

BERGEVIN DUANE B TRUSTEE
312 DAVIS MOUNTAIN CIR
GEORGETOWN TX 78633-5728

BERGMAN ADRIENNE
10566 SW COLEMAN LOOP S
WILSONVILLE OR 97070-5526

BERGMANS HUBERT E & BARBARA J
9250 SW 4TH ST
WILSONVILLE OR 97070-6758

BERGQUIST WAYNE E TRUSTEE
28631 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6850

BERLIN ROBERT N & SHIRLEY
10864 SW MERLIN CT
WILSONVILLE OR 97070-8539

BERNAL JEANMARIE HOUSTON CO-
TRUSTEE
2274 OLIVE AVE
FREMONT CA 94539-5166

BERNAL MARISOL
6604 SW ESSEX CT
WILSONVILLE OR 97070-6790

BERNARD R M TRUSTEE
31530 SW VILLAGE GREEN CT
WILSONVILLE OR 97070-8426

BERNERT JOE
PO BOX 37
WILSONVILLE OR 97070-0037

BERNERT THOMAS L TRUSTEE
PO BOX 603
WILSONVILLE OR 97070-0603

BERON ENTERPRISES INC
18 INDEPENDENCE AVE
LAKE OSWEGO OR 97035-1401

BERRY MELINDA J & WILLIAM E
7360 SW BOUCHAINE CT
WILSONVILLE OR 97070-8867

BERRY MICHAEL D TRUSTEE
31460 SW ORCHARD DR
WILSONVILLE OR 97070-5537

BERTRAND PAUL N TRUSTEE
10320 SW ASHTON CIR
WILSONVILLE OR 97070-9532

BETTS GARY L & VIRGINIA L BLAKELOCK
10305 SW BRYTON CT
WILSONVILLE OR 97070-7574

BEYER CHERYL JANE
PO BOX 2863
WILSONVILLE OR 97070-2863

BHILARE PRADNYAN & VIDYA P
8702 SW VALE CT
WILSONVILLE OR 97070-6246

BILGER CORINA URSULA
31117 SW PAULINA CT
WILSONVILLE OR 97070-8529

BILUSAK BRYCE & RACHAEL GANT
11420 SW PAULINA DR
WILSONVILLE OR 97070-8527

BINGHAM CHRIS & NICHOLE
28669 SW GLENWOOD CIR
WILSONVILLE OR 97070-8758

BOECKMAN BETH
10290 SW EVERGREEN CT
WILSONVILLE OR 97070-8556

BOECKMAN CREEK CONDO OWNERS
1 NO MAILING ADDRESS
AVAILABLE

BOEHM MARTIN J & SUSAN A
28640 SW CRESTWOOD DR
WILSONVILLE OR 97070-8755

BOEHR DAVID I TRUSTEE
31262 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-7514

BOELEN TERESA A TRUSTEE
10220 SW BRYTON CT
WILSONVILLE OR 97070-9531

BOGUE CAYE R TRUSTEE
8413 SW LAFAYETTE WAY
WILSONVILLE OR 97070-9498

BOHARD ERIC K & JERRI L
30975 SW SALMON LN
WILSONVILLE OR 97070-9790

BOHN ROBIN A
11254 SW BELNAP CT
WILSONVILLE OR 97070-8587

BOHR TERRY L
8505 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8422

BOHRINGER WILLIAM
7580 SW FAIRWAY DR
WILSONVILLE OR 97070-6748

BOLDT GEORGE B
6590 SW MONTGOMERY WAY
WILSONVILLE OR 97070-9702

BOLEN DOLORES A TRUSTEE
7980 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6426

SCHROEDER BRUCE & MARY ANN L-TRUST
7662 SW HONOR LOOP
WILSONVILLE OR 97070-8499

BOMONT CHALLEN
8410 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8419

BOND JOSEPH PATRICK & JESSICA LEIGH
28485 SW MEADOWS LOOP
WILSONVILLE OR 97070-7706

BONINO TIMOTHY J & JUDITH M
32510 SW LAKE POINT CT
WILSONVILLE OR 97070-6439

BONN THEODORE J
10874 SW PARKWOOD LN
WILSONVILLE OR 97070-8531

BONNELL DION P & TERESA D PETRIE
29503 SW QUEENS CT
WILSONVILLE OR 97070-7512

BOOK TERRY R & MARIKATE
8043 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6428

BOONE DEBBIE & KEVIN R KILGORE
31523 SW WILDWOOD CT
WILSONVILLE OR 97070-5501

BOONE MARGARET A CO-TRUSTEE
PO BOX 2510
WILSONVILLE OR 97070-2510

BOOTH DIANE M TRUSTEE
7340 SW LAKESIDE LOOP
WILSONVILLE OR 97070-8479

BOOTHBY DARRIN F & MEGAN M
14905 SW WOODHUE ST
TIGARD OR 97224-1977

BOOZIER CHARLES W TRUSTEE
28531 SW CASCADE LOOP
WILSONVILLE OR 97070-7772

BORDNER JOAN LOUISE TRUSTEE
32400 SW LAKE DR
WILSONVILLE OR 97070-7409

BORGEN DARALYN W
28515 SW CASCADE LOOP
WILSONVILLE OR 97070-7773

BORGOY JOHN A & KAREN J
6815 SW DEVONSHIRE CT
WILSONVILLE OR 97070-8475

BORNSTEIN ANDREA Z & LARRY P
32685 SW LAKE POINT CT
WILSONVILLE OR 97070-6437

BORST TERRY L CO-TRUSTEE
7948 SW SACAJAWEA WAY
WILSONVILLE OR 97070-9423

BOSCH ROGER HEINZ
28389 SW WAGNER ST
WILSONVILLE OR 97070-6783

BRAY WILLIAM B TRUSTEE
7395 SW LAKE BLUFF CT
WILSONVILLE OR 97070-8466

BREHM CHRIS & ERIKA
29829 SW CAMELOT ST
WILSONVILLE OR 97070-7564

BRENCHLEY ESTATES OWNERS ASSOC
109 E 13TH ST STE 200
VANCOUVER WA 98660-3229

BARTEL J.R. & KIMBERLY OVERFIELD
7636 SW ARBOR GLEN CT
WILSONVILLE OR 97070-8468

BRENNEMAN JOHN D & JANET K
8031 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6428

BRESNAHAN DENNIS
10963 SW FLORES ST
WILSONVILLE OR 97070-8572

SAILORS P.M. & TRACY COLLIER
7666 SW ARBOR GLEN CT
WILSONVILLE OR 97070-8468

BREUNDERMAN MARY
31090 SW BOONES FERRY RD
WILSONVILLE OR 97070-6761

BRICKER NICHOLAS D & NANCY F
28160 SW CANYON CREEK RD
WILSONVILLE OR 97070-7742

BRIDGEMAN JOE DONAHUE & DEONA
LYNN
31057 SW SANDY CT
WILSONVILLE OR 97070-9752

BRIDGES CONSTANCE
29750 SW COURTSIDE DR #6
WILSONVILLE OR 97070-7485

BRIDGES JUDITH ANN TRUSTEE
8645 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8435

BRIN JACQUELINE KLEIN
28755 SW CASCADE LOOP
WILSONVILLE OR 97070-8749

BRINSER MELISSA
9580 AUTRY FALLS DR
ALPHARETTA GA 30022-3205

BRITCLIFFE MARK & DARLA
9155 SW 4TH ST
WILSONVILLE OR 97070-9742

BRITSCH JEROME W CO-TRUSTEE
28477 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6840

BRITSCH TYLER
7105 SW IRON HORSE ST
WILSONVILLE OR 97070-8879

BRITT DANIELLE & JAMES
28659 SW CANYON CREEK RD S
WILSONVILLE OR 97070-7743

BRITT RODERICK GENE CO-TRUSTEE
PO BOX 3618
WILSONVILLE OR 97070-3618

BROADIE BRIAN & COURTNEY
7094 SW CEDAR POINTE DR
WILSONVILLE OR 97070-7850

BROBST DOUG F & SARAH E
4101 MILTON WAY
LIVERMORE CA 94551-0117

BROCK CLIFFORD L & JOAN L
7584 SW HONOR LOOP
WILSONVILLE OR 97070-8498

BROCK TIMOTHY & JULIANNE
28208 SW WAGNER ST
WILSONVILLE OR 97070-6784

BROGREN DAVID C & SHAE S
28668 SW GLENWOOD CIR
WILSONVILLE OR 97070-8758

BRONSON SHANNON IDA
6601 SW LANDOVER DR
WILSONVILLE OR 97070-6799

BROOKS BRYAN
11128 SW FLORES ST
WILSONVILLE OR 97070-8571

BROOKS STEVEN L TRUSTEE
10200 SW BRYTON CT
WILSONVILLE OR 97070-9531

BROOKSHIRE SHARON F
32425 SW BOONES BEND RD
WILSONVILLE OR 97070-6420

BROSE SCOTT A
10393 SW FRANKLIN LN
WILSONVILLE OR 97070-5521

BROWN DANIEL E & MARY F
30725 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9745

BUDROE JEAN
10987 SW MATZEN DR
WILSONVILLE OR 97070-8575

BUHROW WILLIAM C JR & DONNA K
28511 SW CASCADE LOOP
WILSONVILLE OR 97070-7774

BUKSAR DOANE J & LAURA M
11663 SW JAMAICA
WILSONVILLE OR 97070-9563

ALEXANDER K.L. & SHELDON ALAN
7656 SW HONOR LOOP
WILSONVILLE OR 97070-8499

BUNCH KYLE EDMUND & RACHAEL RUTH
10441 SW FRANKLIN LN
WILSONVILLE OR 97070-5516

BUNN PAUL E & KATHERINE A KUBICK
7251 SW LYNNWOOD CT
WILSONVILLE OR 97070-8763

BURDA BARBARA TRUSTEE
7450 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8497

BURDG DAVID
10896 SW ARTHUR CT
WILSONVILLE OR 97070-8535

BURDICK COURTNEY
31045 SW NEHALEM CT
WILSONVILLE OR 97070-9736

BURDON MARCIA L
28740 SW PARKWAY AVE UNIT C6
WILSONVILLE OR 97070-9765

BURGE GERALD G TRUSTEE
8515 SW CURRY DR UNIT A
WILSONVILLE OR 97070-5413

BURGUS HAROLD STEVEN
8455 SW LAFAYETTE WAY
WILSONVILLE OR 97070-9498

BURHOP MOLLY A
27249 SW ADEN AVE
WILSONVILLE OR 97070-6560

BURKE DENNIS & LISA
10895 SW PARKWOOD CT
WILSONVILLE OR 97070-8532

BURKE PATRICIA
20752 SW 104TH AVE
TUALATIN OR 97062-8802

DINH A.N. & TRANG XUAN LE-DINH
7655 SW THORNTON DR
WILSONVILLE OR 97070-6551

BURLEY JARID A & KATIE M
30870 SW BOONES FERRY RD
WILSONVILLE OR 97070-6762

BURNETT SARA E & IAN
27146 SW WOOD AVE
WILSONVILLE OR 97070-6535

BURNS JANET M
7125 SW HIGHLAND CT
WILSONVILLE OR 97070-8761

BURNS JEROME A TRUSTEE
31555 SW VILLAGE GREEN CT
WILSONVILLE OR 97070-8426

BURNS KATHLEEN
29700 SW COURTSIDE DR APT 24
WILSONVILLE OR 97070-5433

BURNS KIM J
31025 SW BOONES FERRY RD
WILSONVILLE OR 97070-6761

BURNSIDE EDWARD K TRUSTEE
7440 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8497

BURNS-SMITH LESLYE C & LARRY SMITH
28549 SW ASH MEADOWS BLVD UNIT 5
WILSONVILLE OR 97070-7801

BURR TIMOTHY ROBERT
14074 SW GLASTONBURY LN
TIGARD OR 97224-1998

BURRELL JOHN E III & P A VAVERKA-
BURRELL
7260 SW LAKE BLUFF CT
WILSONVILLE OR 97070-8465

BURRELL PAUL E & MARTHA R
7257 SW IRON HORSE ST
WILSONVILLE OR 97070-8880

BURRELL STEPHEN & KATHLEEN
31750 SW VILLAGE CREST LN
WILSONVILLE OR 97070-6449

BURROW JOHN C
5200 MEADOWS RD STE 150
LAKE OSWEGO OR 97035-0066

BURTNEY GRETCHEN
2130 SW PATTULO WAY
WEST LINN OR 97068-9324

CANALS LUCIA
28615 SW ASH MEADOWS BLVD UNIT 7
WILSONVILLE OR 97070-7803

CANFIELD THEODORE K & ELISABETH
7375 SW EAST LAKE CT
WILSONVILLE OR 97070-8457

CANJA SAFRON S CO-TRUSTEE
32415 SW ESTATES POST RD
WILSONVILLE OR 97070-7448

CANYON CK MEADOW HMOOWNER ASN
5000 SW MEADOWS RD #151
LAKE OSWEGO OR 97035-2229

CARBIS ROBERT K & NANCY E
8230 SW MAXINE LN UNIT 55
WILSONVILLE OR 97070-7783

CARDER W.L. TRUSTEE
7774 SW VLAHOS DR
WILSONVILLE OR 97070-9497

CARLETON CHRISTOPHER P & VALERIE
32270 SW ARMITAGE RD
WILSONVILLE OR 97070-7453

CARLEY ANITA L & WILLIAM W
28635 SW ROGER BLVD UNIT 70
WILSONVILLE OR 97070-7779

CARLSON ANTHONY E & ASHLEY B
28525 SW MEADOWS LOOP
WILSONVILLE OR 97070-8765

CARLSON DAVID S & JOAN S
7564 SW VLAHOS DR
WILSONVILLE OR 97070-9496

CARLSON JAMES & DEBBIE GARRETT
7108 SW BOUCHAINE ST
WILSONVILLE OR 97070-8856

CARLSON JERRY A CO-TRUSTEE
7100 SW ARBOR LAKE DR
WILSONVILLE OR 97070-6411

SUMNER S.S. & T.D. WATKINSON-SUMNER
7670 SW VILLAGE GREENS CIR
WILSONVILLE OR 97070-8401

CARMAN LISA A & BRYCE D
10968 SW MATZEN DR
WILSONVILLE OR 97070-8575

KHATCHOUI N. & J WINKLER-KHATCHOUI
7681 SW THORNTON DR
WILSONVILLE OR 97070-6551

CARDER W.L. CO-TRUSTEE
7635 SW FAIRWAY DR
WILSONVILLE OR 97070-8739

CARNEY PATTY M
30424 SW RUTH ST UNIT 83
WILSONVILLE OR 97070-6679

CARNINE STEVEN W TRUSTEE
32165 SW EAST LAKE PT
WILSONVILLE OR 97070-8455

CARPENTER CASEY A
31405 SW KENSINGTON DR
WILSONVILLE OR 97070-7818

CARPENTER KENNETH J & DEBI M
32062 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9596

ESPINOZA V.T. & JAIME E MURILLO
7751 SW THORNTON DR
WILSONVILLE OR 97070-6546

CARR SHARON F
7234 SW LAKE CT
WILSONVILLE OR 97070-7412

CARRILLO ROBERT THOMAS & LETICIA
8735 SW CURRY DR UNIT A
WILSONVILLE OR 97070-5425

CARROLL DANIEL C
30734 SW KENSINGTON DR
WILSONVILLE OR 97070-7527

CARROLL TODD & JAMIE
6987 SW CEDAR POINTE LN
WILSONVILLE OR 97070-7856

CARSKADON BRIAN & ARLENE H
31401 SW OLYMPIC DR
WILSONVILLE OR 97070-5534

CARTER KEVIN C & BETHANY M
10671 SW EDGEWOOD CT
WILSONVILLE OR 97070-5512

CARTER KEVIN C TRUSTEE
7902 SW CINNABAR ST
WILSONVILLE OR 97070-6844

CARUSO SAMUEL JOSEPH A TRUSTEE
31394 SW OLYMPIC DR
WILSONVILLE OR 97070-5533

CARY JOHN P & SUSAN L
7062 SW IRONWOOD CT
WILSONVILLE OR 97070-8473

CHARBONNEAU COUNTRY CLUB
32000 SW CHARBONNEAU DR
WILSONVILLE OR 97070-7460

CHARBONNEAU GOLF CLUB INC
32020 SW CHARBONNEAU DR
WILSONVILLE OR 97070-7460

CHARBONNEAU HOMEOWNERS ASSN
32000 SW CHARBONNEAU DR
WILSONVILLE OR 97070-7460

CHARBONNEAU VII HMOWN ASSOC
32000 SW CHARBONNEAU DR
WILSONVILLE OR 97070-7460

CHASE ARNOLD W & JUDITH A
29510 SW KINGS CT
WILSONVILLE OR 97070-8536

CHASE MICHELLE L
28740 SW PARKWAY AVE UNIT A3
WILSONVILLE OR 97070-9764

CHASE RICHARD W & DIANA L
28440 SW MEADOWS LOOP
WILSONVILLE OR 97070-8764

CHASE SCOTT & LESLIE C
28625 SW SANDALWOOD DR
WILSONVILLE OR 97070-8775

CHATTOPADHYAY SANDIP CO-TRUSTEE
7541 SW THORNTON DR
WILSONVILLE OR 97070-6555

CHAY SONIA
29720 SW COURTSIDE DR UNIT 55
WILSONVILLE OR 97070-7484

CHEN HUA
30596 SW RUTH ST
WILSONVILLE OR 97070-8882

CHEN MARGARET YING TING
10841 SW PARKWOOD LN
WILSONVILLE OR 97070-7510

CHEN MING
4064 ORCHARD DR
LAKE OSWEGO OR 97035-2406

CHEN NICHOLAS & LAURIE
8324 SW MAXINE LN UNIT 44
WILSONVILLE OR 97070-7782

CHERNENKOFF NADYA & CRISTIAN MUSAT
28441 SW MEADOWS LOOP
WILSONVILLE OR 97070-8764

CHERVIN KATHRYN H TRUSTEE
8075 SW WINCHESTER WAY
WILSONVILLE OR 97070-9421

CHIKRIZOV VITALY V & R. CHIKRIZOVA
10889 SW MERLIN CT
WILSONVILLE OR 97070-8539

CHILBERG CHRIS W TRUSTEE
PO BOX 1741
LAKE OSWEGO OR 97035-0578

CHILLI LLC
10260 SW BROOKSIDE CT
TIGARD OR 97223-5135

CHIOVARO JOSEPH C & AMY L
28378 SW WAGNER ST
WILSONVILLE OR 97070-6783

CHIZUM JEANENNE
32170 SW BOONES BEND RD
WILSONVILLE OR 97070-6415

CHONG CHRIS & KIRSTEN
599 S LIESER RD
VANCOUVER WA 98664-2215

CHORUBY LARRY N TRUSTEE
14076 SW BENCHVIEW TER
TIGARD OR 97224-1590

CHRISMAN DEVELOPMENT & MGMT INC
PO BOX 490
ENTERPRISE OR 97828-0490

CHRISS MARK S
25350 SW GARDEN ACRES RD
SHERWOOD OR 97140-9562

CHRISTENSEN ALEC
7710 SW TOURNAMENT CT
WILSONVILLE OR 97070-9451

CHRISTENSEN KARI M & ERIC A
28069 SW WAGNER ST
WILSONVILLE OR 97070-6785

CHRISTENSEN MEGAN F & MATTHEW B
30955 SW KENSINGTON DR
WILSONVILLE OR 97070-7528

CHRISTENSEN RANDALL T TRUSTEE
31343 SW VILLAGE GREEN CT
WILSONVILLE OR 97070-6447

CHRISTIANSEN DAVID A
8415 SW CURRY DR UNIT D
WILSONVILLE OR 97070-5405

COCHRAN SUSAN L TRUSTEE
29099 SW COURTSIDE DR
WILSONVILLE OR 97070-6463

COCKMAN CRAN DALE & ROZZANA
10160 SW EVERGREEN CT
WILSONVILLE OR 97070-8554

COEN JOHN J & CATHERINE J
7525 SW SCHROEDER WAY
WILSONVILLE OR 97070-9574

COFFIN COLLEEN M
30825 SW FIR AVE
WILSONVILLE OR 97070-9769

COHEN JONATHAN W & TRACY LEE
28425 SW HIGHLAND CIR
WILSONVILLE OR 97070-8760

COHEN NATALIE & NEIL
10975 SW PRESTWICK CT
WILSONVILLE OR 97070-5509

COHN PHILLIP A
23325 SW STAFFORD RD
TUALATIN OR 97062-6786

COLBY CAMERON J
10437 LINDBERG AVE #3000
JBER AK 99506-2600

COLE KATHRYN MAE
32205 SW BOONES BEND RD
WILSONVILLE OR 97070-6416

COLE ROBERT W & DIANNE J
7522 SW HONOR LOOP
WILSONVILLE OR 97070-8498

COLE SHERRIE
7085 SW MOLALLA BEND RD
WILSONVILLE OR 97070-7439

COLEMAN LINDA TRUSTEE
7510 SW THORNTON DR
WILSONVILLE OR 97070-6558

COLEMAN MICHAEL & CHANA
7709 SW EMERY CIR
WILSONVILLE OR 97070-6562

COLEMAN SUSAN K
7500 SW LAKESIDE LOOP
WILSONVILLE OR 97070-8480

COLLETT WENDY
7564 SW WIMBLEDON CIR N
WILSONVILLE OR 97070-6401

COLLINGHAM JEFF D & MICHELE M
10172 SW EVERGREEN CT
WILSONVILLE OR 97070-8554

COLLINS JAMES T
28571 SW CASCADE LOOP
WILSONVILLE OR 97070-8747

COLLINS VICTOR C TRUSTEE
28897 SW CRESTWOOD DR
WILSONVILLE OR 97070-8753

COLLITON KELLY M
2337 W LONGFELLOW AVE
SPOKANE WA 99205-1467

COLSON DEVON & JAMIE
7545 SW SCHROEDER WAY
WILSONVILLE OR 97070-9574

SCOTT-PLAVALA P.L. & E J PLAVALA
7750 SW SUMMERTON ST
WILSONVILLE OR 97070-6887

COMBES DANIEL & LAURA
95-1041 KUAULI ST #70
MILILANI HI 96789-4943

CONDON ROBERT J & LINDA R
7250 SW MEADOWS CT
WILSONVILLE OR 97070-5762

CONNIRY MATTHEW J & ASHLEY M
30590 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9739

CONOVER SHEA RUE TRUSTEE
5232 SW BUDDINGTON ST
PORTLAND OR 97219-7374

CONROY TREVOR D & JENNIFER L
28685 SW CRESTWOOD DR
WILSONVILLE OR 97070-7729

CONTI NANCY J
7711 SW ARBOR GLEN CT
WILSONVILLE OR 97070-8468

CONVERSE MELINDA K
28615 SW ASH MEADOWS BLVD UNIT 9
WILSONVILLE OR 97070-7812

CONWAY STEVEN A
7211 SW LAKE BLUFF CT
WILSONVILLE OR 97070-9410

CONWAY THOMAS E & CHERYL M
PO BOX 2402
TUALATIN OR 97062-2402

COWGER TY R
30765 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9745

COX CODY L & WANDA G
28525 SW CASCADE LOOP
WILSONVILLE OR 97070-7773

COX JAMES A
1530 RAINIER RD
WOODBURN OR 97071-2313

COX RONALD E & DEBRA A
30950 SW BOONES FERRY RD
WILSONVILLE OR 97070-9746

COYER LESTER A
11239 SW MCKENZIE CT E
WILSONVILLE OR 97070-9589

CPE CLAIRMONT LLC
25 NW 23RD PL STE 6
PORTLAND OR 97210-5580

CRAFT ROBERT M TRUSTEE
28590 SW SANDALWOOD DR
WILSONVILLE OR 97070-8774

CRAGHEAD LINDA RAE
27425 SW COPPER CREEK LOOP
WILSONVILLE OR 97070-6561

CRAMER THOMAS D & SANDRA L
29749 SW LANCELOT LN
WILSONVILLE OR 97070-8552

CRAWFORD JANET L
32625 SW LAKE POINT CT
WILSONVILLE OR 97070-6442

CRAWFORD JOSEPH V & SONIA H
10883 SW ARTHUR CT
WILSONVILLE OR 97070-8535

CRAWFORD SHANE M & STACIA J
29715 SW JACKSON WAY
WILSONVILLE OR 97070-8510

CRESSY TROY
8040 SW FAIRWAY DR
WILSONVILLE OR 97070-6431

CREW JOAN M
8510 SW CURRY DR UNIT D
WILSONVILLE OR 97070-5409

CREW ROBERTA L & WILLIAM L
8605 SW ROGUE LN
WILSONVILLE OR 97070-9788

CREWS JORDAN N & CRYSTAL ANN SPEAR
11260 SW CHANTILLY
WILSONVILLE OR 97070-9568

CRISTANCHO MARIO RENE TRUSTEE
32145 SW EAST LAKE PT
WILSONVILLE OR 97070-9414

CROCKER ROBB
27827 SW GRAHAMS FERRY RD
SHERWOOD OR 97140-8419

CRONKRITE JOHN R & TRACI F
8004 SW EDGEWATER E
WILSONVILLE OR 97070-9484

CROSBY PETER G & DARLENE M
7255 SW FOUNTAIN LAKE DR
WILSONVILLE OR 97070-7411

CROSBY STEVEN SCOTT & LEIGH ANN
30872 SW ORCHARD DR
WILSONVILLE OR 97070-7535

CROSS TERRY W
29620 SW VOLLEY ST UNIT 44
WILSONVILLE OR 97070-6577

CROSSE GLENN & MARY
31542 SW ORCHARD DR
WILSONVILLE OR 97070-5503

CROUCH KELLY M & JANET
10862 SW PARKWOOD LN
WILSONVILLE OR 97070-8531

CROWDER CHRISTOPHER & LESLIE
7523 SW WIMBLEDON CIR N
WILSONVILLE OR 97070-9468

CROWE JOAN M
7535 SW HONOR LOOP
WILSONVILLE OR 97070-8498

CROWLEY KENNETH C & TERRI L
6813 SW WESTCHESTER CT
WILSONVILLE OR 97070-7481

CROWLEY TIMOTHY N & DONIELLE L
29054 SW SAN REMO AVE
WILSONVILLE OR 97070-7376

CRUCCHIOLA ROBERT B
7130 SW MONTGOMERY WAY
WILSONVILLE OR 97070-6737

CRUFT STEPHEN E & ELKE
31233 SW EDGEWATER PL
WILSONVILLE OR 97070-6407

DANFORD MARGARET JEAN & W ERIC
31680 SW VILLAGE CREST CT
WILSONVILLE OR 97070-8476

DANIELS RANDALL W & DENISE
31080 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9595

DANIELSON RANDALL M & TERI F
9220 SW BARBUR BLVD STE 119
PORTLAND OR 97219-8878

DARROW MAUREEN
8427 SW LAFAYETTE WAY
WILSONVILLE OR 97070-9498

DART KEITH B TRUSTEE
8565 SW MIAMI
WILSONVILLE OR 97070-9798

DAVENPORT MARK R & DEBORAH L
11655 SW PREAKNESS
WILSONVILLE OR 97070-9567

DAVEY FRANCIS A & MARY V
7067 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8458

DAVIDSON DEVIN & ELISABETH
8745 SW WILSON LN
WILSONVILLE OR 97070-6730

DAVIDSON LAURA E
7581 SW VLAHOS DR
WILSONVILLE OR 97070-9496

DAVIES NICHOLAS & KARI
7474 SW BOUCHAINE CT
WILSONVILLE OR 97070-8868

DAVIS CHRISTIN
11200 SW CHAMPOEG CT
WILSONVILLE OR 97070-9597

DAVIS DIANNA L
29650 SW COURTSIDE DR UNIT 16
WILSONVILLE OR 97070-7482

DAVIS JEREMY JAMES & CHRISTIE MAY
27380 SW COPPER CREEK LOOP
WILSONVILLE OR 97070-6549

DAVIS JOHN C & SARAH B
10857 SW GLENBROOK CT
WILSONVILLE OR 97070-6592

DAVIS KATIE & JON TSUTSUI
29785 SW MONTEBELLO DR
WILSONVILLE OR 97070-9533

DAVIS MATTHEW & MICHELLE
10510 SW BROCKWAY DR
WILSONVILLE OR 97070-6588

DAVIS MICHAEL W & BARBARA F
32320 SW ESTATES CT N
WILSONVILLE OR 97070-8409

DAVIS RANDALL C
7770 SW TOURNAMENT CT
WILSONVILLE OR 97070-9451

DAVIS RICHARD A & MONICA G
7576 SW VLAHOS DR
WILSONVILLE OR 97070-9496

DAVIS RICHARD C & MELISSA S
30599 SW ROSE LN
WILSONVILLE OR 97070-9703

DAVIS SARAH M
29455 SW TETON WAY
WILSONVILLE OR 97070-8501

DAVIS VERNE A
7435 SW GREENS VIEW CT
WILSONVILLE OR 97070-9405

DAY CHRISTOPHER L & CARA M PEPPER
10885 SW PRESTWICK CT
WILSONVILLE OR 97070-5508

DAY DREAM RVR EST HMOWNRS
PO BOX 957
WILSONVILLE OR 97070-0957

DAY JOHN ALAN & CATHERINE M
28028 SW WAGNER ST
WILSONVILLE OR 97070-6785

DAY SUSAN J
29532 SW YOSEMITE ST
WILSONVILLE OR 97070-8506

DEAHL RAND P & TRACIE L
30757 SW ORCHARD DR
WILSONVILLE OR 97070-7535

DEAN JEFFREY L & GRETCHEN
7460 SW BOUCHAINE CT
WILSONVILLE OR 97070-8868

DEAN RONALD E JR & TRACY L
31413 SW OLYMPIC DR
WILSONVILLE OR 97070-5535

DEANS ANNE A
32080 SW BOONES BEND RD
WILSONVILLE OR 97070-6413

DEVER SHAW W & LINDSAY A POND
28300 SW MCGRAW AVE
WILSONVILLE OR 97070-6886

DEVILLE ROGER P & JUDITH E
PO BOX 1862
WILSONVILLE OR 97070-1862

DEVINCENZI CHRISTOPHER E & S J
28793 SW MEADOWS LOOP
WILSONVILLE OR 97070-8767

DEVORE RYAN & DEBORAH
10725 SW WILSONVILLE RD
WILSONVILLE OR 97070-9502

DEVRIES ROBERT B & CLAUDIA D
32220 SW ARMITAGE PL
WILSONVILLE OR 97070-8411

DEWAELE JEOFFREY X
28620 TERRENE LN
WILSONVILLE OR 97070-7714

DEWALD CLIVE E & JUDY K
32335 SW ARMITAGE RD
WILSONVILLE OR 97070-9403

DEWITT ROBERT S
1307 W 3RD AVE
CORSICANA TX 75110-4454

DEYOUNG NICHOLAS A
7120 SW HIGHLAND CT
WILSONVILLE OR 97070-8761

DICENZO GARY DAVID & CYNTHIA LEE
32505 SW LAKE POINT CT
WILSONVILLE OR 97070-6441

DICK FAMILY TRUST
32655 SW LAKE POINT CT
WILSONVILLE OR 97070-6437

DICKEY CAROL BONDS TRUSTEE
6107 SW MURRAY BLVD #426
BEAVERTON OR 97008-4421

TORRES-ROBLES J&C ARRANAGA-PICHARDO
7824 SW VILLAGE GREENS CIR
WILSONVILLE OR 97070-9467

DIEDERICH DAVID A
29625 SW LANCELOT LN
WILSONVILLE OR 97070-8551

DIEHL ROBERT & ALICE ANNE
31424 SW OLYMPIC DR
WILSONVILLE OR 97070-5535

MILLS H.S. & MARLENE SUE
7733 SW ARBOR GLEN CT
WILSONVILLE OR 97070-8469

DILBECK RONALD A TRUSTEE
2010 EAGLE CREST
WEST LINN OR 97068-4906

DILLENBURGER KARIN
4405 SW TUNNELWOOD ST
PORTLAND OR 97221-3750

DILLIN JOHN F JR
31392 SW KENSINGTON DR
WILSONVILLE OR 97070-7531

DILLMAN ERIC MILLER & GAYLE LEE
10908 SW ROLAND CT
WILSONVILLE OR 97070-8533

DILTZ WILLIAM K TRUSTEE
31533 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-8453

ESPINOZA V.T. & J.E. MURILLO
7658 SW VILLAGE GREENS CIR
WILSONVILLE OR 97070-8401

DINH A.N. & TRANG XUAN LE-DINH
8645 SW VALE CT
WILSONVILLE OR 97070-6245

DINH JESSICA B & DAT T DUONG
7040 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8871

DINNEL VICKIE LYNN
8405 SW CURRY DR UNIT B
WILSONVILLE OR 97070-8420

DITTO DAVID J
32048 SW GUISS WAY
WILSONVILLE OR 97070-8570

DIVINE LINDA
7926 SW EDGEWATER E
WILSONVILLE OR 97070-9483

DIXON NOELANI
31233 SW CHIA LOOP
WILSONVILLE OR 97070-7805

DOBERT PETER F TRUSTEE
32275 SW ARBOR LAKE DR
WILSONVILLE OR 97070-9406

DOBLIE JEREMY S
7324 SW BOUCHAINE ST
WILSONVILLE OR 97070-8867

DOWNS KAREN L
9180 SW 4TH ST
WILSONVILLE OR 97070-9742

DOWNS LUCINDA & DAVID
30588 SW RUTH ST
WILSONVILLE OR 97070-8882

DOWNS RONALD W & DENISE E
28205 SW CANYON CREEK RD S
WILSONVILLE OR 97070-6723

DRANEY JODY K & WENDY R
7311 SW GLENWOOD DR
WILSONVILLE OR 97070-8776

DREISSE BRIAN
8192 SW EDGEWATER W
WILSONVILLE OR 97070-9480

DRENNAN A.F. & LONEVAH RUTH
8115 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6429

DRENTLAW LESLIE A
PO BOX 1995
LAKE OSWEGO OR 97035-0625

DRISCOLL TIMOTHY N & SUZANNE
28461 SW MEADOWS LOOP
WILSONVILLE OR 97070-7703

DSOUZA JAYANT
28087 SW WAGNER ST
WILSONVILLE OR 97070-6785

BAUMGARNER J.L. & ELIZABETH T
7875 SW FAIRWAY DR
WILSONVILLE OR 97070-6436

DUBE GREG E & DONNA M
6940 SW MONTGOMERY WAY
WILSONVILLE OR 97070-6737

DUBENKO MICHAEL & RITA
23520 BUTTE LN NE
AURORA OR 97002-9615

DUBOSE ANDREW L & SIMONE BEGLEY
31045 SW SANDY CT
WILSONVILLE OR 97070-9752

DUCK COUNTRY APARTMENTS LLC
PO BOX 490
ENTERPRISE OR 97828-0490

DUDLEY DARLE
31447 SW ORCHARD DR
WILSONVILLE OR 97070-5536

DUEMPLING SUE
4120 SOUTH SHORE BLVD
LAKE OSWEGO OR 97035-5508

NELSON E.T. & EDWARD IMLAH
7737 SW WIMBLEDON CIR N
WILSONVILLE OR 97070-9468

DUGONI MEREDITH
7914 SW ROCKBRIDGE ST
WILSONVILLE OR 97070-6849

DUKE PATRICK
31120 SW WALLOWA CT
WILSONVILLE OR 97070-9778

DUNCAN CANDICE S
32130 SW EAST LAKE PT
WILSONVILLE OR 97070-9414

DUNCAN JOANNE K
28740 SW PARKWAY AVE UNIT C1
WILSONVILLE OR 97070-9764

DUNDY MICHAEL WILLIAM TRUSTEE
31990 SW VILLAGE CREST LN
WILSONVILLE OR 97070-8427

DUNN AMABLE
29700 SW COURTSIDE DR UNIT 30
WILSONVILLE OR 97070-7483

DUNN JOEL F & ANDREA R
6750 SW FERNBROOK CT
WILSONVILLE OR 97070-8757

DUNN LEONARD K & NATALIE H
29640 SW JACKSON WAY
WILSONVILLE OR 97070-7562

DUNN STEVEN L & TRACY L
31537 SW ORCHARD DR
WILSONVILLE OR 97070-5503

DUNSTAN DAVID & SYDNE JEAN
30366 SW RUTH ST UNIT 70
WILSONVILLE OR 97070-6673

DUPELL JODI & TIM
28589 SW CANYON CREEK RD S
WILSONVILLE OR 97070-7743

DUPRE ADRIA
29639 SW LANCELOT LN
WILSONVILLE OR 97070-8551

DUQUETTE GARRY G & CAROL
7585 SW VLAHOS DR
WILSONVILLE OR 97070-6402

EDWINSON PAUL M & CAROLINE
31090 SW WALLOWA CT
WILSONVILLE OR 97070-9778

EGGERT MATTHEW & MEREDITH
8715 SW CURRY DR UNIT A
WILSONVILLE OR 97070-5423

EGGLESTON TODD K & JANICE L
28105 SW MORGAN ST
WILSONVILLE OR 97070-6792

EGLOFF JEFFREY S & STEPHANIE A
7590 SW VLAHOS DR
WILSONVILLE OR 97070-6402

EHLERS ANDREW L TRUSTEE
7915 SW SUMMERTON
WILSONVILLE OR 97070-6851

EHRENSHAFT LYNDA & KEVIN G
31203 SW CHIA LOOP
WILSONVILLE OR 97070-7805

EICHELT KARL & UMAIYMA
8828 SW KALYCA ST
WILSONVILLE OR 97070-7808

EICHENBERGER JOHN A & MARY T
11090 SW MATZEN DR
WILSONVILLE OR 97070-8573

EICHER BRUCE & KATIE M
8545 SW WILSON LN
WILSONVILLE OR 97070-9737

EICHMAN JUDITH M & EARL T MCCLURE
7509 SW MURRAY ST
WILSONVILLE OR 97070-6548

EIDE MARK
1777 N WESTFALL LN
CASA GRANDE AZ 85122-5298

EISCHEN LARRY D CO-TRSTE
31127 SW EDGEWATER PL
WILSONVILLE OR 97070-6469

EIXENBERGER KARRIE L
6979 SW HOLLYBROOK CT
WILSONVILLE OR 97070-8762

ELDER CHARLOTTE M S
32360 SW ARMITAGE RD
WILSONVILLE OR 97070-9403

ELDER STEWART M & LILAH M
31145 SW COUNTRY VIEW LOOP
WILSONVILLE OR 97070-8428

ELDRED DAVID E TRUSTEE
PO BOX 5717
SANTA BARBARA CA 93150-5717

ELDRIDGE ESTHER P
8615 SW CURRY DR UNIT C
WILSONVILLE OR 97070-8433

ELDRIDGE NATHANIEL ROBERT
7870 SUMMERTON ST
WILSONVILLE OR 97070-6842

ELDRIDGE NICK & JULIE
27419 SW COPPER CREEK LOOP
WILSONVILLE OR 97070-6561

ELIA RONALD & LAURA
28379 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6841

ELLINGSON THOMAS E & AMY E
28515 SW CANYON CREEK RD S
WILSONVILLE OR 97070-7743

ELLIS E HUSTON IV
28896 SW SAN REMO AVE
WILSONVILLE OR 97070-7240

ELLIS GENE A
8170 SW MAXINE LN UNIT 62
WILSONVILLE OR 97070-7785

ELSENBACH CHRISTOPHER P TRUSTEE
1238 SW DAVENPORT ST
PORTLAND OR 97201-2228

ELTING MARY LOUISE
8400 SW LAFAYETTE WAY
WILSONVILLE OR 97070-9433

EMAHISER ROBERT P & CHERI A
32305 SW BOONES BEND RD
WILSONVILLE OR 97070-6419

EMMERT STEVEN LOREN
31603 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-9445

EMMETT JAMES R & ALICE S
28439 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6840

ENGER GRANT A & KERI M
28067 SW MORGAN ST
WILSONVILLE OR 97070-6791

ENSIGN-LEWIS DAVID & MARY K
31417 SW OLYMPIC DR
WILSONVILLE OR 97070-5535

EVERT JENNIFER E & PAUL A DILLER
28500 SW MEADOWS LOOP
WILSONVILLE OR 97070-6779

EXNER GARY A & MARY E
29509 SW KINGS CT
WILSONVILLE OR 97070-8536

FADDEN SVETLANA A
31500 SW VILLAGE GREEN CT
WILSONVILLE OR 97070-8426

FAHLGREN GREGORY D & LORA L
28963 SW MEADOWS LOOP
WILSONVILLE OR 97070-8769

FAHLMAN PETER
10430 SW TRANQUIL WAY
WILSONVILLE OR 97070-9525

FAIMAN CRAIG
10903 SW MERLIN CT
WILSONVILLE OR 97070-8539

FAIRCHILD JORDAN R & LESLIE J
6581 SW ESSEX CT
WILSONVILLE OR 97070-6790

FALCONER ANNIE F & MICHAEL
28130 SW CANYON CREEK RD S
WILSONVILLE OR 97070-7742

FALOTICO ROCCO R & JEAN L
8325 SW CURRY DR UNIT A
WILSONVILLE OR 97070-7423

FANELLI JOHN & SHANNON
11440 SW PAULINA DR
WILSONVILLE OR 97070-8528

FANGER DAVID A
29420 SW SERENITY WAY
WILSONVILLE OR 97070-7569

FANT MARSHALL G & CANDACE J
7150 SW EAST LAKE CT
WILSONVILLE OR 97070-9413

FARAH EDWARD
32160 SW CYPRESS PT
WILSONVILLE OR 97070-6478

FARINSKY GEORGE L TRUSTEE
7943 SW EDGEWATER E
WILSONVILLE OR 97070-9483

FARIS BROOKS B & PATRICIA A
29890 SW CAMELOT ST
WILSONVILLE OR 97070-8545

FARMER JAMES D TRUSTEE
PO BOX 809
KIHEI HI 96753-0809

FARO TAMARA
10887 SW MERLIN CT
WILSONVILLE OR 97070-8539

FARR PATRICIA
11608 SW JAMAICA
WILSONVILLE OR 97070-9563

FARR RUSS E & AMY A
PO BOX 421
WILSONVILLE OR 97070-0421

FARRELL DAVID A & JEAN M
32600 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8471

FARRELL SEAN
29750 SW COURTSIDE DR UNIT 1
WILSONVILLE OR 97070-5435

FARRIER KATHLEEN M
29444 SW GLACIER WAY
WILSONVILLE OR 97070-8500

FARROW STEPHEN TRUSTEE
2383 BLOOMING VALLEY CT
HENDERSON NV 89052-8730

FATEHI DAVOOD
29490 SW COURTSIDE DR #14
WILSONVILLE OR 97070-7431

FAVELUKE ALEX & LISA M
7547 SW WIMBLEDON CIR S
WILSONVILLE OR 97070-9469

FEE CADENCE H & SEAN W
28367 SW WAGNER ST
WILSONVILLE OR 97070-6783

FEERST DAVID
31105 SW KENSINGTON DR
WILSONVILLE OR 97070-7529

FEHSENFELD JUDEE L
7520 SW FAIRWAY DR
WILSONVILLE OR 97070-6747

FEIST LEONARD C & AMY J
29510 SW VOLLEY ST APT 75
WILSONVILLE OR 97070-6533

FELDMAN KENNETH N II & GAIL A
29653 SW CAMELOT ST
WILSONVILLE OR 97070-8543

FITCH JAMES H & JANET F
8170 SW MAXINE LN UNIT 64
WILSONVILLE OR 97070-7785

FITCH JAMES H JR
28615 SW ASH MEADOWS BLVD UNIT 10
WILSONVILLE OR 97070-7812

FITZKE JON A & KIMBERLY S
PO BOX 3035
WILSONVILLE OR 97070-3035

FIVECOAT STEVEN S & BRENDA B
32380 SW DEL MONTE DR
WILSONVILLE OR 97070-9431

FLAGG DENNIS N & MARIA ROSARIO
7063 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8871

FLAHERTY RYAN M & ABBY M
29758 SW CAMELOT ST
WILSONVILLE OR 97070-8563

FLANNERY BRYAN C & ELIZABETH E
7944 SW SUMMERTON ST
WILSONVILLE OR 97070-6843

FLANNERY LOUIS W TRUSTEE
10555 SW CLUTTER RD
SHERWOOD OR 97140-9552

FLECK CHRISTOPHER & JULIANA R
7925 SW COURTSIDE WAY
WILSONVILLE OR 97070-9443

FLEENER DEBORA
8270 SW MAXINE LN UNIT 48
WILSONVILLE OR 97070-7786

FLETCHER JERRY L
8500 SW CURRY DR UNIT B
WILSONVILLE OR 97070-8447

FLETCHER RHONDA
30990 SW BOONES FERRY RD
WILSONVILLE OR 97070-9746

FLINT GREGORY B & MARGARET G
8715 SW CURRY DR UNIT D
WILSONVILLE OR 97070-5424

FLOOD MICHAEL E & JOANNE
7960 SW RACQUET CT
WILSONVILLE OR 97070-9449

FLORES ANDREW JAMES & ASHLEY
FRAZER
30780 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9745

FOGERTY BRUCE E & KATHLEEN J
7252 SW LYNNWOOD CT
WILSONVILLE OR 97070-8763

FOKSHA VICTOR
28576 SW CASCADE LOOP
WILSONVILLE OR 97070-8747

FOLSKE KEITH A
28340 SW MCGRAW AVE
WILSONVILLE OR 97070-6886

FORD BRIAN C
8515 SW CURRY DR UNIT B
WILSONVILLE OR 97070-5413

FOREMAN VICTORIA
7084 SW BOUCHAINE ST
WILSONVILLE OR 97070-8865

FORNOF STEVEN R & NANCY A
31225 SW ORCHARD DR
WILSONVILLE OR 97070-7533

FORRETTE RANEE A
30350 SW REBEKAH ST UNIT 12
WILSONVILLE OR 97070-6670

A.L.J. MONTOYA & K CLAYTON
7674 SW THORNTON DR
WILSONVILLE OR 97070-6551

FORSBERG WILLIAM B & CHRISTINE G
31029 SW SANDY CT
WILSONVILLE OR 97070-9789

FOSTER GORDON HAROLD TRUSTEE
3401 E PICKERING RD
SHELTON WA 98584-8844

FOSTER SCOTT & AMY
10100 SW EVERGREEN CT
WILSONVILLE OR 97070-8554

FOSTER THOMAS TRUSTEE
7030 SW MOLALLA BEND RD
WILSONVILLE OR 97070-8450

FOTHERINGHAM ROBERT C & LINDA
31267 SW FRENCH PRAIRIE RD
WILSONVILLE OR 97070-8404

FOUNTAIN LKS HMOWNERS ASSN
32000 SW CHARBONNEAU DR
WILSONVILLE OR 97070-7460

FOUNTAINLAKES HOMEOWNERS
31960 SW CHARBONNEAU DR
WILSONVILLE OR 97070-7863

FRITZLER EDWIN H & JOCELYN N
30888 SW SALMON ST
WILSONVILLE OR 97070-6745

FROLOV ANDREY & TATIANA
28438 SW WAGNER ST
WILSONVILLE OR 97070-6782

FROMHERZ SCOTT D
2791 RIDGE LN
WEST LINN OR 97068-2982

FU LIYE & ZELONG MA
31432 SW ORCHARDS DR
WILSONVILLE OR 97070-6589

FU PENG
32420 SW ESTATES CT S
WILSONVILLE OR 97070-8408

FULGENCIO MARC E
8633 SW VALE CT
WILSONVILLE OR 97070-6245

FULLER CLARENCE A TRUSTEE
28008 SW WILLOW CREEK DR
WILSONVILLE OR 97070-8777

FULLER MARIE TRUSTEE
30900 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9748

FULLER TIMOTHY J TRUSTEE
32139 SW LAKE DR
WILSONVILLE OR 97070-7406

FULLMAN GERALD J TRUSTEE
7899 SW EDGEWATER E
WILSONVILLE OR 97070-9482

FULTON KRIS S TRUSTEE
7625 SW ARBOR GLEN CT
WILSONVILLE OR 97070-8468

FUMASI JASON R
10345 SW ASHTON CIR
WILSONVILLE OR 97070-9532

FUNK GREG L & CARRIE LYNN
28576 SW WAGNER ST
WILSONVILLE OR 97070-6786

FUSSELL WILLIAM J & JENNIFER J
10532 SW BROCKWAY DR
WILSONVILLE OR 97070-6588

GAGE CHRISTIAN S
10811 SW HUNT CT
WILSONVILLE OR 97070-8564

GAGNIER WILLIAM H & SALLY A
8399 SW WILSON LN
WILSONVILLE OR 97070-6741

GAHAN GREG
7060 SW MONTGOMERY WAY
WILSONVILLE OR 97070-6737

NELSON E.T. & EDWARD IMLAH
7872 SW EDGEWATER E
WILSONVILLE OR 97070-9482

GAIL BONNIE ROSEN TRUSTEE
11432 FRENCH GLEN CT
WILSONVILLE OR 97070-8530

GAINES REGINALD KEITH & LYRIC S
7261 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8873

GALATI TERAH P
29650 SW COURTSIDE DR UNIT 20
WILSONVILLE OR 97070-7482

GALBRAITH WILLIAM H
29490 SW COURTSIDE DR UNIT 16
WILSONVILLE OR 97070-7431

GALBREATH TERRY M
6888 SW HOLLYBROOK CT
WILSONVILLE OR 97070-8762

GALLEGOS RONALD W & KIMBERLY J
29935 SW MONTEBELLO DR
WILSONVILLE OR 97070-9530

GALLIER STEPHEN R CO-TRUSTEE
32391 SW LAKE DR
WILSONVILLE OR 97070-7408

SCOTT-PLAVALA P. L & E J PLAVALA
7682 SW WIMBLEDON CIR N
WILSONVILLE OR 97070-6401

GAMBINO CAROL NEWTON TRUSTEE
7295 SW EAST LAKE CT
WILSONVILLE OR 97070-8456

GANGELHOFF TODD E & LISA N
28611 GREENWAY DR
WILSONVILLE OR 97070-7752

GANNON SHERYL LEE TRUSTEE
31125 SW EDGEWATER PL
WILSONVILLE OR 97070-6469

GANRY OLIVIER
14909 SW 88TH AVE
TIGARD OR 97224-5738

GHER DAVID A & TAMARA D
32475 SW ARMITAGE RD
WILSONVILLE OR 97070-7454

GIARDINA KAREN D
32125 SW EAST LAKE PT
WILSONVILLE OR 97070-9414

GIBBONS JAMES H & KATHLEEN A
32400 SW BOONES BEND RD
WILSONVILLE OR 97070-6419

GIBBS PHILLIP L & PATRICIA D
8079 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6428

GIBINO LAURA
28447 SW MEADOWS LOOP
WILSONVILLE OR 97070-8764

GIBSON CORNELIA TRUSTEE
10904 SW PARKWOOD CT
WILSONVILLE OR 97070-8532

GIBSON EDWIN G JR & MARTHAJANE H
15500 NW FERRY RD #F
PORTLAND OR 97231-1358

GIBSON KENNETH C & ANGELA R
32096 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9596

GIBSON LEAH
29520 SW VOLLEY ST UNIT 60
WILSONVILLE OR 97070-5437

GIESE DOUGLAS E & LAURA E
8655 SW MIAMI
WILSONVILLE OR 97070-9758

GILL CHARLIE B TRUSTEE
28083 SW ENGLE ST
WILSONVILLE OR 97070-8870

GILL ROBERT
28120 SW CANYON CREEK RD S
WILSONVILLE OR 97070-7742

GILLETTE W MICHAEL & TONI T BOONE
7102 SW IRON HORSE ST
WILSONVILLE OR 97070-8879

GILLILAN JAMES P TRUSTEE
31486 SW OLD FARM RD
WILSONVILLE OR 97070-9441

GILMORE GEOFFREY P CO-TRUSTEE
22430 PONDERAY DR
WEST LINN OR 97068-9263

GILMORE KELLY & MARIAN
31037 SW SANDY CT
WILSONVILLE OR 97070-9752

GIRON KATHERINE A & CESAR F
7365 SW BOUCHAINE CT
WILSONVILLE OR 97070-8867

GJURGEVICH DAN K TRUSTEE
7263 SW LYNNWOOD CT
WILSONVILLE OR 97070-8763

GLASMANN JESSICA H
8800 SW VALE CT
WILSONVILLE OR 97070-6246

GLAZE JOANN L TRUSTEE
8330 SW ROGUE LN
WILSONVILLE OR 97070-9787

GLEESON CATHIE E TRUSTEE
PO BOX 99
WILSONVILLE OR 97070-0099

GLEIBERMAN INVESTMENTS INC
10505 SORRENTO VALLEY RD STE 300
SAN DIEGO CA 92121-1619

GLIKSMAN MICHAEL GENE
8150 SW FAIRWAY DR
WILSONVILLE OR 97070-6432

DRENNAN E.A. & LONEVAH RUTH
7673 SW VLAHOS DR
WILSONVILLE OR 97070-6474

GLYZEWSKI STEPHANIE D
29700 SW COURTSIDE DR UNIT 46
WILSONVILLE OR 97070-5434

GODDARD JEFF R & NANCY L
10891 SW MERLIN CT
WILSONVILLE OR 97070-8539

GODFREY DAWN M & KURT J
10502 SW SUNNYSIDE DR
WILSONVILLE OR 97070-6586

GODON KRISTA & PETE
29479 SW CAMELOT ST
WILSONVILLE OR 97070-8541

GOEN ANDREA M
8540 SW CURRY DR UNIT C
WILSONVILLE OR 97070-5411

GOFF LARRY D & SHELLEY A
29858 SW CAMELOT ST
WILSONVILLE OR 97070-7565

GOVAERTS RENE JACQUES & MARY JANE K
31167 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-8547

GOVRO KEVIN T
9246 SE SALMON ST
PORTLAND OR 97216-2120

GOWDY ROBIN M & BERT S
32475 SW BOONES BEND RD
WILSONVILLE OR 97070-6420

GPM LLC
21531 SW ATHEY RD
WEST LINN OR 97068-9710

GRAF R D & PAMELA A WOODRUFF
31850 SW VILLAGE CREST LN
WILSONVILLE OR 97070-6450

GRAHAM ANDREW
27171 SW ADEN AVE
WILSONVILLE OR 97070-6559

GRAHAM LESLIE E
28705 SW ROGER BLVD UNIT 78
WILSONVILLE OR 97070-7720

GRAHAM ROBERT G
8205 SW EDGEWATER W
WILSONVILLE OR 97070-9481

GRAHAM ROBERT G & PATRICIA A
32105 SW EAST LAKE PT
WILSONVILLE OR 97070-9414

GRANT DOUGLAS F
10375 SW FRANKLIN LN
WILSONVILLE OR 97070-5523

GRANT GLEN T & CHRISTINE S
7422 SW GLENWOOD DR
WILSONVILLE OR 97070-7763

GRANT JAMES I & CLAIRE B
28450 SW WILLOW CREEK DR
WILSONVILLE OR 97070-8781

GRANT RODERICK C TRUSTEE
7915 SW FAIRWAY DR
WILSONVILLE OR 97070-6434

GRANTOM CAROL V TRUSTEE
28636 SW ASH MEADOWS BLVD UNIT 21
WILSONVILLE OR 97070-7800

GRASVIK KRISTEN
6874 SW GLENWOOD CT
WILSONVILLE OR 97070-8759

GRAU DAVID P JR & KRISTEN MJ
22663 SW 106TH AVE
TUALATIN OR 97062-8493

GRAVATT TOM L TRUSTEE
PO BOX 404
WILSONVILLE OR 97070-0404

GRAVES CYNTHIA M & ROBBIE J
10270 SW ASHTON CIR
WILSONVILLE OR 97070-7575

GRAVES FLOYD & LINDA
32271 SW BOONES BEND RD
WILSONVILLE OR 97070-6418

_GRAY BRYAN
7001 SW BOUCHAINE ST
WILSONVILLE OR 97070-8865

GRAY JANICE L TRUSTEE
8440 SW CURRY DR UNIT B
WILSONVILLE OR 97070-8424

GRAY KATHLEEN M TRUSTEE
8100 SW EDGEWATER W
WILSONVILLE OR 97070-9480

GRAY WILLIAM
7975 SW TENNIS CT
WILSONVILLE OR 97070-9450

GRAYBEAL KIMBERLY J
28507 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6838

GREEN GERALD & GRACE
28497 SW MEADOWS LOOP
WILSONVILLE OR 97070-6779

GREEN JENNIFER
7584 SW THORNTON DR
WILSONVILLE OR 97070-6554

GREEN JOSEPH W
PO BOX 759
PORTLAND OR 97207-0759

GREENBERG STEVEN J & KATHRYN S
28487 SW MEADOWS LOOP
WILSONVILLE OR 97070-6779

GREENE JAMES MICHAEL
28480 SW WAGNER ST
WILSONVILLE OR 97070-6798

GREENE JAMES R TRUSTEE
31700 SW OLD FARM RD
WILSONVILLE OR 97070-8462

GUSTAFSON MARK & TRACI
8138 SW EDGEWATER W
WILSONVILLE OR 97070-9480

GUSTIN WILLIAM JR & KATHLEEN ANN
32225 SW BOONES BEND RD
WILSONVILLE OR 97070-6416

GUTTRIDGE JENNIFER CURRIN
8500 SW MIAMI
WILSONVILLE OR 97070-9798

GUTTRIDGE RONALD D
7710 SW ARBOR GLEN CT
WILSONVILLE OR 97070-8469

GWYTHYR JANIS R
29750 SW COURTSIDE DR UNIT 9
WILSONVILLE OR 97070-7485

HAACK ERIN C
31120 SW PAULINA CT
WILSONVILLE OR 97070-8529

HAAS THOMAS J & LINDA A
PO BOX 542
PLEASANT GROVE UT 84062-0542

HACK ROBERTA J & BRUINE RUSSELL
11655 SW JAMAICA
WILSONVILLE OR 97070-9563

HAENER DANIEL M
7384 SW BOUCHAINE CT
WILSONVILLE OR 97070-8867

HAFNER ADDRIENE D TRUSTEE
PO BOX 1693
WILSONVILLE OR 97070-1693

HAGEN GREGORY E & JENNIFER L
11607 SW JAMAICA
WILSONVILLE OR 97070-9563

HAGER PATRICK G III TRUSTEE
6792 SW FERNBROOK CT
WILSONVILLE OR 97070-8757

HAITHCOCK CLIFFORD R
30502 SW RUTH ST
WILSONVILLE OR 97070-8693

HAJIHASHEMI ALI R
32112 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-7513

HALAMAY ALAN R & JOY M
PO BOX 374
WILSONVILLE OR 97070-0374

HALE CAROLYN I
7310 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8461

HALL EMILY MARGARET & AUSTIN CRAIG
11718 SW JAMAICA
WILSONVILLE OR 97070-9575

HALL MARK TYRRELL & PATRICIA LEE
7248 SW LAKE BLUFF CT
WILSONVILLE OR 97070-8465

HALL STEPHEN A TRUSTEE
7238 SW LAKE BLUFF CT
WILSONVILLE OR 97070-8464

HALL TIMOTHY R
10843 SW HUNT CT
WILSONVILLE OR 97070-8564

HALL TRICIA S & JEFFREY R
7400 SW BOECKMAN RD
WILSONVILLE OR 97070-6727

HALL WILLIAM H & NANCY L
6860 SW COUNTRY VIEW CT N
WILSONVILLE OR 97070-9495

SCOTT-PLAVALA P.L. L & E J PLAVALA
7655 SW FAIRWAY DR
WILSONVILLE OR 97070-8739

HALLAM JOHN W TRUSTEE
32540 SW ARBOR LAKE DR
WILSONVILLE OR 97070-6443

HALLANDER DOUGLAS C TRUSTEE
29818 SW CAMELOT ST
WILSONVILLE OR 97070-7563

HALPIN THOMAS M & ARUNA DEVI
8332 SW METOLIUS LOOP
WILSONVILLE OR 97070-9740

HALSTEAD CHARLES E TRUSTEE
7572 SW VLAHOS DR
WILSONVILLE OR 97070-9496

HALSTED WILLIAM G & VELVA J
7951 SW EDGEWATER E
WILSONVILLE OR 97070-9483

HALTER ANDREW J & LARA S
28628 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6850

HALTER MARNAE
7045 SW CEDAR POINTE DR
WILSONVILLE OR 97070-7850

HANSON TRUDI & TODD
12321 SE BLAINE DR
CLACKAMAS OR 97015-7264

HAO XIN
10913 SW MATZEN DR
WILSONVILLE OR 97070-8576

HARDBARGER BRENT S & K R COOPER
28430 SW WILLOW CREEK DR
WILSONVILLE OR 97070-8781

HARDIE RICKY E & PATRICIA J
29517 SW QUEENS CT
WILSONVILLE OR 97070-7512

HARDIN BRANDON P & JESSICA A
28610 TERRENE LN
WILSONVILLE OR 97070-7714

HARDING WALLACE E TRUSTEE
7244 SW LAKE BLUFF CT
WILSONVILLE OR 97070-8464

HARDMAN J SCOTT TRUSTEE
29041 SW COURTSIDE DR
WILSONVILLE OR 97070-6463

HARGADINE CAROL L
32220 SW BOONES BEND RD
WILSONVILLE OR 97070-6418

HARKINS DEE XAVIER
31115 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7479

HARLAND ROBERT
8100 SW WINCHESTER WAY
WILSONVILLE OR 97070-9420

HARLE DAVID S TRUSTEE
7625 SW MIDDLE GREENS RD
WILSONVILLE OR 97070-9418

HARMON CREED & AMANDA
31182 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-8547

HARMS DAVID N & BARBARA S
10941 SW MATZEN DR
WILSONVILLE OR 97070-8576

HARMS STEPHEN D & THEREASA A
28034 SW MORGAN ST
WILSONVILLE OR 97070-6791

HARMS STUART R & JENNIFER M
11436 SW FRENCH GLEN CT
WILSONVILLE OR 97070-8548

HARNISH IAN & GINA
31324 SW PARKWAY AVE
WILSONVILLE OR 97070-7733

HARP WALLACE G
32300 SW DEL MONTE DR
WILSONVILLE OR 97070-9431

HARPER JACK W & SHIRLEY
7488 SW GLENWOOD DR
WILSONVILLE OR 97070-7763

HARPER MARY ELIZABETH
30605 SW MAGNOLIA AVE
WILSONVILLE OR 97070-6757

HARRELL DIANE E & STEPHEN R
8550 SW WILSON LN
WILSONVILLE OR 97070-7736

HARRINGTON ZACHARY & STACEY
11268 SW CHANTILLY
WILSONVILLE OR 97070-9568

HARRIS JOSEPH & MICHELE M
10363 SW FRANKLIN LN
WILSONVILLE OR 97070-5523

HARRIS MARK L & LINDA J
1805 HIGHLAND DR
LA GRANDE OR 97850-3209

HARRIS MICHAEL
28390 SW WAGNER ST
WILSONVILLE OR 97070-6783

HARRIS PATRICIA LUCILLE
30366 SW RUTH ST UNIT 66
WILSONVILLE OR 97070-6673

HARRIS RYAN R TRUSTEE
8370 SW METOLIUS LOOP
WILSONVILLE OR 97070-9740

HARRIS SEAN W & JAMIE D
28540 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6838

HARRIS SHAWNA S
7916 SW SACAJAWEA WAY
WILSONVILLE OR 97070-9423

HARRISON PATRICK D & SUSAN W
29786 SW LEHAN CT
WILSONVILLE OR 97070-8578

HARRY KATHLEEN G TRUSTEE
7380 SW FAIRWAY DR
WILSONVILLE OR 97070-6489

HAYES LIAM & ARMIDA
31393 SW OLYMPIC DR
WILSONVILLE OR 97070-5533

HAYHURST JOHN O TRUSTEE
7805 SW EDGEWATER E
WILSONVILLE OR 97070-9482

HAYNES MADELINE
29530 SW VOLLEY ST UNIT 29
WILSONVILLE OR 97070-6530

HAY-ROE JENNIFER R & SCOTT R
28418 SW MORGAN CT
WILSONVILLE OR 97070-6795

HAYS STEVEN W & DEBORAH A
28690 SW SANDALWOOD DR
WILSONVILLE OR 97070-8775

HAZELTINE BARBARA A CO-TRUSTEE
90 VIA REGALO
SAN CLEMENTE CA 92673-7031

HAZELWOOD HOMEOWNERS ASSN
32031 SW GUISS WAY
WILSONVILLE OR 97070-7518

HCP SH WINDFIELD VILLAGE LLC
1920 MAIN ST STE 1200
IRVINE CA 92614-7230

HE HUANYU
27163 SW WOOD AVE
WILSONVILLE OR 97070-6539

HEARD ODIST C JR & ELIZABETH E
8060 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6427

HEATER BETTY J TRUSTEE
7615 SW THORNTON DR
WILSONVILLE OR 97070-6552

HEATH STACIE M & GEORGE A JR
28645 SW CANYON CREEK RD
WILSONVILLE OR 97070-7743

HEATH STANLEY H TRUSTEE
7130 SW MOLALLA BEND RD
WILSONVILLE OR 97070-8451

HEBERLEIN RONALD E
7325 SW IRON HORSE ST
WILSONVILLE OR 97070-8881

HECKAMAN WILLIAM R
9711 SW CORBETT LN
PORTLAND OR 97219-6525

HECTOR JOHN M & KATHERINE F
31870 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7476

HEDGES RITA KAE
PO BOX 3590
WILSONVILLE OR 97070-3590

HEGSTROM TERENCE J & JOY A
32307 SW LAKE DR
WILSONVILLE OR 97070-7408

HEIDE MICHAEL
10570 SW TRANQUIL WAY
WILSONVILLE OR 97070-7570

HEIDELBERGER PETER A & SIGRID A
29732 SW YOUNG WAY
WILSONVILLE OR 97070-8561

HEIKEN BRIAN & ALI
6564 SW LANDOVER DR
WILSONVILLE OR 97070-6788

HEINE DAROLD D & RUTH A
6818 SW WHEATLAND RUN
WILSONVILLE OR 97070-7480

HEINEY ROBERT A III
790 SE WEBBER ST
PORTLAND OR 97202-7056

HEINKE GARRY E & KAREN A
31110 SW COUNTRY VIEW LOOP
WILSONVILLE OR 97070-8428

HEITMEYER KYLE T
10148 SW EVERGREEN CT
WILSONVILLE OR 97070-8554

HELFIG SAUL
31050 SW ORCHARD DR
WILSONVILLE OR 97070-7533

HELLIGE MICHAEL J
27106 SW WOOD AVE
WILSONVILLE OR 97070-6535

HELSE BERIT ANNE
11889 SW TALLWOOD DR
TIGARD OR 97223-2034

HELT BRADLEY L & ROBIN L
29542 SW GLACIER WAY
WILSONVILLE OR 97070-7559

HELZER WILLIAM C
28593 SW ASH MEADOWS BLVD UNIT 19
WILSONVILLE OR 97070-7814

HERSH JUSTIN
31065 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9595

HERSHMAN JEFFREY I & SHARI A SANDERS
7024 SW BOUCHAINE ST
WILSONVILLE OR 97070-8865

HESSE JAMES & ALCYIA
7147 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8872

HETLAND WILLIAM ALONZO
10980 SW MATZEN DR
WILSONVILLE OR 97070-8575

HEU-WELER PHILIP M & WHITNEY R
30940 SW SALMON LN
WILSONVILLE OR 97070-9790

HIBBARD KENNETH
7242 SW IRON HORSE ST
WILSONVILLE OR 97070-8880

HICKEY WAYNE J & JENNIFER L
7124 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8872

HICKMAN PATRICK
31988 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-9492

HIEB MICHAEL J & LAURIE J
11452 SW FRENCH GLEN CT
WILSONVILLE OR 97070-8548

HIGA HOLLY H
29530 SW VOLLEY ST UNIT 25
WILSONVILLE OR 97070-6530

HIGGINS DONALD E & SHIRLEY M
PO BOX 2270
WILSONVILLE OR 97070-2270

HIGGINS MICHAEL B & MCKAYLA B
30975 SW SANDY CT
WILSONVILLE OR 97070-9789

HIGGINS PETER C
6790 SW MOLALLA BEND RD
WILSONVILLE OR 97070-6444

HIGGINS THOMAS A & ANN O
6760 SW MOLALLA BEND RD
WILSONVILLE OR 97070-9404

HIGHLAND MARK R & MICHELLE
7351 SW BOUCHAINE CT
WILSONVILLE OR 97070-8867

HIGHT JEFFREY F TRUSTEE
11400 SW PAULINA DR
WILSONVILLE OR 97070-8527

HILDENBRAND A R TRUSTEE
7150 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8459

HILDERBRAND DA TRUSTEE
2050 BEAVERCREEK RD STE 101-322
OREGON CITY OR 97045-4301

HILDUM J CLARK & LESLIE E
7119 SW MONTGOMERY WAY
WILSONVILLE OR 97070-6740

HILL DANIEL J & LINDSAY A
30960 SW SANDY CT
WILSONVILLE OR 97070-9789

HILL DAVID L & CAROL J
32601 SW BOONES BEND RD
WILSONVILLE OR 97070-6423

HILL IRENE ACUNA
28740 SW PARKWAY AVE UNIT B5
WILSONVILLE OR 97070-9764

HILL JUDY A
32445 CHURCH RD
WARREN OR 97053-9781

HILL STEPHEN S & JENNY L
11449 SW FRENCH GLEN CT
WILSONVILLE OR 97070-8548

HILLAN JOHN
29800 SW JACKSON WAY
WILSONVILLE OR 97070-8509

HILLEBRAND DANIEL
8908 SE 55TH AVE
PORTLAND OR 97206-0604

HILLYER BRANDON & ANGIE
28888 SW MEADOWS LOOP
WILSONVILLE OR 97070-8768

HILTON-KINGDON L.A. & JD STEINERT
7895 SW SUMMERTON ST
WILSONVILLE OR 97070-6842

HILWEH NICHOLAS N
6549 SW MONTGOMERY WAY
WILSONVILLE OR 97070-9702

HINDS STEVEN R
28635 SW ROGER BLVD
WILSONVILLE OR 97070-7779

HOLM ROBERT L & PATRICIA A
7200 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8460

HOLMAN JON E
11106 SW FLORES ST
WILSONVILLE OR 97070-8571

HOLMAN ROBERT KENT
11143 SW BELNAP CT
WILSONVILLE OR 97070-8587

HOLMES JAN R & SIMON N
6810 SW DEVONSHIRE CT
WILSONVILLE OR 97070-8475

HOLMES JOHN R JR
9350 SW 5TH ST
WILSONVILLE OR 97070-7721

HOLMES THOMAS L
PO BOX 111
CANBY OR 97013-0111

HOLSEY DARREN P
31385 SW OLYMPIC DR
WILSONVILLE OR 97070-5533

HOLT ANTHONY J TRUSTEE
7552 SW HONOR LOOP
WILSONVILLE OR 97070-8498

HOLZAPFEL MARY P TRUSTEE
6910 SW MOLALLA BEND RD
WILSONVILLE OR 97070-6445

HOA
PO BOX 498
NEWBERG OR 97132

HOA
PO BOX 759
PORTLAND OR 97207-0759

HOMOLKA MARY JANE CO-TRUSTEE
7170 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8459

HONDL SHAWN
28024 SW WILLOW CREEK DR
WILSONVILLE OR 97070-8777

HONG ANGELA B
10543 SW COLEMAN LOOP N
WILSONVILLE OR 97070-5525

HOOD LUANN
8684 SW VALE CT
WILSONVILLE OR 97070-6245

HOOK ALFRED G JR & JUDAH J
7561 SW WIMBLEDON CT
WILSONVILLE OR 97070-9470

HOOKER JANICE M
28563 SW MEADOWS LOOP
WILSONVILLE OR 97070-8765

HOOKER THOMAS R
10899 SW ROLAND CT
WILSONVILLE OR 97070-8562

HOOVER NATHAN A & EUGENIA S
31055 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9595

HOPPERT JONATHAN H TRUSTEE
31121 SW FRENCH PRAIRIE RD
WILSONVILLE OR 97070-7474

HORCH DAVID L & DELEA L
10886 SW MERLIN CT
WILSONVILLE OR 97070-8539

SCHROEDER BRUCE & MARY ANN REV L-
TRUST
7763 SW VILLAGE GREENS CIR
WILSONVILLE OR 97070-8403

HORMANN DALE K TRUSTEE
2955 MERDAL AVE S
SALEM OR 97302-4525

HORNER JOSEPH R & BRITTANY S
30645 SW MAGNOLIA AVE
WILSONVILLE OR 97070-6757

HORST JOEL
29491 SW CAMELOT ST
WILSONVILLE OR 97070-8541

HOUGH JOSHUA P
10355 SW BRYTON CT
WILSONVILLE OR 97070-7574

HOUSE BONNIE M
8200 SW FAIRWAY DR
WILSONVILLE OR 97070-9419

HOUSER TODD & CHRISTI
7168 SW BOUCHAINE ST
WILSONVILLE OR 97070-8856

HOUSING AUTHRTY CO CLACK
PO BOX 1510
OREGON CITY OR 97045-0510

HOUTZ JEFFREY E & KAREN L
28556 SW CASCADE LOOP
WILSONVILLE OR 97070-8747

TORRES-ROBLES J&C ARRANAGA-PICHARDO
7736 SW ARBOR GLEN CT
WILSONVILLE OR 97070-8469

HUTCHINS BRIAN
10810 SW MOREY CT
WILSONVILLE OR 97070-5502

HUNTER JOHN ROBERT & ELLEN LORRAINE
7634 SW WIMBLEDON CIR S
WILSONVILLE OR 97070-9469

HYER KYLE A
29720 SW COURTSIDE DR UNIT 53
WILSONVILLE OR 97070-7484

HYINK C & MICHELE JO TORREY
10470 SW EVERGREEN AVE
WILSONVILLE OR 97070-7567

HYNUM JEREMY & AMANDA
11093 SW PARKVIEW DR
WILSONVILLE OR 97070-6595

IBARRA SAMUEL O & SUSAN M
31133 SW PAULINA CT
WILSONVILLE OR 97070-8529

IDINI-GRUNWALD JESSICA
10502 SW COLEMAN LOOP S
WILSONVILLE OR 97070-5526

IMEL LON TRUSTEE
32525 SW ARBOR LAKE DR
WILSONVILLE OR 97070-6443

INGALLS LINDA JOYCE
7505 SW SCHROEDER WAY
WILSONVILLE OR 97070-9574

INGLE JAYANT & BHARATI
9109 SW 180TH PL
BEAVERTON OR 97007-6076

INOUYE KURTIS S
31112 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-8526

IRVINE RICHARD S & PAULA F
8700 SW CURRY DR UNIT B
WILSONVILLE OR 97070-5422

IRVING LYNNELL
6565 SW ESSEX CT
WILSONVILLE OR 97070-6790

ISAACSON LAURIE GOLDFUSS & DONALD
11640 SW PREAKNESS
WILSONVILLE OR 97070-9567

ISAAK DALE R & MARIN E
11075 SW MATZEN DR
WILSONVILLE OR 97070-8573

ISMAIL MAJEDA
8285 SW ROGUE LN
WILSONVILLE OR 97070-9787

ITURRINO CARLOS ENRIQUE TRUSTEE
10993 SW PARKVIEW DR
WILSONVILLE OR 97070-6593

IVERSON ERIC F TRUSTEE
32485 SW BOONES BEND RD
WILSONVILLE OR 97070-6420

JABLONSKI DENNIS E & SHERRY L
8076 SW WINCHESTER WAY
WILSONVILLE OR 97070-9421

JABS SANDRA K
28153 SW WAGNER ST
WILSONVILLE OR 97070-6785

JACI PARK HOMEOWNERS ASSN
10218 SW EVERGREEN CT
AVAILABLE

JACKSON CLIFFORD WAYNE
7005 SW COUNTRY VIEW CT W
WILSONVILLE OR 97070-7473

JACKSON LAURA D
28170 SW WAGNER ST
WILSONVILLE OR 97070-6785

JACKSON MARY KATHLEEN & ROLAND
31520 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-8453

JACKSON SQUARE PROPERTIES LLC
655 MONTGOMERY ST STE 1700
SAN FRANCISCO CA 94111-2633

JACKSON WILLIAM H TRUSTEE
7546 SW HONOR LOOP
WILSONVILLE OR 97070-8498

JACOB ELMER A III & PAMELA S
7720 SW VILLAGE GREENS CIR
WILSONVILLE OR 97070-8402

JACOBS JUSTIN R
8530 SW CURRY DR UNIT B
WILSONVILLE OR 97070-8448

JACOBS RICHARD D
28547 SW CASCADE LOOP
WILSONVILLE OR 97070-7772

JENSEN DAVID & PATRICIA
31061 SW SANDY CT
WILSONVILLE OR 97070-9752

JENSEN GEOFFREY & MAGGIE
29795 SW JACKSON WAY
WILSONVILLE OR 97070-8509

JENSEN HEATHER MELLEN
31070 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-9565

JENSEN LEA
8510 SW CURRY DR UNIT A
WILSONVILLE OR 97070-5408

JENSEN PAUL C TRUSTEE
7029 SW CEDAR POINTE DR
WILSONVILLE OR 97070-7850

JENSON MARK & LESLIE ANNE
10886 SW PRESTWICK CT
WILSONVILLE OR 97070-5508

JENTZSCH NORMAN R
29590 SW COURTSIDE DR UNIT 4
WILSONVILLE OR 97070-7430

JEPSEN MICHELE
29490 SW COURTSIDE DR UNIT 13
WILSONVILLE OR 97070-7431

JERSEY BRAD D & LORI E
6945 SW NORSE HALL RD
TUALATIN OR 97062-9626

JERSEY FLOYD E & MARJORIE J
7495 SW LAKESIDE DR
WILSONVILLE OR 97070-8425

JIACOLETTI BARBARA TRUSTEE
8720 SW CURRY DR UNIT A
WILSONVILLE OR 97070-8439

JIMENEZ LETICIA
29009 COSTA CIR W
WILSONVILLE OR 97070-7246

JOE BERNERT TOWING CO INC
PO BOX 37
WILSONVILLE OR 97070-0037

BAUMGARNER J.L. & ELIZABETH T
7854 SW KINGFISHER WAY
PORTLAND OR 97224-7070

JOHNSON ALAN W & GWEN J
31158 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-8547

JOHNSON AUNNA
30670 SW MAGNOLIA AVE
WILSONVILLE OR 97070-6757

JOHNSON BRENT L & DEBRA S
7275 SW FOUNTAIN LAKE DR
WILSONVILLE OR 97070-7411

JOHNSON CHARLES M JR
7355 SW MONTGOMERY WAY
WILSONVILLE OR 97070-6740

JOHNSON DOUGLAS J & C M MAKI
29383 SW GLACIER WAY
WILSONVILLE OR 97070-8500

JOHNSON EDGAR C & SYLVIA J
10400 SW EVERGREEN AVE
WILSONVILLE OR 97070-7567

JOHNSON GARY VALLAE TRUSTEE
28989 SW COURTSIDE DR
WILSONVILLE OR 97070-6463

JOHNSON GEORGE E
29381 SW YOSEMITE ST
WILSONVILLE OR 97070-8504

JOHNSON HAROLD C JR TRUSTEE
8044 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6427

JOHNSON KEVIN
28570 GREENWAY DR
WILSONVILLE OR 97070-7741

JOHNSON MICHAEL W TRUSTEE
7470 SW LAKESIDE LOOP
WILSONVILLE OR 97070-8480

JOHNSON PATRICK TERRY SR & JANIS
8615 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8433

JOHNSON REED A & KIMBERLY S
31440 SW OLYMPIC DR
WILSONVILLE OR 97070-5535

JOHNSON RICHARD D
6591 SW LANDOVER DR
WILSONVILLE OR 97070-6788

JOHNSON ROBERT E TRUSTEE
3713 LAUREL WAY
REDWOOD CITY CA 94062-3113

JOHNSON RODNEY R & PAULA M
32103 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-7513

JOYNER FREDERICK L & SHERRY L
7569 SW VLAHOS DR
WILSONVILLE OR 97070-9496

JT ROTH CONSTRUCTION INC
12600 SW 72ND AVE STE 200
PORTLAND OR 97223-8356

JUAREZ TAIDE TELLES
11252 SW CHANTILLY
WILSONVILLE OR 97070-9568

CHURCH D.L. & SHERRY L THOMAS-
CHURCH
7686 SW EMERY CIR
WILSONVILLE OR 97070-6563

JUDSON RICHARD S & FAYE A
7320 SW LAKESIDE LOOP
WILSONVILLE OR 97070-8479

JUDSON ROBERT & SHARON
28496 SW MEADOWS LOOP
WILSONVILLE OR 97070-6779

JUNTA MARY ELAINE TRUSTEE
32675 SW LAKE POINT CT
WILSONVILLE OR 97070-6437

JURANEK CHAD & KIM
10940 SW PARKVIEW DR
WILSONVILLE OR 97070-6593

KADAJA JAMEY T
30410 SW REBEKAH ST UNIT 31
WILSONVILLE OR 97070-6665

KADELL DALE LEONARD TRUSTEE
32520 SW LAKE POINT CT
WILSONVILLE OR 97070-6439

KAEGI RICHARD M TRUSTEE
31060 SW BOONES BEND RD
WILSONVILLE OR 97070-6412

KAFTAN LUDWIG L & DEANA R
29670 SW JACKSON WAY
WILSONVILLE OR 97070-8510

KAGEY LANE & DIANE
6250 HAVERHILL CT
WEST LINN OR 97068-4911

KAHLE FAROL L TRUSTEE
7545 SW DOWNS POST RD
WILSONVILLE OR 97070-9472

KAHLE JACK E TRUSTEE
7545 SW DOWNS POST RD
WILSONVILLE OR 97070-9472

KAHUT DENNIS B & PAMELA J
7574 SW ARBOR GLEN CT
WILSONVILLE OR 97070-8467

KAKALOW JAMES M TRUSTEE
16 DA VINCI
LAKE OSWEGO OR 97035-1310

KALEIKILO CHRISTOPHER T & MOLLY
32033 SW GUISS WAY
WILSONVILLE OR 97070-8568

KALIK ERIC M & DONNA J
PO BOX 2087
WILSONVILLE OR 97070-2087

KALLFELZ TERENCE J
32610 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8471

KALUGIN KORNILY A
30380 SW REBEKAH ST UNIT 25
WILSONVILLE OR 97070-6668

KALUZA CHARLES L & SHERYLE S
7958 SW EDGEWATER DR E
WILSONVILLE OR 97070-9483

KAMPFER RAY E TRUSTEE
29626 SW YOUNG WAY
WILSONVILLE OR 97070-8579

KANDCER JENNIFER R & ANDREAS
PHERIGO
31403 SW ORCHARD DR
WILSONVILLE OR 97070-8656

KANDER GEORGE
29510 SW VOLLEY ST UNIT 76
WILSONVILLE OR 97070-6533

KANE DANIEL L & STACI L
28509 SW CASCADE LOOP
WILSONVILLE OR 97070-7774

KARIMI HAMID
30840 SW ROGUE CT
WILSONVILLE OR 97070-9786

KARIMI SHAHIN
31300 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7489

ESPINOZA V T & JAIME E MURILLO
7685 SW ARBOR LAKE CT
WILSONVILLE OR 97070-8472

KARLAPATI SURYA K A R & SWATHI
31432 SW OLYMPIC DR
WILSONVILLE OR 97070-5535

KEMP RYAN C
7182 SW BOUCHAINE ST
WILSONVILLE OR 97070-8856

KEMPER CHARLES C TRUSTEE
7595 SW FAIRWAY DR
WILSONVILLE OR 97070-6748

KENCZKA JEANNE R
30366 SW RUTH ST UNIT 65
WILSONVILLE OR 97070-6673

KENDALL MARLIN W
6995 SW HIGHLAND CT
WILSONVILLE OR 97070-8761

KENDALL STUART & PHYLLIS
1255 ROSEMONT RD
WEST LINN OR 97068-9234

KENNEDY ROBERT E & KATHRYN A
11346 SW CHANTILLY
WILSONVILLE OR 97070-9569

KENNEDY SUSAN K
10406 SW SERENE PL
WILSONVILLE OR 97070-9557

KENNEY JAMES A & CONSTANCE B
30965 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9748

KENT LARRY TRUSTEE
32255 SW BOONES BEND RD
WILSONVILLE OR 97070-6418

KENYON KATHERINE ANNE
10872 SW ARTHUR CT
WILSONVILLE OR 97070-8535

KERN MICHAEL F & EMMA C
7075 SW ARMITAGE CT
WILSONVILLE OR 97070-9401

KERSTEN JEANETTE J
30995 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9748

KESSLER CRAIG J & SHEILA R
7010 SW COUNTRY VIEW CT W
WILSONVILLE OR 97070-7473

KESSLER DEVIN
30628 SW RUTH ST
WILSONVILLE OR 97070-8658

KESSLER KELLY
16089 S HOLCOMB BLVD
OREGON CITY OR 97045-9267

KESTER TERRY & JAN
29573 SW CAMELOT ST
WILSONVILLE OR 97070-8542

KEYLOCK IRVING F & MILDRED B
32400 SW ARMITAGE RD
WILSONVILLE OR 97070-9403

KHAMVONGSA VILAPONG A & ASHLEY C
31277 SW KENSINGTON DR
WILSONVILLE OR 97070-7530

KHARIF SEMEN & IRINA
32120 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-7513

KHATCHOUI N & J WINKLER-KHATCHOUI
8635 SW CURRY DR UNIT D
WILSONVILLE OR 97070-5421

KHURMI MANDEEP & CHIMATCAR SINGH
8742 SW VALE CT
WILSONVILLE OR 97070-6246

KIDD DANIEL A TRUSTEE
32279 SW LAKE DR
WILSONVILLE OR 97070-6527

KILBORN PAUL & SUZANNE
11030 SW PARKVIEW DR
WILSONVILLE OR 97070-6595

KILINSKI DIANA K & DANIEL T
7177 SW LAKE BLUFF CT
WILSONVILLE OR 97070-9410

KILLELEA JOHN A & MARY M
10992 SW MATZEN DR
WILSONVILLE OR 97070-8575

KIM CHONG DAE & YOUNG SOOK
6621 SW ESSEX CT
WILSONVILLE OR 97070-6790

KIM CHRIS J & JU Y
7420 SW BOUCHAINE CT
WILSONVILLE OR 97070-8868

KIMBALL KORY & JULIE A
6843 SW CEDAR POINTE DR
WILSONVILLE OR 97070-7852

KIME JENNIE & DANIEL J
28990 SW CASCADE LOOP
WILSONVILLE OR 97070-8751

KINDER AARON
32305 SW ARMITAGE RD
WILSONVILLE OR 97070-7453

KLUPENGER BRIAN P & KRISTINE L
29685 SW JACKSON WAY
WILSONVILLE OR 97070-8510

KLUPENGER LISA A
11646 SW PREAKNESS
WILSONVILLE OR 97070-9567

KNAPP TIMOTHY E & MELODEE JEAN
11615 SW JAMAICA
WILSONVILLE OR 97070-9563

KNIERIM DAVID L
10305 SW ASHTON CIR
WILSONVILLE OR 97070-9532

KNIFFIN CLAUDIA J & JOHN M
29782 SW CAMELOT ST
WILSONVILLE OR 97070-7563

KNIGHT APRIL B
31045 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9748

KNOBEL GERALD D & LORETTA Y
28635 SW ROGER BLVD UNIT 69
WILSONVILLE OR 97070-7779

KNORR CHARLES V
28115 SW CANYON CREEK RD S
WILSONVILLE OR 97070-6722

KNORR JAMES R
28155 SW CANYON CREEK RD S
WILSONVILLE OR 97070-6722

KNOWLES CHAD J & MELYNDA
7848 SW GRASS CT
WILSONVILLE OR 97070-9447

KNUDSEN GEOFFREY P & ELIZABETH B
8012 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6427

KNUTSON DENISE A
880 JAMES HOWE RD
DALLAS OR 97338-9693

KOCH NATHAN
28408 SW WAGNER ST
WILSONVILLE OR 97070-6782

KOCHANOWSKI MARK R
28450 SW CANYON CREEK RD S
WILSONVILLE OR 97070-6721

KOCZIAN ERIK J & LAURA A
6564 SW ESSEX CT
WILSONVILLE OR 97070-6790

KOENIG HEATHER A
27118 SW WOOD AVE
WILSONVILLE OR 97070-6535

KOENIG JASON M & JENNIFER L
7720 SUMMERTON ST
WILSONVILLE OR 97070-6887

KOEROGHLIAN ERNIE
6929 CEDAR POINT DR
WILSONVILLE OR 97070-7851

KOESTER ANNE SC
886 PROVINCE LINE RD
ALLENTOWN NJ 08501-1209

KOFORD CARI J
31329 SW CHIA LOOP
WILSONVILLE OR 97070-7806

KOMP RONALD A & KYONG
27955 S OGLESBY RD
CANBY OR 97013-8593

KOSLOWSKI MATTHEW ROBERT
30720 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9745

KOSS PATRICIA
5308 SOUTHWOOD DR
LAKE OSWEGO OR 97035-5783

KOUSOULAKIS JOHN
11240 SW CHAMPOEG DR
WILSONVILLE OR 97070-9593

KOUSSA LINDA K TRUSTEE
28625 SW ASH MEADOWS BLVD UNIT 12
WILSONVILLE OR 97070-7802

KRAFT WAYNE S & ARLENE G
31535 SW ARBOR GLEN LOOP
WILSONVILLE OR 97070-9439

KRAMER ANTHONIE & KRISTINE
29495 SW YOSEMITE ST
WILSONVILLE OR 97070-8504

KRAMER DONALD H TRUSTEE
31615 SW VILLAGE CREST CT
WILSONVILLE OR 97070-8476

KRAUSE GUY MELVIN
8415 SW CURRY DR UNIT C
WILSONVILLE OR 97070-5405

TORRES-ROBLES J&C ARRANAGA-PICHARDO
7851 SW LOVE CT
WILSONVILLE OR 97070-9448

LACY EDWARD D
32150 SW EAST LAKE PT
WILSONVILLE OR 97070-9414

LAHR DAVID W & PATRICIA A
PO BOX 976
WILSONVILLE OR 97070-0976

LAKE DAVID B TRUSTEE
10884 SW ROLAND CT
WILSONVILLE OR 97070-8562

LAKIN RALPH A
8103 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6429

LALIBERTE DAVID M & ARLENE K
11228 SW CHAMPOEG DR
WILSONVILLE OR 97070-9593

LAM ANTHONY
28056 SW WAGNER ST
WILSONVILLE OR 97070-6785

LAM DAVID
3918 SE 187TH LOOP
VANCOUVER WA 98683-7407

LAM RONALD & HISAKO
28012 SW FLYNN ST
WILSONVILLE OR 97070-8874

LAM WAYNE KAM W & AMANDA SEUNG S
31441 SW OLYMPIC DR
WILSONVILLE OR 97070-5535

LAMA MICHAEL & PATTI
28425 SW CANYON CREEK RD S
WILSONVILLE OR 97070-7780

LAMAR MICHELE M
202 DODGE RIVER DR
LANSING MI 48906-4370

LAMBERT JULIE M & JOHN D
28325 SW CANYON CREEK RD S
WILSONVILLE OR 97070-6724

LAMBOURNE JAMES R & KATHLEEN L
27159 SW ADEN AVE
WILSONVILLE OR 97070-6559

LAMM DEAN E TRUSTEE
28094 SW WILLOW CREEK DR
WILSONVILLE OR 97070-8777

LANAN STEVEN G
3601 SW RIVER PKWY UNIT 405
PORTLAND OR 97239-4554

LANCASTER GLENN M & ANNA M
31098 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7416

LANDIER VERONIQUE O & PHILIPPE M
32475 SW ESTATES POST RD
WILSONVILLE OR 97070-7448

LANDIS ALLEN W & JAN L
8065 SW FAIRWAY DR
WILSONVILLE OR 97070-6431

LANDOVER HOMEOWNERS ASSN
PO BOX 1933
WILSONVILLE OR 97070-1933

LANDOVER HOMEOWNERS ASSOC INC
16325 SW BOONES FRY RD #203
LAKE OSWEGO OR 97035-4297

LANEY MATTHEW ALAN & KATHLEEN P
10525 SW COLEMAN LOOP N
WILSONVILLE OR 97070-5525

LANG KELLY E CO-TRUSTEE
28445 SW HIGHLAND CIR
WILSONVILLE OR 97070-8760

LANGEBERG IRWIN M & LISA K
6992 SW GLENWOOD CT
WILSONVILLE OR 97070-7726

LANGELIERS PRESTON M & JASMINE P
11287 SW CHURCHILL
WILSONVILLE OR 97070-9571

LAPORTE CHRISTOPHER M
28484 SW MEADOWS LOOP
WILSONVILLE OR 97070-7706

LARA JOSE
30965 SW BOONES FERRY RD
WILSONVILLE OR 97070-9746

LARSEN ARNOLD
8180 SW EDGEWATER W
WILSONVILLE OR 97070-9480

LARSEN ARNOLD B & NANCY A
8067 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6428

LARSEN BARRY A & LAURA E
10677 SW EDGEWOOD CT
WILSONVILLE OR 97070-5512

LARSEN LAURIN A TRUSTEE
7230 SW EAST LAKE CT
WILSONVILLE OR 97070-9413

LEE ROB W
28541 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6838

LEE ROBERT NATHAN
8119 RYBER RD
WILSONVILLE OR 97070-7828

LEE SANG T & GUK J
1721 SUNNINGDALE RD APT 51C
SEAL BEACH CA 90740-4737

LEEPER DOUGLAS L & IRENE E
7487 SW GLENWOOD DR
WILSONVILLE OR 97070-7763

LEEPER RONALD L TRUSTEE
31555 SW ARBOR GLEN LOOP
WILSONVILLE OR 97070-9439

LEGACY HOMES INC
18025 SW BROOKMAN RD
SHERWOOD OR 97140-8802

LEHAN-CUMMINGS ADELE
29849 SW CAMELOT ST
WILSONVILLE OR 97070-7565

LEHL RONALD D
7320 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8461

LEHNINGER JOSEPH
29430 SW MONTEBELLO DR
WILSONVILLE OR 97070-7578

LEIGH NANCY L
32170 SW LAKE DR
WILSONVILLE OR 97070-7406

LEINEN RICHARD A & DEBORAH E
29652 SW YOUNG WAY
WILSONVILLE OR 97070-8579

LEINWEBER ROBERT J & ROBIN E YORDE
28660 SW CRESTWOOD DR
WILSONVILLE OR 97070-7729

LEITCH KARYN S
28372 SW MORGAN CT
WILSONVILLE OR 97070-6795

LEITZ GREGG A & DEBORAH G
28168 SW FLYNN ST
WILSONVILLE OR 97070-8876

MEYER DANIEL & TERESA M GARCIA-
MEYER
7749 SW SUMMERTON ST
WILSONVILLE OR 97070-6887

LEMAN MICHAEL J & LISA L
29660 SW YOSEMITE WAY
WILSONVILLE OR 97070-8502

LEMKE LAUREL
7362 SW IRON HORSE ST
WILSONVILLE OR 97070-8881

LEMPERT PHYLLIS J TRUSTEE
31600 SW ARBOR GLEN LOOP
WILSONVILLE OR 97070-9439

LENNAR NORTHWEST INC
11807 NE 99TH ST STE 1170
VANCOUVER WA 98682-2350

DAIISADEGHI MOHAMMAD HOSSEIN CO
7689 SW THORNTON DR
WILSONVILLE OR 97070-6551

LEONDAR ANDREW S & BARBARA ANDRUS
10874 SW ROLAND CT
WILSONVILLE OR 97070-8562

LEONE MICHAEL J & KARLA M
10871 SW MERLIN CT
WILSONVILLE OR 97070-8539

LESH NOEL ROSE
8305 SW CURRY DR UNIT B
WILSONVILLE OR 97070-8417

LESKOVEC JENNIFER H TRUSTEE
32230 SW LAKE DR
WILSONVILLE OR 97070-7407

LESSLER BRIAN & MICHELE K
28568 SW CASCADE LOOP
WILSONVILLE OR 97070-8747

LESTER J KEVIN CO-TRUSTEE
31900 SW VILLAGE CREST LN
WILSONVILLE OR 97070-8427

LESTER WILLIAM W III TRUSTEE
23600 SW NEWLAND RD
WILSONVILLE OR 97070-6703

LETTENMAIER JAMES A
1111 SE 3RD AVE SPACE 64
CANBY OR 97013-4533

LEVESQUE PETER A & MARGARET A
29059 SW COURTSIDE DR
WILSONVILLE OR 97070-6463

LEVI DEAN F & HEATHER
21130 S PEACH AVE
CANBY OR 97013-9198

LINVILLE JOANN E TRUSTEE
8095 SW WINCHESTER WAY
WILSONVILLE OR 97070-9421

LIPT ASH MEADOWS LANE LLC
333 W WACKER DR STE 2300
CHICAGO IL 60601

LISTER RAYMOND M & MARCI A
32025 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9596

LITTS RICHARD W & KATHY L
475 N TENMILE LAKE
LAKESIDE OR 97449-8648

LIVESAY JAMES EUGENE
32279 SW BOONES BEND RD
WILSONVILLE OR 97070-6418

LIVESAY JAMES M & MARCIA K
29640 SW LANCELOT LN
WILSONVILLE OR 97070-8551

BAUMGARNER J.L. & ELIZABETH T
7739 SW SUMMERTON ST
WILSONVILLE OR 97070-6887

LLOYD DON KEITH & JUDITH LYNNE
32485 SW LAKE POINT CT
WILSONVILLE OR 97070-6440

LLOYD WILLIAM D & MARY ANN
32530 SW LAKE POINT CT
WILSONVILLE OR 97070-6439

LOCHMANN MARIA-LUISE A TRUSTEE
30550 SW BOONES FERRY RD
WILSONVILLE OR 97070-7745

LOCHNER TODD R & SUZANNA M
7027 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8871

LOCKE EDWARD L
31326 SW PARKWAY AVE
WILSONVILLE OR 97070-7733

LOEN LORI M
28237 SW WAGNER ST
WILSONVILLE OR 97070-6784

LOFFINK LARRY E TRUSTEE
32321 SW LAKE DR
WILSONVILLE OR 97070-7408

LOIACONO JOSEPH C & REBECCA E
28435 SW CANYON CREEK RD S
WILSONVILLE OR 97070-7780

LONG DOROTHY
11208 SW CHAMPOEG CT
WILSONVILLE OR 97070-9597

LONG JAMES H & PAMELA M
6952 SW HOLLYBROOK CT
WILSONVILLE OR 97070-8762

LONG JULIE A
32045 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9596

LONGACRE MICHAEL K
29764 SW CAMELOT ST
WILSONVILLE OR 97070-8577

LOOD PETER TRUSTEE
31444 SW OLYMPIC DR
WILSONVILLE OR 97070-5535

LOOMER CLINTON N TRUSTEE
11647 SW JAMAICA
WILSONVILLE OR 97070-9563

LOPEZ MANUEL R & ELODIA V
31150 SW WALLOWA CT
WILSONVILLE OR 97070-9778

LORELIED VIVIEN & JACKSON HEILMAN
29700 SW COURTSIDE DR UNIT 43
WILSONVILLE OR 97070-5434

LORENTE SHANE & SARAH B
28650 SW CANYON CREEK RD S
WILSONVILLE OR 97070-6719

LORIO MICHAEL B & DAWN M
28122 SW FLYNN ST
WILSONVILLE OR 97070-8876

LORZ KIM A TRUSTEE
27390 SW COPPER CREEK LOOP
WILSONVILLE OR 97070-6549

LOSH ANTHONY P
8612 SW VALE CT
WILSONVILLE OR 97070-6245

LOUGH WALTER A & ROBERTA M
31038 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7415

LOUNSBURY JIMSON S
10866 SW PARKWOOD LN
WILSONVILLE OR 97070-8531

LOVELADY JACOB
7015 SW HIGHLAND CT
WILSONVILLE OR 97070-8761

LYSHAUG ELIZABETH A TRUSTEE
7910 SW FAIRWAY DR
WILSONVILLE OR 97070-6434

M&D EQUITIES LLC
9185 SW 4TH ST
WILSONVILLE OR 97070-9742

MACADAM TRUDY A TRUSTEE
29745 SW JACKSON WAY
WILSONVILLE OR 97070-8509

MACCRACKEN DONALD & BARBARA J
28504 SW CASCADE LOOP
WILSONVILLE OR 97070-7774

MACKIE JAY A
7894 SW CINNABAR ST
WILSONVILLE OR 97070-6845

MACKS LISA L
29590 SW COURTSIDE DR UNIT 6
WILSONVILLE OR 97070-7430

MACLENNAN MARK A & KENDRA M
11210 SW CHAMPOEG CT
WILSONVILLE OR 97070-9597

MACMILLAN SHIRLEY MAE TRUSTEE
7315 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8461

MACNEILL BRITTANY B
10392 SW FRANKLIN LN
WILSONVILLE OR 97070-5521

MACOVSKY JAMIE L & LOUIS M
28695 SW SANDALWOOD DR
WILSONVILLE OR 97070-8775

MACPHERSON JASON R
10211 SW EVERGREEN CT
WILSONVILLE OR 97070-8555

MADDEN BRYAN P & MAYURA P
10890 SW MOREY CT
WILSONVILLE OR 97070-5502

MADDOX LEWIS J & MARLENE L
10615 SW EDGEWOOD CT
WILSONVILLE OR 97070-5532

MADDY DARIN B
616 BAKER ST
MCMINNVILLE OR 97128-4925

MAGEE MERRILYN A
8665 SW CARMEL CIR
WILSONVILLE OR 97070-9430

MAGER STEVEN & DEBORAH
7970 SW BOECKMAN RD
WILSONVILLE OR 97070-5769

MAHMOUD YAHIA
7907 SW SUMMERTON ST
WILSONVILLE OR 97070-6851

MAHONEY PATRICK T & DEANNE
6619 SW 88TH PL
PORTLAND OR 97223-7255

MAHONEY TIMOTHY M & BARBARA S
8545 SW METOLIUS LN
WILSONVILLE OR 97070-9780

MILLS H.S. & MARLENE SUE
7635 SW THORNTON DR
WILSONVILLE OR 97070-6552

MAJID TARIQ & JENNIFER
28042 SW FLYNN ST
WILSONVILLE OR 97070-8874

MAJNARICH JEFFREY PAUL
32065 SW ARBOR LAKE DR
WILSONVILLE OR 97070-9415

MAJORS WILLIAM
7480 SW FAIRWAY DR
WILSONVILLE OR 97070-8741

MAKI LOUIS S & SANDRA B
32160 SW BOONES BEND RD
WILSONVILLE OR 97070-6415

MALA DANIEL J & LAURIE M
10871 SW ARTHUR CT
WILSONVILLE OR 97070-8535

MALA MARGARET M
28687 SW ROGER BLVD UNIT 72
WILSONVILLE OR 97070-8738

MALINOWSKI DAVID P & BARBARA L
32377 SW LAKE DR
WILSONVILLE OR 97070-7408

MALLERY RICHARD L
PO BOX 11061
KALISPELL MT 59904-4061

MALLICK SABYASACHI
28528 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6838

MALLON KEVIN F CO-TRUSTEE
29812 SW CAMELOT ST
WILSONVILLE OR 97070-7563

MARTIN GRAHAME & LISA
32080 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9596

MARTIN JAMES G & DEBORAH A
8600 SW WILSON LN
WILSONVILLE OR 97070-7737

MARTIN JAMES L
8550 SW CURRY DR UNIT A
WILSONVILLE OR 97070-8430

MARTIN LINDA S TRUSTEE
28948 SW MEADOWS LOOP
WILSONVILLE OR 97070-8769

MARTIN M & ROBIN WHITTAKER-MARTIN
11003 SW PRESTWICK CT
WILSONVILLE OR 97070-5510

MARTIN MICHAEL D & NIEDA L
7862 SW GRASS CT
WILSONVILLE OR 97070-9447

MARTIN MITCHELL E
11097 SW MATZEN DR
WILSONVILLE OR 97070-8573

MARTIN NEIL G CO-TRUSTEE
6823 SW GATE POST CT
WILSONVILLE OR 97070-9474

MARTIN SCOTT D & SUE
30925 SW SALMON LN
WILSONVILLE OR 97070-9790

MARTINEZ CLAUDIO H TRUSTEE
28470 SW WILLOW CREEK DR
WILSONVILLE OR 97070-8781

MARTINEZ EDGAR
31040 SW SALMON LN
WILSONVILLE OR 97070-6746

MARTINEZ JESSICA
8315 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8441

MARTINEZ JULIAN
29530 SW VOLLEY ST UNIT 28
WILSONVILLE OR 97070-6530

MARTINEZ MATTHEW & RACHAEL
28027 SW WAGNER ST
WILSONVILLE OR 97070-6785

MARTINEZ-HERNANDEZ HECTOR
8848 SW KALYCA ST
WILSONVILLE OR 97070-7809

MARTZ GLEN W & CATHARYN L
1866 RUSSET DR
EUGENE OR 97401-1838

MARWALI M & SELVY PANGKEY
7181 SW BOUCHAINE ST
WILSONVILLE OR 97070-8856

MASH MICHAEL A & JANICE L
29835 SW CAMELOT ST
WILSONVILLE OR 97070-7564

MASON DONALD K TRUSTEE
7766 SW VILLAGE GREENS CIR
WILSONVILLE OR 97070-8403

MASSING ALAN DAVID & ELIZABETH H
32060 SW CYPRESS PT
WILSONVILLE OR 97070-9429

MASSINGER MARGARET A TRUSTEE
8670 SW CARMEL CIR
WILSONVILLE OR 97070-8478

MATHIASON BRIAN L & KAMBRA D
30526 SW RUTH ST
WILSONVILLE OR 97070-8693

MATHIS MICHAEL H & FLORENCE D
31519 SW WILDWOOD CT
WILSONVILLE OR 97070-5501

MATIN JERROLD C TRUSTEE
31655 SW VILLAGE CREST CT
WILSONVILLE OR 97070-8476

MATSON BENJAMIN T
14089 NE RIVER VISTA LN
AURORA OR 97002-9519

MATTHEWS BRIAN A & CHRISTINA
31509 SW ORCHARD DR
WILSONVILLE OR 97070-5500

MAURER BERNARD & JENNIFER L
10913 SW PRESTWICK CT
WILSONVILLE OR 97070-5509

MAURER RICHARD W & CLAUDIA L
7155 SW EAST LAKE CT
WILSONVILLE OR 97070-9413

MAUTZ ROBERT T TRUSTEE
7550 SW MIDDLE GREENS RD
WILSONVILLE OR 97070-9417

MAXWELL SHARI L
28464 SW MEADOWS LOOP
WILSONVILLE OR 97070-7703

MCDONALD JOHN T & ALICE L
28333 SW WAGNER ST
WILSONVILLE OR 97070-6784

MCDONALD LEE
11106 SW PARKVIEW DR
WILSONVILLE OR 97070-6596

MCDONALD RICHARD A & BARBARA C
7223 SW LAKE BLUFF CT
WILSONVILLE OR 97070-9410

MCDUGAL PETER W & WENDY K
10962 SW FLORES ST
WILSONVILLE OR 97070-8571

MCELWAIN NANCY L TRUSTEE
7235 SW FOUNTAIN LAKE DR
WILSONVILLE OR 97070-7411

MCFALL PATRICK E TRUSTEE
29558 SW GLACIER WAY
WILSONVILLE OR 97070-7559

MCGAFFEY M.S. & JERRY GUY
8440 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8424

MCGARRIGLE ROGER W
8000 SW WINCHESTER WAY
WILSONVILLE OR 97070-9421

MCGEARY DAVID VALENTINE
29733 SW YOUNG WAY
WILSONVILLE OR 97070-8561

MCGILL MINDI M & TIMOTHY C
8230 SW MAXINE LN UNIT 54
WILSONVILLE OR 97070-7783

MCGILL ROBERT
PO BOX 2105
LAKE OSWEGO OR 97035-0640

MCGILLIVARY KENNETH B & HEATHER
10886 SW HUNT CT
WILSONVILLE OR 97070-8564

MCGINNIS MICHAEL R & MARY K
7215 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8460

MCGRATH TIMOTHY C TRUSTEE
31533 SW VILLAGE GREEN CT
WILSONVILLE OR 97070-8426

MCGREGOR BONNIE J TRUSTEE
31377 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-9444

MCGREGOR RICHARD & KATHERINE
32295 SW ARBOR LAKE DR
WILSONVILLE OR 97070-9406

MCGURL JIM & CAROLYN
7554 SW THORNTON DR
WILSONVILLE OR 97070-6557

MCINTOSH DAVID D & MONIKA
11575 SW PREAKNESS
WILSONVILLE OR 97070-9566

MCKAY DANIEL & ELIANA
30519 SW RUTH ST
WILSONVILLE OR 97070-8693

MCKAY KAREN ANN
8288 SW LAFAYETTE WAY
WILSONVILLE OR 97070-9433

MCKENNA JAMES R TRUSTEE
32060 SW BOONES BEND RD
WILSONVILLE OR 97070-6413

MCKENNA JANEL A
32370 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8470

MCKENZIE GARY L
7585 SW MIDDLE GREENS RD
WILSONVILLE OR 97070-9417

MCKENZIE KEVIN L & SUZANNE L
28081 SW MORGAN ST
WILSONVILLE OR 97070-6791

MCKENZIE SUSAN E
7560 SW FAIRWAY DR
WILSONVILLE OR 97070-6748

MCKILLIP BRADLEY A & JOYCE M
8575 SW METOLIUS LN
WILSONVILLE OR 97070-9780

MCKILLIP TERRY L
10594 SW SUNNYSIDE DR
WILSONVILLE OR 97070-6587

BAUMGARNER J.L. & ELIZABETH T
7798 SW VLAHOS DR
WILSONVILLE OR 97070-9497

MCKINLEY MARK L & TERESA M
1011 SW SCHAEFFER RD
WEST LINN OR 97068-9657

MCKINNEY BRENT & SANDRA K
31836 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7476

MCVAY DONALD C TRUSTEE
7415 SW LAKESIDE LOOP
WILSONVILLE OR 97070-8477

MCVAY KRISTIN L
30710 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9745

MEACHAM RICK
23735 SW LADD HILL RD
SHERWOOD OR 97140-5024

MEACHAM TONY & TIFFANY
6582 SW ESSEX CT
WILSONVILLE OR 97070-6790

MEADE JOHN T TRUSTEE
30366 SW RUTH ST UNIT 69
WILSONVILLE OR 97070-6673

MEADOWS LOOP LLC
PO BOX 2105
LAKE OSWEGO OR 97035-0640

MEDINA JOSE E GARCIA
27443 SW COPPER CREEK LOOP
WILSONVILLE OR 97070-6561

MEEK MARJORIE ANN
6970 SW MONTGOMERY WAY
WILSONVILLE OR 97070-6737

MEEKINS DOUGLAS
28013 SW ENGLE ST
WILSONVILLE OR 97070-8870

MEFFORD DENNIS C & REBECCA C
7983 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6426

MEHARRY LANCER L
8445 SW CURRY DR UNIT C
WILSONVILLE OR 97070-5407

MEIDL ALBERT
28526 SW MEADOWS LOOP
WILSONVILLE OR 97070-8765

MEIER PAUL A & DONNA L
7200 SW EAST LAKE CT
WILSONVILLE OR 97070-9413

MEILING-WESSE KHUYEN
28488 SW MEADOWS LOOP
WILSONVILLE OR 97070-6779

MEISNER ADAM & KRISTEL
30762 SW ORCHARD DR
WILSONVILLE OR 97070-7535

MEISNER RICHARD J TRUSTEE
32208 SW BOONES BEND RD
WILSONVILLE OR 97070-6418

MEISTER DANIEL C & CASSANDRA D
28982 SW CASCADE LOOP
WILSONVILLE OR 97070-8751

MELETHIL PADMANABHAN K
11221 SW MCKENZIE CT E
WILSONVILLE OR 97070-9589

MELKERSON JON E SR
8145 SW EDGEWATER W
WILSONVILLE OR 97070-9480

MELOY JOAN L TRUSTEE
28646 SW MEADOWS LOOP
WILSONVILLE OR 97070-8766

MELUM BRENDA L
6598 SW STRATFORD CT
WILSONVILLE OR 97070-6787

MELVIN KENNETH P
7184 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8872

MENDELL D S & MARGARET JOHNSON
6710 SW MONTGOMERY WAY
WILSONVILLE OR 97070-9702

MENDENHALL B D & CLAUDIA M ROLDAN
31050 SW NEHALEM CT
WILSONVILLE OR 97070-9736

MENDENHALL DAVID L & VICTORIA J
7486 SW LAKESIDE LOOP
WILSONVILLE OR 97070-8480

MENDEZ NATALIA
29750 SW COURTSIDE DR UNIT 8
WILSONVILLE OR 97070-7485

MENDOZA SHELLY J
30595 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9739

MENELEY JENNIFER L
22897 SW COWLITZ DR
TUALATIN OR 97062-8386

MENG BRANDY L & JASON R
28629 SW TERRENE LN
WILSONVILLE OR 97070-7714

MENGELKOCH MICHAEL D TRUSTEE
8490 SW MEMORIAL DR
WILSONVILLE OR 97070-7830

MILLER EDWARD A & KATHLEEN G
7555 SW MIDDLE GREENS RD
WILSONVILLE OR 97070-9417

MILLER JANICE A
PO BOX 895
SHERWOOD OR 97140-0895

MILLER JEFFREY A & KELLI M
27431 SW COPPER CREEK LOOP
WILSONVILLE OR 97070-6561

MILLER KELLY P & BRIDGET E
27127 SW WOOD AVE
WILSONVILLE OR 97070-6536

MILLER KIM A
10271 SW EVERGREEN CT
WILSONVILLE OR 97070-8556

MILLER LAURA MARLENE
7589 SW THORNTON DR
WILSONVILLE OR 97070-6554

MILLER MATTHEW F & SARAH H
28639 SW CRESTWOOD DR
WILSONVILLE OR 97070-8755

MILLER RICHARD H CO-TRUSTEE
32535 SW ARBOR LAKE DR
WILSONVILLE OR 97070-6443

MILLER ROBERT A & DOROTHY M
11599 SW PREAKNESS
WILSONVILLE OR 97070-9566

MILLER ROBERT H & KAREN S
8343 SW LAFAYETTE WAY
WILSONVILLE OR 97070-9433

MILLER ROBERT TRUST
7143 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8459

MILLER STEPHEN A & AMBER DAWN
31018 SW KENSINGTON DR
WILSONVILLE OR 97070-7529

MILLER STEPHEN R & JANET S
7596 SW HONOR LOOP
WILSONVILLE OR 97070-8498

MILLER VANCE
3204 DUNNS CANYON RD
BELTON TX 76513-1362

MILLOY DAVID B
29821 SW CAMELOT ST
WILSONVILLE OR 97070-7564

MILLS H.S. & MARLENE SUE
7815 SW RACQUET CT
WILSONVILLE OR 97070-9449

MILLS JOHN H & VICKI L
8790 SW VALE CT
WILSONVILLE OR 97070-6246

MILLS KATHRYN
27111 SW ADEN AVE
WILSONVILLE OR 97070-6559

MILLS PATTI
8724 SW VALE CT
WILSONVILLE OR 97070-6246

MCGAFFEY M.S. & JERRY GUY
7675 SW ARBOR LAKE CT
WILSONVILLE OR 97070-9407

MILNE SHARON E
8550 SW CURRY DR UNIT B
WILSONVILLE OR 97070-8430

MINDEN GERALDINE L
4080 DEEPWOODS LN NW
SALEM OR 97304-9540

MIRANDA PETER & NORMA
11671 SW JAMAICA
WILSONVILLE OR 97070-9563

MISSAL PAUL
30650 SW BOONES FERRY RD
WILSONVILLE OR 97070-6756

MISSION HOMES NORTHWEST LLC
PO BOX 1689
LAKE OSWEGO OR 97035-0889

MISTOVICH KERRI L
28360 SW WAGNER ST
WILSONVILLE OR 97070-6783

MISTRETTA JOSEPH L TRUSTEE
27229 SW ADEN AVE
WILSONVILLE OR 97070-6560

MITCHELL JENNIE L
29655 SW JACKSON WAY
WILSONVILLE OR 97070-8510

MITCHELL JUSTIN & CARA
10854 SW PARKWOOD LN
WILSONVILLE OR 97070-7510

MITCHELL MICHAEL W TRUSTEE
7200 SW LAKE BLUFF CT
WILSONVILLE OR 97070-9410

MOORE THOMAS D & ALICIA
6966 SW ALDERCREST CT
WILSONVILLE OR 97070-7724

MOORE THOMAS R & PATTI A
32105 SW CYPRESS PT
WILSONVILLE OR 97070-6478

MORALES ARTHUR H & JUDITH E
32575 SW BOONES BEND RD
WILSONVILLE OR 97070-6422

MORALES CARLOS SANCHEZ
28563 GREENWAY DR
WILSONVILLE OR 97070-7741

MORAN MARK R & CYNTHIA J PETRIE
28623 SW CASCADE LOOP
WILSONVILLE OR 97070-8748

MORAN SEAN & HOLLY
28560 SW CASCADE LOOP
WILSONVILLE OR 97070-8747

MOREYS LANDING HMOWNRS ASSN
PO BOX 1549
SHERWOOD OR 97140

MORGAN CARLA J
8270 SW MAXINE LN UNIT 50
WILSONVILLE OR 97070-7786

MORGAN HILLARY
29490 SW COURTSIDE DR UNIT 15
WILSONVILLE OR 97070-7431

MORGAN KELLY
30570 SW MAGNOLIA AVE
WILSONVILLE OR 97070-9739

MORGAN PAUL & MARILYN K
1095 ROSEMARY ST
DENVER CO 80230-7090

MORIN STEVE
PO BOX 145
WOODBURN OR 97071-0145

MORISHITA CLAYTON FORD & JOLENE
7470 SW DOWNS POST RD
WILSONVILLE OR 97070-8454

MORRIS DONALD GENE
28295 SW MORGAN CT
WILSONVILLE OR 97070-6794

MORRIS MARTIN & DARLENE
10955 SW MATZEN DR
WILSONVILLE OR 97070-8576

MORRIS RICHARD MICHAEL
8399 SW LAFAYETTE WAY
WILSONVILLE OR 97070-9433

MORRIS ROY OWEN TRUSTEE
7070 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8458

MORROW JOHN A TRUSTEE
1355 COPPER GLEN DR SE
SALEM OR 97302-1733

MORROW LYNN M
29750 SW COURTSIDE DR UNIT 10
WILSONVILLE OR 97070-7485

MORTON DONALD D SR TRUSTEE
7900 SW FAIRWAY DR
WILSONVILLE OR 97070-6434

MOSEY EDWARD F JR & ANNA ARNESEN
6806 SW WHEATLAND RUN
WILSONVILLE OR 97070-7480

MOSS RONALD M & SALLY J
28627 SW CRESTWOOD DR
WILSONVILLE OR 97070-7728

MOULTON ROBERT F CO-TRUSTEE
7435 SW LAKE BLUFF CT
WILSONVILLE OR 97070-8466

MREEN JAMES R TRUSTEE
32590 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8471

MUELLER KATHLEEN ANN
7042 SW GORDONS RUN
WILSONVILLE OR 97070-7417

MUENCH DOUGLAS E & GRACE N
30950 SW FIR AVE
WILSONVILLE OR 97070-6765

MUKHERJEE NILANJAN & PAROMITA
7910 SW SUMMERTON ST
WILSONVILLE OR 97070-6851

MULDROW JAMIE JACKSON TRUSTEE
7505 SW LAKESIDE DR
WILSONVILLE OR 97070-8425

MULLER ERIC J & KARI A
8535 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8446

MULLER ROBERT L
11152 SW MATZEN DR
WILSONVILLE OR 97070-8574

NASH MARTIN R
8435 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8444

NAVARRO JAVIER GARCIA
8814 SW KALYCA ST
WILSONVILLE OR 97070-7808

NAZAROV ALLAN
32065 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9596

NEAD LISA M TRUSTEE
30330 SW REBEKAH ST UNIT 4
WILSONVILLE OR 97070-6667

NEAMTZU CHRISTOPHER S TRUSTEE
22078 SW LIST PL
SHERWOOD OR 97140-8055

NEBERT LUCIA JORGE
31009 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7462

NEJEDLO JAY J & DENISE L
6876 SW ALDERCREST CT
WILSONVILLE OR 97070-8745

NELSEN MARK R
29720 SW COURTSIDE DR UNIT 52
WILSONVILLE OR 97070-7484

NELSON ALBERT L
29750 SW COURTSIDE DR UNIT 5
WILSONVILLE OR 97070-7485

NELSON CRAIG E
7348 SW BOUCHAINE CT
WILSONVILLE OR 97070-8867

NELSON CRAIG R & J FORMWAY-NELSON
10942 SW PRESTWICK CT
WILSONVILLE OR 97070-5509

NELSON E.T. & EDWARD IMLAH
7875 SW SUMMERTON ST
WILSONVILLE OR 97070-6842

NELSON GRADY D
8625 SW MIAMI
WILSONVILLE OR 97070-9798

NELSON MARVIN D TRUSTEE
7882 SW CINNABAR ST
WILSONVILLE OR 97070-6845

NELSON TIMOTHY
6620 SW STRATFORD CT
WILSONVILLE OR 97070-6787

NEMES DEBRA J
7575 SW HONOR LOOP
WILSONVILLE OR 97070-8498

NEPOM DAVID & LYNN
3718 SW CONDOR AVE STE 100
PORTLAND OR 97239-4142

NESMITH JOSEPH ALLEN
31147 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-8546

NESS JAMES S & MARGARET M
7185 SW LAKE BLUFF CT
WILSONVILLE OR 97070-9410

NETTLE SALLY
8715 SW CURRY DR UNIT B
WILSONVILLE OR 97070-5423

NEUKOM CYNTHIA L
29625 SW CAMELOT ST
WILSONVILLE OR 97070-8543

NEW LIFE CHURCH
27960 SW CANYON CREEK RD
WILSONVILLE OR 97070-6717

NEWBORE GARY J & ELLEN K
PO BOX 4400
WILSONVILLE OR 97070-4400

NEWLAND-HOLLEY CANDACE ANN
TRUSTEE
31447 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-9444

NEWMAN PAUL D
31476 SW OLD FARM RD
WILSONVILLE OR 97070-9441

NEWPORT STEPHEN & JANET E
8230 SW MAXINE LN UNIT 52
WILSONVILLE OR 97070-7783

NEWTON JANET I
8400 SW CURRY DR UNIT C
WILSONVILLE OR 97070-8418

NEWVILLE JEFFREY A & SANDRA D
7240 SW FOUNTAIN LAKE DR
WILSONVILLE OR 97070-7410

NGUYEN CHRISTINE
28635 GREENWAY DR
WILSONVILLE OR 97070-7752

NGUYEN HENRY HOANG NAM & LIEN K
THI
28317 SW WAGNER ST
WILSONVILLE OR 97070-6784

NOLL BRIAN T & KYLE M RITCHEY-NOLL
28616 SW CASCADE LOOP
WILSONVILLE OR 97070-8748

NORDAHL TODD R
31443 SW ORCHARD DR
WILSONVILLE OR 97070-5536

NORMAN JACQUELINE L TRUSTEE
30406 SW RUTH ST UNIT 81
WILSONVILLE OR 97070-6678

NORTHWEST RESIDENTIAL SERVICES LLC
31115 SW PAULINA CT
WILSONVILLE OR 97070-8529

NOVITSKY DAVID & SALLY
31389 SW OLYMPIC DR
WILSONVILLE OR 97070-5533

NOWACK STANLEY WALTER TRUSTEE
17040 NW LUCY REEDER RD
PORTLAND OR 97231-1343

NUNNENKAMP MICHAEL D & LINDY D
7893 SW CINNABAR ST
WILSONVILLE OR 97070-6845

NUSTAD JANET M TRUSTEE
31520 SW ARBOR GLEN LOOP
WILSONVILLE OR 97070-9439

NWOKOMA NOAH & MOLLY
32063 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9596

NYLANDER PETER S & GLADENA J
11255 SW MCKENZIE CT W
WILSONVILLE OR 97070-9590

OAK VIEW CONDO HOMEOWNERS
1 NO MAILING ADDRESS
AVAILABLE

OAKLEAF MHP LLC
PO BOX 694
GLEN ELLEN CA 95442-0694

OBBERG JAMES W
8076 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6427

OBRIEN DANIEL B & GRETCHEN M
8505 SW MIAMI
WILSONVILLE OR 97070-9798

OCHELTREE DEVIN TRUSTEE
17796 SW NELS DR
SHERWOOD OR 97140-7892

OCHS NEIL JON & DINA A
10665 SW EDGEWOOD CT
WILSONVILLE OR 97070-5512

OCONELL CRAIG P
8060 SW FAIRWAY DR
WILSONVILLE OR 97070-6431

OCONNOR CRAIG P & JULIE H
32035 SW BOONES BEND RD
WILSONVILLE OR 97070-6413

OCONNOR PATRICIA M
7902 SW COURTSIDE WAY
WILSONVILLE OR 97070-9443

OCONNOR TIMOTHY KEVIN
8505 SW CURRY DR UNIT A
WILSONVILLE OR 97070-8422

ODELL ELMA FALCON
8545 SW CURRY DR UNIT C
WILSONVILLE OR 97070-5416

ODIERNO PATRICK PHILLIP & SUSAN
PO BOX 793
WILSONVILLE OR 97070-0793

ODOM MICHAEL W
29810 SW LANCELOT LN
WILSONVILLE OR 97070-8553

ODONNELL CARLEY & NICHOLAS
31305 SW KENSINGTON DR
WILSONVILLE OR 97070-7531

ODONNELL CASEY K & JENNIFER L
28580 SW CASCADE LOOP
WILSONVILLE OR 97070-8747

ODOWD BRENNAN
7699 SW TOURNAMENT CT
WILSONVILLE OR 97070-9451

OESTERREICH LAWRENCE JR & ERICA
30865 SW SALMON ST
WILSONVILLE OR 97070-6745

OFSTEDAHL DIANA R CO-TRSTEE
7535 SW FAIRWAY DR
WILSONVILLE OR 97070-6747

OGAN THOMAS M & TERRILL J
31467 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-9444

OGBURN HAROLD D & BARBARA J
31179 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7479

ORDWAY ERIC B TRUSTEE
31005 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7462

ORLANDO MARY E
30530 SW RUTH ST
WILSONVILLE OR 97070-8693

ORMSBY DONALD C & SHANNON A
11207 SW CHAMPOEG CT
WILSONVILLE OR 97070-9597

ORTEGA DANIEL & KATHY
7050 SW BOUCHAINE ST
WILSONVILLE OR 97070-8865

OSBORN NATHAN S TRUSTEE
7200 SW MONTGOMERY WAY
WILSONVILLE OR 97070-6738

OSBORN PAUL H TRUSTEE
32065 SW CYPRESS PT
WILSONVILLE OR 97070-9429

OSIECZANEK SHANNON K
10531 SW COLEMAN LOOP N
WILSONVILLE OR 97070-5525

OSIKA-BARBUR CARMEN A
6825 SW FERNBROOK CT
WILSONVILLE OR 97070-7705

OSTLER SIMON C TRUSTEE
6783 SW LANDOVER DR
WILSONVILLE OR 97070-5760

OSTLUND BRADON JON
28525 GREENWAY DR
WILSONVILLE OR 97070-7741

OSTOJA NICHOLAS J CO-TRSTE
28655 SW SANDALWOOD DR
WILSONVILLE OR 97070-8775

OSTOJA NICHOLAS J CO-TRUSTEE
19945 SW BOONES FERRY RD APT 250
TUALATIN OR 97062-7582

OSTREM LEROY E & CLAUDIA K
31443 SW OLD FARM RD
WILSONVILLE OR 97070-9441

OTT MERLE E & MARY E
28444 SW MEADOWS LOOP
WILSONVILLE OR 97070-8764

OTTINGER AYLAND M TRUSTEE
31092 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7416

OTTUM SEAN A & MARIE E
28936 SW MEADOWS LOOP
WILSONVILLE OR 97070-8769

OVERHOLT MATTHEW W & NANCY J
28370 SW MCGRAW AVE
WILSONVILLE OR 97070-6886

OWEN CHRISTOPHER P
31000 SW SANDY CT
WILSONVILLE OR 97070-9789

OWEN DALE M & LINDA SUE
31466 SW OLD FARM RD
WILSONVILLE OR 97070-9441

OWENS DANA
29730 SW BROWN RD
WILSONVILLE OR 97070-7556

OWENS KYLE W & JENNIFER S
31151 SW ORCHARD DR
WILSONVILLE OR 97070-7533

OWENS RICHARD W & SUSAN L
8075 SW SPRUCE ST
TIGARD OR 97223-8753

PADRICK KERRY
30845 SW ROGUE CT
WILSONVILLE OR 97070-9786

PADRICK NICOLE
9994 SW FRENCH PRAIRIE RD
WILSONVILLE OR 97070-9432

PAGE JOHN D & KAZUKO O
7054 SW GLENWOOD CT
WILSONVILLE OR 97070-7726

PAHLISCH DENNIS & BEVERLY
210 SW WILSON AVE STE 100
BEND OR 97702-3591

PAHLISCH HMS AT CHARBONNEAU
210 SW WILSON AVE STE 100
BEND OR 97702-3591

PAIRAMORE JULIE A
28528 SW CASCADE LOOP
WILSONVILLE OR 97070-7772

PALANDRI JERRY & CYNTHIA A
11214 SW CHAMPOEG CT
WILSONVILLE OR 97070-9597

PALERMINI RONALD L & MARY C
7553 SW HONOR LOOP
WILSONVILLE OR 97070-8498

PAYNE ZAN M
5104 LINDA CT SE
SALEM OR 97306-1789

PAYSENO SUSAN M
29660 SW LANCELOT LN
WILSONVILLE OR 97070-8551

PAYTON CLAY S
7290 SW LAKESIDE LOOP
WILSONVILLE OR 97070-6454

PAYTON MELANIE S
8123 SW EDGEWATER W
WILSONVILLE OR 97070-9480

PEAR NOLA
7602 SW THORNTON DR
WILSONVILLE OR 97070-6553

PEBLER JAIME LYNN
8620 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8431

PECK STEVEN M & MEGAN E
28837 SW CASCADE LOOP
WILSONVILLE OR 97070-8750

PECK STEVEN M TRUSTEE
2411 GREAR ST NE
SALEM OR 97301-2702

PECK YVONNE M TRUSTEE
31202 SW METOLIUS CT
WILSONVILLE OR 97070-9782

PEEL WILLIAM R
32365 SW ARMITAGE RD
WILSONVILLE OR 97070-9403

DOTY JAMES A & JUDY S FLEMING-DOTY
7686 SW THORNTON DR
WILSONVILLE OR 97070-6551

PELLETIER MICHELLE
30640 SW MAGNOLIA AVE
WILSONVILLE OR 97070-6757

PELLICANO KATHLEEN M TRUSTEE
6830 SW WESTCHESTER CT
WILSONVILLE OR 97070-7481

PELLICANO SUSAN
8605 SW CARMEL CIR
WILSONVILLE OR 97070-9430

PELLUM JULIE R
8645 SW CURRY DR UNIT C
WILSONVILLE OR 97070-8435

PELSER GREGORY M TRUSTEE
7869 SW DAYBREAK ST
WILSONVILLE OR 97070-6846

PENAFLORE DAVID M & KYONG A
7709 SW THORNTON DR
WILSONVILLE OR 97070-6547

PENDLETON MICHAEL G & CHRISTINE
10260 SW ASHTON CIR
WILSONVILLE OR 97070-7575

PENTICO BOB & SHANNON
32150 SW ARMITAGE CT N
WILSONVILLE OR 97070-8410

PENUMETCHA SATYA VARMA
27399 SW COPPER CREEK LOOP
WILSONVILLE OR 97070-6549

PENWARDEN KATHLEEN A
7855 SW RACQUET CT
WILSONVILLE OR 97070-9449

PERDE-ZUNDEL DANIKA & DAN
11135 SW MATZEN DR
WILSONVILLE OR 97070-8574

PERDUE SHARON R
30610 SW RUTH ST UNIT 5702
WILSONVILLE OR 97070

PEREZ ERNESTO
7087 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8871

PEREZ ROY M & SUSAN M
28513 GREENWAY DR
WILSONVILLE OR 97070-7741

PERKINS MARK A CO-TRUSTEE
28394 SW MORGAN CT
WILSONVILLE OR 97070-6795

PERKINS T DON
15995 NE EILERS RD
AURORA OR 97002-8509

PERRAULT JOANN HATHAWAY TRUSTEE
28687 SW ROGER BLVD UNIT 75
WILSONVILLE OR 97070-8738

PERRENOUD CAROL
PO BOX 2840
WILSONVILLE OR 97070-2840

PERRY CAMI DAWN KNUDSEN
29750 SW COURTSIDE DR #3
WILSONVILLE OR 97070-7485

PICKETT DANIEL D TRUSTEE
7105 SW HIGHLAND CT
WILSONVILLE OR 97070-8761

PICKETT-COOPER P K
8520 SW CURRY DR UNIT A
WILSONVILLE OR 97070-5410

PIHL LESLIE S
29761 SW CAMELOT ST
WILSONVILLE OR 97070-8577

PIKE LOUIE M & GAYLA D CUSHMAN-PIKE
17900 NE NORTH VALLEY RD
NEWBERG OR 97132-6528

PILEGGI ANTHONY W & JOYCE N
PO BOX 667
WILSONVILLE OR 97070-0667

PINGER MICHAEL R & ANDREA I
10914 SW PRESTWICK CT
WILSONVILLE OR 97070-5509

PINKNEY DIANE S TRUSTEE
31780 SW VILLAGE CREST LN
WILSONVILLE OR 97070-6449

PINTO DEAN G & CAREY L
7002 SW IRON HORSE ST
WILSONVILLE OR 97070-8878

PIPER DARREN S & TERESA E
11419 SW FRENCH GLEN CT
WILSONVILLE OR 97070-8530

PIRIE SHARON K
2960 ASCOT CIR
WEST LINN OR 97068-2347

PITTA KEN D
29836 SW CAMELOT ST
WILSONVILLE OR 97070-7564

PITTS CARROLL A
30748 SW ORCHARD DR
WILSONVILLE OR 97070-7525

PLANT JOHN A & CANDACE C
32355 SW ESTATES POST RD
WILSONVILLE OR 97070-7449

PLATT JEFFREY JOHN & JANELLE MARIE
30695 SW KENSINGTON DR
WILSONVILLE OR 97070-7527

PLEDGER MARK B & ANNIE L
30850 SW SALMON ST
WILSONVILLE OR 97070-6745

PLEMMONS BRANDY LYNN
29590 SW MONTEBELLO DR
WILSONVILLE OR 97070-7577

PLUMEAU HENRY B & SHARON DEE
28866 SW MEADOWS LOOP
WILSONVILLE OR 97070-8768

POLLMAN LISA MARIE
PO BOX 675
WILSONVILLE OR 97070-0675

POLLO BRETT BENJAMIN
8650 SW VALE CT
WILSONVILLE OR 97070-6245

POLUMARU KAMAL K
28165 SW MORGAN ST
WILSONVILLE OR 97070-6793

POND JAMES A & BONNIE V
7538 SW WIMBLEDON CIR S
WILSONVILLE OR 97070-9469

POOR JIM
7193 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8460

POPE KEITH A TRUSTEE
29874 SW CAMELOT ST
WILSONVILLE OR 97070-8545

POPP LAURIE A & JAMES M
7565 SW DOWNS POST RD
WILSONVILLE OR 97070-9472

PORATH RYAN & PEGGY REA
11344 SW CHURCHILL
WILSONVILLE OR 97070-9572

PORTER DANIEL L & WENDY S
10894 SW PARKWOOD CT
WILSONVILLE OR 97070-8532

PORTER LAURESTON C & CHRISTINE E
30927 SW KENSINGTON DR
WILSONVILLE OR 97070-7528

PORTERA SENIOR APARTMENTS LLC
6710 E CAMELBACK RD STE 100
SCOTTSDALE AZ 85251-2031

POSTMA ERIC & CARRIE
7373 SW GLENWOOD DR
WILSONVILLE OR 97070-8776

POTHETES EDWARD J & SALLY G
7475 SW SCHROEDER WAY
WILSONVILLE OR 97070-9574

PU BAILEI
86 KINGSGATE RD UNIT G103
LAKE OSWEGO OR 97035-2386

PUCIK SHAWNA
7900 SUMMERTON ST
WILSONVILLE OR 97070-6851

PUCKETT GREGORY S & JOAN M
11054 SW MATZEN DR
WILSONVILLE OR 97070-8573

PUMP DAVID W & STEPHANIE S
7605 SW ARBOR GLEN CT
WILSONVILLE OR 97070-8467

PUPPO JAY ALLEN & TAMARA L
10862 SW ROLAND CT
WILSONVILLE OR 97070-8562

PURAM CHRIS & YUKIKO
10483 SW FRANKLIN LN
WILSONVILLE OR 97070-5516

PUTNAM WILLIAM E JR & DEBORAH A
32020 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9596

PUTREVI ADITYA
15179 NW CASEY DR
PORTLAND OR 97229-7892

PV PROPERTY LLC
14725 NW QUARRY RD
NEWBERG OR 97132

PYLE THOMAS W TRUSTEE
32120 SW BOONES BEND RD
WILSONVILLE OR 97070-6414

QUAM NORENE
32185 SW BOONES BEND RD
WILSONVILLE OR 97070-6416

QUENZER ROSS D & ANGELA B
10585 SW SUNNYSIDE DR
WILSONVILLE OR 97070-6587

QUICK SCOTT R & JANELLE M
32375 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8470

QUINN JAMIN A
29550 SW MONTEBELLO DR
WILSONVILLE OR 97070-7577

QUINN MIKE
28529 SW CASCADE LOOP
WILSONVILLE OR 97070-7772

QUIROZ MANUEL
29650 SW COURTSIDE DR UNIT 11
WILSONVILLE OR 97070-7482

DINH ANH NGOC & TRANG XUAN LE-DINH
7750 SW THORNTON DR
WILSONVILLE OR 97070-6545

RADER JOANNE
6905 SW MOLALLA BEND RD
WILSONVILLE OR 97070-7437

RADER PETER
7529 SW THORNTON DR
WILSONVILLE OR 97070-6558

RAGIN RUTH A
29650 SW COURTSIDE DR UNIT 15
WILSONVILLE OR 97070-7482

RAHE RICHARD H & SOHYON M
7357 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8461

RAHLKE HANS D & ELKE
7990 SW FAIRWAY DR
WILSONVILLE OR 97070-6434

RAHMANOVIC DENIS & AIDA
8140 RYBER RD
WILSONVILLE OR 97070-7828

RAINONE KARYN
31425 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-9444

RAJKUMAR DEVARAJ & DARCELLA D LAWSON
4800 SW PROSPERITY PARK RD
TUALATIN OR 97062-6887

RAMAKRISHNAN BHASKAR & S SRINIVASAN
28141 SW MORGAN ST
WILSONVILLE OR 97070-6792

RAMCHANDANI FARAH TRUSTEE
PO BOX 617
WILSONVILLE OR 97070-0617

RAMIREZ JUAN MANUEL
10470 SW PLEASANT PL
WILSONVILLE OR 97070-9524

RAMIREZ KIMBERLY MARIE
8399 SW METOLIUS LOOP
WILSONVILLE OR 97070-9740

RAMSEY RICHARD & ROSALIE
89050 MANION DR
WARRENTON OR 97146-7142

REEVES CHARLES O & DONNA B L
7285 SW LAKESIDE LOOP
WILSONVILLE OR 97070-7486

REFVEM ABBE
7575 SW THORNTON DR
WILSONVILLE OR 97070-6556

REHDER STEVEN C
7970 SW RACQUET CT
WILSONVILLE OR 97070-9449

REICHARD SCOTT C CO-TRUSTEE
7554 SW WIMBLEDON CT
WILSONVILLE OR 97070-9470

REICHLER WILLIAM CLINTON & SARAH
6655 SW LANDOVER DR
WILSONVILLE OR 97070-6789

REILING NEAL TRUSTEE
28777 SW MEADOWS LOOP
WILSONVILLE OR 97070-8767

REILLY THOMAS J & STEPHANIE G
28480 SW MEADOWS LOOP
WILSONVILLE OR 97070-7706

REIMER MARLIN L TRUSTEE
8365 SW ROGUE LN
WILSONVILLE OR 97070-9787

REINCKE WARREN G & BARBARA J
28519 SW CASCADE LOOP
WILSONVILLE OR 97070-7773

REINER RICHARD L & CHRISTINE D
8170 SW MAXINE LN UNIT 65
WILSONVILLE OR 97070-7785

REINMUTH CHRIS & DIANE M
11213 SW BELNAP CT
WILSONVILLE OR 97070-8587

REINMUTH JAMES E CO-TRUSTEE
8610 SW CURRY DR UNIT A
WILSONVILLE OR 97070-5417

REITER JOSH A & ALISA D
28011 SW MORGAN ST
WILSONVILLE OR 97070-6791

REITER RONALD VINCENT TRUSTEE
32515 SW LAKE POINT CT
WILSONVILLE OR 97070-6441

ADAMS N F & LYNN OLSZEWSKI-ADAMS
7632 SW HONOR LOOP
WILSONVILLE OR 97070-8499

RENAISSANCE BOAT CLUB HOA
17933 NW EVERGREEN PKWY #200
BEAVERTON OR 97006-7665

RENAISSANCE CANYON CRK N HOA
PO BOX 23099
TIGARD OR 97281

RENAISSANCE CUSTOM HOMES LLC
16771 BOONES FERRY RD
LAKE OSWEGO OR 97035-4383

RENKEN RICHARD L & CATHERINE A
7510 SW HONOR LOOP
WILSONVILLE OR 97070-8498

RENNETT ALBERT F CO-TRUSTEE
7540 SW HONOR LOOP
WILSONVILLE OR 97070-8498

RENNIE EDWARD
29595 SW CAMELOT ST
WILSONVILLE OR 97070-7509

RESKO BRETT
28317 SW MORGAN CT
WILSONVILLE OR 97070-6796

REYBURN ERICH & ERIN
7161 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8872

REYES FRANCISCO
8834 SW KALYCA ST
WILSONVILLE OR 97070-7809

REYES ROBIN & JESUS
30955 SW FIR AVE
WILSONVILLE OR 97070-6765

REYNOLDS CHRISTINE & MICHAEL
7123 SW IRON HORSE ST
WILSONVILLE OR 97070-8879

REYNOLDS CHRISTOPHER G & LINDA J
7535 SW THORNTON DR
WILSONVILLE OR 97070-6558

REYNOLDS HAROLD N
32245 SW BOONES BEND RD
WILSONVILLE OR 97070-6417

REYNOLDS STEPHANIE
8500 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8447

REYNOLDS WALTER JAMES TRUSTEE
7971 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6426

RIPPLE JENNIFER T
10420 SW EVERGREEN AVE
WILSONVILLE OR 97070-7567

RISCH KAREN E & ROGER L
7053 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8458

RISKEDahl RUTH ANNE & RAYMOND B
29500 SW MONTEBELLO DR
WILSONVILLE OR 97070-7577

RIVERGREEN HOMEOWNERS ASSN
7360 SW HUNZIKER #106
TIGARD OR 97223-2305

RIVERS CHRISTOPHER & GRETCHEN
7301 SW IRON HORSE ST
WILSONVILLE OR 97070-8881

ROBBEN DAVID J & KIMBERLY B
27248 SW WOOD AVE
WILSONVILLE OR 97070-6543

ROBBINS BONNIE
31525 SW ORCHARD DR
WILSONVILLE OR 97070-5503

ROBBINS GINGER R TRUSTEE
8705 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8436

ROBEN BRANDON YATES & ASHLEY
JANELLE
31050 SW SANDY CT
WILSONVILLE OR 97070-9752

MCCULLAUGH T.M. TRUSTEE
7650 SW VILLAGE GREENS CIR
WILSONVILLE OR 97070-8401

ROBERTS AARON W
10376 SW FRANKLIN LN
WILSONVILLE OR 97070-5523

ROBERTS BERNARD JAY & L PREISING
31524 SW WILDWOOD CT
WILSONVILLE OR 97070-5501

ROBERTS CHRISTOPHER L & K M FARACI
7022 SW HOLLYBROOK CT
WILSONVILLE OR 97070-7725

ROBERTS CRAIG H & KAREN K
10255 SW BRYTON CT
WILSONVILLE OR 97070-9531

ROBERTSON CHARLES H & CARLA J
32445 SW LAKE POINT CT
WILSONVILLE OR 97070-6440

ROBERTSON DONALD B TRUSTEE
7947 SW SACAJAWEA WAY
WILSONVILLE OR 97070-9423

ROBERTSON FREDRICK H TRUSTEE
32380 SW LAKE DR
WILSONVILLE OR 97070-7408

ROBERTSON JARED W
29453 SW CAMELOT ST
WILSONVILLE OR 97070-8541

ROBERTSON PAUL F TRUSTEE
32530 SW ARMITAGE RD
WILSONVILLE OR 97070-7447

ROBINSON FREDRIC B & LORI
10877 SW GLENBROOK CT
WILSONVILLE OR 97070-6592

ROBINSON GERALD S
31313 SW FRENCH PRAIRIE RD
WILSONVILLE OR 97070-6408

ROBINSON GERALD S & SHERYL L
6970 SW ARBOR LAKE DR
WILSONVILLE OR 97070-6498

ROBINSON HELEN S
7220 SW FOUNTAIN LAKE DR
WILSONVILLE OR 97070-7410

ROBINSON JOEL C
29505 SW MONTEBELLO DR
WILSONVILLE OR 97070-7580

ROBINSON JONATHON & NICOLE
7830 SW OAK PATCH CT
WILSONVILLE OR 97070-6822

ROBINSON KELLEY O
6840 SW FERNBROOK CT
WILSONVILLE OR 97070-7705

ROBLEDO MANUEL A & ELIZABETH J
10903 SW GLENBROOK CT
WILSONVILLE OR 97070-6592

ROBLES ROBB A & RUTH M
29457 SW GLACIER WAY
WILSONVILLE OR 97070-8500

ROCCOGRANDI ANGELA & T V TINKLER
29433 SW GLACIER WAY
WILSONVILLE OR 97070-8500

ROCHE CHRISTOPHER J & KRISTIN D
28405 SW WILLOW CREEK DR
WILSONVILLE OR 97070-8781

ROSKA MARK P & VALERIE C
28094 SW MORGAN ST
WILSONVILLE OR 97070-6791

ROSS IRVING & JEANNETTE
31594 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-8453

ROSS RICHARD N & BONNIE ROSE
PO BOX 1154
WILSONVILLE OR 97070-1154

ROSSITER TIMOTHY J
8249 SW FAIRWAY DR
WILSONVILLE OR 97070-9419

ROSSUS ALEXANDER M
10923 SW PARKVIEW DR
WILSONVILLE OR 97070-6593

ROSVOLD R.R. & CARELL KEATH
8745 SW CURRY DR UNIT D
WILSONVILLE OR 97070-8438

ROTH MCKENZIE C
8105 RYBER RD
WILSONVILLE OR 97070-7828

ROUSHIA COURTNEY
31528 SW WILDWOOD CT
WILSONVILLE OR 97070-5501

ROUZA DAVID R & JOANN
32180 SW ARMITAGE CT N
WILSONVILLE OR 97070-8410

ROVANI PIERO & ANNEKE
7145 SW BOUCHAINE ST
WILSONVILLE OR 97070-8856

ROWAN MARK D TRUSTEE
6872 SW HOLLYBROOK CT
WILSONVILLE OR 97070-8762

ROWE DAVID A & DANETTE L
32195 SW LAKE DR
WILSONVILLE OR 97070-7406

ROWE DENNIS M & ELIZABETH M
7070 SW HIGHLAND CT
WILSONVILLE OR 97070-8761

ROYSE THERESA H TRUSTEE
31044 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7415

RUBIN JEFFREY N
7700 SW THORNTON DR
WILSONVILLE OR 97070-6544

RUBY DANIEL
10526 SW COLEMAN LOOP S
WILSONVILLE OR 97070-5526

RUDIS ALAN G
11425 SW FRENCH GLEN CT
WILSONVILLE OR 97070-8530

RUDISHAUSER BRADLEY & KELLY
30075 SW ROSE LN
WILSONVILLE OR 97070-9703

RUECKER RONALD C & ANN M
28975 SW CRESTWOOD DR
WILSONVILLE OR 97070-8752

RUHLER MICHAEL CO-TRUSTEE
7255 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8460

RUIZ JUAN E
29435 SW TETON WAY
WILSONVILLE OR 97070-8501

RUPP CHRISTOPHER V & MIKELLE L
6912 SW GLENWOOD CT
WILSONVILLE OR 97070-8759

ROSVOLD R.R. & CARELL KEATH
7753 SW WIMBLEDON CIR N
WILSONVILLE OR 97070-9468

RUSSELL BILLY J
29540 SW COURTSIDE DR #7
WILSONVILLE OR 97070-5436

RUSSO EDWARD & JO ANNE
11025 SW MATZEN DR
WILSONVILLE OR 97070-8575

RUSTRUM DARRELL A & JULIE A
28455 SW WILLOW CREEK DR
WILSONVILLE OR 97070-8781

RUTTANAPAIBOONCHAROEN SURIN
10554 SW BROCKWAY DR
WILSONVILLE OR 97070-6588

RUUD SHARON MARIE
6894 SW ALDERCREST CT
WILSONVILLE OR 97070-8745

RUVALCABA ANTONY
553 PAGE CT NE
SALEM OR 97301-9669

RYAN JOHN E & JENNIFER CARTER
11338 SW CHANTILLY
WILSONVILLE OR 97070-9569

SARVER JOSEPH E
10413 SW TRANQUIL WAY
WILSONVILLE OR 97070-9525

HILTON-KINGDON L.A. & JD STEINERT
7740 SW SUMMERTON ST
WILSONVILLE OR 97070-6887

SATTER STANLEY P & JULIA A
28476 SW WAGNER ST
WILSONVILLE OR 97070-6798

SAUCEDO ELY
10425 SW TRANQUIL WAY
WILSONVILLE OR 97070-9525

SAULSBURY BROOKE A
8189 RYBER RD
WILSONVILLE OR 97070-7828

SAUNDERS RYAN M
30825 SW ROGUE CT
WILSONVILLE OR 97070-9786

SAUTER RICHARD & ELLEN
7170 SW MOLALLA BEND RD
WILSONVILLE OR 97070-8451

SAUVAIN MELANIE MCBRAYER-COLOMB
31090 SW COUNTRY VIEW LOOP
WILSONVILLE OR 97070-8428

SAVELSBERGH PAUL J & COLLEEN
7028 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8871

SAVINAR ANDREW J & CHRISTINA M
28520 SW CASCADE LOOP
WILSONVILLE OR 97070-7773

SAWAGUCHI DESHA & AMARVIR SINGH
8352 SW MAXINE LN UNIT 38
WILSONVILLE OR 97070-7781

SAWYER JENNA N
31200 SW METOLIUS CT
WILSONVILLE OR 97070-9782

SAWYER RICHARD G & JOANN M
32447 SW LAKE DR
WILSONVILLE OR 97070-7409

SCARABOSIO WILLIAM TRUSTEE
1806 BALBOA ST
SAN FRANCISCO CA 94121-3131

SCHABER LEONARD D
7730 SW ARBOR LAKE CT
WILSONVILLE OR 97070-8472

SCHACHER ALPHONSE A
8685 SW MIAMI
WILSONVILLE OR 97070-9758

SCHAECHER GERALD L TRUSTEE
28696 SW CASCADE LOOP
WILSONVILLE OR 97070-8748

SCHAEFER CHARLES E & CAROL
11632 SW JAMAICA
WILSONVILLE OR 97070-9563

SCHAEFER DAVID B CO-TRUSTEE
30678 SW ORCHARD DR
WILSONVILLE OR 97070-7525

SCHAEFER NEIL W
10250 SW ASHTON CIR
WILSONVILLE OR 97070-7575

SCHAEFFER MAUREEN E
31165 SW COUNTRY VIEW LOOP
WILSONVILLE OR 97070-8428

SCHAFER DAVID G & MARGARET A
30755 SW FIR AVE
WILSONVILLE OR 97070-9743

MCGAFFEY M.S. & JERRY GUY
7746 SW EMERY CIR
WILSONVILLE OR 97070-6562

SCHALK DAVID C & BEVERLY VANDYKE
28400 SW CANYON CREEK RD S
WILSONVILLE OR 97070-6721

SCHALLER DAVID P TRUSTEE
32595 SW LAKE POINT CT
WILSONVILLE OR 97070-6442

SCHATZ KURT TRUSTEE
10885 SW GLENBROOK CT
WILSONVILLE OR 97070-6592

SCHATZ PAUL P JR TRUSTEE
7610 SW ARBOR GLEN CT
WILSONVILLE OR 97070-8467

SCHAUR VICKI L TRUSTEE
31464 SW ORCHARD DR
WILSONVILLE OR 97070-5537

SCHEFFEL ROBERT E
PO BOX 2986
WILSONVILLE OR 97070-2986

SCHEIDEL EDWARD H
7805 SW FAIRWAY DR
WILSONVILLE OR 97070-6436

SCHROETER FRIEDA MARGRET
28656 SW ASH MEADOWS BLVD UNIT 24
WILSONVILLE OR 97070-7895

SCHUHMAN TOMETTE H TRUSTEE
32490 SW LAKE POINT CT
WILSONVILLE OR 97070-6438

SCHULDT BRADLEY P TRUSTEE
10580 SW SUNNYSIDE DR
WILSONVILLE OR 97070-6587

SCHULHERR DAVID TRUSTEE
0541 SW FLORIDA ST
PORTLAND OR 97219-2359

SCHULTE RICHARD W II
10681 SW EDGEWOOD CT
WILSONVILLE OR 97070-5512

SCHULTE STEVEN J TRUSTEE
31825 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7446

SCHULTZE LINDA TRUSTEE
7240 SW LAKE BLUFF CT
WILSONVILLE OR 97070-8464

SCHULWITZ LEONARD E SR & JANINE
3380 NW 131ST PL
PORTLAND OR 97229-7026

SCHWEIN JAKE & CAROL A
30510 SW RUTH ST
WILSONVILLE OR 97070-8693

SCHWENKE JENNIFER A
10990 SW MOREY CT
WILSONVILLE OR 97070-5554

SCHWINDT PAUL L TRUSTEE
7991 SW EDGEWATER E
WILSONVILLE OR 97070-9483

ROSVOLD RONALD RANDELL & CARELL
KEATH
7685 SW VILLAGE GREENS CIR
WILSONVILLE OR 97070-8401

SCOTT BRUCE A & WANITA R
PO BOX 8313
BLACK BUTTE RAN OR 97759

SCOTT CHARLES D & DOLORES C
32170 SW ARMITAGE CT N
WILSONVILLE OR 97070-8410

SCOTT GARY R TRUSTEE
32385 SW ESTATES POST RD
WILSONVILLE OR 97070-7449

SCOTT KIMBALL S & EVA C
31780 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7446

SCOTT RONALD L & LINDA D
28721 SW CRESTWOOD DR
WILSONVILLE OR 97070-8754

SCOTT WADE E JR & PAMELA J
11283 SW CHANTILLY
WILSONVILLE OR 97070-9568

SCOTT-PLAVALA PENNY L & E J PLAVALA
8645 SW CURRY DR UNIT A
WILSONVILLE OR 97070-8435

SCOVIL GERALD G TRUSTEE
7109 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8459

SCRIVENS JACK B & SHIRLEY A
7252 SW LAKE BLUFF CT
WILSONVILLE OR 97070-8465

SCRUGHAM GEORGE R
7350 SW LAKESIDE LOOP
WILSONVILLE OR 97070-8479

SEALEY DAVID L & TERESA C
28875 SW CRESTWOOD DR
WILSONVILLE OR 97070-8753

SEBASTIAN G EDWARD CO-TRUSTEE
32360 SW LAKE DR
WILSONVILLE OR 97070-7408

SEDLAK RICHARD J & ROBERTA K
30636 SW KENSINGTON DR
WILSONVILLE OR 97070-7527

SEELEY MARK R & GINA R
31283 SW CHIA LOOP
WILSONVILLE OR 97070-7806

SEEWERKER FREDERICK F TRUSTEE
31620 SW VILLAGE CREST CT
WILSONVILLE OR 97070-8476

SEIBEL LARISA
28647 GREENWAY DR
WILSONVILLE OR 97070-7752

SEIDL THOMAS
7825 SW OAK PATCH CT
WILSONVILLE OR 97070-6822

SELLERS ELAINE M
11331 SW CHANTILLY
WILSONVILLE OR 97070-9569

SHINN GARLAND R JR & MARGIE K
28533 SW CASCADE LOOP
WILSONVILLE OR 97070-7772

SHKUTNIK ALEKSANDR & VICTORIA
29750 SW LANCELOT LN
WILSONVILLE OR 97070-8552

SHOEL H DUANE & CATHY L
10881 SW MERLIN CT
WILSONVILLE OR 97070-8539

SHOOK JAMES P
32080 SW CYPRESS PT
WILSONVILLE OR 97070-9429

SHOOK JEREMY L & JULIE A
6855 SW FERNBROOK CT
WILSONVILLE OR 97070-7705

SHORES ROBERT L TRUSTEE
8441 SW LAFAYETTE WAY
WILSONVILLE OR 97070-9498

SHORTEN MARY ROSEANNA TRSTE
8352 SW MAXINE LN UNIT 39
WILSONVILLE OR 97070-7781

SHOTOLA-HARDT C A & SUSANNE
28702 SW GLENWOOD CIR
WILSONVILLE OR 97070-8758

SHROCK STACY
8385 SW METOLIUS LOOP
WILSONVILLE OR 97070-9740

WARE D.E. & M.A. WADSWORTH
7650 SW ARBOR LAKE CT
WILSONVILLE OR 97070-9407

SHULTZ ROBIN E & MICHAEL G COX
8140 SW FAIRWAY DR
WILSONVILLE OR 97070-6432

SIEGEL JEAN B TRUSTEE
32485 SW ARMITAGE RD
WILSONVILLE OR 97070-8414

SIEGEL KAREN TRUSTEE
32635 SW LAKE POINT CT
WILSONVILLE OR 97070-6442

SIEMENS JERRY A & LAURA
30853 SW ORCHARD DR
WILSONVILLE OR 97070-7535

SIERRA LOLA A
29540 SW COURTSIDE DR UNIT 12
WILSONVILLE OR 97070-5436

SIERRA MENDEZ CUAUTEMOC A
7913 SW RACQUET CT
WILSONVILLE OR 97070-9449

SIGNALNESS CHRIS R TRUSTEE
29790 SW LANCELOT LN
WILSONVILLE OR 97070-8552

SILLS MICHAEL C
8415 SW ROGUE LN
WILSONVILLE OR 97070-6743

SILSBY HEIDI
30326 SW RUTH ST UNIT 56
WILSONVILLE OR 97070-6671

SILVER CREEK COTTAGES LLC
7710 NE VANCOUVER MALL DR
VANCOUVER WA 98662-6485

SILVER LEAF FARMS LLC
6189 SW DELKER RD
TUALATIN OR 97062-7754

MCGAFFEY M STEAGALL & JERRY GUY
7649 SW THORNTON DR
WILSONVILLE OR 97070-6551

SIMMONS DOLORES & KEITH
8525 SW CURRY DR UNIT B
WILSONVILLE OR 97070-5441

SIMMONS MARK C
29146 SW COURTSIDE DR
WILSONVILLE OR 97070-6464

SIMONDS FREDERICK S & NANCY C
10225 SW BRYTON CT
WILSONVILLE OR 97070-9531

SIMPSON GLENN M & A TINA
10842 SW HUNT CT
WILSONVILLE OR 97070-8564

SINCLAIR MARY E FAMILY TRUST
10885 SW PARKWOOD CT
WILSONVILLE OR 97070-8532

SINCLAIR NICHOLAS S
8505 SW CURRY DR UNIT C
WILSONVILLE OR 97070-8422

SINGER JEFFREY MICHAEL
10266 SW EVERGREEN CT
WILSONVILLE OR 97070-8556

SINGH JATINDERPAL
29650 SW COURTSIDE DR UNIT 17
WILSONVILLE OR 97070-7482

SMITH BILLY J JR
9459 SW TAUCHMAN ST
WILSONVILLE OR 97070-9747

SMITH BRANDEN E
30935 SW BOONES FERRY RD
WILSONVILLE OR 97070-9746

SMITH BRANDON & KELSEY
28283 SW WILLOW CREEK DR
WILSONVILLE OR 97070-8779

SMITH BRYAN D CO-TRUSTEE
10890 SW MERLIN CT
WILSONVILLE OR 97070-8539

SMITH CHAD & KALA
7529 SW WIMBLEDON CIR N
WILSONVILLE OR 97070-9468

SMITH CHARLES A & KAREN L
28651 SW CRESTWOOD DR
WILSONVILLE OR 97070-8755

SMITH DANIEL L
29530 SW TETON WAY
WILSONVILLE OR 97070-7561

SMITH DAVID A & CAREY L
31056 SW SANDY CT
WILSONVILLE OR 97070-9752

SMITH DOUGLAS E & KATHRYN D
7460 SW FAIRWAY DR
WILSONVILLE OR 97070-8741

SMITH HARLAN H & MICHELLE R
30775 SW FIR AVE
WILSONVILLE OR 97070-9743

SMITH JAMES D & COLLEEN J
7376 SW GLENWOOD DR
WILSONVILLE OR 97070-8776

SMITH JASON RYAN & JESSICA
28446 SW WAGNER ST
WILSONVILLE OR 97070-6798

SMITH JASON WADE
7258 SW MEADOWS CT
WILSONVILLE OR 97070-5762

SMITH JEANNETTE TRUSTEE
7570 SW HONOR LOOP
WILSONVILLE OR 97070-8498

SMITH JONATHAN D & GRACE L
11623 SW PREAKNESS
WILSONVILLE OR 97070-9567

SMITH KERRY WADE & ANNE HART
28920 SW MEADOWS LOOP
WILSONVILLE OR 97070-8769

SMITH LEVI J
32455 SW ARBOR LAKE DR
WILSONVILLE OR 97070-6424

SMITH LINDA ANN
114 SARONA CIR
PALM DESERT CA 92211-1766

SMITH LOIS CAMERON TRUSTEE
30326 SW RUTH ST UNIT 53
WILSONVILLE OR 97070-6671

SMITH REX ORAN & GLENDA FOSSUM-
SMITH
6538 SW STRATFORD CT
WILSONVILLE OR 97070-6787

SMITH ROBERT ZANE
28395 SW WILLOW CREEK DR
WILSONVILLE OR 97070-8780

SMITH SCOTT M TRUSTEE
7185 SW MONTGOMERY WAY
WILSONVILLE OR 97070-6740

SMITH STEVEN A & DEBBIE D
6795 SW GATE POST CT
WILSONVILLE OR 97070-9473

SMITH TIMOTHY F & MARY E
TARKINGTON
7576 SW THORNTON DR
WILSONVILLE OR 97070-6557

SMITH TYSON OLIVER
7897 SW DAYBREAK ST
WILSONVILLE OR 97070-6846

SMITH-ABBOTT MARY A TRUSTEE
11261 SW MCKENZIE CT W
WILSONVILLE OR 97070-9590

SNEED JOHN R & LINDA M
6677 SW LANDOVER DR
WILSONVILLE OR 97070-6789

SNODGRASS MARK & HEATHER
31427 SW ORCHARD DR
WILSONVILLE OR 97070-6589

SNYDER DANIEL E & LANI L
28630 TERRENE LN
WILSONVILLE OR 97070-7714

SNYDER JEFFREY L & TERRY L DOSEK
PO BOX 1704
WILSONVILLE OR 97070-1704

SPRINGER JEREMY & KRISTIN
29777 SW CAMELOT ST
WILSONVILLE OR 97070-8577

SPRINGER RICHARD A TRUSTEE
7540 SW DOWNS POST RD
WILSONVILLE OR 97070-9472

SPRINGS WILSONVILLE FACILITY LLC
401 NE EVANS ST
MCMINNVILLE OR 97128-4606

SPRINT JOHN
31903 SW VILLAGE CREST LN
WILSONVILLE OR 97070-8427

ST CYRIL CATHOLIC CHURCH
9205 SW 5TH ST
WILSONVILLE OR 97070-9744

STABLER WILLIAM D & JULIE M
7705 SW ARBOR LAKE CT
WILSONVILLE OR 97070-8472

STAFFORD CAROL DIANE
1757 NORTH POINT ST
SAN FRANCISCO CA 94123-1714

STAGER KEVIN DONALD
10139 SW EVERGREEN CT
WILSONVILLE OR 97070-8554

STAHL JACKSON R
8540 SW CURRY DR UNIT A
WILSONVILLE OR 97070-5411

STAHL RONALD B & JOY L
7888 SW ROCKBRIDGE ST
WILSONVILLE OR 97070-6848

STALHEIM RICHARD L III
7589 SW VLAHOS DR
WILSONVILLE OR 97070-6402

STANDLEY DILLON J
29450 SW MONTEBELLO DR
WILSONVILLE OR 97070-7578

STANFIELD KYLE J & KELLY H
11149 SW MATZEN DR
WILSONVILLE OR 97070-8574

STANFIELD NORA I
6607 SW LANDOVER DR
WILSONVILLE OR 97070-6799

STANGE PATRICIA A
31122 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-8526

STAPLES JEFFREY W
29545 SW QUEENS CT
WILSONVILLE OR 97070-7512

STARK EUGENE R & CAROL G
7272 SW IRON HORSE ST
WILSONVILLE OR 97070-8880

STARNER BRYNDA H
8710 SW CURRY DR UNIT A
WILSONVILLE OR 97070-8440

STARR SCOTT A & TINA L
28750 SW CASCADE LOOP
WILSONVILLE OR 97070-8749

STATE OF OREGON
1 TRANSPORTATION BLDG
SALEM OR 97310-0001

STATES WILLIAM G & JULEEN S
7859 SW LOVE CT
WILSONVILLE OR 97070-9448

STAUDINGER DOLORES A
8550 SW CURRY DR UNIT C
WILSONVILLE OR 97070-8430

STAUFFER DONALD S
32036 SW GUISS WAY
WILSONVILLE OR 97070-8570

STAUFFER NANCI
29675 SW JACKSON WAY
WILSONVILLE OR 97070-8510

STEAD DAVID B
28492 SW MEADOWS LOOP
WILSONVILLE OR 97070-6779

STEARNS JEANNE M
28615 SW ASH MEADOWS BLVD UNIT 8
WILSONVILLE OR 97070-7803

STEARNS ROBERT F TRUSTEE
6947 SW CEDAR POINTE DR
WILSONVILLE OR 97070-7851

STEELE WILLIAM R & SUSAN
32355 SW BOONES BEND RD
WILSONVILLE OR 97070-6419

STEFFECK ELISSA M
27141 SW ADEN AVE
WILSONVILLE OR 97070-6559

STEFFEY JEFFREY
30410 SW REBEKAH ST UNIT 30
WILSONVILLE OR 97070-6665

STONE BRUCE L & LEI LANI
7834 SE LEXINGTON AVE
HOBE SOUND FL 33455-5824

STONE JOSHUA I & MILDRED J
10558 SW SUNNYSIDE DR
WILSONVILLE OR 97070-6587

STONEBRAKER HERMAN R & DEBRA V
8235 SW FAIRWAY DR
WILSONVILLE OR 97070-9419

STOREY DOUGLAS E & CYNTHIA M
30998 SW ORCHARD DR
WILSONVILLE OR 97070-7535

STOREY GEORGE E JR TRUSTEE
7265 SW FOUNTAIN LAKE DR
WILSONVILLE OR 97070-7411

STORGAARD JUDY A
28687 SW ROGER BLVD UNIT 74
WILSONVILLE OR 97070-8738

STORM TERRY G & KAREN J
11092 SW PARKVIEW DR
WILSONVILLE OR 97070-6595

STOUT DAVID W & APRIL M
11328 SW CHURCHILL
WILSONVILLE OR 97070-9572

STOUT VINCENT H CO-TRUSTEE
32340 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8470

STOWELL JACK R TRUSTEE
30733 SW ORCHARD DR
WILSONVILLE OR 97070-7525

STRADLEY SANDRA L
8117 SW SACAJAWEA WAY
WILSONVILLE OR 97070-6429

STRAIGHT-MILLAN PHYLLIS & M MILLAN
29832 SW CAMELOT ST
WILSONVILLE OR 97070-7564

STREECH-HANSEN M D & MONIQUE B
31036 SW BOONES FERRY RD
WILSONVILLE OR 97070-6761

STREET GREG & DEBBIE
31425 SW OLYMPIC DR
WILSONVILLE OR 97070-5535

STREIFF RICK E
31428 SW ORCHARD DR
WILSONVILLE OR 97070-6589

STRENG GREGORY L & SHERRY L
10299 SW EVERGREEN CT
WILSONVILLE OR 97070-8556

STROHMAIER JEFFREY B TRUSTEE
7078 SW CEDAR POINT DR
WILSONVILLE OR 97070-7850

STROMBERG PAUL C
7535 SW WIMBLEDON CIR N
WILSONVILLE OR 97070-9468

STROMBERGER RALPH L & JAN M
32330 SW DEL MONTE DR
WILSONVILLE OR 97070-9431

STRONG RUBEN G
7594 SW VLAHOS DR
WILSONVILLE OR 97070-6402

STROUPE MARCI L
7162 SW IRON HORSE ST
WILSONVILLE OR 97070-8879

STRUCKMAN PATRICIA A TRUSTEE
7287 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8461

STRUTZ JONATHAN & SHERYL
32461 SW LAKE DR
WILSONVILLE OR 97070-7409

STUBB JUDITH L
29460 SW SERENITY WAY
WILSONVILLE OR 97070-7569

STUBBERFIELD LEROY L & CAMILLE A
31475 SW ARBOR GLEN LOOP
WILSONVILLE OR 97070-9422

STUBBLEFIELD JAMES M TRUSTEE
11567 SW PREAKNESS
WILSONVILLE OR 97070-9566

STUBBLEFIELD TRACIE JEAN
31081 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7416

STUBER LARRY W & BARBARA J
8095 SW EDGEWATER W
WILSONVILLE OR 97070-9479

STUHLER BOB TRUSTEE
370 MADISON AVE
SAN BRUNO CA 94066-4019

STUMP WANDA G
7570 SW MIDDLE GREENS RD
WILSONVILLE OR 97070-9417

SWEET JORDAN PAUL
31435 SW ORCHARD DR
WILSONVILLE OR 97070-6589

SWEETLAND TODD E
28058 SW MORGAN ST
WILSONVILLE OR 97070-6791

SWENSON DAVID D
7081 SW GLENWOOD CT
WILSONVILLE OR 97070-7726

SWICKARD HEIDI L
28705 SW CANYON CREEK RD S
WILSONVILLE OR 97070-7743

SWICKARD HEIDI LYNN
28339 CANYON CREEK RD S
WILSONVILLE OR 97070-6724

SWIFT TANNER J & KELSEY J
29246 SW COURTSIDE DR
WILSONVILLE OR 97070-6465

SWISKI JOHN C
7254 SW MEADOWS CT
WILSONVILLE OR 97070-5762

SWITZER STEVEN P & LEE C HARKER
8121 SW EDGEWATER W
WILSONVILLE OR 97070-9480

SWOFFORD DANIEL L & TAMMY M
28420 SW WAGNER ST
WILSONVILLE OR 97070-6782

SWORD WILLIAM G & CORA A
7186 SW IRON HORSE ST
WILSONVILLE OR 97070-8879

SWYT JOSEPH F TRUSTEE
6877 SW COUNTRY VIEW CT S
WILSONVILLE OR 97070-9493

SYKES LAURA H & BENJAMIN J
28740 SW PARKWAY AVE #B6
WILSONVILLE OR 97070-9764

SYKORA LUKAS
27437 COPPER CREEK LOOP
WILSONVILLE OR 97070-6561

TABAKA LAWRENCE P
7575 SW MIDDLE GREENS RD
WILSONVILLE OR 97070-9417

TABER CHARLES & CAROLYN
31406 SW OLYMPIC DR
WILSONVILLE OR 97070-5534

TABOR STEVEN A & GAIL L
11121 SW MATZEN DR
WILSONVILLE OR 97070-8574

TACLA DONALD L & SHANNON L
8644 SW VALE CT
WILSONVILLE OR 97070-6245

TADEMA TRAVIS V & THERESA J
7603 SW WIMBLEDON CIR S
WILSONVILLE OR 97070-9469

TAKSALI SUDEEP & SARA
7535 SW SCHROEDER WAY
WILSONVILLE OR 97070-9574

TALARICO BRIAN
1126 FRANCIS ST NE
ATLANTA GA 30319-2316

TALBOT PAUL & MARIE
7562 SW WIMBLEDON CT
WILSONVILLE OR 97070-9470

TALUS DONNA J
29650 SW COURTSIDE DR UNIT 22
WILSONVILLE OR 97070-7482

TANG CHAO & YAN SUN
6899 SW ALDERCREST CT
WILSONVILLE OR 97070-8745

TANG HUAXING & YUPING WANG
7913 SW ROCKBRIDGE ST
WILSONVILLE OR 97070-6849

TANKERSLEY JEAN ANNE TRUSTEE
32249 SW BOONES BEND RD
WILSONVILLE OR 97070-6417

TANNER PHYLLIS D TRUSTEE
32125 SW BOONES BEND RD
WILSONVILLE OR 97070-6414

TAPIA JOSE
31110 SW WALLOWA CT
WILSONVILLE OR 97070-9778

TARR DENNIS D & LINDA S
32325 SW ESTATES POST RD
WILSONVILLE OR 97070-7450

TAUCHMANN LLC
6545 FAILING ST
WEST LINN OR 97068-2614

TAYLOR CONNIE K
31325 SW VILLAGE GREEN CT
WILSONVILLE OR 97070-6447

THOMAS DAVID & JANET
7935 SW SACAJAWEA WAY
WILSONVILLE OR 97070-9423

THOMAS JOINT TRUST
32395 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8470

THOMAS LAURIE B
29520 SW VOLLEY ST UNIT 56
WILSONVILLE OR 97070-5437

THOMAS NICHOLAS R & MEGAN K
10405 SW SERENE PL
WILSONVILLE OR 97070-9557

THOMAS TIMOTHY S & AELYN C
6986 SW IRON HORSE ST
WILSONVILLE OR 97070-8877

THOMPSON DAVID B TRUSTEE
32540 SW ARMITAGE RD
WILSONVILLE OR 97070-7447

THOMPSON JONATHAN J
11069 SW PARKVIEW DR
WILSONVILLE OR 97070-6595

THOMPSON MICHAEL K & NANCIE L
11259 SW CHANTILLY
WILSONVILLE OR 97070-9568

THOMPSON MICHAEL S
PO BOX 1027
WILSONVILLE OR 97070-1027

THOMSEN JACOB L
6940 SW MOLALLA BEND RD
WILSONVILLE OR 97070-8450

THORNE CRAIG R TRUSTEE
29545 SW GLACIER WAY
WILSONVILLE OR 97070-7559

THORSON MARK WILLIAM & KAITLIN
CHRISTINE
8135 RYBER RD
WILSONVILLE OR 97070-7828

THURSTON NANCY W
11347 SW CHANTILLY
WILSONVILLE OR 97070-9569

TIBURCIO PATRICIA
8324 SW MAXINE LN UNIT 46
WILSONVILLE OR 97070-7782

TIDBALL MICHAEL
30812 SW KENSINGTON DR
WILSONVILLE OR 97070-7528

TIEDEMANN BEVERLY J & RONALD D
PO BOX 23175
TIGARD OR 97281-3175

TIENKEN EUGENE F TRUSTEE
32181 SW LAKE DR
WILSONVILLE OR 97070-7406

DAISADEGHI MOHAMMAD HOSSEIN CO
7760 SW VILLAGE GREENS CIR
WILSONVILLE OR 97070-8402

TILLER BRUCE & MARITA E
10410 SW SERENE PL
WILSONVILLE OR 97070-9557

TILLER CHRISTOPHER M
28740 SW PARKWAY AVE UNIT C3
WILSONVILLE OR 97070-9764

TIMBERLAND SUNDIAL LLC
11150 W OLYMPIC BLVD STE 970
LOS ANGELES CA 90064-1850

TIMM BRENT & KIMBERLEY
7862 SW LOVE CT
WILSONVILLE OR 97070-9448

TIMM GARY D TRUSTEE
7582 SW VLAHOS DR
WILSONVILLE OR 97070-9496

TINDALL VIRGINIA M
7045 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8458

TINKER JAY J & KRISTIN NICOLE
28399 SW CANYON CREEK RD S
WILSONVILLE OR 97070-6724

TISH EUGENE C & CAROL D
8048 SW EDGEWATER W
WILSONVILLE OR 97070-9479

TLM HOLDINGS LLC
14379 KEIL RD NE
AURORA OR 97002-9410

TODD DONALD A TRUSTEE
7420 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8497

TODD LYNN N & CANDI S
29899 SW CAMELOT ST
WILSONVILLE OR 97070-8545

TODD MARTIN H
27243 SW WOOD AVE
WILSONVILLE OR 97070-6541

TUCKER SHEPARD S & LYNDI K
10475 SW PLEASANT PL
WILSONVILLE OR 97070-9524

TUFTS WILLIAM E TRUSTEE
10941 SW PRESTWICK CT
WILSONVILLE OR 97070-5509

ALEXANDER KAREN LEE & SHELDON ALAN
7750 SW TOURNAMENT CT
WILSONVILLE OR 97070-9451

SAILORS PATRICK M & TRACY COLLIER
7635 SW ARBOR LAKE CT
WILSONVILLE OR 97070-9407

TURNER MARTIN V & AMANDA K
11258 SW CHURCHILL
WILSONVILLE OR 97070-9571

TURNING LEAF HOMES LLC
18901 HILL TOP RD
LAKE OSWEGO OR 97034-7356

TUSINSKI BREANNE MICHELE
11686 SW JAMAICA
WILSONVILLE OR 97070-9563

TUTTLE JAMES & MARY
7026 SW IRON HORSE ST
WILSONVILLE OR 97070-8878

TYLER TIMOTHY WAYNE & DEBORAH ANN
7087 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8458

ULICSNI DIANE TRUSTEE
27288 SW WOOD AVE
WILSONVILLE OR 97070-6543

ULVEN MELVIN J & LESLIE C
17490 MONNIER NE ROAD
HUBBARD OR 97032

UNDERHILL MICHAEL D & JENNIFER L
7399 SW BOUCHAINE CT
WILSONVILLE OR 97070-8867

UNGER LANG
32100 SW BOONES BEND RD
WILSONVILLE OR 97070-6414

UNVERZAGT ELSBETH A
7564 SW THORNTON DR
WILSONVILLE OR 97070-6557

UONG VICTORIA H
30514 SW RUTH ST
WILSONVILLE OR 97070-8693

URBANSKI JOSEPH A & NICOLE SELANDER
7300 SW BOUCHAINE CT
WILSONVILLE OR 97070-8867

US BANK TRUST NA TRUSTEE
3630 PEACHTREE RD NE STE 1500
ATLANTA GA 30326-1598

VACA RAFAEL & MARIA CARMEN
32360 SW ESTATES POST RD
WILSONVILLE OR 97070-7449

VAIL DEBBERA R & DEAN O
11623 SW JAMAICA
WILSONVILLE OR 97070-9563

VAIL SPENCER H & TAMMY L
8280 SW LAFAYETTE WAY
WILSONVILLE OR 97070-9433

VALENZUELA ANTHONY J
8695 SW CARMEL CIR
WILSONVILLE OR 97070-8478

WARE D.E. & M.A. WADSWORTH
7746 SW WIMBLEDON CIR N
WILSONVILLE OR 97070-6401

VALLEY CHRISTIAN CHURCH
11188 SW WILSONVILLE RD
WILSONVILLE OR 97070-7588

DINH ANH NGOC & TRANG XUAN LE-DINH
7684 SW ARBOR GLEN CT
WILSONVILLE OR 97070-8468

VAMS STERLING POINT COMMERCIAL LLC
27520 HAWTHORNE BLVD STE 205
ROLLING HILLS CA 90274-3549

VAMS STERLING POINTE PHASE I LLC
27520 HAWTHORNE BLVD STE 205
ROLLING HILLS CA 90274-3549

VAN AUSTEN MOLLY W TRUSTEE
32210 SW ARMITAGE PL
WILSONVILLE OR 97070-8411

VAN DOMELEN ANN C TRUSTEE
7391 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8461

VAN GORDON JILL L TRUSTEE
7612 SW THORNTON DR
WILSONVILLE OR 97070-6552

VAN HORN ALBERT R CO-TRUSTEE
8062 SW EDGEWATER W
WILSONVILLE OR 97070-9479

VERD BENJAMIN & SYDNEY R
6622 SW ESSEX CT
WILSONVILLE OR 97070-6790

VERGHIES JAMES P & VIOLA F
PO BOX 782
LAKE OSWEGO OR 97034-0132

VERIZON NORTHWEST INC
PO BOX 1003
EVERETT WA 98206-1003

VERNER JOEL G TRUSTEE
8391 SW METOLIUS LOOP
WILSONVILLE OR 97070-9740

VICKERS LINDA TRUSTEE
30344 SW RUTH ST UNIT 63
WILSONVILLE OR 97070-6672

VIERRA EMILY B & JOEL M
28772 SW CASCADE LOOP
WILSONVILLE OR 97070-8749

VIGGIANO GORDON THOMAS TRUSTEE
7434 SW BOUCHAINE CT
WILSONVILLE OR 97070-8868

VIKE VALERIE DEANNA TRUSTEE
62 SW CONDOLEA
LAKE OSWEGO OR 97035-1008

VILLAGE AT MAIN ST PH 1 LLC
30050 SW TOWN CENTER LOOP W
WILSONVILLE OR 97070-7596

VILLAGE AT MAIN ST PH 2 LLC
30050 SW TOWN CTR LOOP W
WILSONVILLE OR 97070-7596

VILLAGE AT MAIN ST PH 3 LLC
30050 SW TOWN CTR LOOP W
WILSONVILLE OR 97070-7596

VILLAGE ESTATES LLC
30050 SW TOWN CENTER LOOP W STE
200
WILSONVILLE OR 97070-7596

VILLAGE GREEN HMOWNERS ASSN
32000 SW CHARBONNEAU DR
WILSONVILLE OR 97070-7460

VILLAGOMEZ JOSE M & KRISTIN L
29496 SW GLACIER WAY
WILSONVILLE OR 97070-7558

VILLARREAL SHANTI
30380 SW REBEKAH ST UNIT 23
WILSONVILLE OR 97070-6668

VILLENEUVE CAROLINE & DONALD
10841 SW PARKWOOD LN
WILSONVILLE OR 97070-7510

VISKA EDWARD M & JANICE D
7000 SW MOLALLA BEND RD
WILSONVILLE OR 97070-8450

VLAHOS GEORGIA TRUSTÉE
7771 SW GRASS CT
WILSONVILLE OR 97070-9447

VOCE DICK & GAIL F MELENDREZ
7110 SW MOLALLA BEND RD
WILSONVILLE OR 97070-8451

VOELTZ ERIKA L
29640 SW VOLLEY ST UNIT 37
WILSONVILLE OR 97070-6531

VOLLMER RICHARD L & KATHY M
11607 SW PREAKNESS
WILSONVILLE OR 97070-9567

VOLTZ MARY RUTH TRUSTEE
31700 SW VILLAGE CREST CT
WILSONVILLE OR 97070-6453

VON BERGEN CHERYL TRUSTEE
7463 SW LAKESIDE LOOP
WILSONVILLE OR 97070-8480

VON WALTER G
28625 SW ASH MEADOWS BLVD UNIT 14
WILSONVILLE OR 97070-7802

VONEGGERS DOROTHY J
6567 SW STRATFORD CT
WILSONVILLE OR 97070-6787

VOSLOO MARILYN A TRUSTEE
30410 SW REBEKAH ST UNIT 33
WILSONVILLE OR 97070-6665

VOSPER FRED C & DEBRA K
6835 SW FERNBROOK CT
WILSONVILLE OR 97070-7705

TORRES-ROBLES J&C ARRANAGA-PICHARDO
7669 SW THORNTON DR
WILSONVILLE OR 97070-6551

VOWLES MARK L
29697 SW YOUNG WAY
WILSONVILLE OR 97070-8561

VU COLE H & HONG HA LE
7088 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8871

WALLACE WILLIAM & DIANE
32433 SW LAKE DR
WILSONVILLE OR 97070-7409

WALLING BARBARA TRUSTEE
PO BOX 3843
WILSONVILLE OR 97070-3843

WALLMARK PETER H & BARRON D
BOULAND
7161 SW ARBOR LAKE DR
WILSONVILLE OR 97070-8459

WALLS EDWARD S & GLENDA J
31072 SW KENSINGTON DR
WILSONVILLE OR 97070-7529

WALLS MADELINE J
30406 SW RUTH ST UNIT 78
WILSONVILLE OR 97070-6678

WALLULIS STANLEY G & DOROTHY N
7725 SW VILLAGE GREENS CIR
WILSONVILLE OR 97070-8402

WALSH JESSICA
8315 SW CURRY DR UNIT A
WILSONVILLE OR 97070-8416

WALSH JOSEPH C & MARIA E
10908 SW ARTHUR CT
WILSONVILLE OR 97070-8535

WALSH MICHAEL L TRUSTEE
PO BOX 324
WILSONVILLE OR 97070-0324

WALTER BRENDA J
29470 SW VOLLEY ST UNIT 66
WILSONVILLE OR 97070-5438

WALTER BRENT E
28933 SW CASCADE LOOP
WILSONVILLE OR 97070-8751

WALTER MICHAEL D
32229 SW BOONES BEND RD
WILSONVILLE OR 97070-6416

WALTER STEPHEN J
10858 SW PARKWOOD LN
WILSONVILLE OR 97070-8531

WALTERS THEODORA S TRUSTEE
2002 OLD CLAIRTON RD
CLAIRTON PA 15025-3178

WALTON WILLIAM S & MICHIKO M
32099 SW WILLAMETTE WAY E
WILSONVILLE OR 97070-9596

WANG ALBERT
8 CHURCHILL DOWNS
LAKE OSWEGO OR 97035-1412

WANG XIAOHUI
8710 SW VALE CT
WILSONVILLE OR 97070-6246

WARD JEFF & ERIN A
28589 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6838

WARD ROBERT B TRUSTEE
32175 SW BOONES BEND RD
WILSONVILLE OR 97070-6415

WARE DARRYL E & MARSHA A
WADSWORTH
8520 SW CURRY DR UNIT B
WILSONVILLE OR 97070-5410

WARNER BRIAN J
8625 SW WILSON LN
WILSONVILLE OR 97070-7744

WARNER JUDITH A
7698 SW THORNTON DR
WILSONVILLE OR 97070-6550

WARREN ARTHUR D
7565 SW MIDDLE GREENS RD
WILSONVILLE OR 97070-9417

WARREN JOHN TIMOTHY TRUSTEE
6840 SW MONTGOMERY WAY
WILSONVILLE OR 97070-5771

WARREN RYAN R
31506 SW ORCHARD DR
WILSONVILLE OR 97070-5500

WARREN THELMA J TRUSTEE
8630 SW CARMEL CIR
WILSONVILLE OR 97070-9430

WARZYNSKI STEPHEN A
31070 SW NEHALEM CT
WILSONVILLE OR 97070-9736

WASENMILLER CHARLES T
10475 SW WILSONVILLE RD
WILSONVILLE OR 97070-7582

WASSOM JEFF
8620 SW CURRY DR UNIT A
WILSONVILLE OR 97070-8431

WATKINS M A & ALEXANDER WILLIAM
32535 SW ARMITAGE RD
WILSONVILLE OR 97070-6528

WELBERG DEANNE M & PATRICK C
7146 SW IRON HORSE ST
WILSONVILLE OR 97070-8879

WELCH DOUGLAS G & ERIN M
NEUHAUSER
28298 SW MORGAN CT
WILSONVILLE OR 97070-6794

WELLS REBECCA
29470 SW VOLLEY ST UNIT 65
WILSONVILLE OR 97070-6532

WELSH GAYLE M
11247 SW CHURCHILL
WILSONVILLE OR 97070-9571

WELSH RYAN A
6935 SW MOLALLA BEND RD
WILSONVILLE OR 97070-7437

WELSH TERRY L TRUSTEE
4440 ROGUE RIVER HWY
GRANTS PASS OR 97527-4429

WENDLER BRIAN TRUSTEE
3871 MOOSE RUN DR SW
ALBANY OR 97321-5101

WENDLING BETTY JOYCE TRUSTEE
7480 SW LAKESIDE LOOP
WILSONVILLE OR 97070-8480

WENKE BURVILLE EDWARD TRUSTEE
5882 W DEL LAGO CIR
GLENDALE AZ 85308-6208

WENZ KENT L
28055 SW MORGAN ST
WILSONVILLE OR 97070-6791

WERST DEAN C CO TRUSTEE
32212 SW BOONES BEND RD
WILSONVILLE OR 97070-6418

WERTS JOHN STEPHEN & MARIE
7483 SW LAKESIDE LOOP
WILSONVILLE OR 97070-8480

WEST COAST HOME SOLUTIONS LLC
25030 SW PARKWAY AVE STE 110
WILSONVILLE OR 97070-9816

WEST COAST REAL ESTATE HOLDINGS
25030 SW PARKWAY AVE STE 110
WILSONVILLE OR 97070-9816

WEST HIGHLAND LLC
10278 SW EVERGREEN CT
WILSONVILLE OR 97070-8556

WEST HILLS LAND DEVELOPMENT LLC
3330 NW YEON STE 200
PORTLAND OR 97210-1531

WEST JUSTINE
8455 SW WILSON LN
WILSONVILLE OR 97070-6741

WEST MARK J TRUSTEE
10888 SW PARKVIEW DR
WILSONVILLE OR 97070-6591

WESTBURY R BRUCE TRUSTEE
7575 SW FAIRWAY DR
WILSONVILLE OR 97070-6748

WESTING JAMES S
10904 SW ROLAND CT
WILSONVILLE OR 97070-8533

WESTLUND MORRIS
16615 MAPLE CIR
LAKE OSWEGO OR 97034-5625

WETTSTEIN GUY W & STEPHANIE K
10898 SW MATZEN DR
WILSONVILLE OR 97070-8576

WHARTON KENNETH S & HEIDI LYNN
31033 SW ORCHARD DR
WILSONVILLE OR 97070-7533

WHEATON DAVID & DEE ANN
22822 PINEHURST
SHERWOOD OR 97140-8887

WHEELER BRIAN & NICOLE
7004 SW FALLEN LEAF ST
WILSONVILLE OR 97070-8871

WHEELER PAUL M & DONNA R
10850 SW PARKWOOD LN
WILSONVILLE OR 97070-7510

WHITAKER THOMAS S
7576 SW HONOR LOOP
WILSONVILLE OR 97070-8498

WHITCOMB REGINA
28740 SW PARKWAY AVE UNIT A6
WILSONVILLE OR 97070-9764

WHITCOMBE BRIGITTE
7355 SW LAKESIDE DR
WILSONVILLE OR 97070-6446

WHITE BLAINE
8270 SW MAXINE LN UNIT 47
WILSONVILLE OR 97070-7786

WILLAMETTE FACTORS INC
31840 SW CHARBONNEAU DR
WILSONVILLE OR 97070-7865

WILLARD CHRISTOPHER A & JENNIFER
31175 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-8547

WILLCOCK MELISSA D & MARK A
11211 SW CHAMPOEG CT
WILSONVILLE OR 97070-9597

WILLEFORD KENNETH BYRON TRUSTEE
6960 SW COUNTRY VIEW CT E
WILSONVILLE OR 97070-8474

WILLETT MARK R & LISA K
10850 SW PARKVIEW DR
WILSONVILLE OR 97070-6591

WILLIAMS BRADLEY CHARLES
29882 SW CAMELOT ST
WILSONVILLE OR 97070-8545

WILLIAMS CANDACE L
31433 SW OLYMPIC DR
WILSONVILLE OR 97070-5535

WILLIAMS CAROL J TRUSTEE
2777 PINEROCK DR
EUGENE OR 97403-2710

WILLIAMS ERIC & SHANNON
6576 SW STRATFORD CT
WILSONVILLE OR 97070-6787

WILLIAMS MICHAEL D CO-TRUSTEE
32239 SW BOONES BEND RD
WILSONVILLE OR 97070-6417

WILLIAMS MICHAEL J & CHRISTINA H
7887 SW SUMMERTON ST
WILSONVILLE OR 97070-6842

WILLIAMS ROBERT & SUE
29460 SW VOLLEY ST UNIT 72
WILSONVILLE OR 97070-7435

WILLIAMS SCOTT A TRUSTEE
7715 SW THORNTON DR
WILSONVILLE OR 97070-6547

WILLIS ELIZABETH D
8615 SW CURRY DR UNIT A
WILSONVILLE OR 97070-8433

WILLMAN ALLAN P TRUSTEE
10896 SW MERLIN CT
WILSONVILLE OR 97070-8539

WILLMERT MCREA B & COLLEEN L
31124 SW PAULINA CT
WILSONVILLE OR 97070-8529

NELSON E T & EDWARD IMLAH
7795 SW FAIRWAY DR
WILSONVILLE OR 97070-6435

WILSON ANTHONY K CO-TRUSTEE
32470 SW LAKE POINT CT
WILSONVILLE OR 97070-6438

WILSON DAVID L & B J OSBORNE-WILSON
29780 SW JACKSON WAY
WILSONVILLE OR 97070-8509

WILSON D R & M BLECHSCHMIDT
7065 SW MOLALLA BEND RD
WILSONVILLE OR 97070-7439

WILSON JASON & KAYLA BYERLEY
27442 SW COOPER CREEK LOOP
WILSONVILLE OR 97070-6561

WILSON KAREN D
3030 SW ADVANCE RD
WILSONVILLE OR 97070-9711

WILSON KAREN L TRUSTEE
31205 SW COUNTRY VIEW LN
WILSONVILLE OR 97070-7479

WILSON LAURA A
30535 SW RUTH ST
WILSONVILLE OR 97070-8693

WILSON MANDY L & WILLIAM M
11639 SW JAMAICA
WILSONVILLE OR 97070-9563

WILSON MARK G & TEDDY K
7556 SW WIMBLEDON CIR S
WILSONVILLE OR 97070-9469

WILSON MICKEY DENNIS
11711 SW JAMAICA
WILSONVILLE OR 97070-9575

WILSON NICHOLAS D & BRENNAN
31423 SW ORCHARD DR
WILSONVILLE OR 97070-6589

WILSON ROBERT D & CAROL E
11559 SW PREAKNESS
WILSONVILLE OR 97070-9566

WILSON SCOTT M & MARY L
29808 SW CAMELOT ST
WILSONVILLE OR 97070-7563

WOODLE ROBERT C & JUDITH E
7932 SW SACAJAWEA WAY
WILSONVILLE OR 97070-9423

WOODS AARON L
28962 SW MEADOWS LOOP
WILSONVILLE OR 97070-8769

WOODWORTH KENDALL & KELLI
31048 SW SALMON LN
WILSONVILLE OR 97070-6746

WOODY ERNEST E CO-TRUSTEE
29030 SW TOWN CENTER LOOP E STE 202
WILSONVILLE OR 97070-9490

WOOLWORTH SHEILA M TRUSTEE
1361 COUNTRY COMMONS
LAKE OSWEGO OR 97034-2167

WORTH CARL D
31405 SW OLYMPIC DR
WILSONVILLE OR 97070-5534

WORTHEN AARON & DEANA
29620 SW VOLLEY ST UNIT 45
WILSONVILLE OR 97070-6577

WORTMAN RANDAL T & TERESA M
11568 SW PREAKNESS
WILSONVILLE OR 97070-9566

WRIGHT BENJAMIN & KELSY
7057 SW IRON HORSE ST
WILSONVILLE OR 97070-8878

WRIGHT JEFFERY
6778 SW FERNBROOK CT
WILSONVILLE OR 97070-8757

WRIGHT JEFFREY ALAN & KAREN W
31267 SW WILLAMETTE WAY W
WILSONVILLE OR 97070-7514

WRIGHT SHANE P TRUSTEE
28537 GREENWAY DR
WILSONVILLE OR 97070-7741

WRIGHT SHARI LYNNE
30538 SW RUTH ST
WILSONVILLE OR 97070-8693

WRIGHT TOD MICHAEL
10884 SW GLENBROOK CT
WILSONVILLE OR 97070-6592

WRIGHT TRACIE JO
7225 SW FOUNTAIN LAKE DR
WILSONVILLE OR 97070-7411

WROLSTAD ERMA J
31675 SW VILLAGE CREST CT
WILSONVILLE OR 97070-8476

WRONSKI LINDA L
32245 SW ARBOR LAKE DR
WILSONVILLE OR 97070-9406

WU BO
28608 SW MORNINGSIDE AVE
WILSONVILLE OR 97070-6850

WU JIING KAE
30602 SW RUTH ST
WILSONVILLE OR 97070-8658

WU LIN
8817 NW HAZELTINE ST
PORTLAND OR 97229-4174

WYATT C H & TERESA JEAN
31056 SALMON LN
WILSONVILLE OR 97070

WYATT TAYLOR E & EMILY A
28087 SW MORGAN ST
WILSONVILLE OR 97070-6792

WYLY WILLIAM G & LYNDA M
32293 SW LAKE DR
WILSONVILLE OR 97070-6527

XUE MIN
16889 WIGHT LN
LAKE OSWEGO OR 97035-4521

YACOB BETSY A TRUSTEE
6885 SW MONTGOMERY WAY
WILSONVILLE OR 97070-6739

YACOB BINIYAM M
29470 SW VOLLEY ST UNIT 63
WILSONVILLE OR 97070-6532

YACOB YOSEF
28 PLAZA AVILA
LAKE ELSINORE CA 92532-0132

YAGNIK SURESH K TRUSTEE
6957 CORTE VERDE CT
PLEASANTON CA 94566-8611

YAMAYEE ZIA A & MARLENE MOORE
10641 SW EDGEWOOD CT
WILSONVILLE OR 97070-5532

YAMODIS NICOLAS D II & PATRICIA
8481 BESSIE PL NW
SILVERDALE WA 98383-8837

ZIERCHER ERIC L
31439 SW ORCHARD DR
WILSONVILLE OR 97070-5536

ZIMMERMAN CHARLES JR
6764 SW MOLALLA BEND RD
WILSONVILLE OR 97070-9404

ZIMMERMAN JAMES E
28620 SW CRESTWOOD DR
WILSONVILLE OR 97070-7728

ZIMMERMAN LINDA L & CHARLES JR
32833 SW LADD HILL RD
WILSONVILLE OR 97070-7546

ZINSLI LEROY DONALD TRUSTEE
7490 SW DOWNS POST RD
WILSONVILLE OR 97070-8454

ZOTOS KAMRYN J
31175 SW METOLIUS CT
WILSONVILLE OR 97070-9782

ZUCKER LEONARD TRUSTEE
32505 SW ARBOR LAKE DR
WILSONVILLE OR 97070-6443

ZUERCHER DAVID JOHN & PAMELA A
8680 SW MIAMI
WILSONVILLE OR 97070-9758

ZUFFA ARLENE J TRUSTEE
7555 SW FAIRWAY DR
WILSONVILLE OR 97070-6748

ZUMWALT REBECCA J
8720 SW CURRY DR UNIT B
WILSONVILLE OR 97070-8439

ZUNDEL DANIKA
11695 SW JAMAICA
WILSONVILLE OR 97070-9563

ZUNDEL ROBERT E & DEBORAH Y
8575 SW ROGUE LN
WILSONVILLE OR 97070-6744

**RESIDENTIAL ZONING STANDARDS
MODERNIZATION PROJECT
LP20-0001 RECORD**

2020, January 8 - PC Work session

- Staff Report & Attachments
- Presentation
- Minutes Excerpt



PLANNING COMMISSION

WEDNESDAY, JANUARY 8, 2020

II. WORK SESSION

- B. Residential Zoning Standards Modernization Project (Pauly)
(45 Minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: January 8, 2020		Subject: Residential Code Modernization Project: Review and Feedback Summary	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development, Planning Division	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion		<input type="checkbox"/> Approval	
<input type="checkbox"/> Public Hearing Date:		<input type="checkbox"/> Denial	
<input type="checkbox"/> Ordinance 1 st Reading Date:		<input type="checkbox"/> None Forwarded	
<input type="checkbox"/> Ordinance 2 nd Reading Date:		<input checked="" type="checkbox"/> Not Applicable	
<input type="checkbox"/> Resolution		Comments: N/A	
<input checked="" type="checkbox"/> Information or Direction			
<input type="checkbox"/> Information Only			
<input type="checkbox"/> Council Direction			
<input type="checkbox"/> Consent Agenda			
Staff Recommendation: Provide direction regarding comments received and staff's recommendation for a final set of code updates to go forward to a public hearing.			
Recommended Language for Motion: NA			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities Organizational Excellence and Continuous Improvement; Thoughtful, Inclusive Built Environment	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Review the feedback the Staff received on the proposed development code updates. Provide final feedback on staff's recommended package of development code updates prior to taking them forward to a public hearing in March.

EXECUTIVE SUMMARY:

This report helps the Planning Commission prepare for the work session by providing: (1) an explanation of the completed outreach, (2) staff-recommended actions based on the feedback and comments received. The attached survey text (Attachment 1) also provides a good summary of the proposed code updates discussed during previous work sessions.

Explanation of Outreach

Staff developed a detailed survey (see Attachment 1) to provide information about the proposed changes and solicit feedback from potentially interested parties. The City published the survey on Let's Talk, Wilsonville! on November 19. That same day, staff sent an email link to the survey with an invitation to take the survey and submit comments to over 60 potentially interested parties. The distribution list included residential developers, consultants, the Homebuilders Association of Metropolitan Portland, and others engaged in previous residential zoning discussions or development projects. Staff also posted the survey for the public on the home page of Let's Talk, Wilsonville! The survey received three responses within the first few days and no additional responses over the following weeks. Staff sent a follow-up reminder on December 16 notifying the same initially-notified parties the survey was about to close and inviting them to either take the survey or request additional time. The survey received one additional response after the reminder, for a total of four, and no parties requested additional time.

While the response rate was lower than hoped, it was not surprising. A couple factors likely contributed to the low response rate. First, the survey emphasized, up front, the proposed changes don't impact Frog Pond, Villebois, or existing development in the PDR zones, but rather only about 63 acres currently within the City. This limited interest as many of the parties' primary interest was in the new urban areas. Second, the type of information required more than a casual survey taker. A party would need a high level of interest to invest the time to review all the recommended updates and provide feedback.

Because of the relatively limited applicability of the code updates and their detailed technical nature, additional outreach, beyond that already planned, would not likely garner a significantly higher level of participation. The additional outreach planned includes notifying all of the emailed parties of the January work session and inviting them to participate, including providing written or oral comments in the work session and the public hearing process. With the low level of previous involvement in mind, staff will be especially mindful to thoroughly review and consider any additional comments. If the Planning Commission feels additional outreach beyond the work session and public hearing is prudent, staff is open to recommendations.

Recommended Actions Based on Feedback and Comments Received

The feedback received through the survey provides anonymous comments representing a variety of perspectives helpful in refining the recommended code updates. The results of the survey, including all comments, can be found in Attachment 2. Overall, staff does not recommend major changes to the previously discussed code updates as presented in the survey text. As noted further below, staff recommends the Commission consider whether or not to include a couple of updates based on lack of support and concerns raised in comments.

The low level of response reemphasizes the prudent approach of relying on the results of the more robust public involvement from the development of the Residential-Neighborhood zone for Frog Pond West. The Residential Neighborhood Zone combined broad public input with the best standards of the City's then existing residential zones and standards from model codes. The standards for the Residential Neighborhood Zone are therefore Wilsonville's most modern residential zone standards. They provide an excellent source for updated standards on which to base updates to the PDR zoning standards. If lacking convincing new information, the default of staff's recommendations is honoring the previous community conversation and professional work and making changes mirroring the Residential Neighborhood zone.

Many of the critical comments reflect broader community conversations around housing, density, open space and prioritizing land uses. The viewpoints expressed are known to exist in the community and were part of the broad community discussion during the development of the Residential Neighborhood zone standards. These comments include concerns about the potential negative externalities of more ADU's, the amount of lot coverage for ADU's (one commenter suggested less, one suggested more), and the amount of backyards counted as open space.

One focus of the updated standards is clear and objective standards, which a few comments address directly.

- Regarding the recommended requirement that a qualified professional design usable open space, one comment suggests clear standards would provide more assurance for quality open space over the requirement for a credentialed design professional. However, staff recommends keeping with the design professional approach as developing extensive standards to appropriately address every open space scenario would be difficult.
- A comment suggests adding the definition of "gross buildable area" explained in the recommended code text to the definition section of the code. Staff concurs this could provide additional clarity and recommends the definition be added.
- One comment worries too much discretion still remains in the proposed adjustment process. The adjustment process replaces the current waiver process for certain defined situations. The comment notes the adjustment process is an improvement over the current waiver process, but still lacks sufficient clarity, particularly around who determines whether it is possible to meet minimum density requirements. Staff is exploring if additional clarity language is prudent. While additional language is not ready at the time of publishing this staff report, staff aims to have a recommendation for any updated language prior to the work session.

Beyond the clarity of the process, another comment related to the new adjustment process expresses concern over prioritizing density over open space. While this comment is understood, the process needs to reflect that minimum density is a legal requirement for the City under the

state's Metropolitan Housing Rule and therefore, other standards that are not legal requirements beyond the local level (i.e. open space and lot size) need some flexibility. The City currently has to allow waivers at times to ensure minimum density is met. The proposed adjustment process makes it more specific and clear concerning what happens when other land-consuming requirements leave insufficient area for the required minimum number of lots at the minimum lot size.

The feedback and comments received highlight a lack of strong support for and potential issues for the following recommended changes: (1) applying standards from different PDR zone when a lot size is larger than typical for the zone and (2) adding the ability to count nearby public parks as required open space without a waiver.

For the atypical lot size standards, a comment raises a concern that the provision may be confusing. Staff understands how it could be confusing and how it's proper application could be missed by reviewers. Removing the note in the table would let the standards of the zone apply regardless of lot size (see Attachment 4). This would lead to variation of standards on lots of the same size in different zones, but would maintain consistent standards within a subdivision with varying lot sizes and would be more straightforward for subdivision designers and reviewers. The Planning Commission's additional feedback and direction on this change is requested. Should the City allow lot standards, especially setbacks and lot coverage, to apply to all lots in a zone regardless of an atypical large size or require atypical large lots to meet the standards for the zone where their size is typical?

For existing public parks being counted as open space, the feedback lacks strong support with only one of the four respondents agreeing with the recommendation. With the lack of support, staff completed a more critical review of this recommendation. Staff sees potential for this provision to lead to confusion, particularly in trying to identify if a park was counted as open space for another development. Staff is not aware of any past use of such a provision nor has the development community or others pushed for this provision. Also, potentially a park may be in close proximity, but have access limited by major roads or other barriers. The Planning Commission's additional feedback and discussion is requested on whether or not to include the language to allow count nearby public active open space against a subdivision's requirements (see Attachment 4). Does the Planning Commission's feel a developer should be able to automatically count existing nearby public active open space as part of the usable open space for their development or require a waiver to do so as provided for in the current code?

EXPECTED RESULTS: Feedback and direction on draft recommendations for updating residential lot standards for the PDR Zones.

TIMELINE:

A public hearing is scheduled for the Planning Commission in March to recommend adoption of a final set of comprehensive plan text and development code text amendments to City Council.

CURRENT YEAR BUDGET IMPACTS: This project is using funded internal staff resources.

FINANCIAL REVIEW / COMMENTS: N/A

Reviewed by: Date:

LEGAL REVIEW / COMMENT: N/A

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS: Staff developed a survey discussing the various aspects of the proposed changes and posted it on Let’s Talk Wilsonville. Staff sent an invitation to participate as well as a link to the survey to list of identified stake holders. The list included developers, builders, real estate brokers, planners, architects, and engineers. The City will also advertise the public hearing as typical.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups): Clearer standards and better design of residential neighborhoods and open spaces.

ALTERNATIVES: N/A

CITY MANAGER COMMENT: N/A

ATTACHMENTS:

Attachment 1: Survey Text (provides summary of previous discussed code updates)

Attachment 2: Survey Results

Attachment 3: Recommended Comprehensive Plan and Development Code Edits (version 12.26.19a incorporating additional edits regarding lot size standards, counting nearby parks as open space, and defining buildable gross area)

- Comprehensive Plan
- PDR Zone Standards
- Open Space Standards
- Definitions

Attachement 4: Excerpt from Draft Standards with Language for Potential Removal Highlighted

ATTACHMENT 1

Introduction

Scope of Project

The Wilsonville Residential Zoning Modernization Project seeks to update City rules controlling how and where residential buildings and other improvements can be built (zoning standards). The updates seek to address issues raised over the years of applying the rules to the building of neighborhoods. The updates aim to make the rules more understandable and certain, ensure the ability to meet rules in most circumstances, and better tailor rules originally contemplated for bigger neighborhoods for smaller neighborhoods. The proposed updated rules focus on clarifying how many housing units can be built on a given amount of land, clarifying the size of individual properties or lots and related rules, and clarifying the amount of parks, natural areas, and similar open spaces in neighborhoods.

The City determines which rules apply to which portions of the City by mapping the entire City with zones. Each zone has rules specific to it. Wilsonville has eleven different residential zones. Seven of the residential zones are Planned Development Residential (PDR) zones split up based on the number of housing units they allow per a given area of land (density). The proposed updated rules are most applicable to about 63 acres of unbuilt and underbuilt land within the City limits currently within one of the seven PDR zones or likely to be in one of these zones in the future. The proposed updates may also apply to land added to the City in the future if the land is assigned a PDR zone. **The proposed updates will not apply to the Frog Pond residential area (Residential Neighborhood Zone) or Villebois residential areas (Village Zone)** as these areas are not in PDR zones. **The proposed updates also do not apply to existing neighborhoods** planned and built under existing rules, including those within PDR zones. Previously approved plans will continue to control what can be built in these neighborhoods unless a neighborhood is redesigned and rebuilt on a large scale.

ATTACHMENT 1

Proposed Project Approach

The overall approach of modernizing the rules (standards) under review is to replace rules that have issues related to clarity, consistency, or feasibility with rules mirroring those of the recently adopted Residential Neighborhood (RN) zone. The City adopted the Residential Neighborhood Zone and associated rules for the Frog Pond area in 2017 after extensive community conversation and research. The Residential Neighborhood Zone combined the best rules of the City's then existing residential zones with rules considered the most current and effective by professionals in the field. The rules for the Residential Neighborhood Zone are Wilsonville's most modern residential zone rules and thus provide an excellent source for updated standards in other zones in Wilsonville.

Before finalizing these new standards, the City wants your comments on the Proposed Project:

ATTACHMENT 1

Zoning Survey

The following survey will step through each proposed update to the zoning standards. The survey divides the proposed updates into 2 sections:

- (1) How many housing units can be built on a given amount of land, the size of individual properties or lots and related standards, and
- (2) The amount of parks, natural areas, and similar open spaces in neighborhoods.

Each subsequent page of the survey will address a proposed update and will have the following components:

- Explanation of the issues identified within the current standard and reason for the proposed update;
- Information about the updated zoning standards “Draft Updates;”
- Links for more detailed review of proposed updates;
- An opportunity to indicate the level to which you agree with the proposed updates; and
- An opportunity to provide written comments.

You can also email questions and comments about the project to the project manager Daniel Pauly, Planning Manager, at pauly@ci.wilsonville.or.us

Following the feedback from this online survey and other comments, City staff will work with the Planning Commission to further refine the proposed updates and create a final package for review and adoption by the Planning Commission and City Council.

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.1 Comprehensive Plan Map/Text inconsistency about the required minimum number of housing units by land area.

Explanation of Issue/Reason for Update:

- The City's Comprehensive Plan is the guiding policy document that controls how land is used in the city, and it establishes a number of housing or dwelling units allowed by land area (range of allowed density) for all residential land in the City. These ranges of allowed density vary from 0-1 dwelling units per acre to 18-20 dwelling units per acre.
- The Comprehensive Plan has two components that establish the range of allowed density:
 - (1) a map prescribing land uses, and density for residential land, for all land in the City (Comprehensive Plan Map) and
 - (2) a text description of all the land uses, policies, and steps to make them happen (Comprehensive Plan Text).
- Currently, for one of the ranges of allowed density, the Comprehensive Plan Text refers to 18-20 dwelling units per acre while the Comprehensive Plan Map refers to 16-20 dwelling units per acre creating an inconsistency between two numbers that should match. Fixing the inconsistency will improve clarity of the standards.

Draft Update:

- Correct the Comprehensive Plan Text to match the 16-20 dwelling units per acre on the Comprehensive Plan Map. Other language in the Comprehensive Plan states the minimum number of dwelling units per acre is 80% of the maximum, which in this case would be 16, as it is 80% of 20.

Links for Detailed Review:

- Comprehensive Plan Language Changes (see pages 71 and 74 of 103)

Do you agree with the draft updates described above?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.2 Correlation of Comprehensive Plan and Zoning Standards for allowed number of housing units by land area

Explanation of Issue/Reason for Updates:

- The City has a guiding policy document that controls how land is used in the city (Comprehensive Plan) as well as standards that buildings and other improvements must meet to ensure compliance with the Comprehensive Plan (Zoning Standards). Both the Comprehensive Plan and the Zoning Standards address how many housing units are allowed by land area (density) and how this correlates to various zones located throughout the City. The Comprehensive Plan text includes discussion of the correlation between the density ranges on the Comprehensive Plan Map with the City's seven Planned Development Residential (PDR) zones, which are differentiated from one another by allowed density. The Zoning Standards text includes a table intended to provide the same density information. However, the correlations established in the text of the Comprehensive Plan and in the table in the Zoning Standards are not consistent creating a conflict and creating a lack of clarity for development applications. Removing the conflict will ensure an important standard controlling the number of homes in neighborhoods is clear to all parties involved.

Draft Updates:

- Remove the residential zone references in the Comprehensive Plan; and
- Update the table in the Zoning Standards listing the correlation between the Comprehensive Plan density ranges and the seven Planned Development Residential (PDR) zones. The updated table reflects the correlation between density range in the Comprehensive Plan and the PDR zones in a manner consistent with how it has been interpreted by the City in land use approvals over the past number of years.

Links for Detailed Review:

- Comprehensive Plan Language Updates (see pages 73 and 74 of 103)
- Draft Amendments to PDR Zone Text (see Table 1 on page 3 of 9)

Do you agree with the draft updates described above?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.3 Calculating the number of housing units allowed by land area

Explanation of Issues/Reason for Updates:

- Current Zonings Standards are not explicitly clear whether the number of housing units allowed by land area (density) is calculated based on the entire area of a property (gross area) or based on the area of a property on which buildings and other private improvements can be built (net area).
- Density required by the Comprehensive Plan does not consistently correlate with certain current Zoning Standards, which are intended to implement the Comprehensive Plan. The Zoning Standards this pertains to include Average Lot Size and Minimum Density at Buildout requirements. Also, certain Zoning Standards text provides examples of typical development that does not consistently correlate with the Comprehensive Plan density requirements.
- Updated standards will provide additional clarity for how to find out how many housing units can be built on a given amount of land as well as ensure standards do not conflict and can be met under typical circumstances.

Draft Updates:

- Clarify density calculation is based on gross area of a residential master plan minus areas in the City's Significant Resource Overlay Zone and/or within Bonneville Power Administration power line transmission easements (Buildable Gross Area). This is consistent with the approach in the Residential Neighborhood Zone.
- Remove potentially conflicting Zoning Standards including Average Lot Size, Minimum Density at Buildout, and Examples of Typically Permitted Development. A new table will reflect Zoning Standards for minimum and maximum density.

Links for Detailed Review:

- Draft Amendments to PDR Zone Text (see Subsections (.05) and (.06) on pages 3-4 of 9 and deleted text on pages 5-9 of 9)

Do you agree with the draft update described above regarding using buildable gross acreage to calculate density?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft update described above regarding removing potentially conflicting Zoning Standards?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

ATTACHMENT 1

Your Comments:

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.4 Conflicting Land Consuming Zoning Standards

Explanation of Issue/Reason for Updates:

- It is sometimes mathematically impossible to meet all current Zoning Standards controlling building of residential neighborhoods that take up or “consume” land (Land Consuming Zoning Standards). These standards include the number of housing units allowed by land area (density), the minimum size of individual properties or lots (lot size), the minimum amount of parks and natural areas (open space), the requirements for streets, and standards for stormwater treatment areas. The difficulty particularly exists when trying to design how housing and other components are placed in small projects of less than five acres. Updating these standards will provide more clarity and certainty of what can be built in a new neighborhood. In addition, it will ensure Zoning Standards can be met under typical circumstances and are more easily applied to smaller-scale residential projects.

Draft Updates

- Reduce minimum lot size required for certain zones to enable existing density standards to be met along with other land consuming zoning standards in typical circumstances.
- Establish a clearly defined, and certain, adjustment process when the math does not work to meet all land consuming zoning standards, rather than rely on the current less defined and uncertain waiver process. Under the adjustment process, 20% of the lots can be reduced in size by 20%, as necessary, to ensure density standards are met. Once lot reduction is maximized, required open space may be reduced to ensure density standards are met.

Links for Detailed Review:

- Draft Amendments to PDR Zone Text (see Subsections (.08) on pages 4-5 of 9)

Do you agree with the draft update described above regarding reducing certain minimum lot sizes?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft update described above regarding adjustments?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

ATTACHMENT 1

Your Comments:

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.5 Accessory Building Lot Coverage

Explanation of Issue/Reason for Updates:

- A common Zoning Standard controlling building on each property or lot is the maximum amount of the lot that can be covered by buildings (lot coverage). Lot coverage is expressed as a percentage of the total lot area. Zoning standards often provide one lot coverage for the primary house and bonus lot coverage for accessory buildings. The current standards for additional lot coverage for accessory buildings only applies to non-dwelling accessory buildings (i.e. sheds etc.) and not secondary or accessory housing units (accessory dwelling units or ADUs) that are now allowed in all residential zones following changes to state law over the last few years. Updating these standards will clarify and make consistent the type of accessory uses that can benefit from bonus lot coverage allowances and make the flexibility to add accessory structures consistent across different zones. Builders often build homes to the maximum lot coverage, so not having a bonus lot coverage for accessory buildings acts as a de facto prohibition on accessory buildings.

Draft Updates:

- Update the lot coverage standards to be consistent with the Residential Neighborhood Zone allowing bonus lot coverage for any detached accessory building whether an accessory dwelling unit, shed, etc.
- For zones with lot coverage standards from 40-50% for primary house add a 10% bonus for accessory buildings consistent with what is allowed in the Residential Neighborhood Zone.

Links for Detailed Review:

- Draft Amendments to PDR Zone Text (see Table 2 on page 4 of 9)
- Presentation slides October 9, 2019 Planning Commission

Do you agree with the draft update described above regarding allowing bonus lot coverage to apply to any permitted accessory structure, including accessory dwelling units?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft update described above regarding adding a 10% bonus lot coverage for accessory buildings for zones with a maximum lot coverage of 40-50%?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.6 Update, As Necessary, Lot Related Zoning Standards

Explanation of Issue/Reason for Updates:

- Ensure Zoning Standards controlling the dimensions of properties or lots, and how buildings are placed on individual properties or lots, correlate with updated minimum lot sizes proposed under item 1.4 and present the standards in a concise and readable manner. These standards include setbacks, maximum lot coverage, and minimum lot width and depth.

Draft Updates:

- Reformat lot related zoning standards now listed as text in seven different zoning standards subsections into a single table; and
- No updates to lot-related zoning standards besides minimum lot size as discussed in item 1.4 and additional lot coverage for accessory buildings discussed in item 1.5 above.

Links for Detailed Review:

- Draft Amendments to PDR Zone Text (see Table 2 on page 4 of 9 and deleted text on pages 5-9 of 9)
- Presentation slides October 9, 2019 Planning Commission

Do you agree with the draft updates described above?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.7 Lot Size and Averaging Density

Explanation of Issue/Reason for Updates:

- Wilsonville relies on looking at larger areas (master planning) in applying its standards for how many housing units can be built on a given amount of land (density). Averaging of density between higher density housing (i.e. apartments, condos, and row-houses) and less dense housing (i.e. medium to large-lot single-family homes) during master planning can lead to a disconnect between the larger than typical lot sizes for the zone and lot standards of a zone intended for higher-density development. Updating will provide clear and consistent standards for neighborhoods to those with similar sized lots throughout the city.

Draft Update:

- Add a note to the proposed lot standards table stating that where a lot is larger than typical for a zone it must use the lot standards for a lower density zone where the lot size would be typical.

Links for Detailed Review:

- Draft Amendments to PDR Zone Text (see Table 2, especially note D, on page 4 of 9)
- Presentation slides October 9, 2019 Planning Commission

Do you agree with the draft update described above?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 2 Open Space Standards

2.1 What to Count as Open Space?

Explanation of Issue/Reason for Updates:

- The City requires new development to provide open space (parks and/or natural area), to serve the new neighborhood. In some cases, an existing park can meet the park needs of the new development. However, in order to allow existing parks to count towards the required amount of a neighborhood to be reserved for open space, current standards require an exception to the rules, called a waiver .
- In addition, the City has a history of trying to balance how much of private yards in single-family neighborhoods to count towards the amount of open space required in a neighborhood. Prior to 2005, the City allowed most required open space to be met by yards, but in 2005 the standards were updated to not allow any private yard area on single-family lots to be counted as required open space. On occasion, the prohibition on yards has created conflict between the amount of land needed to meet open space standards and other standards that take up land (i.e. density, lot size).
- Updates will set clear and certain standards for what can be counted as open space, which will allow standards to be met under most circumstances.

Draft Updates:

- Remove waiver requirement to count nearby public parks as part of required open space if the park has not otherwise been counted as open space for another neighborhood;
- Base the approach to the amount of private yards that can be counted as open space after the Residential Neighborhood Zone, which is for private single-family lots 6,000 square feet or larger, up to 10% of the lot area can be counted as open space; and
- All other existing areas that can be counted toward the open space requirement remain the same.

Links for Detailed Review:

Draft Open Space Changes to Section 4.113 (see Subsection (.01) B. 2. On page 2 of 4)

Do you agree with the draft updates described above regarding counting nearby public parks as required open space?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft updates described above regarding the amount of private yards that can be counted as open space?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

ATTACHMENT 1

Your Comments:

ATTACHMENT 1

Section 2 Open Space Standards

2.2 Calculating Usable Open Space

Explanation of Issues/Reason for Updates:

- The City currently uses a tiered approach to determine how much open space (park and natural area) is required in a neighborhood. These current tiered standards require ¼-acre of open space for any subdivision with 50 or less lots. Even if there is ¼-acre of open space in preserved natural area, another ¼-acre has to be designed for active use. These standards have been difficult to meet for smaller subdivisions (e.g. 5-10 lots), especially those with a large percentage of preserved natural area on site, and often conflict with other standards that take up land (i.e. density, minimum lot size).

Draft Updates:

- Move from the current tiered approach to a percentage approach for calculating the required amount of open space, similar to the methodology for the new Residential Neighborhood Zone; and
- Clearly define the amount of the open space (50%) that must be designed for active use outside the protected natural areas (the City's Significant Resource Overlay Zone or SROZ).

Links for Detailed Review:

- Draft Open Space Changes to Section 4.113 (see Subsection (.01) B. On page 2 of 4)

Do you agree with the draft updates described above regarding moving from a tiered approach to a percentage approach?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft updates described above regarding the amount of open space required to be designed for active use?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 2 Open Space Standards

2.3 Ensuring Usable Open Space is Usable

Explanation of Issue/Reason for Updates:

- Over the years of requiring open space (parks and natural areas) in neighborhoods, a number of situations have arisen where very small, odd shaped, or under-utilized open spaces become a liability for homeowners associations without providing the value a better-designed open space could provide. Updating the standards will ensure efficient use of the limited amount of land, better preserve high-quality wildlife habitat areas, and provide quality, usable park areas.

Draft Updates:

- Establish a minimum size for individual open space tracts or areas:
 - 2,000 square feet for most developments, and
 - 1,000 square feet for subdivisions of 10 lots or less.
- Require “usable” open space be designed by an appropriately credentialed and experienced landscape architect with focus on maximizing use for a variety of users with varying abilities.
- Establish standards to ensure when open space is designed as new wildlife habitat it connects to existing wildlife habitat to the extent possible.

Links for Detailed Review:

- Draft Open Space Changes to Section 4.113 (see Subsection (.01) C. On page 2 of 4)

Do you agree with the draft update described above regarding a minimum size for individual open space tracts?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft update described above regarding the requirement usable open space by designed by credentialed professional?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft update described above regarding the connection of created habitat to existing habitat?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

Thank you for your input!

Survey Report

19 July 2019 - 22 December 2019

WELCOME TO THE RESIDENTIAL ZONING STANDARDS MODERNIZATION SURVEY

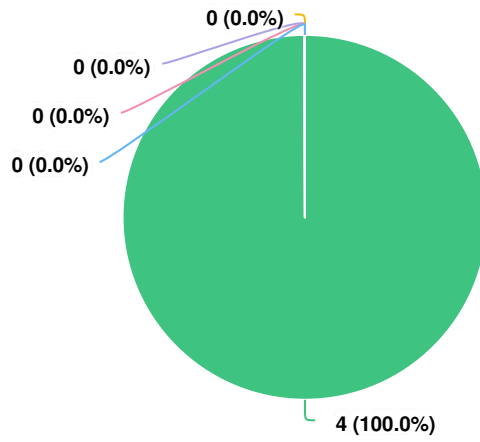
PROJECT: Wilsonville Residential Zoning Standards
Modernization Project

Let's Talk, Wilsonville!



ATTACHMENT 2

Q1 | Do you agree with the draft updates described above?



Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q3 Additional Comments:

Anonymous

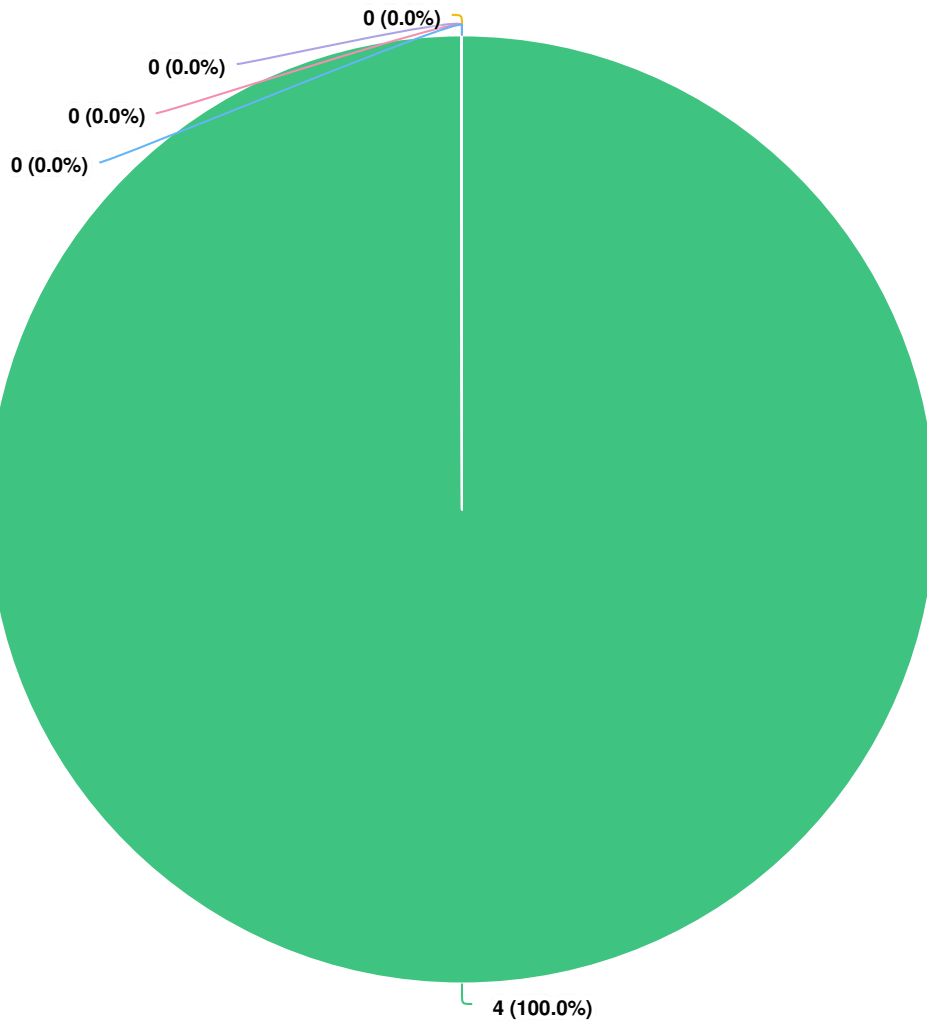
12/17/2019 06:44 AM

The 80% of maximum density is the appropriate standard for minimum density.

Optional question (1 responses, 3 skipped)

ATTACHMENT 2

Q10 Do you agree with the draft updates described above?



Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q11 | Additional Comments:

Anonymous

11/19/2019 04:01 PM

Suggest adding a definition of gross buildable area or a measurement to clarify that only SROZ and BPA easements are subtracted (if that is the case).

Anonymous

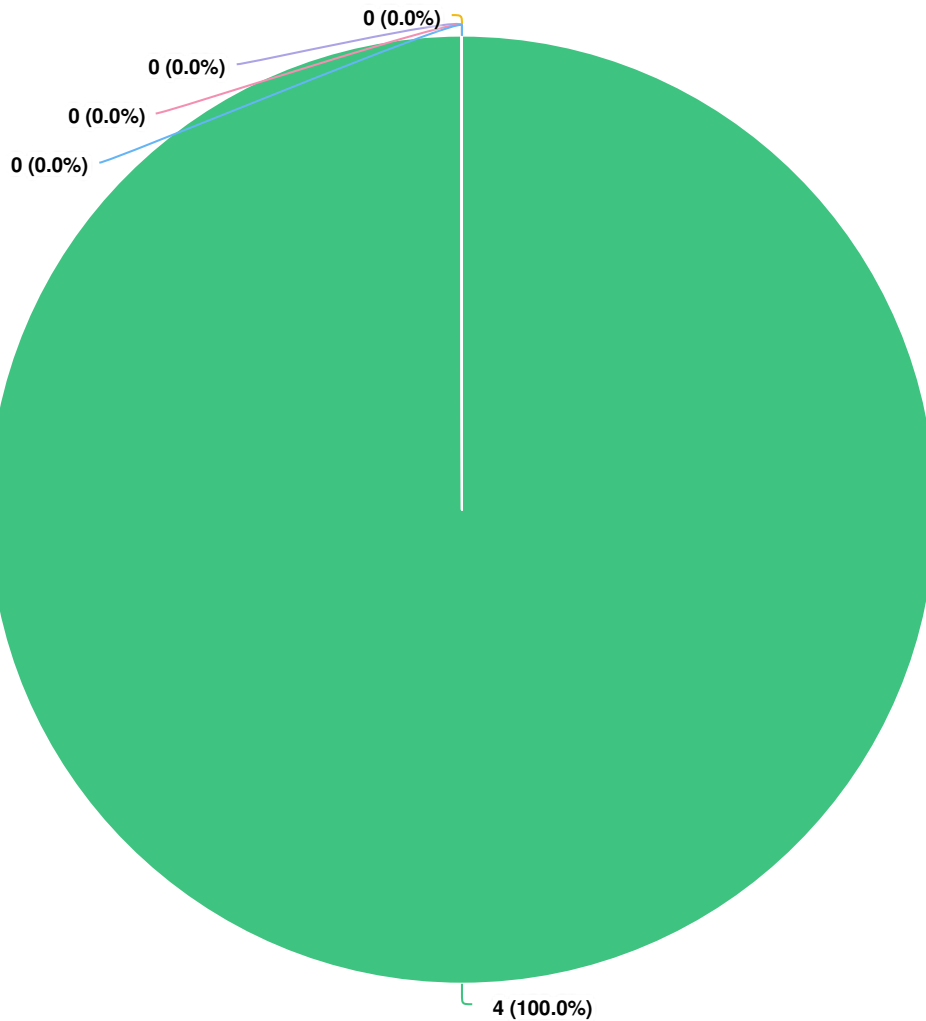
12/17/2019 06:44 AM

Much clearer and easy to understand.

Optional question (2 responses, 2 skipped)

ATTACHMENT 2

Q12 Do you agree with the draft update described above regarding removing potentially conflicting Zoning Standards?



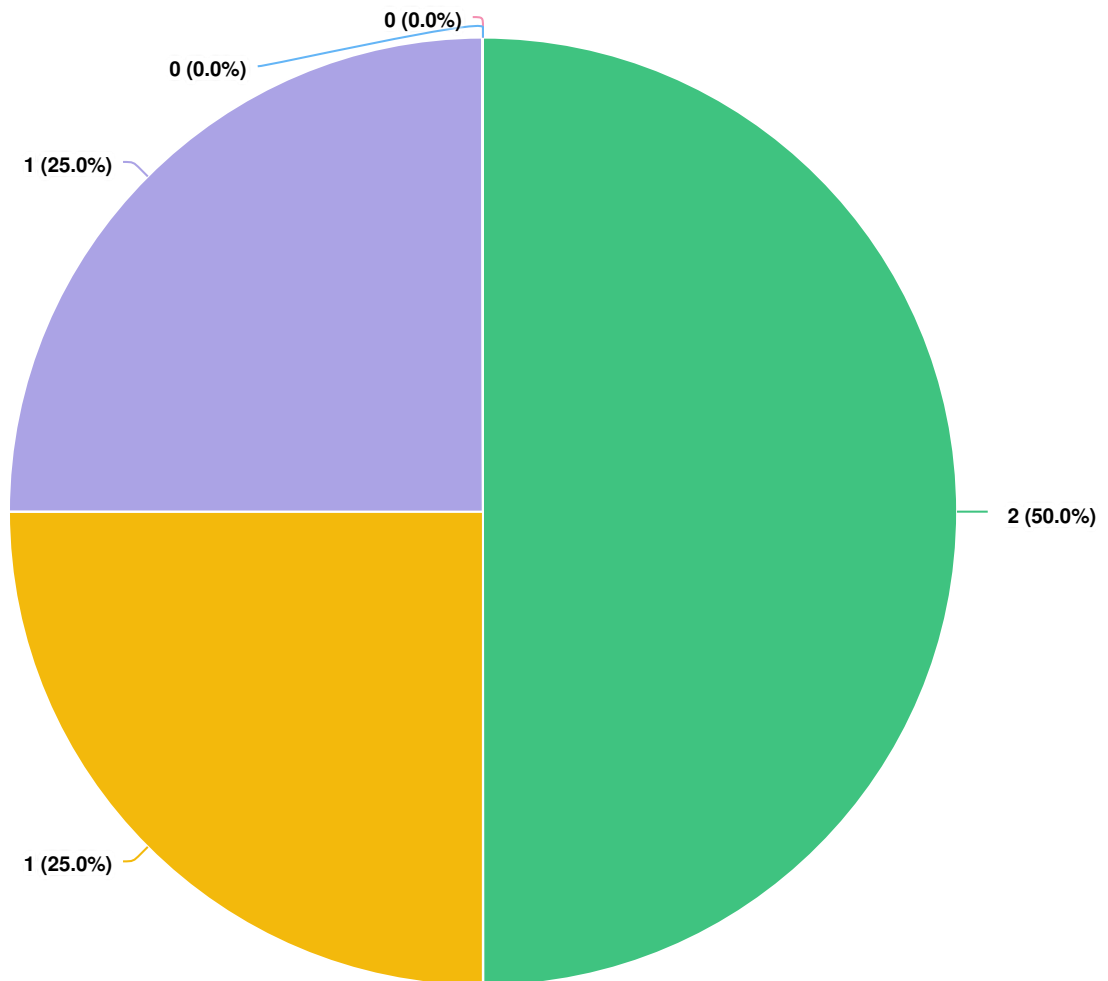
Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q13 Do you agree with the draft update described above regarding using buildable gross acreage to calculate density?



Question options

- Strongly Agree
- Somewhat Agree
- Somewhat Disagree
- Neutral
- Strongly Disagree

Optional question (4 responses, 0 skipped)

Q14 | Additional Comments:

Anonymous

11/19/2019 04:01 PM

Calculations based on gross area can yield a higher minimum (and maximum) which can be beneficial if you are able to accommodate the same number of units outside of the SROZ and BPA easement areas. Suggest "test driving" these regulations to confirm that the permitted development types (SFR, duplex, etc.) would still be achievable in scenarios where a significant amount of the site is required for ROW dedication, stormwater facilities, etc.

Anonymous

11/19/2019 06:34 PM

I believe more thought needs to be put into the calculation of buildable area. Whether it be in multi-family project or SFR, parking seems to be a continuing problem. I think it's important that there is a value established as a part of the formula when deciding density.

Anonymous

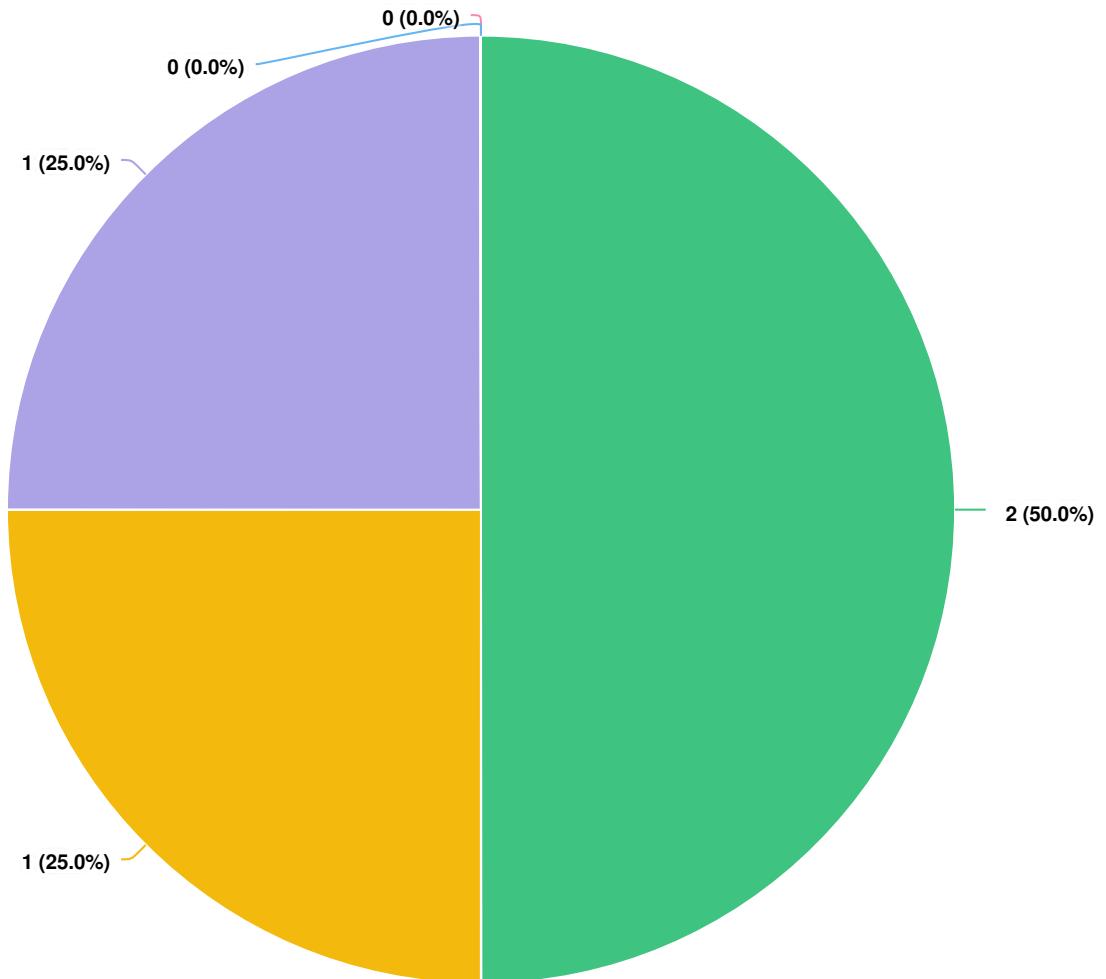
12/17/2019 06:44 AM

The proposed edits clarify what has been a confusing section of the Code. The average lot size never made sense, as to how it was intended to be applied.

Optional question (3 responses, 1 skipped)

ATTACHMENT 2

Q15 Do you agree with the draft update described above regarding reducing certain minimum lot sizes?



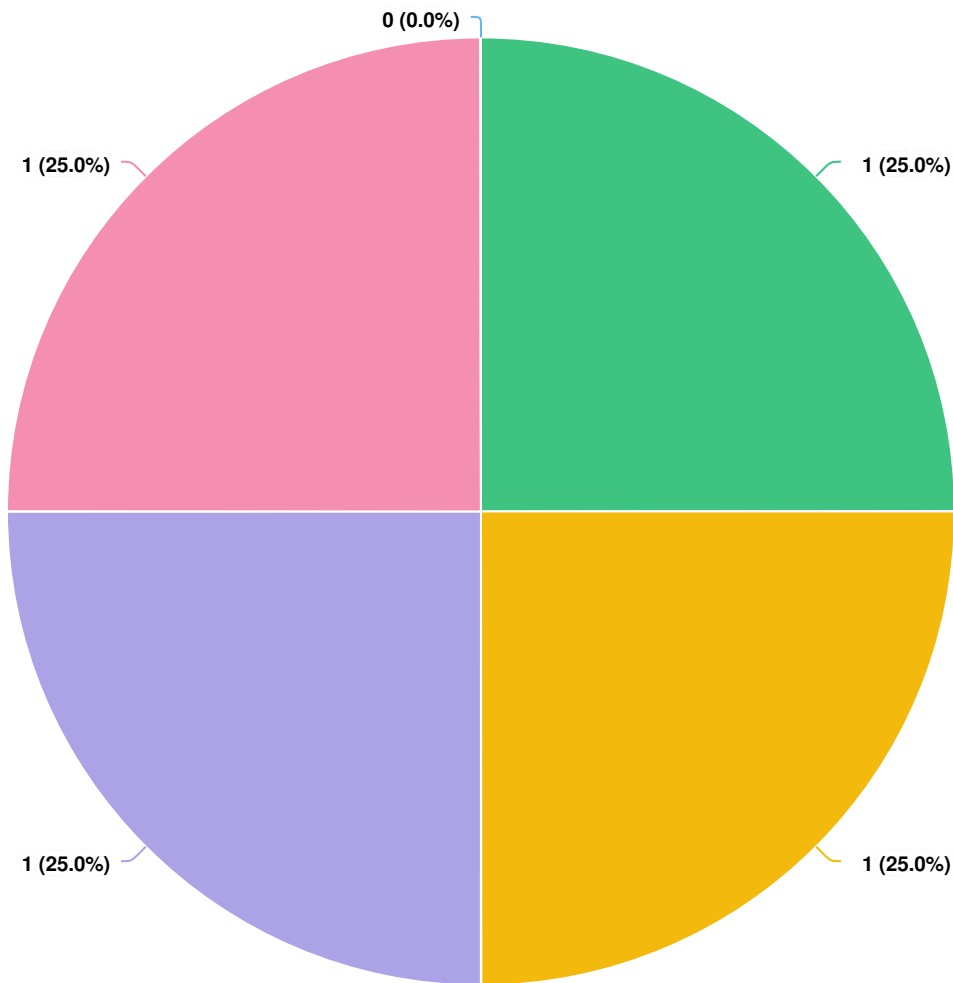
Question options

- Strongly Agree
- Somewhat Agree
- Strongly Disagree
- Neutral
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q16 Do you agree with the draft update described above regarding adjustments?



Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Strongly Disagree
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

Q17 | Additional Comments:

Anonymous

11/19/2019 04:01 PM

Though improved, the proposed adjustment process is still fairly complex and requires discretion at several points of its application (demonstration that it is not physically possible to meet density - who decides?, the minimum amount necessary, etc.) which still results in a lack of clarity for the designer/applicant about what is permitted.

Anonymous

11/19/2019 06:34 PM

I believe standards were set for a reason. Once something doesn't become buildable, it doesn't mean the code/density needs to be change to accommodate that property. Why were the requirements made in the first place? Your not protecting present landowners that purchased with the understanding of current codes but now you want to change and essentially make exceptions.

Anonymous

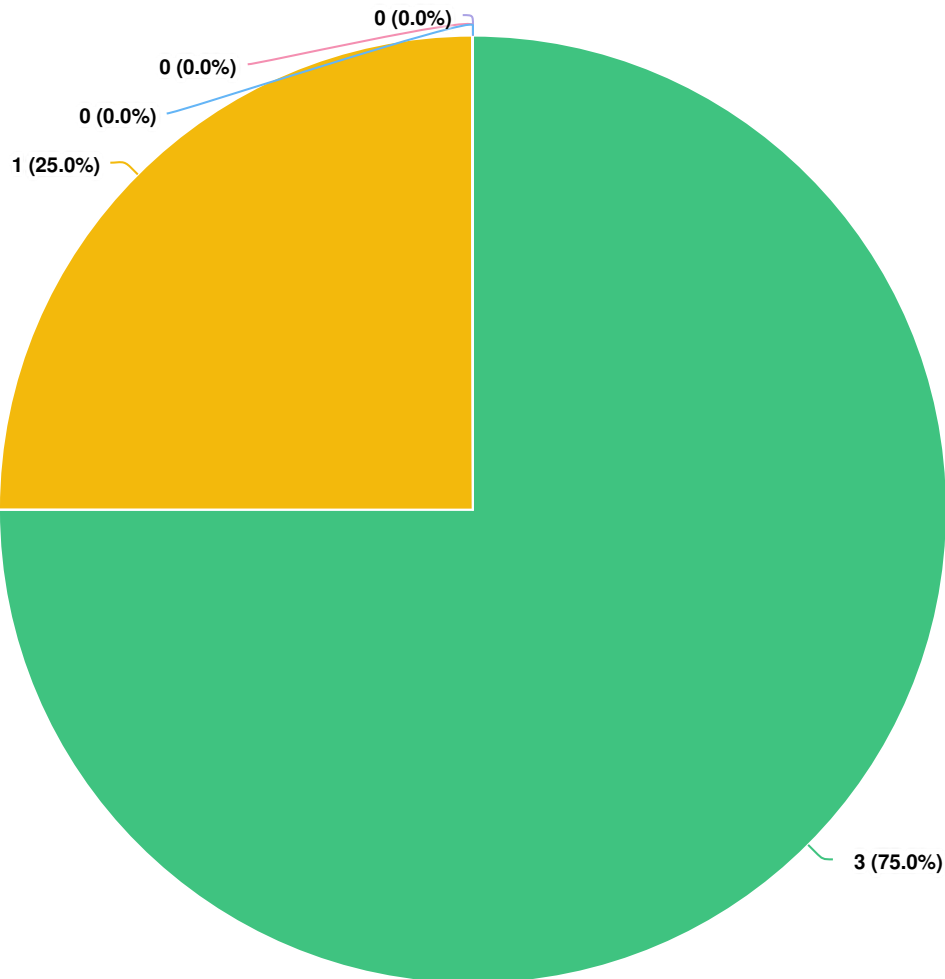
12/17/2019 06:44 AM

Provide clarity over the vague waiver provision.

Optional question (3 responses, 1 skipped)

ATTACHMENT 2

Q18 Do you agree with the draft update described above regarding allowing bonus lot coverage to apply to any permitted accessory structure, including accessory dwelling units?



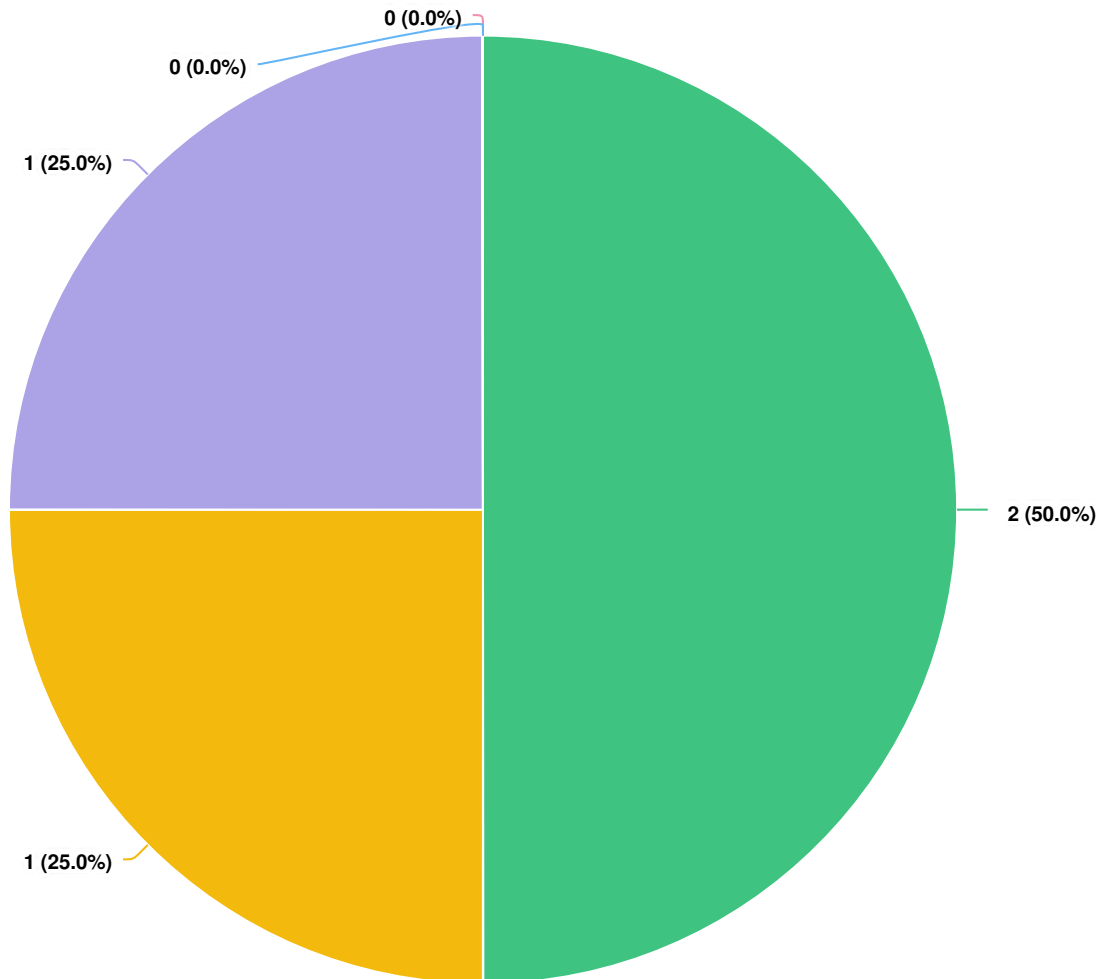
Question options

- Strongly Agree
- Strongly Disagree
- Somewhat Agree
- Neutral
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q19 Do you agree with the draft update described above regarding adding a 10% bonus lot coverage for accessory buildings for zones with a maximum lot coverage of 40-50%?



Question options

- Strongly Disagree
- Somewhat Disagree
- Strongly Agree
- Neutral
- Somewhat Agree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q20 | Additional Comments:

Anonymous

11/19/2019 04:01 PM

This is still a very restrictive lot coverage allowance (most suburban jurisdictions, especially in PUDs, allow much higher lot coverage allowances).

Anonymous

11/19/2019 06:34 PM

This will get twisted as time goes on and land owners will take advantage of things and begin to rent these out. Adding parking issues and other issues neighbors cannot protect themselves against.

Anonymous

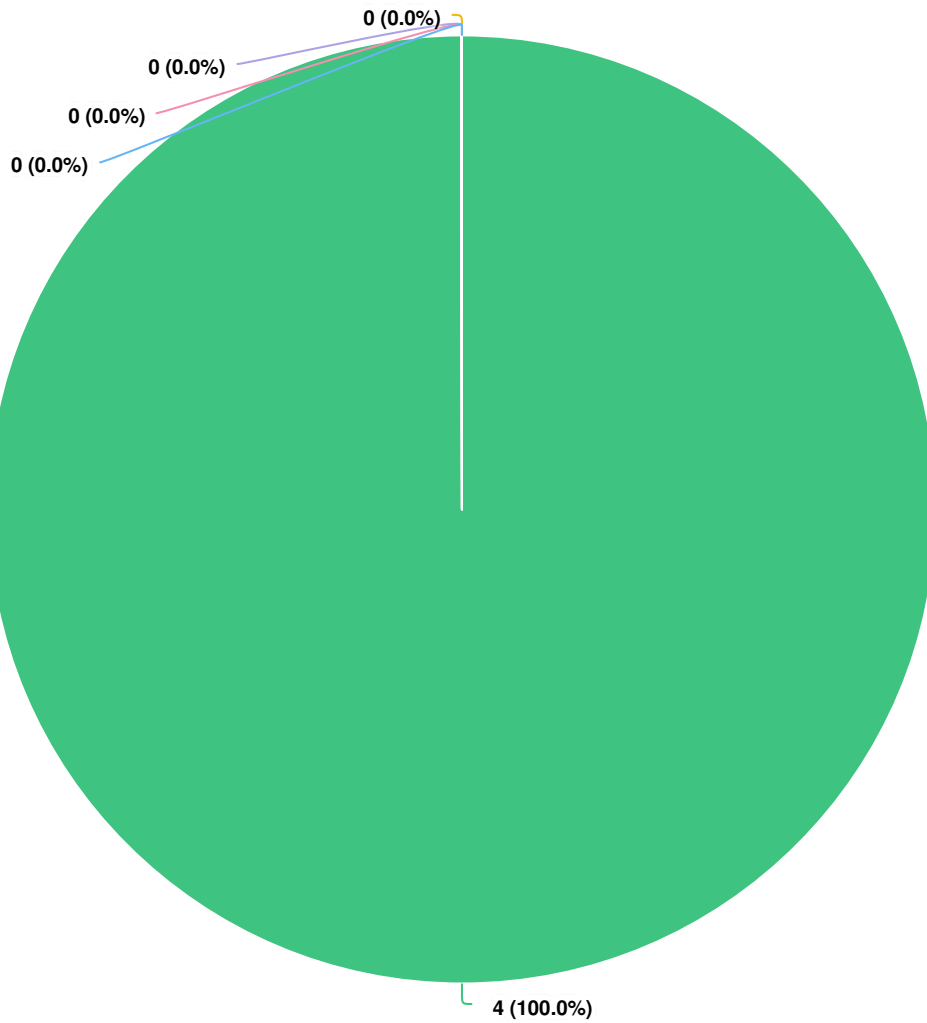
11/20/2019 09:45 AM

The allowance should be larger than 10% to make a detached accessory structure pencil on the lot. The City should consider up to 25%.

Optional question (3 responses, 1 skipped)

ATTACHMENT 2

Q21 | Do you agree with the draft updates described above?



Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q22 | Additional Comments:

Anonymous

I'm a big fan of tables!

11/19/2019 04:01 PM

Anonymous

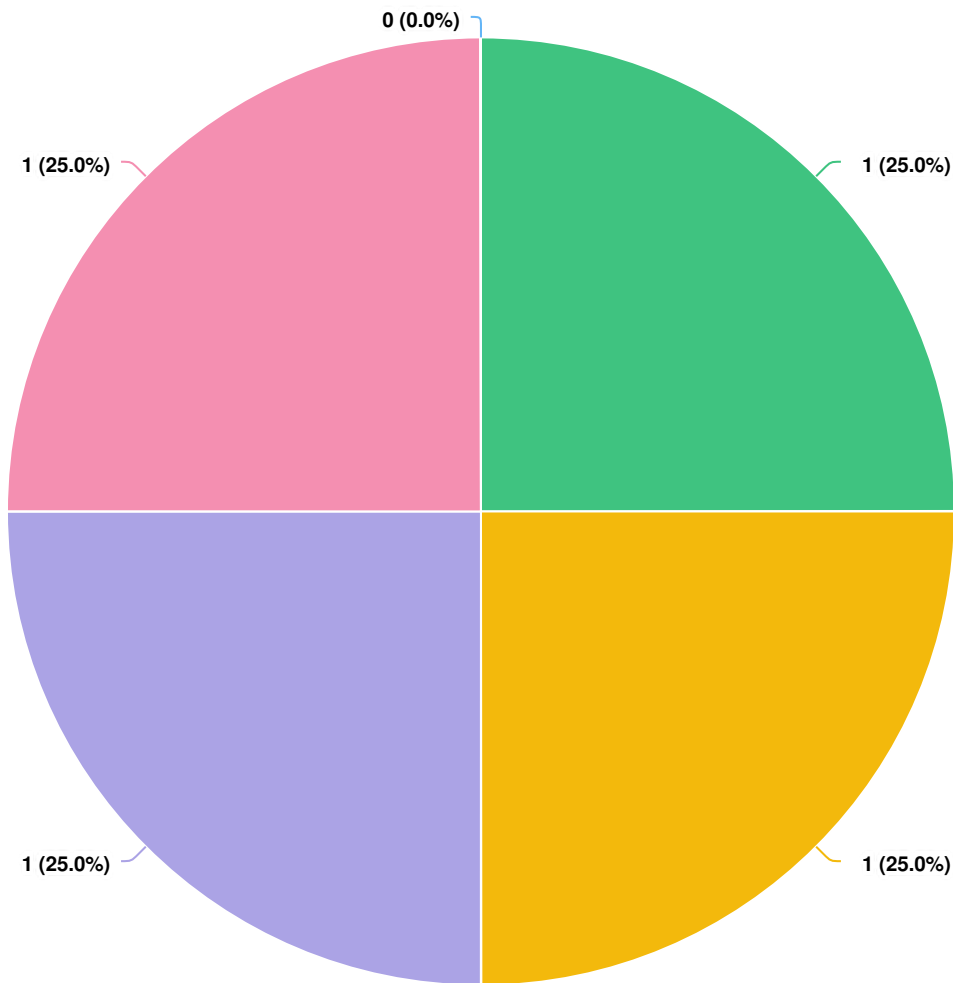
Improves clarity

12/17/2019 06:44 AM

Optional question (2 responses, 2 skipped)

ATTACHMENT 2

Q23 Do you agree with the draft update described above?



Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Strongly Disagree
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q24 | Additional Comments:

Anonymous

11/19/2019 04:01 PM

I understand the goal but this is still a confusing standard and I'm curious about how you can apply zoning regulations from one zone to another?

Anonymous

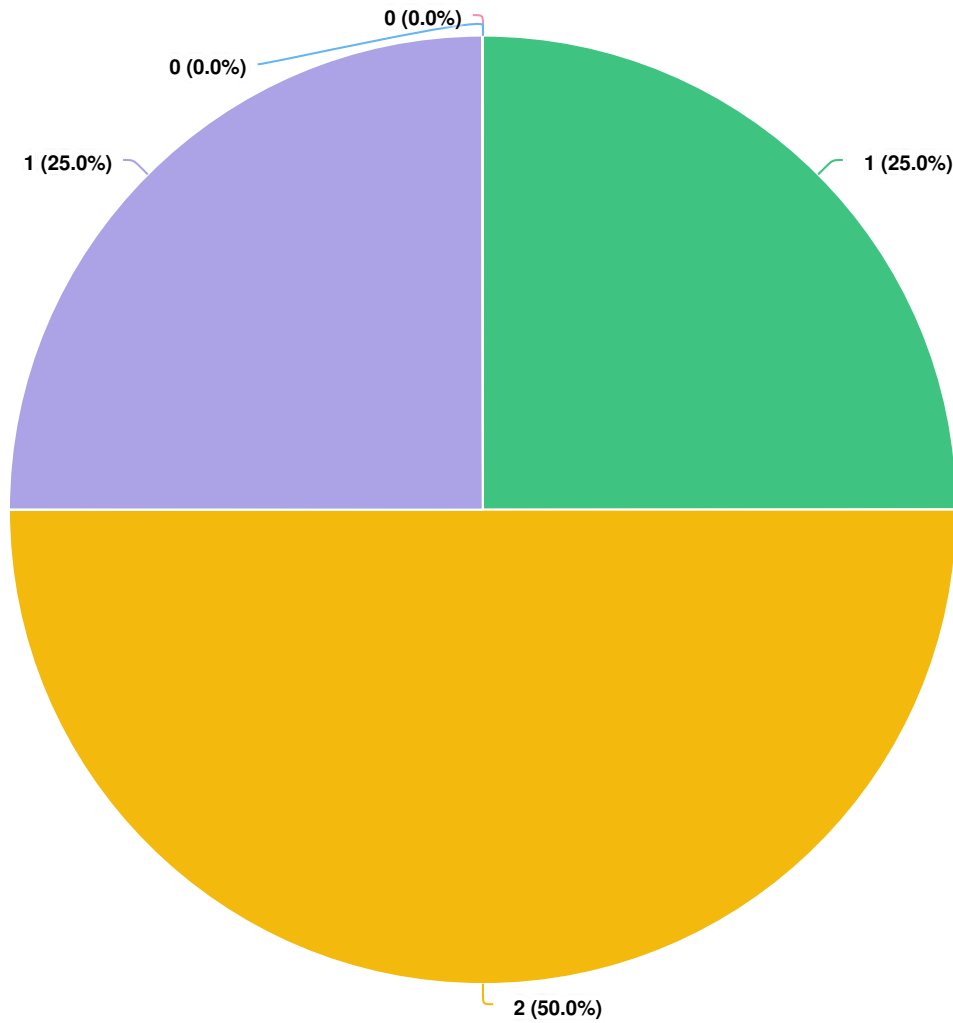
12/17/2019 06:44 AM

Seems appropriate, maintains consistency relative to actual lot size.

Optional question (2 responses, 2 skipped)

ATTACHMENT 2

Q25 Do you agree with the draft updates described above regarding counting nearby public parks as required open space?



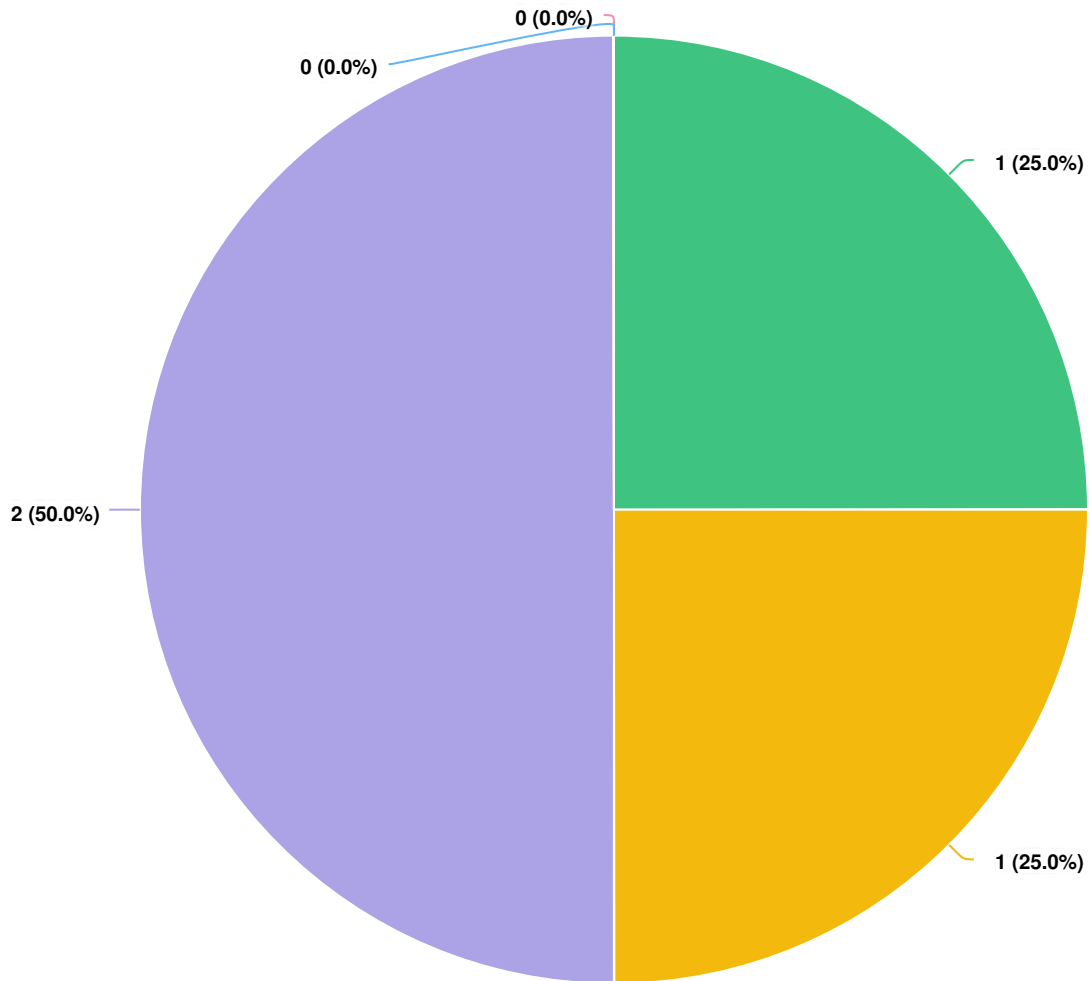
Question options

- Strongly Agree
- Neutral
- Strongly Disagree
- Somewhat Agree
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q26 Do you agree with the draft updates described above regarding the amount of private yards that can be counted as open space?



Question options

- Strongly Agree
- Neutral
- Somewhat Disagree
- Somewhat Agree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q27 | Additional Comments:

Anonymous

11/19/2019 06:34 PM

How much "open space" is required per individual? This for an average family of four, I believe would exceed the 10% that's be required. I believe there should be more than 10% established for open space per lot.

Anonymous

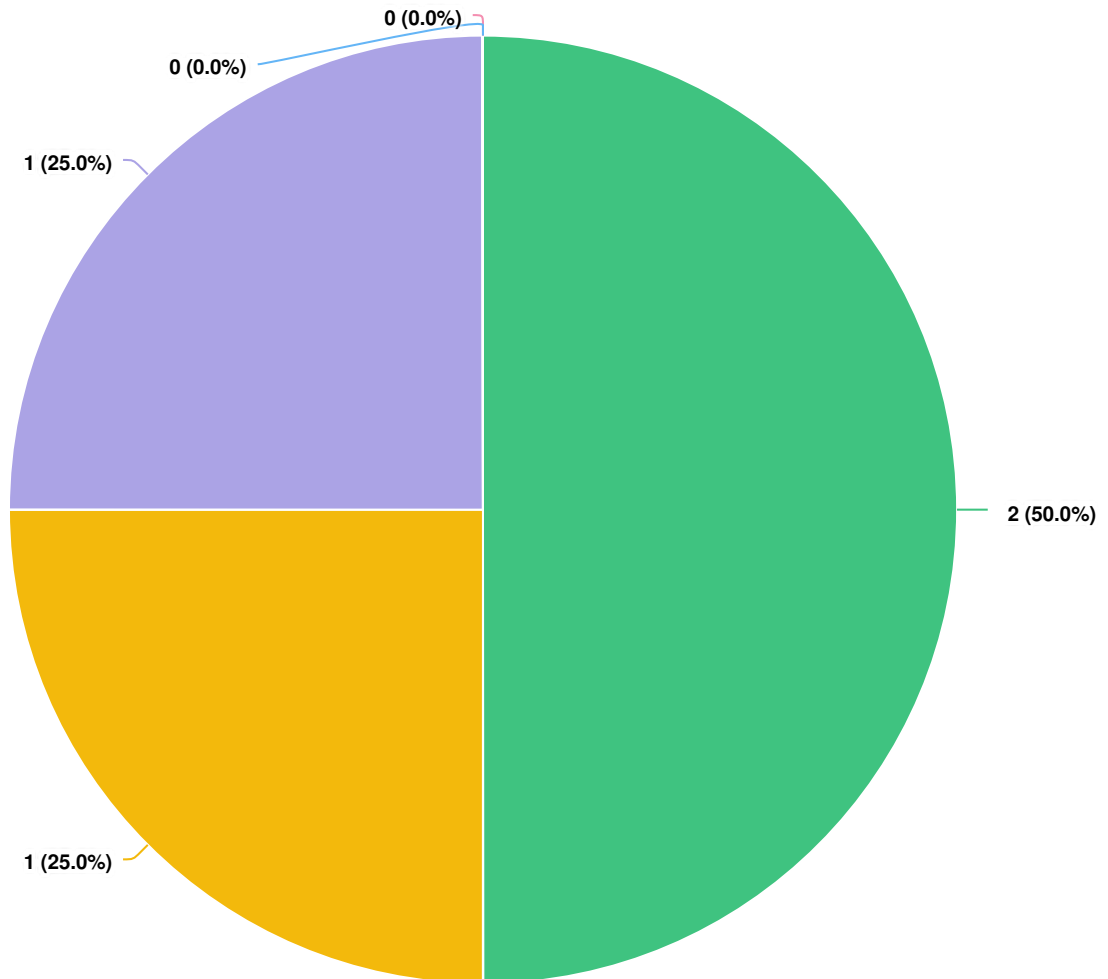
12/17/2019 06:44 AM

My only suggestion is to clearly exclude Land Partitions 1-3 lots from the open space requirement. These standards should only apply to subdivisions.

Optional question (2 responses, 2 skipped)

ATTACHMENT 2

Q28 Do you agree with the draft updates described above regarding moving from a tiered approach to a percentage approach?



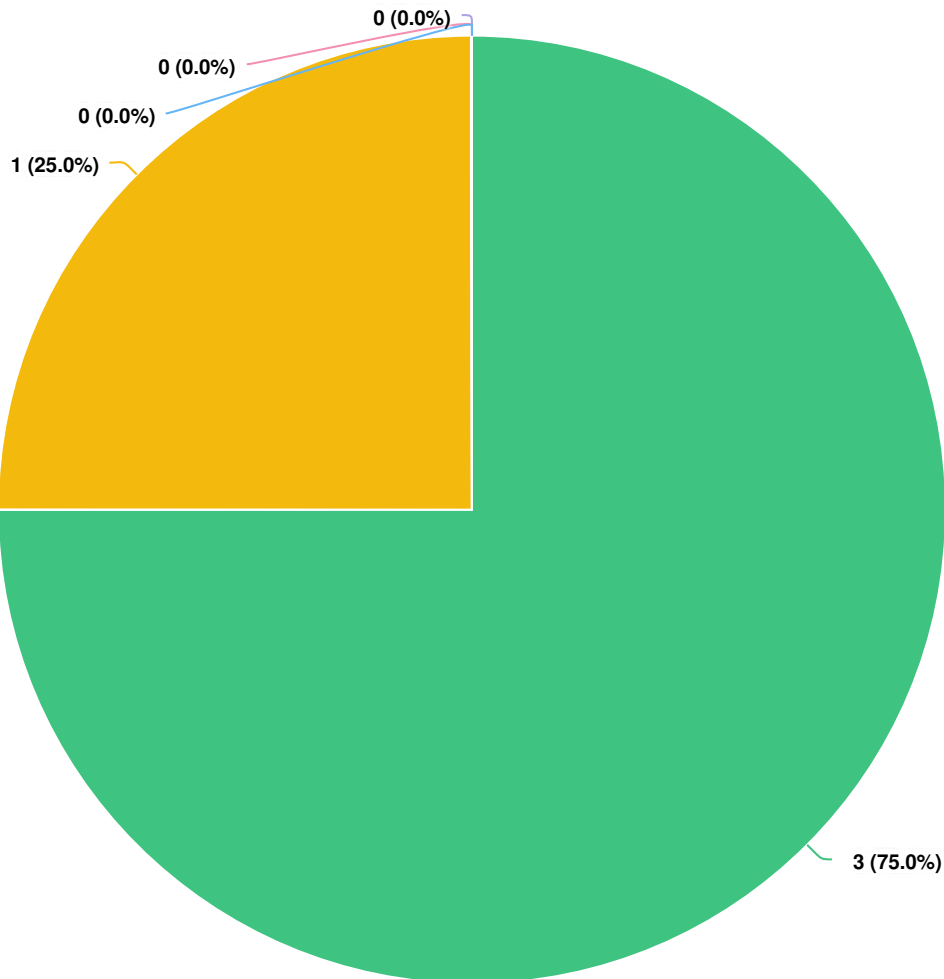
Question options

- Strongly Agree
- Somewhat Agree
- Strongly Disagree
- Neutral
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q29 Do you agree with the draft updates described above regarding the amount of open space required to be designed for active use?



Question options

- Strongly Agree
- Strongly Disagree
- Somewhat Agree
- Neutral
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q30 Additional Comments:

Anonymous

11/19/2019 06:34 PM

Stop making exceptions for what is important. If you can't get the open space required, build less units. Preserve what's important to the home owners not the benefit of the developer.

Anonymous

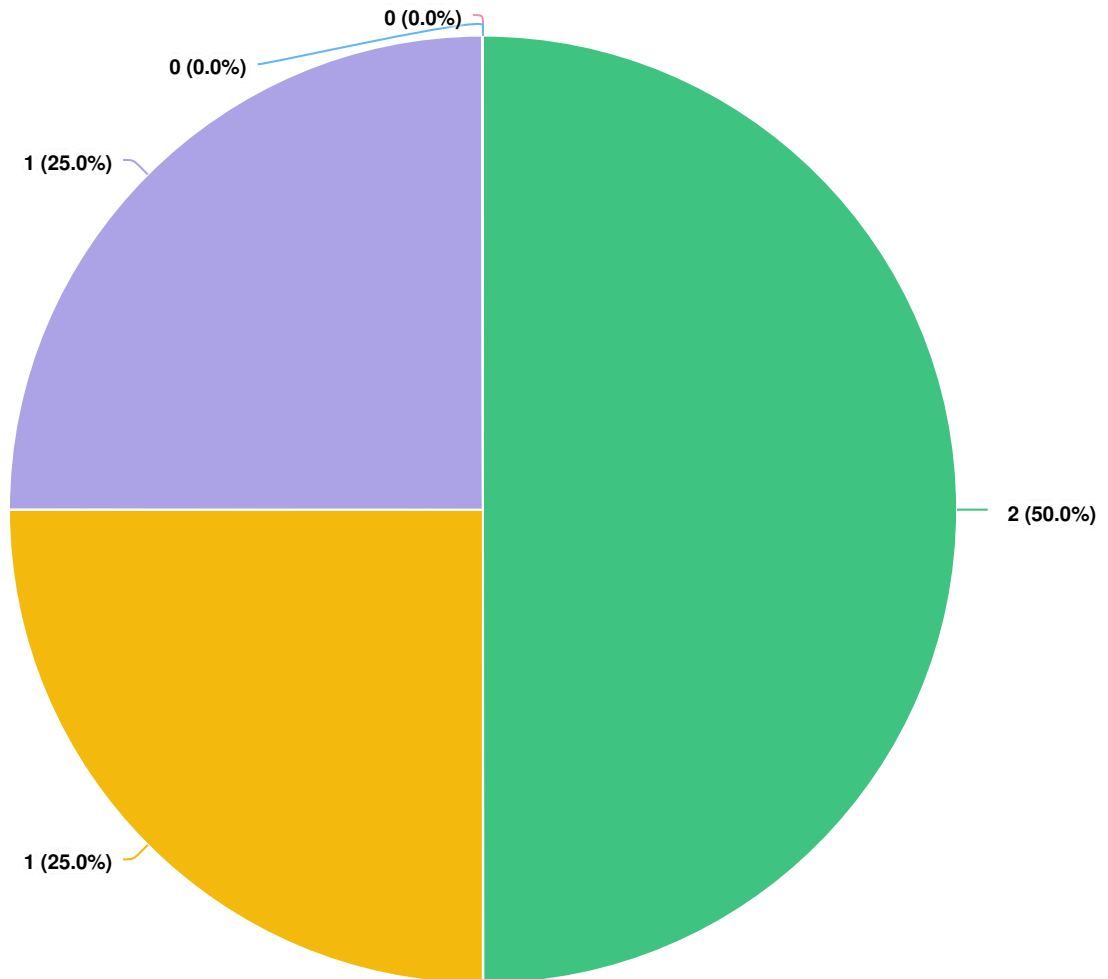
12/17/2019 06:44 AM

Same comment as previous, clearly exclude land partitions from the open space standards.

Optional question (2 responses, 2 skipped)

ATTACHMENT 2

Q31 Do you agree with the draft update described above regarding a minimum size for individual open space tracts?



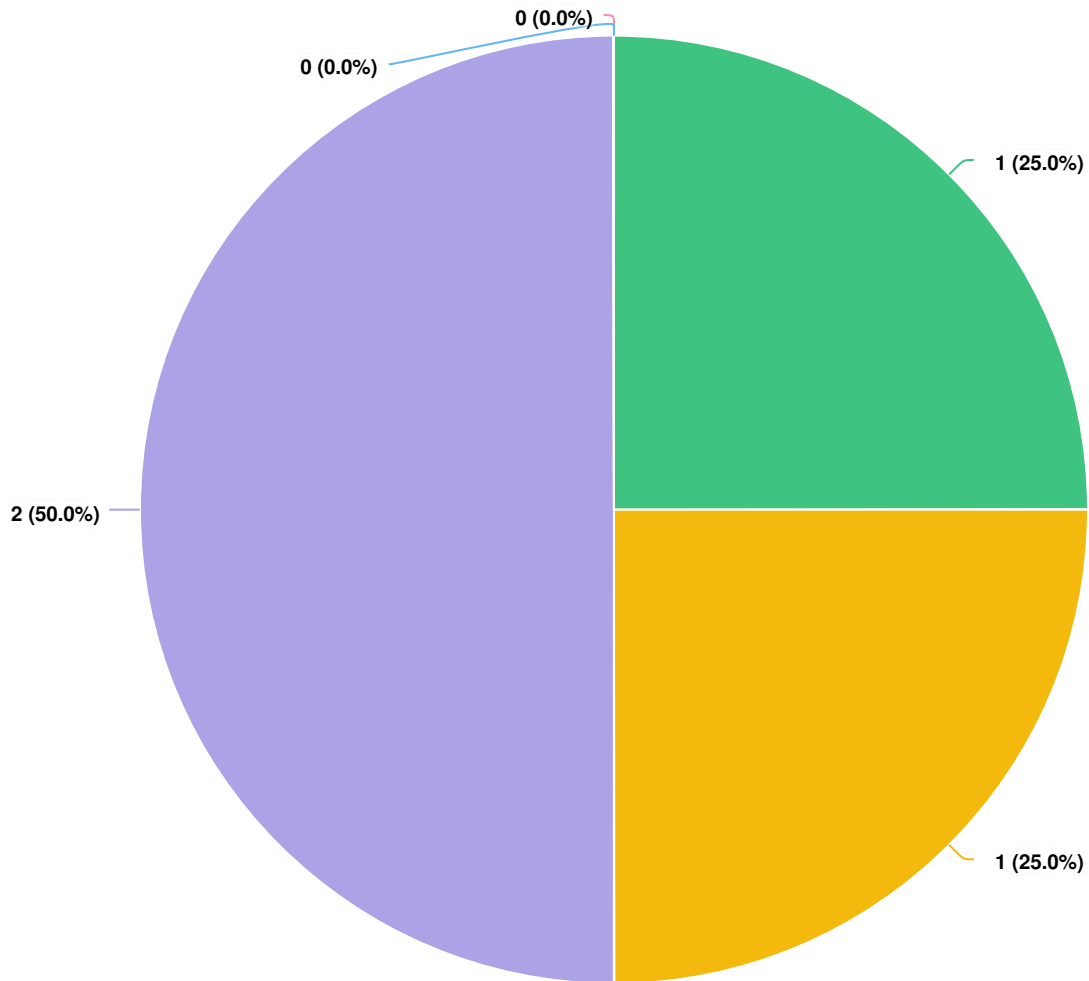
Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q32 Do you agree with the draft update described above regarding the requirement usable open space by designed by credentialed professional?



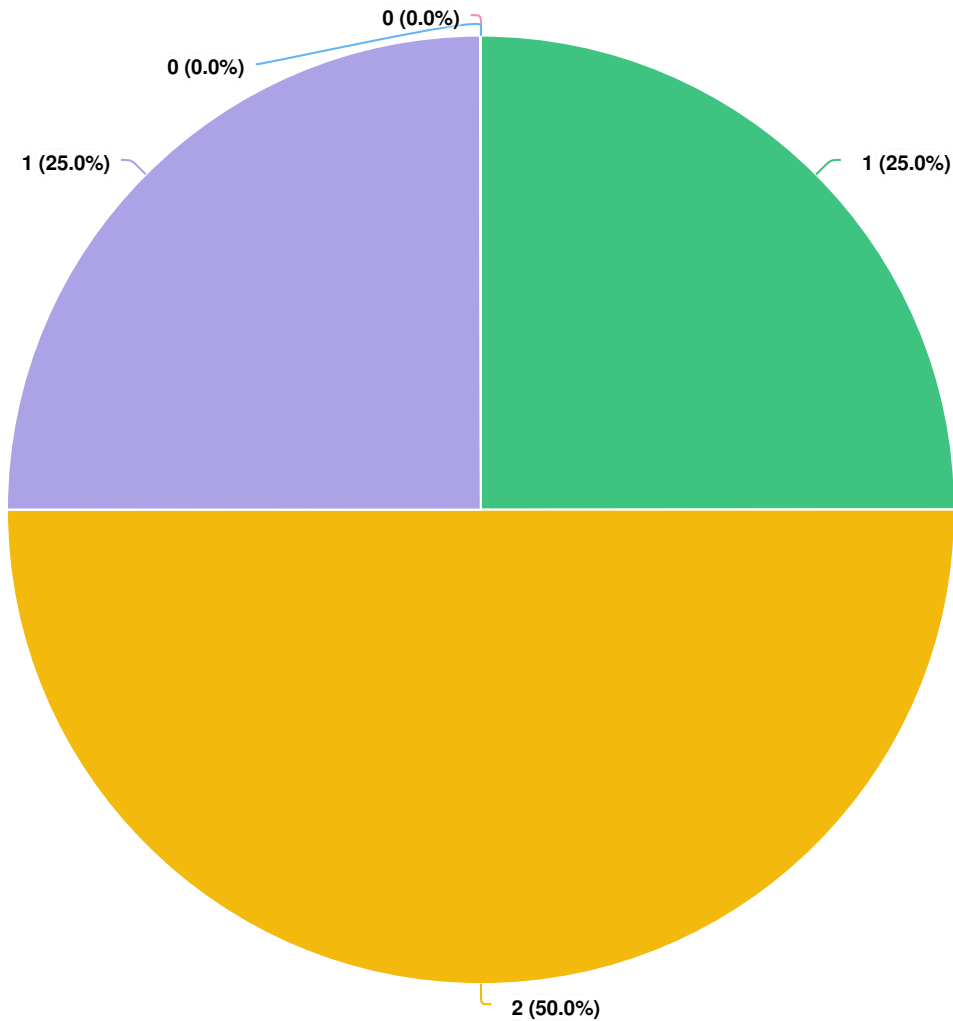
Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q33 Do you agree with the draft update described above regarding the connection of created habitat to existing habitat?



Question options

- Strongly Agree
- Neutral
- Somewhat Disagree
- Somewhat Agree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

Q34 | **Additional Comments:**

Anonymous

11/19/2019 04:01 PM

Suggest minimum dimensions for open space tracts to ensure they are usable/functional. Design by a credentialed professional is helpful but does not guarantee high quality open space as much as clear standards. Are there many situations where development is creating habitat?

Optional question (1 responses, 3 skipped)

Additionally, the City is required to periodically review its public facility capacities and plans to assure that planned public facilities can be provided to accommodate the calculated capacity within the planning period.

The City is required to calculate the increases in dwelling unit and job capacities by the year 2017 from any proposed changes to the current Comprehensive Plan and Development Code that must be adopted and add the increases to the calculation of expected capacities.

The City is required to determine the effect of each of the following on calculated capacities, and include any resulting increase or decrease in calculated capacities:

1. Required dedications for public streets, consistent with Metro's Regional Accessibility requirements;
2. Off-street parking requirements, consistent with the Metro Urban Growth Management Functional Plan;
3. Landscaping, setback, and maximum lot coverage requirements;
4. The effects of tree preservation ordinances, environmental protection ordinances, view preservation ordinances, solar access ordinances, or any other regulations that may have the effect of reducing the capacity of the land to develop at the zoned density;
5. The effects of areas dedicated to bio-swales, storm water retention, open space dedications, and other requirements of local codes that may reduce the capacity of the land to develop at the planned density.

If any of the calculated capacities are determined to be less than the City's target dwelling unit and job capacities specified by Metro, either jurisdiction-wide or in mixed-use areas, or both, then the City is required to increase calculated capacities, as needed, to comply with the calculated capacities of Metro's Urban Growth Management Functional Plan. The City is required to achieve the target capacities for both dwelling units and jobs.

As stated above, housing is a basic human need. Therefore, residential development is considered a primary element of this Plan. A priority is given to satisfying the housing Goal. In so doing, however, it is not the intent of this section to ignore other sections of the Plan. Rather, the intent is to balance conformance to other provisions of the Plan so as to best satisfy housing needs within the City. To complete the framework for evaluating residential development, the following Implementation Measures have been established.

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.a The City shall encourage that at least an area of land equal to that now utilized for existing mobile home parks within the City, shall be identified within

the City for development of replacement mobile or manufactured parks or subdivisions prior to redevelopment of the existing parcels for other uses. Preservation of existing parks will be encouraged where consistent with other provisions of this Plan.

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.c Establish residential areas that are safe, convenient, healthful, and attractive places to live while encouraging variety through the use of planned developments and clusters and legislative Master Plans.

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.

Implementation Measure 4.1.4.e Targets are to be set in order to meet the City's Goals for housing and assure compliance with State and regional standards.

Implementation Measure 4.1.4.f Accommodate the housing needs of the existing residents of the City of Wilsonville. The future status of existing mobile home dwellers within the City is a particular concern in establishing this Measure.

Implementation Measure 4.1.4.g Coordinate housing development with the social and economic needs of the community.

Implementation Measure 4.1.4.h Require new housing developments to pay an equitable share of the cost of required capital improvements for public services.

Implementation Measure 4.1.4.i Restrict the number of housing starts to the capacities of public facilities and services.

Implementation Measure 4.1.4.j The City shall have a diverse range of housing types available within its City limits.

Implementation Measure 4.1.4.k The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working within the City of Wilsonville.

Implementation Measure 4.1.4.l The City shall work to improve the balance of jobs and housing within its jurisdictional boundaries.

Implementation Measure 4.1.4.m The City will consider the use of the following tools identified by Metro to improve availability of sufficient housing affordable to households of all income levels and manufactured housing to assure a diverse range of available housing types.

1. Donation of buildable tax-foreclosed properties to nonprofit organizations or governments for development as mixed-market affordable housing.
2. Development of permitting process incentives for housing being developed to serve people at or below 80% of area median income.
3. Provision of fee waivers and property tax exemptions for projects developed by nonprofit organizations or governments serving people at or below 60% of area median income.
4. Creation of a land-banking program to enhance the availability of appropriate sites for permanently affordable housing.
5. Adoption of replacement ordinances that would require developers of high-income housing, commercial, industrial, recreational or government projects to replace any affordable housing destroyed by these projects.
6. Creation of linkage programs that require developers of job-producing development, particularly that which receives tax incentives, to contribute to an affordable housing fund.
7. Committing locally controlled funds, such as Community Development Block Grants, Strategic Investment Program tax abatement funds, or general fund dollars, to the development of permanently affordable housing for people at or below 60% of area median income.
8. Within the limits set by State law, consider inclusionary zoning requirements, particularly in tax incentive programs, for new development in transit zones and other areas where public investment has contributed to the value and developability of land.

Implementation Measure 4.1.4.n Amend the Development Code to permit manufactured homes configured as duplexes, triplexes, fourplexes, etc. outside manufactured dwelling parks, consistent with zoning densities.

Implementation Measure 4.1.4.o The City will encourage the development of housing of various types and densities. Guided by the urbanization, public facilities, and economic elements, the City will, however, manage residential growth to ensure adequate provision of public facilities and that proposed housing satisfies local need and desires, i.e., type, price and rent levels.

Implementation Measure 4.1.4.p In an effort to balance residential growth with the City's employment base, the City shall encourage the development of housing to meet the needs of the employees working in the City.

Implementation Measure 4.1.4.q The City will continue to allow for mobile homes and manufactured dwellings, subject to development review processes that are similar to those used for other forms of housing. Individual units will continue to be allowed on individual lots, subject to design standards. Mobile home parks and subdivisions shall be subject to the same procedures as other forms of planned developments.

Implementation Measure 4.1.4.r All development, except as indicated in the lowest density districts, will coincide with the provision of adequate streets, water, and sanitary sewerage and storm drainage facilities, as specified in the Public Facilities and Services Section of the Plan. These facilities shall be (a) capable of adequately serving all intervening properties as well as the proposed development and (b) designed to meet City standards.

Implementation Measure 4.1.4.s Residential subdivisions, including mobile home subdivisions, shall be developed with paved streets, curbs and gutters, street lights and walkways, according to City standards. All utilities, other than storm water facilities, will be placed underground.

Implementation Measure 4.1.4.t Site plans will provide for adequate open space to (a) protect adjacent properties; and (b) provide ample yard space and play areas for residents. The residential character of established neighborhoods, particularly low density developments, shall also be protected as surrounding development occurs. Site development standards shall continue to be applied to ensure compatibility with adjacent land uses. High design standards will be established for signage and appearance, including the landscaping of setback areas and the designation of access points.

Implementation Measure 4.1.4.u To provide variety and flexibility in site design and densities, residential lands shown on the Land Use Map and legislative Master Plans of the Comprehensive Plan have been divided into districts, with different density ranges for each district. In all residential developments, other than those that are so small that it is not mathematically feasible to achieve the prescribed minimum density, the 80% minimum shall apply. The following density ranges have been prescribed for each district:

- Density: 0-1 units/acre
- 2-3 units/acre
- 4-5 units/acre
- 6-7 units/acre
- 10-12 units/acre
- ~~16~~16-20 units/acre

Densities may also be defined for specific areas in legislative Master Plans.

Implementation Measure 4.1.4.v Site development standards and performance criteria have been developed for determining the approval of specific densities within each district. Densities may be increased through the Planned Development process to provide for meeting special needs (e.g., low/moderate income, elderly, or handicapped). Site development standards, performance criteria, density flexibility and other standards may be established for specific areas in legislative Master Plans.

Implementation Measure 4.1.4.w These Implementation Measures shall not be administered in such a manner as to violate other provisions of this Plan.

Implementation Measure 4.1.4.x Apartments and mobile homes are to be located to produce an optimum living environment for the occupants and surrounding residential areas.

Development criteria includes:

1. Buffering by means of landscaping, fencing, and distance from conflicting uses.
2. Compatibility of design, recognizing the architectural differences between apartment buildings and houses.
3. On-site recreation space as well as pedestrian and bicycle access to parks, schools, mass transit stops and convenience shopping.
4. The siting of buildings to minimize the visual effects of parking areas and to increase the availability of privacy and natural surveillance for security.

Implementation Measure 4.1.4.y Housing units shall be designed, constructed, and maintained so that the community is assured of safe, sanitary, and convenient living conditions in dwellings that are sound, energy efficient, and attractive in their appearance.

Conservation of housing resources shall be encouraged through code enforcement, renovation, and rehabilitation of the existing housing stock.

Implementation Measure 4.1.4.z The City shall continue to apply a minimum density standard to all zones allowing residential use, such that all development, including subdivisions, will result in the eventual build-out of 80 percent or more of the maximum number of dwelling units per net acre permitted by the zoning designation for a given development. The minimum density requirement does not apply inside areas designated by the City as open spaces or significant resource sites. The maximum-zoned density does not include the density bonus for zones that allow them.

Implementation Measure 4.1.4.aa The City will continue to allow partitioning or subdividing where existing lot sizes are two or more times that of the minimum lot size in the Development Code, and all other applicable requirements are met.

Implementation Measure 4.1.4.bb The City allows the construction of one accessory dwelling unit with any detached or attached single family dwelling that is permitted to be built in any zone, subject to standards in the Land Development Code or density and size standards in Neighborhood Plans, Stage II Development Plans or Final Development Plans. Regulations of such units include size, architectural design to match the primary unit on the site, and parking requirements. [Amended by Ord. 676, 3/3/10]

Implementation Measure 4.1.4.cc In order to encourage originality, flexibility, and innovation in land development, and minimize monotonous standardized subdivisions, all subdivisions over two acres in size require Planned Development review (P.D.R.). Multi-plexes and single-family attached units may also be approved as part of a planned development.

Implementation Measure 4.1.4.dd Continue the development of a renewal program to update/upgrade the "Old Town" area of Wilsonville.

RESIDENTIAL PLANNING DISTRICTS SHOWN ON THE LAND USE MAP OF THE COMPREHENSIVE PLAN

Density (0-1 du/ac)

The purpose of this district is to provide for very low density housing areas to satisfy individuals desiring to own a large lot within an urban setting. This district recognizes and protects existing and future large-lot developments within the City. ~~This density would generally fall under the PDR-1 zoning district category as outlined in the Development Code.~~

The following areas should be designated and developed at this density:

1. Areas which are currently developed at suburban densities and where little need exists for redevelopment.
2. Areas where transportation is limited to minor collector and local streets, and where high volume traffic would create safety problems.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (2-3-or 4-5 du/ac)

The purpose of ~~this~~ these districts ~~is~~ are to provide for low density residential areas. ~~The 2-3 du/acre density would generally fall under the PDR-2 zoning district category as outlined in the Development Code. The 4-5 du/acre density would generally fall under the PDR-2 and PDR-3 (or other categories that could work out to this level of density) zoning district category as outlined in the Development Code.~~

The following areas should be designated and developed at this density:

1. Areas with access to a minor arterial, collector, or local streets. However, direct vehicular access from individual lots onto a minor arterial will be restricted.
2. Undeveloped areas adjacent to existing lower density developments, or near the fringe of the Urban Growth Boundary.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (6-7 or 10-12 du/ac)

The purpose of ~~this~~ these districts ~~is~~ are to ensure an efficient use of urban land by providing for the development of medium density housing areas. ~~This density would generally fall under the PDR 3 and PDR 4 (or other categories that could work out to this level of density) zoning districts category as outlined in the Development Code.~~

The following areas should be designated and developed as urban medium density:

1. Areas with access to a major or minor arterial or collector street. Siting should not, however, result in significant traffic impacts through lower density residential areas.
2. Areas located near or adjacent to commercial areas, employment centers and/or mass transit routes.
3. Areas adjacent to urban lower density developments or planning districts.

Permitted uses in this district typically include single family dwellings, whether detached or attached, accessory dwelling units, multi-family dwellings, including duplexes and tri-plexes, and mobile home parks or subdivisions, multi-family developments, including duplexes and multi-plexes and mobile home parks or subdivisions, will be subject to Development Review approval.

Neighborhood or convenience commercial uses may be permitted as part of a Planned Development but should be integrated into the design of the surrounding residential development, i.e., first floor of multi-story structure or similar design as residential units. Such commercial developments shall be limited to locations where there is clearly demonstrated local need. All such uses shall be subject to Development Review approval.

Density (~~18~~16-20-du/ac)

The purpose of this district is to provide for efficient use of land near the major commercial or employment centers by providing for high-density residential development. It is a further purpose of this district to encourage mixed uses in commercial areas. ~~This density would generally fall under the PDR 6 and PDR 7 (or other categories that could work out to this level of density) zoning district categories as outlined in the Development Code.~~

The following areas may be designated urban high-density residential:

1. Areas located on major or minor arterials and where such development will not result in significant traffic impacts through low- or medium-density residential areas.
2. Areas located within or adjacent to major shopping centers, employment centers and/or adjacent to mass transit routes.

Because of the land use intensity allowable in this district, the zoning will be restricted to a Planned Development review.

All developments will be subject to Development Review Board approval, including lot sizes, setbacks, open space, and parking requirements. Where feasible, under-structure parking will be encouraged on structures over two (2) stories in height.

Residential – Village

See the Compact Urban Development section of this Plan for the description of the Residential Village designation.

Residential – Neighborhood

See the Residential Neighborhood section of this Plan for the description of the Residential Neighborhood designation.

ENVIRONMENTAL RESOURCES AND COMMUNITY DESIGN

At a glance, most land appears to be much the same as the lands surrounding it, with the exception of obvious differences such as topography and vegetation. However, a more detailed analysis can reveal distinct differences in the land composition and physical characteristics of nearly any two adjacent parcels of land. These differences can affect the overall suitability of a particular parcel of land for various types of land use. Each piece of land has a natural land use intensity potential which results from variations in its physical features and their interrelationships with natural processes, such as:

1. Underlying geological deposits and associated characteristics.
2. Types of surface soils and associated characteristics.
3. Water, the hydrologic cycle and natural drainage.
4. Slope of the land.
5. Vegetative cover (type, size, and location).
6. Weather conditions.
7. Character of adjoining natural features and developments.

Certain combinations of these natural features and processes can create inherently hazardous or unstable conditions which have special significance to humans and their land use activities. These conditions, referred to as natural hazards, are more appropriately labeled physical or natural limitations and occur in the form of:

1. Flood plains and wetlands
2. Runoff and erosion potentials.
3. Soil instability, including landslides, settlement, shrink/swell potential and earthquakes.

In addition to natural limitations, there are also natural potentials which can provide a more desirable living environment if given proper consideration in determining land use patterns and development design. The elements which offer these potentials are:

1. Existing vegetation.

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- (.01) Examples of principal uses that are typically permitted:
- A. Open Space.
 - B. Single-Family Dwelling Units.
 - C. Duplexes. [Added by Ord. #825, 10/15/18]
 - D. Multiple-Family Dwelling Units. [Amended by Ord. #825, 10/15/18]
 - E. Public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than forty-five (45) feet from any other lot.
 - F. Manufactured homes, subject to the standards of Section 4.115 (Manufactured Housing).
- (.02) Permitted accessory uses to single family and detached dwelling units: [Amended by Ord. #825, 10/15/18]
- A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.
 - B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.
 - C. Accessory dwelling units, subject to the standards of Section 4.113 (.11). [Amended by Ord. #825, 10/15/18]
 - D. Home occupations.
 - E. A private garage or parking area.
 - G. Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in the provisions of Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10. [Amended by Ord. No. 704, 6/18/12]
 - H. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - I. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
 - J. Livestock and farm animals, subject to the provisions of Section 4.162.
- (.03) Permitted accessory uses for duplexes and attached multiple-family dwelling units: [Amended by Ord. #825, 10/15/18]

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.
- B. Home occupations.
- C. A private garage or parking area.
- D. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
- F. Livestock and farm animals, subject to the provisions of Section 4.162.

(.04) Uses permitted subject to Conditional Use Permit requirements:

- A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.
- B. Public or private clubs, lodges or meeting halls. Public or private parks, playground, golf courses, driving ranges, tennis clubs, community centers and similar recreational uses.
- C. Churches, public, private and parochial schools, public libraries and public museums.
- D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents, and not requiring a zone change to a commercial designation:
 - 1. The site of a Neighborhood Commercial Center was proposed at the time of the original application.
 - 2. Such centers are of a scale compatible with the surrounding residential structures.
 - 3. Such centers shall be compatible with the surrounding residential uses.
 - 4. The site of a Neighborhood Commercial Center shall be at least one-quarter (1/4) mile from any other sites zoned for commercial uses.
 - 5. The site of a Neighborhood Commercial Center shall not exceed five percent (5%) of the total area or one (1) acre, whichever is less.
 - 6. The site of a Neighborhood Commercial Center shall have direct access to a street of a collector classification and shall have direct pedestrian access to the residential areas.
 - 7. The site of a Neighborhood Commercial Center shall not include more than one quadrant of an intersection and shall not result in traffic of a nature which causes a substantial adverse impact on the residential character of the planned development.

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Section 4.124. Standards Applying To All Planned Development Residential Zones.

E. Commercial Recreation which is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of subsection “D” (Neighborhood Commercial Centers), above.

F. Home businesses. [Added by Ord. #825, 10/15/18]

(.05) Appropriate PDR ~~zone~~Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District:

<u>Comprehensive Plan Density*</u>	<u>Zoning District</u>
<u>0-1 u/acre</u>	<u>PDR-1</u>
<u>2-3 u/acre</u>	<u>PDR-2</u>
<u>4-5 u/acre</u>	<u>PDR-3</u>
<u>6-7 u/acre</u>	<u>PDR-4</u>
<u>10-12 u/acre</u>	<u>PDR-5</u>
<u>16-20 u/acre</u>	<u>PDR-6</u>
<u>20+ u/acre</u>	<u>PDR-7</u>

<u>Zoning Designation</u>	<u>Comprehensive Plan Map Density Range District*</u>	<u>Max Density per Acre</u>	<u>Min Density per Acre</u>
<u>PDR-1</u>	<u>0-1</u>	<u>1</u>	<u>0.8</u>
<u>PDR-2</u>	<u>2-3</u>	<u>3</u>	<u>2.4</u>
<u>PDR-3</u>	<u>4-5</u>	<u>5</u>	<u>4</u>
<u>PDR-4</u>	<u>6-7</u>	<u>7.5</u>	<u>6</u>
<u>PDR-5</u>	<u>10-12</u>	<u>12</u>	<u>9.6</u>
<u>PDR-6</u>	<u>16-20</u>	<u>20</u>	<u>16</u>
<u>PDR-7</u>	<u>Over 20</u>	<u>As approved by Zoning Order/Stage 1 Master Plan, at least 20</u>	<u>80% of Max Density</u>

Table 1: PDR ~~Zone~~Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District

**All dwelling unit types, except accessory dwelling units, are included for calculating density.*

[Amended by Ord. #825, 10/15/18]

(.06) Unit count limitations. Unit count limitations are calculated by multiplying the density number in Table 1 by the buildable gross area of the Stage I Master Plan area (gross area minus SROZ area and BPA Easements) and rounding down to the nearest whole number. For example, any number greater than 4 and less than 5 shall be rounded down to 4. If the Stage I Master Plan area is subject to more than one Comprehensive Plan Map Density Range District and Zoning Designation, calculations for areas of differing densities

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Section 4.124. Standards Applying To All Planned Development Residential Zones.

shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

- A. Maximum unit count at build out of Stage I Master Plan area: Gross buildable area (gross area minus SROZ and BPA Easements) multiplied by Maximum Density per Acre number in Table 1 above.
- B. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A. above.

(.07) Lot Standards

<u>Zoning Designation</u>	<u>Minimum Lot Size (square feet)</u>	<u>Setbacks</u>	<u>Maximum Lot Coverage (percent of lot area)</u> <u>Largest Building/All Buildings^C</u>	<u>Minimum Lot Width at Building Line/Minimum Street Frontage of Lot^A (feet)</u>	<u>Minimum Lot Depth (feet)</u>	<u>Maximum Building Height (feet)</u>
<u>PDR-1</u>	<u>20,000</u>	<u>Per Section 4.113 (.03)</u>	<u>20/25</u>	<u>80/80</u>	<u>100</u>	<u>35</u>
<u>PDR-2</u>	<u>7,000</u>		<u>25/30 (more than 12000 and less than 20000 sf lot)</u> <u>40/50 (more than 8000 up to 12000 sf lot)</u> <u>45/55 (7000 to 8000 sf lot)</u>	<u>60/30</u>	<u>70</u>	
<u>PDR-3</u>	<u>4,500</u>		<u>50/60</u>	<u>40/40^B</u>	<u>60</u>	
<u>PDR-4</u>	<u>3,000</u>		<u>75/75</u>	<u>35/35^B</u>	<u>60</u>	
<u>PDR-5</u>	<u>2,000</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-6</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-7</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	

- A. Lot frontage may be on a public street or approved, platted private drive.
- B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.
- C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations

Table 2: Lot Standards for All PDR Zoned Lots

(.08) Adjustments to Ensure Minimum Density is Met. In development not involving Multi-Family Dwelling Units, if demonstrated by the applicant that it is not physically possible to accommodate the minimum number of units at the required minimum lot size and the minimum open space the following adjustments shall be made to the minimum extent necessary to enable minimum density to be met plus any SROZ density transfer pursuant to Subsection 4.139.11 (.02). Adjustments to minimum lot size, width, and depth shall be used to the extent allowed prior to any adjustment to minimum open space requirements.

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- A. Adjustments to Minimum Lot Size, Width, Depth: Up to 20% of the lots rounded down to the nearest whole number, or a minimum of 1 for subdivisions of 4 lots, can be reduced below the minimum lot size by 20%. For example, the maximum allowed, as necessary, adjustment for a 100 lot subdivision in the PDR-5 zone would be to reduce 20 lots to as low as 4,000 square feet (20% of 5,000 square foot minimum lot size). The minimum lot width and minimum lot depth can also be adjusted by up to 20% as necessary to allow the reduction of lot size by up to 20%.
- B. Adjustment to Open Space Area: Non-SROZ open space may be reduced to the extent necessary following maximizing the allowed reduction of lot size. However, all subdivisions with 10 or more lots shall require a minimum of one individual usable, programmed open space of at least 2,000 square feet meeting the requirements of Subsection 4.113 (.01) C. 1.-2. and subdivisions with 4-10 lots shall require one individual usable open space of at least 1,000 square feet meeting the same requirements.

~~(.0609)~~ Block and access standards:

- 1. Maximum block perimeter in new land divisions: 1,800 feet.
- 2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard. [Amended by Ord. 682, 9/9/10]
- 3. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.

[Section 4.124(.06) amended by Ordinance No. 538, 2/21/02.]

~~(.0710)~~ Signs. Per the requirements of Sections 4.156.01 through 4.156.11.
[Amended by Ord. No. 704, 6/18/12]

~~(.0811)~~ Parking. Per the requirements of Section 4.155.

~~(.0912)~~ Corner Vision Clearance. Per the requirements of Section 4.177.

~~Section 4.124.1. PDR-1:~~

~~The following standards shall apply in PDR-1 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:~~

- ~~(.01) Average lot size: 30,000 square feet.~~
- ~~(.02) Minimum lot size: 25,000 square feet.~~
- ~~(.03) Minimum density at build out: One unit per 37,500 square feet.~~

Section 4.124. Standards Applying To All Planned Development Residential Zones.

~~(.04) — Other standards:~~

- ~~A. Minimum lot width at building line: Eighty (80) feet.~~
- ~~B. Minimum street frontage of lot: Eighty (80) feet.~~
- ~~C. Minimum lot depth: One hundred (100) feet.~~
- ~~D. Setbacks: per Section 4.113(.03)~~
- ~~E. Maximum building or structure height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Twenty percent (20%) for all residential dwelling units; twenty five percent (25%) for all buildings.~~

~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Ten single family dwellings on individual lots, or~~
- ~~B. Fourteen dwelling units (any combination of multiple family or single family units).~~

[Section 4.124.1 (.05) A & B Amended by Ord. #825, 10/15/18]

Section 4.124.2. PDR-2:

The following standards shall apply in PDR-2 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

~~(.01) — Average lot size: _____ 16,000 square feet.~~

~~(.02) — Minimum lot size: _____ 12,000 square feet.~~

~~(.03) — Minimum density at build out: One unit per 20,000 square feet.~~

~~(.04) — Other Standards:~~

- ~~A. Minimum lot width at building line: Sixty (60) feet.~~
- ~~B. Minimum street frontage of lot: Thirty (30) feet; however, no street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
- ~~C. Minimum lot depth: Seventy (70) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building or structure height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Twenty five percent (25%) for all residential dwelling units; thirty percent (30%) for all buildings.~~

~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Twenty single family dwellings (with or without accessory dwelling units) on individual lots, or~~
- ~~B. Twenty nine dwelling units (any combination of multiple family or single family units with or without accessory dwelling units).~~

Section 4.124. Standards Applying To All Planned Development Residential Zones.

Section 4.124.3. PDR-3:

The following standards shall apply in PDR-3 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot size: _____ 7,000 square feet.~~
- ~~(.02) Minimum lot size: _____ 5,000 square feet.~~
- ~~(.03) Minimum density at build-out: One unit per 8,000 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Forty (40) feet.~~
 - ~~B. Minimum street frontage of lot: Forty (40) feet; however, street frontage may be reduced to twenty four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~
 - ~~D. Setbacks: per Section 4.113(.03).~~
 - ~~E. Maximum building or structure height: Thirty five (35) feet.~~
 - ~~F. Maximum lot coverage: Fifty percent (50%) for lots containing less than 7000 square feet. Forty five percent (45%) for lots between 7000 and 8000 square feet. Forty percent (40%) for lots exceeding 8000 square feet.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. Fifty four single family dwellings) on individual lots, or~~
 - ~~B. Sixty two dwelling units (any combination of multiple family or single family units).~~

Section 4.124.4. PDR-4:

The following standards shall apply in PDR-4 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot size: _____ 5,000 square feet.~~
- ~~(.02) Minimum lot size: _____ 4,000 square feet.~~
- ~~(.03) Minimum density at build-out: One unit per 6,000 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Thirty five (35) feet.~~
 - ~~B. Minimum street frontage of lot: Thirty five (35) feet; however, street frontage may be reduced to twenty four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~

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- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy five percent (75%) for all buildings.~~

~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Seventy two single family dwellings (with or without accessory dwelling units) on individual lots, or~~
- ~~B. Eighty seven dwelling units (any combination of multiple family or single family units with or without accessory dwelling units).~~

Section 4.124.5. PDR-5:

The following standards shall apply in PDR-5 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: 3,000 square feet.~~
- ~~(.02) Minimum lot size: 2,500 square feet.~~
- ~~(.03) Minimum density at build out: One unit per 4,000 square feet.~~

~~(.04) Other Standards:~~

- ~~A. Minimum lot width at building line: Thirty (30) feet.~~
- ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
- ~~C. Minimum Lot Depth: Sixty (60) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy five percent (75%) for all buildings.~~

~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. 108 town house units on individual lots, or~~
- ~~B. 145 dwelling units (any combination of multiple family or single family units).~~

Section 4.124.6. PDR-6:

The following standards shall apply in PDR-6 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: 2,000 to 2,500 square feet.~~
- ~~(.02) Minimum lot size: None.~~
- ~~(.03) Minimum density at build out: One unit per 2,500 square feet.~~

~~(.04) Other standards:~~

- ~~A. Minimum lot width at building line: Thirty (30) feet.~~

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- ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
- ~~C. Minimum lot depth: Sixty (60) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy five percent (75%) for all buildings.~~

~~(.05) Examples of development that is typically permitted (hypothetical 10 acre site):~~

- ~~A. 174 condominium units, or~~
- ~~B. 217 multiple family units.~~

Section 4.124.7. PDR-7:

The following standards shall apply in PDR-7 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: _____ 2,000 square feet.~~
- ~~(.02) Minimum lot size: _____ 1,500 square feet.~~
- ~~(.03) Minimum density at build out: _____ One unit per 2,400 square feet.~~
- ~~(.04) Other standards:~~

- ~~A. Minimum lot width at building line: Thirty (30) feet.~~
- ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
- ~~C. Minimum lot depth: Sixty (60) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy five percent (75%) for all buildings.~~

~~(.05) Examples of development that is typically permitted (hypothetical 10 acre site):~~

- ~~A. 174 condominium units, or~~
- ~~B. 217 multiple family units.~~

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Section 4.113. Standards Applying To Residential Developments In Any Zone.

~~(.01) Outdoor Recreational Area in Residential Developments.~~

- ~~A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:~~
- ~~1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.~~
 - ~~2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.~~
 - ~~3. In mixed use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.~~
 - ~~4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:~~
 - ~~a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;~~
 - ~~b. For eleven (11) through nineteen (19) units, 200 square feet per unit;~~
 - ~~c. For twenty (20) or more units, 300 square feet per unit.~~
 - ~~5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.~~

~~(.0201) Open Space~~

- ~~A. Purpose. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.~~
- ~~A. Area shall be provided in the following manner Required. :~~
- ~~B. A. At least 25% of the net developable area shall be preserved in open space. For developments with 10 or more units (excluding ADU's) an open space area must be at least 2,000 square feet to~~

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be counted towards the open space requirement. For developments with 4-10 units (excluding ADU's) an open space are must be at least 1,000 square feet to be counted towards the open space requirement.

1. Calculation of the required open space area shall be based on the acreage of the Stage I Master Plan area or if no Stage I is required, the gross acreage the area covered by a tentative plat.
 2. The open space requirement may be met by the following areas if they are or will be publically owned or owned by a homeowners' association or similar joint ownership entity (except for i. below), or the property owner for Multi-family Development.
 - a. Preserved natural areas, including those within the SROZ
 - b. New natural/wildlife habitat areas
 - c. Non-fenced vegetated stormwater features
 - d. Play areas and play structures
 - e. Open grass area for recreational play
 - f. Swimming and wading areas
 - g. Other areas publically accessible areas similar to a. through f.
 - h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.
 - i. 10% of each single-family or duplex lot 6,000 sf or larger.
- €. Usable, programmed Open Space Requirement. Half of non-SROZ open space must be usable and programmed for active recreational use. The minimum amount of usable open space, regardless of the amount of non-SROZ open space, in a subdivision of 10 or more lots is 2,000 square feet, or a subdivision of 4-10 lots is 1,000 square feet.
1. Such usable, programmed open space shall be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the application material.
 2. The area shall be designed and programmed for a variety of age groups or other user groups.
 3. The minimum open space size requirements in Subsection B above apply.
- Đ. Enhancing Existing Wildlife Habitat through Design of Open Space.
1. Open space designed as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.

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2. To the extent feasible, open space shall be designed to connect preserved wildlife habitat to other preserved wildlife habitat where a lack of connection exists.

~~In all residential subdivisions including subdivision portions of mixed use developments where (1) the majority of the developed square footage is to be in residential use or (2) the density of residential units is equal or greater than 3 units per acre, at least twenty five percent (25%) of the area shall be in open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations and usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space. For subdivisions with less than 25% SROZ lands and those with no SROZ lands, the minimum requirement shall be ¼ acre of usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. Front, side and rear yards of individual residential lots shall not be counted towards the 25% open space.~~

~~Provided, however, where SROZ is greater than 25% of the developable area for any development, the development must also provide ¼ acre of usable park area for a development of less than 100 lots, and ½ acre of usable park area for a development of 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. The Development Review Board may waive the usable open space requirement if there is substantial evidence in the record to support a finding that the intent and purpose of the requirement will be met in alternative ways. Irrespective of the amount of SROZ, a development may not use phasing to avoid the minimum usable space requirement.~~

~~Multi-family developments shall provide a minimum of 25% open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations, and outdoor recreational area as provided in 4.113(.01)(A)(1) through (5) [Amended by Ord. 589 8/15/05, Ord. 682, 9/9/10]~~

BD. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City parks standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the

ATTACHMENT 3c

development site for the purpose of computing density or allowable lot coverage.

EE. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

F. The open space requirements of this subsection are subject to adjustments in PDR zones pursuant to Subsection 4.124 (.08).

ATTACHMENT 3d

Section 4.001 Definitions.

E. Cycle Track: A cycle track is a bike lane with a physical barrier between the bike and motor vehicle travel lanes, such as a curb or parking lanes. Cycle tracks must “rejoin” the motor vehicle travel lanes at signalized intersections. Cycle tracks may require a two stage left turn for bicyclists.

F. See also: Multipurpose Pathway or Path.

[Amended by Ord. #719, 6/17/13.]

32. Block: A tract of land bounded by streets, or bounded by such features as the City limits or barriers such as bodies of water or steep slopes.
33. Block Complex: An assemblage of buildings bounded entirely by intersecting streets so as to form a single, comprehensive group.
34. Block Perimeter: The outer boundary of a block.
35. Board: The Development Review Board established pursuant to Chapter 2 of the Wilsonville Code.
36. Buffers or Buffering: Distance, landscaping, walls, berms, or other measures used to separate one land use from another, and to mitigate or minimize the adverse effects of one land use on another.
37. Build-To Line: A line shown on a final plat or other development plan indicating that buildings are required to be built to it, rather than set back from it.
- 37-38. Buildable Gross Area: The total or entire area of land after subtracting out (1) land area within the City’s Significant Resource Overlay Zone and (2) land area encumbered by a Bonneville Power Administration power line easement.
- 38-39. Building: Any structure built for the support, shelter or enclosure of any persons, animals, chattels, or property of any kind which requires location on the ground or is attached to something having a location on the ground.
- 39-40. Building Façade: The exterior elevation(s) of a building; usually set parallel to the front lot line, often distinguished by elaboration of architectural characteristics.
- 40-41. Building Façade, Primary: The main exterior elevation of a building; usually associated with its primary entrance and/or street address.
- 41-42. Building Frontage Width, Minimum: A Development Standard that controls the degree of spatial definition of public open space. Described as a percentage, the Minimum Building Frontage Width is calculated as the ratio of the length of the primary building façade(s) to its corresponding lot line length, exclusive of required setbacks.
- 42-43. Building Line: A line that is adjacent to the front side of a main building parallel to the front lot line.
- 43-44. Building Official. The person holding the position of Building Official of the City of Wilsonville. [Added by Ord. 649, 6/2/08]
- 44-45. Building or Structure Height: The term 'height of building or structure' shall be deemed to mean the perpendicular distance from the average elevation of the adjoining ground to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the middle height gable between the eaves and ridge of a pitch or hip roof. If

ATTACHMENT 4

Section 4.124. Standards Applying To All Planned Development Residential Zones.

shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

- A. Maximum unit count at build out of Stage I Master Plan area: Gross buildable acreage (gross acreage minus SROZ and BPA Easements) multiplied by Maximum Density per Acre number in Table 1 above.
- B. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A. above.

(.07) Lot Standards

<u>Zoning Designation</u>	<u>Minimum Lot Size (square feet)</u>	<u>Setbacks</u>	<u>Maximum Lot Coverage (percent of lot area)</u> <u>Largest Building/All Buildings^{C,D}</u>	<u>Minimum Lot Width at Building Line/Minimum Street Frontage of Lot^{A,D}(feet)</u>	<u>Minimum Lot Depth^D (feet)</u>	<u>Maximum Building Height (feet)</u>
<u>PDR-1</u>	<u>20,000</u>	<u>Per Section 4.113 (.03)</u>	<u>20/25</u>	<u>80/80</u>	<u>100</u>	<u>35</u>
<u>PDR-2</u>	<u>7,000</u>		<u>25/30 (more than 12000 and less than 20000 sf lot)</u> <u>40/50 (more than 8000 up to 12000 sf lot)</u> <u>45/55 (7000 to 8000 sf lot)</u>	<u>60/30</u>	<u>70</u>	
<u>PDR-3</u>	<u>4,500</u>		<u>50/60</u>	<u>40/40^B</u>	<u>60</u>	
<u>PDR-4</u>	<u>3,000</u>		<u>75/75</u>	<u>35/35^B</u>	<u>60</u>	
<u>PDR-5</u>	<u>2,000</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-6</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-7</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	

- A. Lot frontage may be on a public street or approved, platted private drive.
- B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.
- C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations
- D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to comply with the 45/55, 60/30, and 70 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standard of PDR-1 Zone.

Table 2: Lot Standards for All PDR Zoned Lots

(.08) Adjustments to Ensure Minimum Density is Met. In development not involving Multi-Family Dwelling Units, if demonstrated by the applicant that it is not physically possible to accommodate the minimum number of units at the required minimum lot size and the minimum open space the following adjustments shall be made to the minimum extent necessary to enable minimum density to be met plus any SROZ density transfer pursuant to Subsection 4.139.11 (.02). Adjustments to minimum lot size, width, and depth shall be used to the extent allowed prior to any adjustment to minimum open space requirements.

ATTACHMENT 4

Section 4.113. Standards Applying To Residential Developments In Any Zone.

~~(.01) Outdoor Recreational Area in Residential Developments.~~

~~A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:~~

- ~~1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.~~
- ~~2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.~~
- ~~3. In mixed use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.~~
- ~~4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:
 - ~~a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;~~
 - ~~b. For eleven (11) through nineteen (19) units, 200 square feet per unit;~~
 - ~~c. For twenty (20) or more units, 300 square feet per unit.~~~~
- ~~5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.~~

~~(.0201) Open Space~~

~~A. Purpose. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.~~

~~A. Area shall be provided in the following manner Required. :~~

~~B. A. At least 25% of the net developable area shall be preserved in open space. For developments with 10 or more units (excluding ADU's) an open space area must be at least 2,000 square feet to~~

ATTACHMENT 4

be counted towards the open space requirement. For developments with less than 10 units (excluding ADU's) an open space are must be at least 1,000 square feet to be counted towards the open space requirement.

1. Calculation of the required open space area shall be based on the acreage of the Stage I Master Plan area or if no Stage I is required, the gross acreage the area covered by a tentative plat.
 2. The open space requirement may be met by the following areas if they are or will be publically owned or owned by a homeowners' association or similar joint ownership entity (except for i. below), or the property owner for Multi-family Development.
 - a. Preserved natural areas, including those within the SROZ
 - b. New natural/wildlife habitat areas
 - c. Non-fenced vegetated stormwater features
 - d. Play areas and play structures
 - e. Open grass area for recreational play
 - f. Swimming and wading areas
 - g. Other areas publically accessible areas similar to a. through f.
 - h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.
 - i. Portions of improved public parks within ¼ mile of Stage I Area if not used to meet minimum open space requirements for another development.
 - j. 10% of each single-family or duplex lot 6,000 sf or larger.
- C. Usable, programmed Open Space Requirement. Half of non-SROZ open space must be usable and programmed for active recreational use.
1. Such usable, programmed open space shall be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the application material.
 2. The area shall be designed and programmed for a variety of age groups or other user groups.
 3. The minimum open space size requirements in Subsection B above apply.
- D. Enhancing Existing Wildlife Habitat through Design of Open Space.
1. Open space designed as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.



Residential Code Modernization Project

Work Session 5: Review and Feedback Summary

Planning Commission Work Session

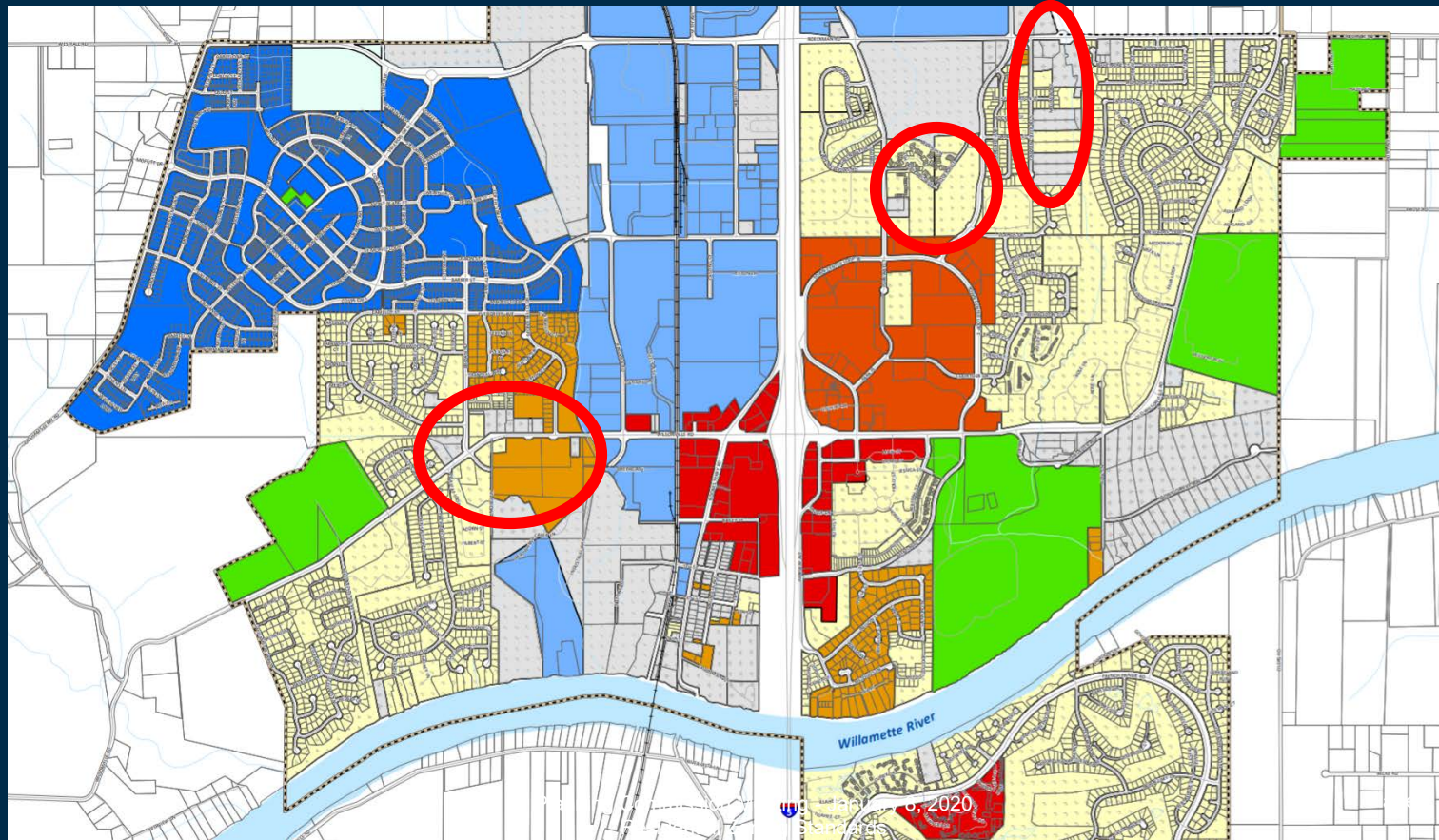
January 8, 2020

Presented by Daniel Pauly AICP, Planning Manager

Outline

- Review of Changes
- Explanation of Outreach
- Recommended Actions

Where it Matters Most



Review

- Topic 1: Density Calculations & Lot Size
- Topic 2: Open Space Requirements

Review: Density Calculations and Lot Size

How to fix
inconsistencies?

Review: Density Calculations and Lot Size

How to calculate
allowed/required
density?

Review: Density Calculations and Lot Size

How to ensure “land
consuming requirements”
do not exceed available
land?

Review: Open Space Requirements

What counts as open
space?

Review: Open Space Requirements

How much open
space?

Review: Open Space Requirements

Does the open space
add value?

Survey Outreach



Outreach to 60+
individuals

4 completed
responses

21 comments

Planning Commission Meeting - January 8, 2020
Residential Zoning Standards

Staff Recommendation

- Keep most changes previously presented
- Remove 2 changes previously presented
- Add 2 changes

Staff Recommendation

Remove 2 Previously Presented Changes

- Same standards for same lot size regardless of zone
- Outright allowance to count nearby public parks towards meeting required open space

Staff Recommendation

Remove Previously Presented Changes

- D.** If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to comply with the 45/55, 60/30, and 70 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standard of PDR-1 Zone.

Staff Recommendation

Remove Previously Presented Changes

- i. Portions of improved public parks within ¼ mile of Stage I Area if not used to meet minimum open space requirements for another development.

Recommended Actions

2 Additional Changes

- Definition of “Gross Buildable Area”
- Language clarifying who determines feasibility of meeting minimum density requirements

Recommended Actions

2 Additional Changes

Buildable Gross Area: The total or entire area of land after subtracting out (1) land area within the City's Significant Resource Overlay Zone and (2) land area encumbered by a Bonneville Power Administration power line easement.

Recommended Actions

2 Additional Changes

Subsection 4.139.11(.02). The applicant's demonstration of a conflict shall include analysis of at least 3 alternative subdivision layouts and clear identification of the atypical characteristics of the site and conflicting standards. Adjustments to

Next Steps

- Public notice
- March public hearing

**PLANNING COMMISSION
WEDNESDAY, JANUARY 8, 2020
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*Draft Minutes were
reviewed and approved
as amended at the
Feb. 12, 2020 PC*

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Jerry Greenfield called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Jerry Greenfield, Ron Heberlein, Kamran Mesbah, Phyllis Millan, Simon Springall, Aaron Woods, and Jennifer Willard

City Staff: Miranda Bateschell, Amanda Guile-Hinman, Daniel Pauly, and Philip Bradford

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

- A. Consideration of the November 13, 2019 Planning Commission minutes
- B. Consideration of the December 11, 2019 Planning Commission minutes
- C. Introduction of New Planning Commissioners – Willard and Woods
- D. Planning Commissioner Chair and Vice Chair Nominations

II. WORK SESSION

- A. Commercial Recreation In Planned Industrial Development Zones – White Paper (Bradford)
- B. Residential Zoning Standards Modernization Project (Pauly)

Miranda Bateschell, Planning Director, noted this was the fifth work session on the highly technical Residential Zoning Standards Project. With the goal of improving the Code to be more clear and objective, the work involved going step-by-step through the inconsistencies in the Code, and providing clarity in certain areas. Over the last couple months, Staff had conducted some outreach, particularly to the development community, which Mr. Pauly would present along with some additional refinements Staff recommended based on that input for the Planning Commission's consideration. Tonight, the hope was to receive a final recommendation from the Commission on the proposed language and amendments, which would be noticed and returned to the Commission for a hearing in March.

Daniel Pauly, Planning Manager, presented the Residential Zoning Standards Modernization Project via PowerPoint, reviewing the changes made since the standards were last discussed in October, the results from the outreach survey done in November and December, and the recommended actions going forward. He also reviewed the rationale for removing two previously presented changes (Slides 14 & 15) and two additional changes Staff proposed (Slides 17 & 18) about which Staff requested the Commission's feedback.

Discussion and feedback from the Planning Commission and responses by Staff to Commissioner questions was as follows:

- The new Commissioners were asked if these issues had come up while they were involved on the DRB, especially in the Frog Pond area because the PDR was the newest code, and many of the proposed changes were made based, in part, on what was done in the Frog Pond code, especially with regard to the open space, which differed from the older areas of Wilsonville.
 - Commissioner Woods commented that he did not remember coming across any issues while on DRB.
 - Commissioner Willard recalled being on the DRB panel for a Frog Pond review, but she did not remember any waiver requirements or exceptions taken to the standard policies that were applied.
- Staff confirmed the example in Section 4.124.A on Page 61 of 73 would be updated to reflect the correct minimum lot size of 2,000 sq ft and that the information in Table 2 was correct.
- Section 4.124.A on Page 61 of 73 also showed “a minimum of 1 for subdivision into 4 lots”. Should it be “a maximum of 1”?
 - Staff clarified that if a partial number was rounded up, the amount would exceed the 20% maximum adjustment allowed, therefore the figure must be rounded down to avoid exceeding the 20% maximum.
 - Because 20% of four lots either had to round up to 1 or go down to 0, “a minimum of 1” was used, not “a maximum of 1”. The key was to think about the edges, because issues tend to arise in the margins. If there were 4 lots and an adjustment was needed, 1 lot could be adjusted, even though it was more than 20% of the lots. Three lots would not be a subdivision, so different standards would apply and there would be no open space requirement.
- Commissioner Greenfield commended Mr. Pauly for doing such a remarkably well done work-up; drawing out each of the relevant items and thoroughly describing the rationale for the changes, along with the options for moving forward.
- Given that response to the community outreach survey was relatively low, did Staff believe adequate information or responses were received or was additional information needed.
 - Mr. Pauly stated he was pleased with the variety of perspectives and ideas in the four completed responses, and the additional 21 comment would be helpful in further refining the Code changes. Because so much residential outreach had been done recently as part of the Equitable Housing Strategic Plan (EHSP) and the Frog Pond Residential Zoning, Staff had a good handle on ~~what~~ the community’s viewpoints around this project. There had been discussions over the years with developers and neighbors about these smaller properties and the issues with developing them. Of course, any additional comments were welcome due to the complexity of the issues. With the variety of experience and perspectives of the Commissioners, especially of those who were former DRB members, as well as Staff, the City was getting different viewpoints, he had a good comfort level professionally.
- No open house was done and none was currently planned because it was unlikely that much participation or input would be garnered on such a technical topic. Perhaps Staff could be available to address questions and concerns, because the printed information and charts could be confusing to some people.
- With only four people answering the survey, the outreach did not meet any test of statistical validity and, at best, was mostly anecdotal, on which decisions should not be based.
 - Mr. Pauly stated the most useful part of the survey was the comments received from different perspectives that would be helpful to continue considering as the changes were refined. Additionally, all of the work that went into the Frog Pond Plan created a modern code, and there was validity about using that as a template for updating other components of the code because that process encompassed so many different community perspectives and different versions of codes, including model codes, the City has had in the past.
- Even without a large public response, the process had been valuable in how it laid out and clarified the issues and pertinent factors so well.
 - Mr. Pauly noted no one was in audience, but Staff could reach out to the 61 people invited to take the survey to see if they had comments or were interested in a listening session for further explanation, if the

Commission felt that would be valuable. It would be more optimal than having 40 people bring questions and concerns to the public hearing in March.

- One previous change Staff recommended for removal concerned having the same standards for the same lot size regardless of the zone. (Slide 14) Discussion was as follows:
 - On DRB, Staff's recommendations held considerable weight. Could Staff use their expertise in areas that had some ambiguity to make a recommendation based on that very specific application and scenario, versus having it firmly written in the Code?
 - Mr. Pauly replied it would be difficult to tell a developer that while code stated one thing, the developer had to meet the lower standard due to a big lot size. Developers typically want maximum lot coverage. A developer would take issue with the idea that a house to be constructed on a 6,000 sq ft lot could only be two-thirds its size. The developer would want what the code stated. (Slide 14)
 - Any ambiguity did not necessarily benefit the developer, but if a standard could be understood it was pretty clear, with the proposed removal, it would be clear that the lot coverage for a property in the PDR-5 Zone was as stated in Code, regardless of the lot size, which would remove any ambiguity.
 - Ms. Bateshell noted that regional and State policies, as well as Oregon Housing policies, require the City to have clear and objective standards for housing. If Code allowed Planning Staff to make determinations in certain conditions that would not be considered a clear and objective standard, so it did need to be called out one way or the other in the Code.
 - Commissioner Woods believed there should be no ambiguity in the Code and that removing the change would make the Code more clear.
- The second previous change Staff recommended for removal concerned the outright allowance to count nearby public parks toward meeting open space requirements (Slide 15) Discussion was as follows:
 - The Commission had discussed the function of open spaces, so a 1/4-mile walking distance via a trail or sidewalk was suggested so the functionality of being able to walk to the park existed as opposed to having to cross I-5. However, if that could be achieved through a waiver, it would serve the same purpose. (Slide 15)
 - The Commission had been looking to balance the functionality of the access to open space with the concern that different lot sizes might have different levels of use and access to common open space. In view of the information presented, it made sense to go with the simpler solution and default to the waiver process if a developer wanted to claim that an adjacent park provided appropriate open space, especially with the rider that was included, stating, "if it was not used to meet open space use for another development", which would be very difficult to determine. Because that was not measurable, it would be simpler to remove it. (Slide 15)
 - Because the 1/4 mile criteria raised issues, it should be removed.
 - Another discussion had regarded other aspects of the functionality issue, which was equity and inclusivity. If another neighborhood's facility was going to be used, it might not be as inviting, equitable, or inclusive of the kids in adjacent developments who did not have the same demographics/characteristics being potentially created in the various development projects.

The Commission agreed to remove the previously presented changes shown on Slides 14 and 15. Additional discussion continued as follows:

- The first additional change added a definition for Buildable Gross Area [Gross Buildable Area; shown both ways]. (Slide 17)
 - Staff explained Bonneville Power Administration (BPA) were specifically identified because other easements were more flexible and could change over time. BPA rarely allowed changes, while PGE easements could be rerouted or put underground. PGE easements were generally narrower, about 10 ft to 20 ft wide, while BPA easements were large swaths of land.
 - Because names were subject to change, not specifically identifying BPA might be a good idea to avoid issues in the future.
 - If 'high-voltage powerline easements' was used, the term 'high-voltage' would need to be defined.

- Mr. Pauly noted the current proposed language acknowledged the nature of how Gross Buildable Area exists on the ground. He suggested, “Bonneville Power Administration **or successor**”. The size and permanence of the BPA easements, and the fact that they impact many residential areas around the city, led them to be considered differently from other easements.
- Vice Chair Heberlein confirmed including 'or successor' was acceptable.
- The second additional change was to include language to clarify who determines the feasibility of meeting minimum density requirements to justify an adjustment. (Slide 18) The waiver process was not clear and objective; however, in cases where simple adjustments were needed due to unique circumstances, the goal was to create a clear and objective path for developers to follow through the lot size adjustment process.
- Canyon Creek Park Subdivision would be a good case study because of the powerline easement, access problems, and SROZ involved. How it would have been approved today was uncertain.
 - Mr. Pauly said he would look back at the case history and share whether the Canyon Creek Subdivision would work under the existing standards and how it might work with the newly proposed amendments.
 - Commissioner Springall commented that he used to live in Canyon Creek, adding that while on the DRB, he discovered that while it was a residential development, it was zoned industrial.
- Mr. Pauly clarified the proposed language would be inserted prior to the last sentence in Section 4.124.(08) on Page 60 of 73. “...plus any SROZ density transfer pursuant to ~~Subsection 4.139.11 (.02)~~ **The applicant’s demonstration of a conflict shall include analysis of at least 3 alternative subdivision layouts and clear identification of the atypical characteristics of the site and conflicting standards.** Adjustments to...” (Slide 18) Staff sought feedback on whether the existing language was clear and objective enough or if the additional language was necessary.
- Concerns were expressed about applicants stating the requirement to provide 3 alternative layouts was too onerous, and that it required them to prove a known hypothesis, when a 4th proposal could be submitted that disproved that theory.
- Mr. Pauly confirmed that the City was actually requiring the applicant to do their due diligence in attempting to figure out a solution.
 - Creating such layouts, like those in Frog Pond, often involved landscape architects because it was an art, involving more than the math, but orienting the lots for marketability and so forth. Typically, a developer interested in developing a small 5-acre parcel, for example, would most likely be drawing their ideas out by hand or on the computer.
- Vice Chair Heberlein suggested it might be simpler to state, **“The applicant’s demonstration of a conflict shall include analysis of at least 3 alternative subdivision layouts and clear identification of the atypical characteristics of the site and conflicting standards.”**
 - The word ‘clear’ was ambiguous and subjective. If the City wanted the applicant’s due diligence, was the identification of atypical characteristics and conflicting standards enough to satisfy that threshold?
- An applicant coming up with 3 alternatives did not necessarily demonstrate due diligence, since an applicant could come up with 3 spurious plans without a goal to solve the problem because the applicant already knew what they wanted.
- Mr. Pauly proposed the language as follows, “...plus any SROZ density transfer pursuant to ~~Subsection 4.139.11 (.02)~~ **the demonstration shall include identification of the atypical characteristics of the site and conflicting standards.** Adjustments to...”
- Concern was expressed about using ‘characteristics’ since it could be subjective. An applicant could state, “It does not give me the Feng Shui I want.” If Staff wanted to ensure the dimensions were correct, ‘physical characteristics’ should be used, or perhaps, problematic physical characteristics of the site.
- A definition of ‘atypical’ in this context should be added.
 - Mr. Pauly replied he avoided using the word unique, which had specific meaning in the Development Code as it related to variance. However, because the word unique was consistently found

throughout the Development Code, especially in situations where variances or not following the rules exactly was involved, so “unique physical characteristics of the site” would be better.

- He clarified that at this point, the emphasis was on determining the size, rather than the design of the open space. Unique physical characteristics in this case would be difficulties that come from the width of a right-of-way or issues related to achieving the minimum density or the minimum lot size that did not leave enough room for open space.
- Mr. Pauly clarified the issue regarded the consumption of land area, open space would still be required, but this language would determine the amount of open space. The criteria for professional design for aesthetics, accessibility, and minimum size would not change with the adjustment process.
- The proposed language would provide a developer some defined ways to reconfigure the site to make the layout work in a way to still have a parcel with useable open space as required.

Ms. Bateschell proposed that Staff work with legal staff to refine the language to address the issues raised, remove some of the subjective wording, and ensure it tied in very closely to the standards that conflict with one another, and how that resulted in the proposed changes. Staff would bring the revised language back to the Commission at the public hearing.

Mr. Pauly confirmed that with the 10% open space allowance, the 6,000 sq ft lot or larger was driven by the threshold between a medium lot and small lot in Frog Pond. If lots were less than 6,000 sq ft, the open space requirement was 10%.

III. INFORMATIONAL

A. I-5 Pedestrian Bridge

B. City Council Action Minutes (Dec. 2 & 16, 2019) (No staff presentation)

There were no questions or comments.

C. 2020 PC Work Program (No staff presentation)

IV. ADJOURNMENT

Chair Mesbah adjourned the regular meeting of the Wilsonville Planning Commission at 8:27 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Tami Bergeron, Administrative Assistant-Planning

**RESIDENTIAL ZONING STANDARDS
MODERNIZATION PROJECT
LP20-0001 RECORD**

2019, October 9 - PC Work session

- Staff Report & Attachments
- Presentation
- Minutes Excerpt



PLANNING COMMISSION

WEDNESDAY, OCTOBER 9, 2019

II. WORK SESSION

- A. Residential Code Modernization Project (Pauly) (60 minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: October 9, 2019		Subject: Residential Code Modernization Project: Lot Standards Staff Member: Daniel Pauly, Planning Manager Department: Community Development, Planning Division	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion	<input type="checkbox"/> Public Hearing Date: 02/13/19	<input type="checkbox"/> Approval	<input type="checkbox"/> Denial
<input type="checkbox"/> Ordinance 1 st Reading Date:	<input type="checkbox"/> Ordinance 2 nd Reading Date:	<input type="checkbox"/> None Forwarded	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Resolution	Comments: N/A		
<input checked="" type="checkbox"/> Information or Direction			
<input type="checkbox"/> Information Only			
<input type="checkbox"/> Council Direction			
<input type="checkbox"/> Consent Agenda			
Staff Recommendation: Provide feedback and direction on draft recommendations to update lot standards in the PDR Zones.			
Recommended Language for Motion: NA			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities Organizational Excellence and Continuous Improvement; Thoughtful, Inclusive Built Environment	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Staff prepared draft recommendations for development code text amendments and now seeks feedback and direction from the Planning Commission. At the July work session, the Commission discussed density and lot size changes to the City’s Planned Development Residential (PDR) zones. Related to the lot size change are lot standards including setbacks, lot coverage, and lot width and depth. Not directly related, but grouped with these standards in the code is also building height. Given the discussion at the July work session, staff decided to bring these items back for a focused discussion. The October work session will outline the proposed changes and gather the Commission’s feedback on how the standards are presented in the code and what changes to incorporate related to lot coverage.

EXECUTIVE SUMMARY: For this work session, staff drafted potential changes to regulations regarding residential lot standards as follows. The areas impacted by these recommended code changes are the same as the previously discussed code changes: vacant and potentially re-developable residential lands outside of Frog Pond and Villebois.

Lot Standards in Table Format

Both the Village (V) Zone and Residential Neighborhood (RN) Zone present the various lot standards in a table format. Currently lot standards for the PDR Zones are text lists repeated seven times in the code. This information lends itself to being in a single table for increased simplicity and interpretation by users of the code. Presentation of lot standards in a table is typical in other jurisdictions and will be familiar to code users. The recommended PDR lot standards table is as follows, with standards different than current PDR Zone standards noted:

Table 1. Proposed PDR Lot Standards

Highlighted lot standards (not including lot size) are different than current PDR standards

PDR Zone	Min. Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings ^{C D}	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot ^{A D} (feet)	Minimum Lot Depth ^D (feet)	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 and less than 20000 sf lot) 40/50 (more than 8000 up to 12000 sf lot) 45/55 (7000-8000 sf lot)	60/30	70	
PDR-3	4,500		50/60	40/40 ^B	60	
PDR-4	3,000		75/75	35/35 ^B	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA		75/75	30/30	60	

- A. Lot frontage may be on a public street or approved, platted private drive.
- B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.
- C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations
- D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to

Most Lot Standards Do Not Change

While presented in a different format, most lot standards do not change from those currently listed for the various PDR Zones. These standards are achievable under typical circumstances. In addition, the updated lot sizes have substantially the same standards as the lot sizes for the zone listed in the current code or are not affected by the difference in the proposed changes to lot sizes (discussed at the July work session). The standards that do not change include: setbacks from property lines, minimum lot width and depth, and lot coverage for the PDR-1, PDR-4, PDR-5, PDR-6, and PDR-7 Zones. In addition, non-lot size related maximum building height does not change. As discussed below, staff recommends the following policy changes: the lot coverage standards for PDR-2 and PDR-3 Zones; how bonus lot coverage for accessory buildings is defined; and the applicability of standards when lots are larger than typical for the underlying PDR zone.

Lot Coverage Standards for the PDR-2 and 3 Zones

In the current code, the PDR-2 Zone (current minimum lot size of 12,000 square feet) has a maximum lot coverage of 25% for residential dwellings and 30% for all buildings. The PDR-3 Zone currently has maximum lot coverage broken down based on lot size, with 40% for lots 8,000 square feet or larger, 45% for lots 7,000-8,000 square feet, and 50% for lots less than 7,000 square feet.

As proposed in the previous work session for density and lot size, the minimum lot size for the PDR-2 Zone is proposed to change from 12,000 square feet to 7,000 square feet. The main proposed code change is to add the current PDR-3 Zone standards for lots 7,000 to 12,000 square feet to the PDR-2 Zone, while keeping the existing standards for lots over 12,000 square feet. The PDR-3 Zone would retain existing lot coverage standards for lots less than 7,000 square feet. These proposed lot coverage standards for the PDR-2 and 3 Zones correlate to current PDR standards for applicable lot sizes and ensure consistency between the Zones based on lot size. The proposed changes also ensure the same standards for all sizes of PDR-3 lots existing today still apply.

Table 2. Comparison of Lot Coverage Standards Informing Proposed PDR-2 and PDR-3 Lot Coverage Standards

Zoning	Proposed Minimum Lot Size (sf)	Current Minimum Lot Size (sf)	Current-Based on Zone Residential/All Buildings	Current- Based on Proposed Lot Size Residential/All Buildings	RN Zone Residential/ Accessory Buildings	Proposed Largest footprint Building/All Buildings
PDR-2	7,000	12,000	25/30	40/40 (More than 8000 sf) 45/45(7000-8000 sf)	40/50 (More than 8000 sf) 45/55 (7000-8000 sf)	25/30 (More than 12,000) 40/50 (More than 8,000 to 12,000) 45/55 (7000-8000 sf)
PDR-3	4,500	5,000	40/40 (More than 8000) 45/45 (7000-8000) 50/50 (Less than 7000)	50/50	45/55 (More than 6000 sf lot) 60/70 (4500-6000)	50/60

Additionally, staff propose to change the standards to modernize the code to acknowledge the allowance of accessory dwelling units (ADUs) and propose standards consistent with the Residential Neighborhood Zone. For lots over 12,000 square feet a 5% bonus lot coverage for accessory buildings exists in the current code and is being carried over. For PDR-4 through PDR-5 the 75% lot coverage is generous enough to allow an accessory building of any type. Staff recommends allowing a 10% lot coverage bonus for accessory buildings for the PDR-3 and PDR-2 Zones for lots less than 12,000 square feet, which is the same for comparable sized lots in the Residential Neighborhood Zone.

Lot Coverage for Accessory Buildings and ADUs

Where bonus lot coverage for accessory buildings is allowed under the current PDR Zones it only applies to non-dwelling units. This language predated the allowance of ADUs throughout the City. When the Residential Neighborhood Zone was adopted the bonus language changed to allow the bonus to be used for any type of accessory structure, including ADUs. Staff recommends an approach similar to the Residential Neighborhood Zone to appropriately reflect the current allowance of ADUs and provide the necessary flexibility to allow their development. However, some confusion has existed under the RN Zone language over whether the bonus received for having an accessory building can be applied to the primary dwelling. Staff has interpreted it to only apply to accessory buildings, but updated language for the PDR Zones aims to further clarify the intent. The updated language simply allows one lot coverage for the building with the largest footprint on a lot, in virtually all circumstances the primary dwelling, and one lot coverage for all buildings, clarifying to not be considered part of the largest building a structure needs to be completely detached.

Lot Standards and Larger Lot Sizes Created by Averaging Density

The casual observer may not know that Wilsonville Meadows has a higher zoned density than Renaissance at Canyon Creek and Morey's Landing. Two subdivisions of substantially different densities may have many lots the same size due to the ability to average density over a Stage I Master Plan area. A few examples of this include: Wilsonville Meadows density was averaged with the adjacent apartment complexes, the single-family homes at the end of Vlahos were averaged with the Sundial apartments, and the Brenchley Estates single-family homes off Parkway Avenue were averaged with the adjacent apartments. These subdivisions may appear very similar, with residential lots of the same size. However, the current code does not have consistent standards for the same size lots as the standards are set based on the underlying density of the zone.

The two larger tracts of vacant land in the city, off Canyon Creek Road north of Town Center and south of Wilsonville Road at Montebello are large enough to allow the same type of density averaging. To provide consistent standards based on lot size, and ensure a subdivision or lots in a denser zone with lot sizes typical of a less dense zone are treated similarly to lots in the less dense zone, a note is added to the proposed lot standards table. The note states that when the lot size is equal to or exceeds the minimum lot size in the less dense zone, it needs to meet the lot coverage, lot width, and lot depth requirements of the less dense zone.

EXPECTED RESULTS: Feedback and direction on draft recommendations for updating residential lot standards for the PDR Zones.

TIMELINE:

Following this work session staff will perform public outreach during October and November. The Planning Commission is scheduled to hold a 5th work session in December to discuss outreach feedback, review the project, and answer additional questions. Staff then will schedule a public hearing in the first quarter of 2020 to recommend adoption of a final set of comprehensive plan text and development code text amendments to City Council.

CURRENT YEAR BUDGET IMPACTS: This project is using funded internal staff resources.

FINANCIAL REVIEW / COMMENTS: N/A

Reviewed by: Date:

LEGAL REVIEW / COMMENT: N/A

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS: Staff has developed a list of parties involved in residential development in the recent past in Wilsonville as well as other interested parties. The list includes developers, builders, real estate brokers, planners, architects, and engineers. The City will specifically gather feedback from this group beyond the typical public notice and advertisement. Over October and November Staff will do outreach and gather feedback on the potential changes from the interested parties.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups): Clearer standards and better design of residential neighborhoods and open spaces.

ALTERNATIVES: N/A

CITY MANAGER COMMENT: N/A

ATTACHMENTS: N/A



Residential Code Modernization Project

Work Session 4: Lot Standards Correlation

Planning Commission Work Session

October 9, 2019

Presented by Daniel Pauly AICP, Planning Manager

Background

- PDR (Planned Development Residential)
 - Year 2000 Code Updates
 - 2005 Open Space Code Revisions
 - ADU Code Revisions in 2010 and 2019
- Village Zone for Villebois 2003
- Residential Neighborhood Zone for Frog Pond in 2017

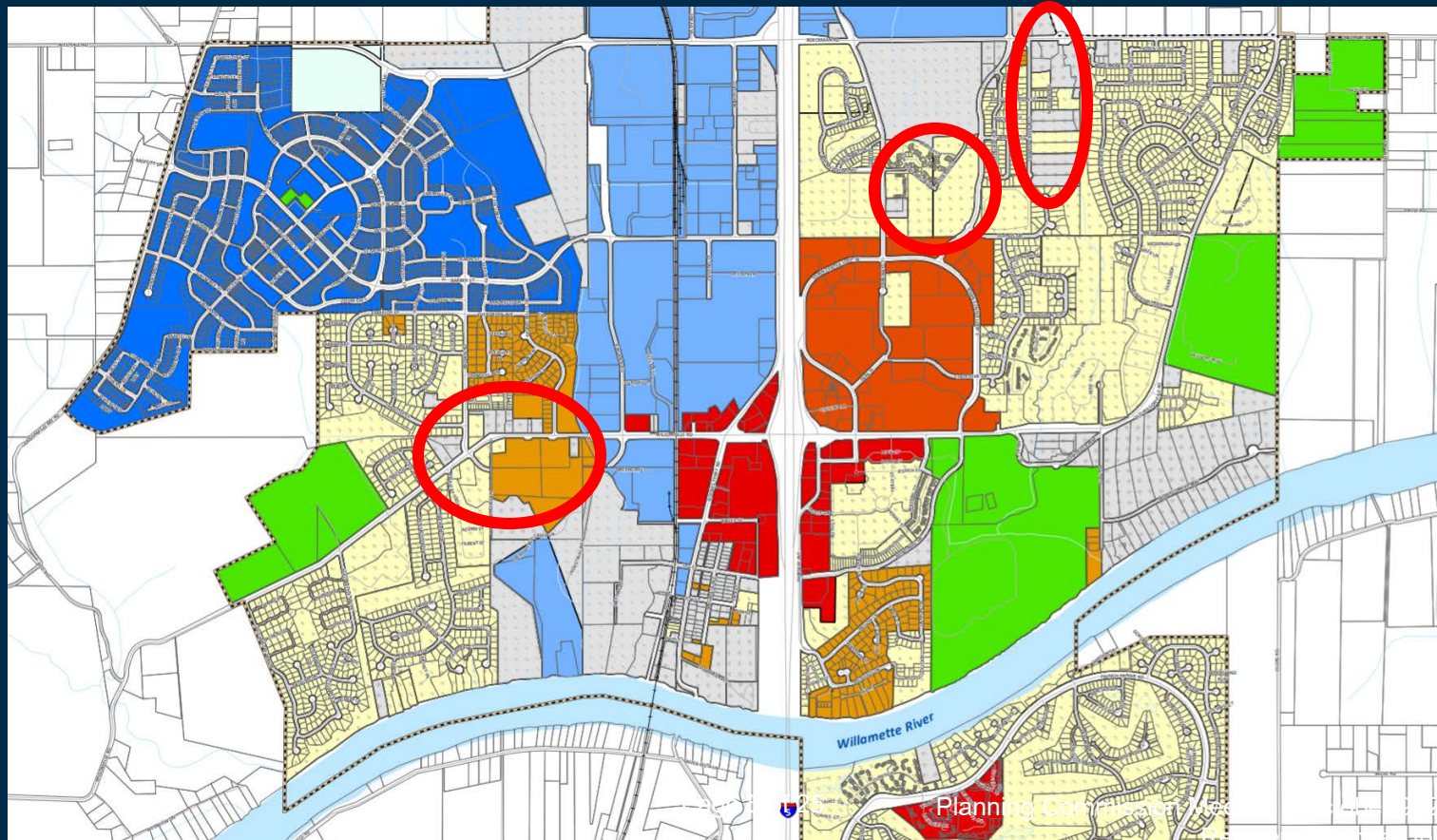
Background

- Residential Neighborhood (RN) Zone=
 - +Best Components of V Zone
 - +Best Components of PDR Zones
 - +Model Codes and Best Practices
- This project=
 - Problematic PDR Components
 - +RN Code Components
 - +Other Lessons Learned & Best Practices

Review

- Topic 1: Density Calculations & Lot Size
- Topic 2: Open Space Requirements
- Tonight: Lot Standards Correlation

Where it Matters Most



Why Are Change Warranted

- Excellence and Continuous Improvement
- Make Code More Clear and Objective
- Ensure Feasible Implementation of Standards
- Better Tailor to Smaller-Scale Projects

Continuation of Topic 1 Related to Lot Size

Comp Plan Density Range District	Comprehensive Plan Text	Development Code
0 to 1	PDR-1	PDR-1
2 to 3	PDR-2	PDR-2
4 to 5	PDR-3	PDR-3
6 to 7	PDR-3 or PDR-4	PDR-4
10 to 12	PDR-3 or PDR-4	PDR-5
18 to 20	PDR-6 or PDR-7	PDR-6
20+	NA	PDR-7

Minimum Lot Size Proposed Changes Necessary to Fix Code Issues

Zoning Designation	Minimum Lot Size (square feet)** <i>(Current Code Italics)</i>
PDR-1	20,000 <i>(25,000)</i>
PDR-2	7,000 <i>(12,000)</i>
PDR-3	4,500 <i>(5,000)</i>
PDR-4	3,000 <i>(4,000)</i>
PDR-5	2,000 <i>(2,500)</i>
PDR-6	None <i>(none)</i>
PDR-7	None

**Lot sizes based on applying density to conceptual 10 acre site with 25% open space, 20% streets and right-of-way, and consistent lot size. Min lot size reflects maximum density.

Code Standards

Proposed Table Approach

Section 4.124.5. PDR-5:

The following standards shall apply in PDR-5 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- (.01) Average lot area per unit: 3,000 square feet.
- (.02) Minimum lot size: 2,500 square feet.
- (.03) Minimum density at build out: One unit per 4,000 square feet.

(.04) Other Standards:

- A. Minimum lot width at building line: Thirty (30) feet.
- B. Minimum street frontage of lot: Thirty (30) feet.
- C. Minimum Lot Depth: Sixty (60) feet.
- D. Setbacks: per Section 4.113(.03).
- E. Maximum height: Thirty-five (35) feet.
- F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.

(.05) Examples of development that is typically permitted (hypothetical 10-acre site):

- A. 108 town-house units on individual lots, or
- B. 145 dwelling units (any combination of multiple-family or single-family units).

x7



Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings ^c	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot ^A (feet)	Minimum Lot Depth (feet)	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 sf lot) 40/50 (more than 8000 up to 12000 sf lot) 45/55 (7000-8000 sf lot)	60/30	70	
PDR-3	4,500		50/60	40/40 ^B	60	
PDR-4	3,000		75/75	35/35 ^B	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA		75/75	30/30	60	

A. Lot frontage may be on a public street or approved, platted private drive.

B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.

C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations

Proposed Table

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings ^{C D}	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot ^{A D} (feet)	Minimum Lot Depth (feet) ^D	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 and less than 20000 sf lot)	60/30	70	
			40/50 (more than 8000 up to 12000 sf lot)			
			45/55 (7000-8000 sf lot)			
PDR-3	4,500		50/60	40/40 ^B	60	
PDR-4	3,000		75/75	35/35 ^B	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA	75/75	30/30	60		

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- B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.
- C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations
- D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to comply with the 45/55, 60/30, and 70 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standard of PDR-1 Zone.

Setbacks

No Change

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings ^{C D}	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot ^{A D} (feet)	Minimum Lot Depth (feet) ^D	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 and less than 20000 sf lot) 40/50 (more than 8000 up to 12000 sf lot) 45/55 (7000-8000 sf lot)	60/30	70	
PDR-3	4,500		50/60	40/40 ^B	60	
PDR-4	3,000		75/75	35/35 ^B	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA		75/75	30/30	60	

Minimum Lot Width and Depth

No Change

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings ^{C D}	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot ^{A D} (feet)	Minimum Lot Depth ^D (feet)	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 and less than 20000 sf lot)	60/30	70	
			40/50 (more than 8000 up to 12000 sf lot)			
PDR-3	4,500		50/60	40/40 ^B	60	
PDR-4	3,000		75/75	35/35 ^B	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA		75/75	30/30	60	

- A. Lot frontage may be on a public street or approved, platted private drive.
- B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.
- C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations
- D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to comply with the 45/55, 60/30, and 70 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standard of PDR-1 Zone.

Maximum Building Height

No Change

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings ^{C D}	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot ^{A D} (feet)	Minimum Lot Depth (feet)	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 and less than 20000 sf lot)	60/30	70	
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PDR-3	4,500		45/55 (7000-8000 sf lot)	40/40 ^B	60	
PDR-4	3,000		50/60	35/35 ^B	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA		75/75	30/30	60	

Maximum Lot Coverage Percentage

No Change

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings ^{C D}	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot ^{A D} (feet)	Minimum Lot Depth ^D (feet)	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
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- D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-1 has to comply with the 20/25, 80/80, and 100 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standards of the PDR-1 Zone.

Maximum Lot Coverage Percentage

Change Recommended (Clarification)

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings ^{C D}	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot ^{A D} (feet)	Minimum Lot Depth (feet)	Maximum Building Height (feet)
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D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to comply with the 45/55, 60/30, and 70 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-1 has to comply with the 20/25, 80/80, 100, and 35 standards of the PDR-1 Zone.

Maximum Lot Coverage Percentage

Zoning Designation	Proposed Minimum Lot Size (sf)	Current Minimum Lot Size for Reference (sf)	Current Based on Zone Residential/All Buildings	Current Based on Proposed Lot Size Residential/All Buildings	RN Zone Residential/Accessory Buildings	Proposed Largest Building/All Buildings
PDR-2	7,000	12,000	25/30	40/40 (More than 8000 sf lot) 45/45(7000-8000 sf lot)	40/50 (More than 8000 sf lot) 45/55 (7000-8000 sf lot)	25/30 (More than 12,000 sf lot) 40/50 (More than 8,000 to 12,000 sf lot) 45/55 (7000-8000 sf lot)
PDR-3	4,500	5,000	40/40 (8000+) 45/45 (7000-8000) 50/50 Less than 7000	50/50	45/55 (6000+) 60/70 (4500-6000)	50/60

Maximum Lot Coverage Percentage

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Maximum Lot Coverage Percentage

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PDR-3	4,500	5,000	40/40 (8000+) 45/45 (7000-8000) 50/50 Less than 7000	50/50	45/55 (6000+) 60/70 (4500-6000)	50/60

Accessory Building Lot Coverage

- Current PDR Zones: Residential Dwelling Units/All Buildings (excludes ADU's)
- Residential Neighborhood Zone: Lot Coverage/Accessory Building Bonus (includes ADU's)
- Recommended for PDR Zones: Largest Building/All Buildings

Lots Large for Zone

Change Recommended (Clarification)

D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to comply with the 45/55, 60/30, and 70 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standard of PDR-1 Zone.

Zoning Designation	Minimum Lot Size	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building / All Buildings	Minimum Lot Width at Building	Minimum Lot Depth	Maximum Building Height (feet)
PDR-1						
PDR-2						
PDR-3						35
PDR-4						
PDR-5						
PDR-6						
PDR-7	NA		75/75	30/30	60	

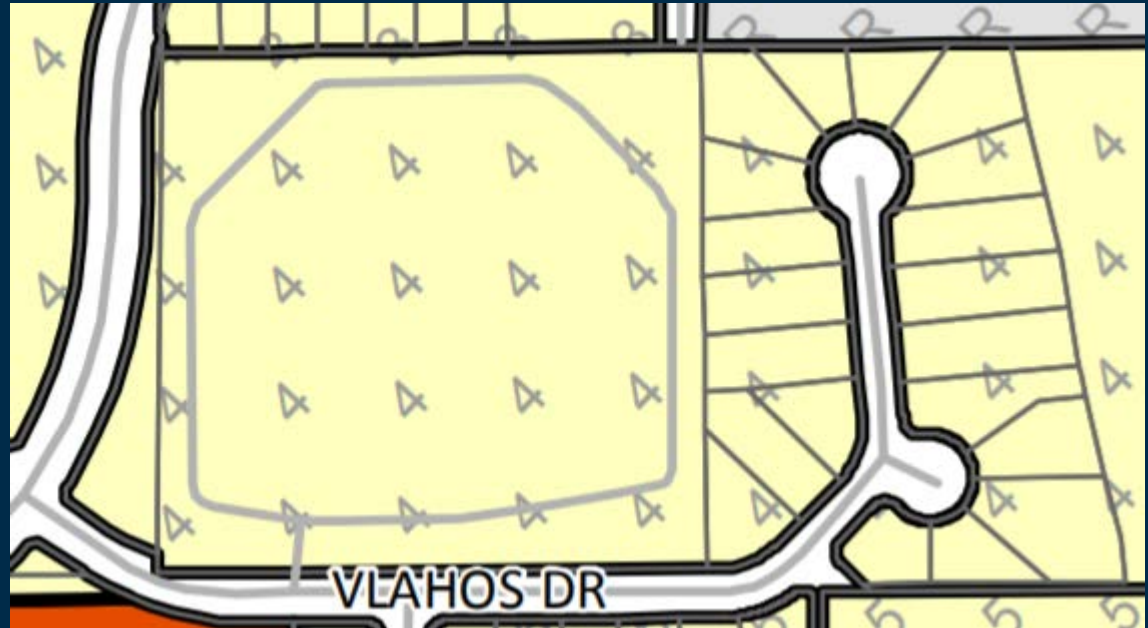
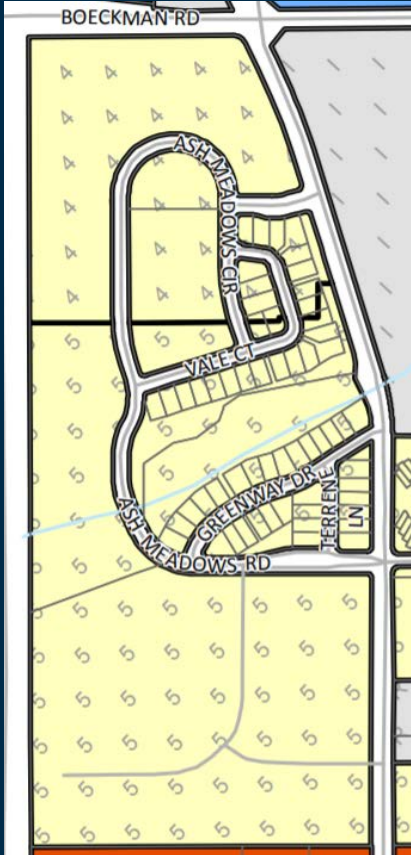


- A. Lot frontage may be on a public street or approved, platted private drive.
- B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.
- C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations
- D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to comply with the 45/55, 60/30, and 70 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standard of PDR-1 Zone.

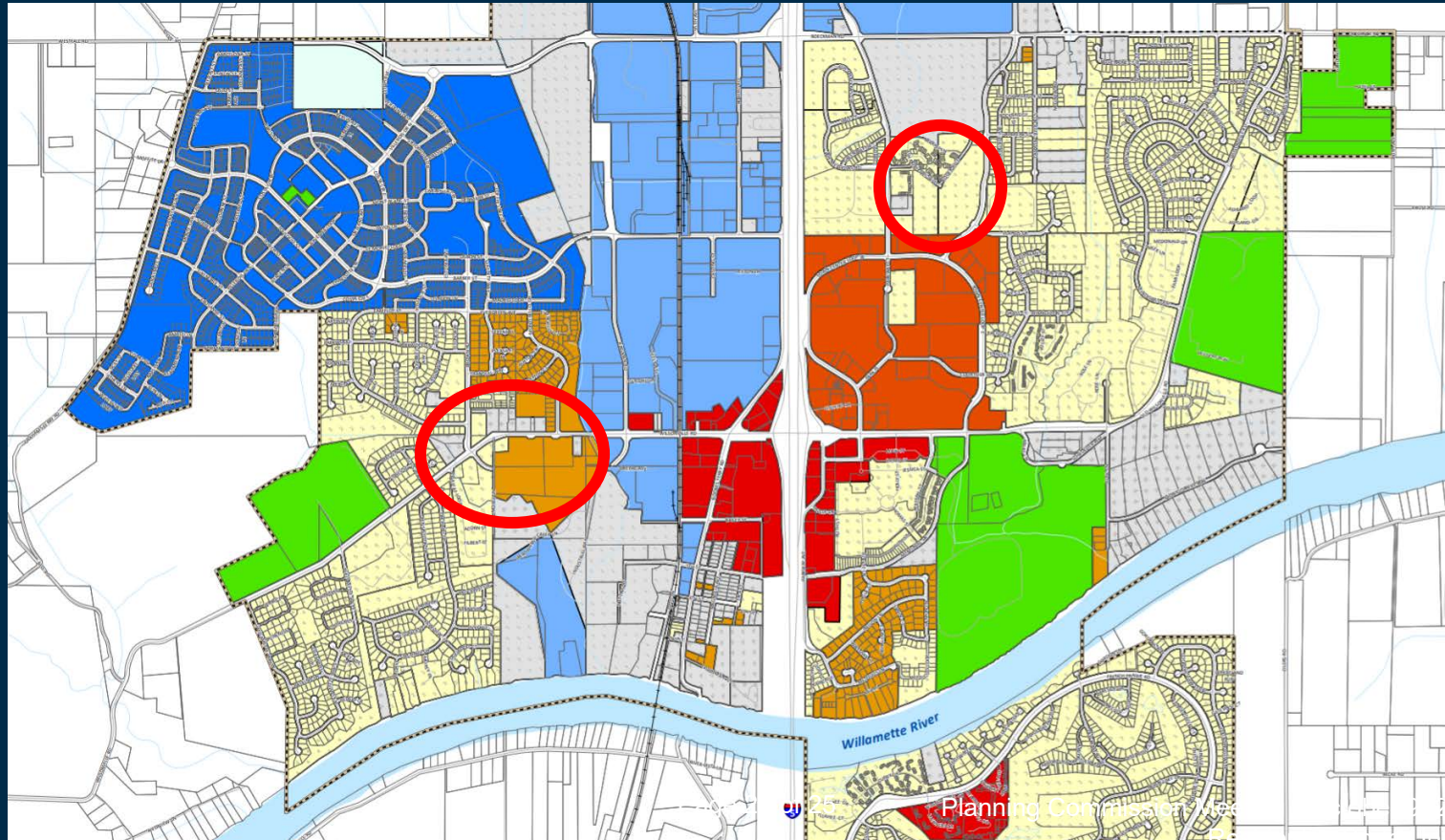
Lot Size and Averaging Density

- Wilsonville Meadows (PDR-4) and Courtside Estates (PDR-5) have a higher zoned density than Renaissance at Canyon Creek (PDR-3) and Morey's Landing (PDR-3) but similarly sized or larger lots
- Density averaged with adjacent multi-family during master planning
- Proposed note requires lots to follow standards of zone where larger lot size would typically land without density average ensuring consistency between similar neighborhoods regardless of zoned density

Density Averaging Examples



Potential Future Examples



What's Next

- Outreach
- Final work session: review feedback, project, and final recommendations
- First Quarter 2020: Public Hearing and Adoption

**PLANNING COMMISSION
WEDNESDAY, OCTOBER 9, 2019
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*Minutes reviewed and
approved at the
November 13, 2019
PC Meeting*

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Jerry Greenfield called the meeting to order at 6:00 p.m. Those present:

Planning Commission: Jerry Greenfield, Eric Postma, Peter Hurley, Simon Springall, Phyllis Millan, Kamran Mesbah, and Ron Heberlein

City Staff: Miranda Bateschell, Amanda Guile-Hinman, and Daniel Pauly

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

A. Consideration of the September 11, 2019 Planning Commission minutes
The September 11, 2019 Planning Commission minutes were accepted as presented.

II. WORK SESSION

A. Residential Code Modernization Project (Pauly)

Miranda Bateschell, Planning Director, reminded that work on the Residential Code Modernization Project had been in progress for several months. Previous work sessions had centered around the density calculation, lot size, and open space requirements. Tonight, the Commission would review some lot standards that needed to be modernized in order to correlate with some of the additional requirements previously discussed. Information on lot coverage ratios, the relationship with accessory dwelling units, and where that would and would not apply within the city.

Daniel Pauly, Planning Manager, noted this was the fourth work session on the Residential Code Modernization Project. He presented the Lot Standards Correlation via PowerPoint, briefly reviewing the background and topics previously discussed by the Planning Commission. Staff anticipated a final work session in December and would move forward to a public hearing in the first quarter of 2020.

Discussion and feedback from the Planning Commission was as follows with responses by Staff to Commissioner questions as noted:

- Mr. Pauly confirmed footnote B, regarding PDR-3 and PDR-4, was reflective of the current Code. (Slides 12 & 14) No change had been made. Simply put, the current Code was put into a table format.
- Was the inclusion of higher density averages skewing the calculation of lot sizes in some neighborhoods an issue when master planning occurred? (Slide 22)
 - Mr. Pauly replied at that point, the lot coverage was not much different. Currently, [right now] PDR-3 and PDR-4 had 25 percent to 30 percent lot coverage differentiation, which did not exist in the 1980s

and 1990s. In reading Staff reports, it had not come up as an issue. If Wilsonville Meadows was developed under the existing Code, a 75 percent lot coverage would be allowed because of the PDR-4 zoning. The proposed note would essentially push lot coverage to more correlate to the size of the lot, not necessarily to the zone.

- Mr. Pauly confirmed density averaging could occur on a smaller scale, such as the Vlahos Dr example. The large lots for the Street of Dreams in Frog Pond were purposeful. Density averaging occurred during the master planning process and the property owners or developers that had options in different areas expressed interest in what size of lot they wanted on their property. There were other considerations, such as properties closer to the edge or to amenities ended up being denser, but that type of density averaging happening on that scale in Frog Pond was not anticipated because of considerations made during Frog Pond master planning.
- While the Maximum Lot Coverage Table was much more readable and compact, three different wording styles were used for the three different lot coverage categories for PDR-2. The language would be more compact by giving the range, as done in the third section, “45/55 (7,000-8,000 sf lot)”. Why not state, “40/50 (8,000-12,000 sf lot)” (Slide 15)
 - Mr. Pauly explained the language as shown was more reflective of the guidelines in the current Code. The City needed to be precise on the lot coverage margins to minimize extended discussions with developers and other interested parties. For 45/55, the lot size was simply 7,000-8,000 sf, however, if 8,000-12,000 sf was used, what category would an 8,000 sf lot fall into? Using 8,001 would not work, because a lot could be 8,000.0001 sf.; meaning developers could find loopholes by using decimals.
 - He agreed a rounding footnote could be added as an option to make the table look cleaner.
 - Using less than and greater than mathematical symbols was suggested, and he noted his original version used more symbols than words, but he believed writing it out provided the most possible clarity.
 - He confirmed the numbers on either side of the slash (/) corresponded to the categories on either side of the slash in the heading.
 - Footnote C should be corrected to state, “A building ~~most~~ **must** be completely...”
 - Footnote B was included only on PDR-3 and -4, but not PDR-5. It seemed there would also be a desire to be able to reduce the lot frontage on a 2,000 sf lot if it fronted a cul-de-sac, as well.
 - Mr. Pauly explained the current Code showed Footnote B only on PDR-3 and PDR-4, and he had never received a complaint otherwise. PDR-5 was at a 30 ft minimum lot width anyway, and a cul-de-sac lot was usually larger, so if it became an issue, it would probably push the frontage into the PDR-4 standards. If a lot was more than 3,000 sf in a PDR-5 zone, it would be pushed into the PDR-4 standard, and it would subsequently apply. With PDR-2 and PDR-1, it is large enough that it would not matter.
 - Ms. Bateschell added Footnote B was not included on PDR-5 in the proposed edits, because it had not come out as a direct conflict in the current application of the Code. It was not something Staff had dealt with and it did not conflict with any proposed changes. However, the City was modernizing the Code and changing policy through this process, so if it was something the Planning Commission wanted to add to the list of proposed modifications, Staff was available for input.
 - Including Footnote B on PDR-5 was suggested for clarity because people would use the Maximum Lot Coverage Percentage Table.
 - Mr. Pauly confirmed a 24-ft lot frontage was not common, which was probably why it had never been an issue.
- There appeared to be a gradual step down in Maximum Lot Coverage in PDR-1, -2 and -3, but PDR-4 and PDR-5 were the same, although the Minimum Lot Size was different. What was the rationale for not having PDR-4 at 65 or 70 percent with PDR-5 at 75 percent to continue the gradual change in Maximum Lot Coverage?
 - Mr. Pauly said that besides concerns about down-zoning or being more restrictive in the current zone, lot sizes under 4,000 sq ft did not exist in the Residential Neighborhood Zone, so there was

- nothing to compare to the Residential Neighborhood Zone. Additionally, no compelling reason existed for changing the current 75 percent standard. A lot size of less than 4,500 sf was fairly small in a PDR-4 zone, so the tendency was that the house would occupy most of the lot.
- Ms. Bateschell stated there was no way to be sure what the intent was when that change was made in 2000. One possible reason was that the lots were smaller, and 75 percent coverage was more reflective of the lot size. She was not sure there was a full answer as to why PDR-4 was not slightly different than PDR-5 or -6.
 - Mr. Pauly noted that even under with detached rowhouses, setbacks would still apply. A two-story house would still have a 7-ft setback unless **waived**. Physical setback requirements would be a factor in reducing lot coverage.
 - Clear differences could be seen between PDR-1 through -4, but the only difference between PDR-4 and -5 was a 5 ft difference in minimum lot width, so what was the purpose of having PDR-4 and -5 with virtually no difference between the two?
 - Mr. Pauly replied that was a good question. The reason 75 percent was a maximum was because 25 percent open space or area not occupied by a building was desirable, even on an individual lot. The maximum lot coverage on any lot would be 75 percent. That ceiling was in place for PDR-4 and the lot would already be at that ceiling with any of the denser zones, so that would not change. The different zones existed because of the differentiating densities on the Comprehensive Plan Map, and a corresponding zone was needed where that density worked.
 - In the changes and the reduction in the minimum lot sizes, the difference between the two PDR zones had been reduced. Nothing needed to be done about it, it just seemed as though an unnecessary zone existed.
 - Mr. Pauly replied there was not much differentiation in the Maximum Lot Coverage Percentage Table, but in terms of calculating the density and seeing how many actual units were on a given parcel, it would make a difference. From practicality, nothing was zoned PDR-7, and no PDR-7 zone was anticipated, but it was on the books and it did not hurt anything to carry it over. While PDR-6 did exist currently, none of the vacant parcels that PDR-6 was anticipated to apply to were currently zoned PDR-6 or were anticipated to be zoned PDR-6 based on the Comprehensive Plan density. The zoning designations exist to reflect the current zones and what was currently in the Comprehensive Plan. PDR-3, PDR-4, and PDR-5 would be the zones that were actually used; however all of the zones listed currently exist.
 - The decision to keep the current zones was made at a previous work session, when it was decided that there was not a compelling reason to remove them. The pie could be sliced a number of different ways, but the simplest solution was to keep the current zones and current Comprehensive Plan densities, and work to solve the equation from that point to make sure the regulations work for those zones. The question people ask was, "I have a piece of land with this zoning, what can I do on it?" The goal was to make sure that answer was clear and feasible.
 - He confirmed no other variables really affected the zones other than lot size and density. In a lot of ways, the PDR could be considered a single zone that was differentiated by density and then by some differing lot standards based on that density. It was similar to the Residential Neighborhood Zone where the subdistricts had differentiated standards based on the anticipated lot sizes.
 - Where did building height come into consideration?
 - Mr. Pauly replied he did not recall ever receiving a single-family home application that exceeded the 35-ft height restriction. Height would more likely be considered in a multi-family development. Staff had seen some tall conceptual residences in Villebois, but that was by purpose because the buildings were around the Piazza where the design standard was to have a tall structure.
 - He confirmed that a two-story home over a garage would be permitted if less than 35-ft high; although other standards, like the percentage of façade that could be a garage, might apply.

- Slide 7 demonstrated that gaps in the Comprehensive Plan still existed. Would the gaps in the densities between PDR-7 and PDR-10, and PDR-12 and PDR-18, be filled in by PDR-4 and PDR-6?
 - Mr. Pauly answered no. While mathematically, it would be optimal to have no gap, in reality, the Comprehensive Plan Districts identified those ranges and the minimum was always 80 percent of the maximum. Once a maximum density was identified, the range was not that big. If a subdivision was drawn without addressing the density, it might not fit into a zone addressed in the Code, so that did not typically happen. It could not be handled by waiver because the project would have to comply with the Comprehensive Plan. Typically, a developer based their design on the existing density, rather than trying to fit the design into a density gap. From that point, functionally, the gap was not an issue.
 - Ms. Bateschell noted that this issue was discussed extensively in a previous work session because the initial proposal provided a proposal to fill the density gaps. At this point, because nothing was zoned according to that or any land with that Comprehensive Plan designation, there was not a clear purpose to it. However, if those densities were desired in potentially new urbanizing areas or areas currently designated a holding zone, a 15-18 density range district could be created as a new Comprehensive Plan designation to apply to that land and that would relate to a new PDR designation. She recalled that the Planning Commission had not come to a clear consensus on what direction to with regard to the density gaps. It was still on the table and the proposed edits could be incorporated into the recommendations and brought back to the Commission. Staff sought direction from the Commission tonight on whether there was value in filling the density gaps within the Comprehensive Plan Density Range Districts.
 - Mr. Pauly added that it could also be addressed when a strong policy reason existed that a certain product type fit better at the 15-18 density, which could easily be plugged in as the Comprehensive Plan was changed. However, when looking at where it would actually apply to the zoning, filling those density gaps would not have a real impact on the ground.

Mr. Pauly asked for any other thoughts from the Commission to make sure everything was clear, noting that going one way or the other would have a pretty big impact.

Comments from the Commission on whether to fill in the gaps in the Density Range Districts were as follows:

- As discussed previously, if it was not broke, there was no need to fix it. The gaps were not really an issue because the developer would work with what was in place and proceed from there.
- The existing zones, as they were now defined, provided a sufficient variety for how the city looks and feels, so why was a more fine-ranged continuum needed? The issue being considered was the types of neighborhoods and being able to distinguish a neighborhood built to a 10-12 density standard or a 14-16 density standard, which did not seem to be a very big difference. People going through those neighborhoods would probably not recognize the difference.
- Not filling the gaps was fine so long as a sufficient variety of affordable housing types and prices existed. However, if certain types of housing in demand were not able to be built because the zoning did not allow it, that should not be a problem.
- The issue did not concern Frog Pond and Villebois, but rather limited infill areas. When substantial land was added, the City had a pretty good practice in place to master plan that land separately.
 - Mr. Pauly confirmed some feedback had been received from the Homebuilders Association, but some of the ideas were tailored to specific instances. Now that Staff had received clear guidance from the Commission, the information would be taken out to the community for feedback and to identify any issues, which would be discussed at the Planning Commission's December meeting. He confirmed that the owners in the residential zones would be part of the community outreach.
- Would the changes apply to the redevelopment of a property owner's lot? For example, would the large lots on Vlahos Dr come under the new guidelines or under the original zoning for that area?
 - Mr. Pauly replied the lots would be under the Planned Unit Development for that subdivision. The entire zoning of the subdivision would have to be modified in order to do anything differently.

- An established neighborhood would not necessarily be required to rezone if a developer wanted to aggregate and redevelop; however, Staff had not run into that at this point.
- Mr. Pauly clarified the existing land use approvals would currently guide what was allowed to be done in Town Center.
 - Ms. Bateschell noted the Town Center Plan Zone was adopted through the Town Center Plan Project, and had its own zoning designation and regulations. No PDR zones existed within the Town Center Zone so the PDR standards would not apply there.

Mr. Pauly confirmed Courtside Estates and other residential areas were not within the Town Center Zone.

III. INFORMATIONAL

- A. City Council Action Minutes (Sept. 5 & 16, 2019)
- B. 2019 Planning Commission Work Program

IV. ADJOURNMENT

Chair Greenfield adjourned the regular meeting of the Wilsonville Planning Commission at 7:01 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Tami Bergeron, Administrative Assistant-Planning

**RESIDENTIAL ZONING STANDARDS
MODERNIZATION PROJECT
LP20-0001 RECORD**

2019, August 14 - PC Work session

- Staff Report & Attachments
- Presentation
- Minutes Excerpt



PLANNING COMMISSION

WEDNESDAY, AUGUST 14, 2019

II. WORK SESSION

- B. Residential Code Revision Project (Pauly) (90 minutes)
 - Open Space Standards



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: August 14, 2019		Subject: Residential Code Update Project: Topic Area 2: Open Space Requirements Staff Member: Daniel Pauly, Planning Manager Department: Community Development, Planning Division	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: 02/13/19 <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date:		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		Comments: N/A	
Staff Recommendation: Provide feedback and direction on draft recommendations to revise open space requirement regulations for residential development, especially in the PDR Zones.			
Recommended Language for Motion: NA			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities Organizational Excellence and Continuous Improvement Thoughtful, Inclusive Built Environment	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Outside of Villebois and Frog Pond, the City adopted most of the current residential development standards in 2000. The City subsequently adopted changes to open space standards in 2005. Application of the open space standards since 2005 have brought forward a number of areas for improvement. The adoption of the Residential Neighborhood Zone standards for Frog Pond included extended discussion of open space standards. The proposed code changes intend to provide clarifications for open space standards and generally follow the standards established for the Residential Neighborhood Zone.

Staff prepared draft recommendations for development code text amendments and now seeks feedback and direction from the Planning Commission. An April work session introduced this topic along with others topics. In the July work session discussion of density and lot size, open space was touched on in regards to it being a “land consuming requirement” needing to be balanced with other such requirements. The August work session looks to delve deeper into the details of potential changes related to open space.

EXECUTIVE SUMMARY: For this work session, staff prepared potential changes to regulations regarding open space requirements as follows. The areas impacted by the recommended code changes are vacant and potentially redevelopable residential lands outside of Frog Pond and Villebois. These are the same areas impacted by the proposed density and lot size standards discussed last work session.

What to Count as Open Space?

Nearby Parks

The Development Code currently allows the DRB to waive open space requirements when there is a park nearby. Waivers by their nature are not clear and objective and introduce uncertainty to the process. As an aspect of reviewing residential development, deciding whether existing public open spaces should satisfy open space requirements should be clear and objective. Accordingly staff suggests adding to the list of what counts as open space “portions of improved public parks within ¼ mile of a Stage I Area if not otherwise used to meet minimum open space requirements for another development.” This removes the need to pursue a waiver and adds certainty to the process. In discussion of the Residential Neighborhood Zone the neighborhood park and school open space were included in the open space for the neighborhood. Including similar spaces in other residential development consistent with the pattern set by these zoning standards.

Backyards

Prior to 2005 it was not clear whether private yards counted as open space. It was at some times. The 2003 approval of Renaissance at Canyon Creek allowed 68,620 square feet of rear yards of private lots (15.4% of project area) to count as open space. This raised concerns and the pendulum swung the other way. In 2005, Ordinance 589 specifically added that “front, side and rear yards of individual lots shall not be counted towards the 25% open space.” Subsequently, this discussion came up again as the Residential-Neighborhood zoning code was developed for Frog Pond. The resolution arrived at for the Residential Neighborhood zone was to not require additional open space outside of the SROZ and neighborhood park for medium and large lots (6,000 square foot or larger lots), but require 10% open space for small lots (4,000-6,000 square feet), half of which must be usable. Staff recommends applying a similar approach to other residential zones, acknowledging back yards can provide some open space benefits both in terms of habitat and outdoor recreation and the need for more open space around smaller lots. The

recommended standards are as follows, ensuring in addition to preserved SROZ and larger neighborhood parks 10% of residential areas are in open space:

- For Lots 6,000 square feet or greater, 10% of the lot area can be counted towards the minimum 25% open space.
- 10% of the “net development area for lots less than 6,000 square feet” must be in common open space, half of which must be usable open space. “Net development area for lots less than 6,000 square feet” means the gross area minus public right-of-way and private drives, SROZ areas, other non-residential areas such as land for utility buildings, and residential lots 6,000 square feet or greater.

Calculating Usable Open Space

Besides the general 25% open space requirement, the Development Code includes requirements for “usable open space.” The usable open space requirements use a tiered approach with 50 or less lots requiring ¼ acre, 51-100 lots requiring ½ acre. Larger subdivisions require a pro rata amount. A subdivision of 5 or 49 lots have the same requirement, as does a subdivision of 51 or 100 lots. This tiered approach becomes difficult to meet for smaller subdivisions which are increasingly common. The proposed percentage approach mirroring the Residential Neighborhood zone allows open spaces to be scaled to the size of development. Staff recommends requiring half of all non-SROZ open space be usable with minimum size for each open space (see below).

Ensuring Usability of Open Space

Over the years of developing open space a number of odd shaped or under-utilized open spaces have become a liability for homeowners associations without providing the value a better designed open space could provide. Ensuring a combination of preserving high-quality habitat and providing quality usable spaces helps ensure the purposes of the open space standards are met. Staff recommends a couple code changes to ensure this happens. First, establish a minimum area for open space to avoid small remnant parcels. Recommended to be 2,000 square feet in larger subdivisions, and 1,000 square feet in subdivisions of 10 or fewer units. Second, establish a requirement that areas designated as “usable open space” be designed by an appropriately credentialed and experienced landscape architect with a focus on maximizing the number of different groups the space is usable for.

EXPECTED RESULTS: Feedback and direction on draft recommendations for updating residential development standards specifically around open space requirements.

TIMELINE:

No specific timeline is currently established. This will be the third work session for the Residential Code Modernization project. Staff anticipates at least 1 but up to 3 or more additional work sessions. The scheduling of the work sessions will depend on the Planning Commission’s work program and the nature of the Commission’s feedback and recommendations. Following completion of the work sessions, a public hearing will be scheduled to recommend adoption of a final set of comprehensive plan text and development code text amendments to City Council.

CURRENT YEAR BUDGET IMPACTS: This project is using funded internal staff resources.

FINANCIAL REVIEW / COMMENTS: N/A

Reviewed by: Date:

LEGAL REVIEW / COMMENT: N/A

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS: Staff has developed a list of parties involved in residential development in the recent past in Wilsonville as well as other interested parties. The list includes developers, builders, real estate brokers, planners, architects, and engineers. The City will specifically gather feedback from this group beyond the typical public notice and advertisement. Following initial direction from the Planning Commission Staff will send details of the potential changes to the interested parties.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups): Clearer standards and better design of residential neighborhoods and open spaces.

ALTERNATIVES: N/A

CITY MANAGER COMMENT: N/A

ATTACHMENTS:

- A. Topic Area 2: Draft Slide Show for Work Session
- B. Draft Code Text from Section 4.113
- C. Current Residential Neighborhood Zone Open Space Standards



Residential Code Update Project

Topic Area 2: Open Space Requirements

Planning Commission Work Session

August 14, 2019

Presented by Daniel Pauly AICP, Planning Manager

Presentation Outline

- Review Basic Project Concepts and Background
- Topics and Draft Recommendations

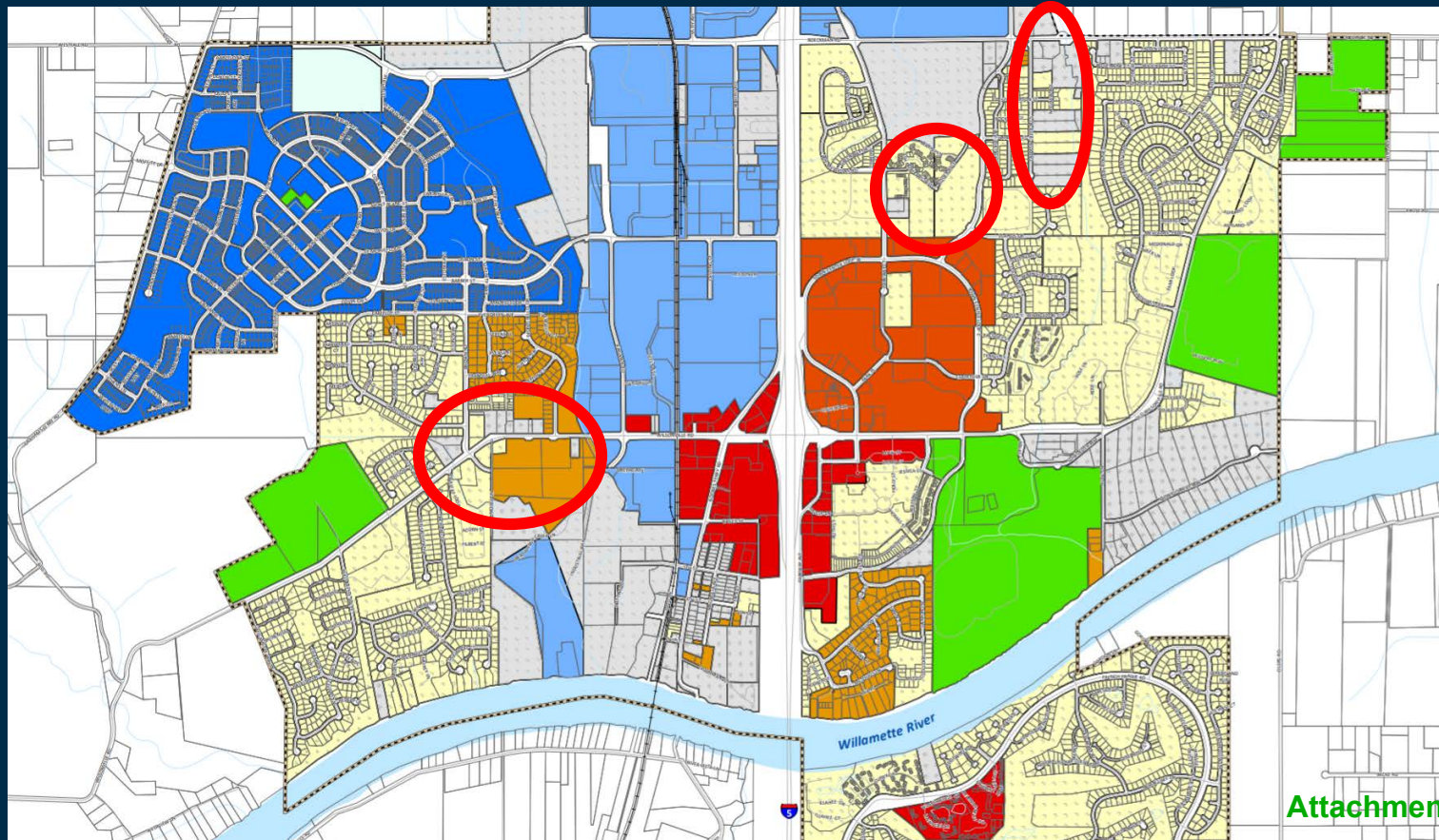
Background

- PDR (Planned Development Residential)
 - Year 2000 Major Code Update
 - 2005 Open Space Code Revisions
- Residential Neighborhood Zone for Frog Pond in 2017
- Proposed Revisions based on Residential Neighborhood Zone

Clear and Objective Standards

- In practice code implemented in spirit of state rules around clear and objective standards
 - i.e. code not implemented in a subjective manner that unduly increases cost of needed housing
- This project aims to make code more clear and objective

Where it Matters Most



Topic 2.1: What to Count as Open Space

- Details:
 - Waiver required to allow existing parks to count as open space
 - History of trying to balance how much private yard to count towards open space
- Why Important:
 - Important to all future development under these standards. Sets clear and objective standards of what can be counted as open space.

Topic 2.1: What to Count as Open Space

- Draft Recommendations:
 - Remove waiver requirement to count nearby public parks as part of required open space
 - Model amount of private yards that can be counted after Residential Neighborhood Zone, 10% for lots 6,000 square feet or larger

Topic 2.1: What to Count as Open Space

- What can be counted:
 - Existing
 - Preserved Natural Areas, Wetlands, SROZ
 - Neighborhood Parks (public)
 - Other private parks and open space (HOA owned)
 - Larger non-fenced stormwater features
 - Walking paths (besides sidewalks in right-of-way)
 - Proposed
 - Portions of existing public parks within $\frac{1}{4}$ mile
 - 10% of lots 6,000 square feet or larger

Topic 2.2: Calculating Usable Open Space

- Details:
 - Current code uses tiered approach with 50 or less lots requiring $\frac{1}{4}$ acre, 51-100 lots requiring $\frac{1}{2}$ acre. Larger subdivisions requiring a pro rata amount.
- Why Important:
 - Difficult to meet for increasingly common smaller subdivisions. Often conflicts with other “land consuming requirements” like lot size.

Topic 2.2. Calculating Usable Open Space

- Draft Recommendations:
 - Move to the percentage approach similar to the Residential Neighborhood Zone
 - Half of the non-SROZ open space must be “usable”
 - Minimum size for each open space (2,000 square feet generally, 1,000 square feet for subdivisions of 10 lots or less)

Topic 2.3: Ensuring Usability of Open Space

- **Details:**
 - Over the years of developing open space a number of situations have arisen where odd shaped or under-utilized open spaces become a liability for homeowners associations without providing the value a better designed open space could provide.
- **Why Important:**
 - In all residential development important to ensure efficient use of scarce land, preserve high-quality habitat, and provide quality usable open space. Key to furthering purpose of open space requirements.

Topic 2.3: Ensuring Usability of Open Space

- Draft Recommendations:
 - Establish minimum open space size
 - 2,000 square feet for most developments
 - 1,000 square feet for subdivisions of 10 lots or less
 - Require “usable” open space be designed by an appropriately credentialed and experienced landscape architect with focus on maximizing use for a variety of users.

Section 4.113. Standards Applying To Residential Developments In Any Zone.

(.01) Outdoor Recreational Area in Residential Developments.

A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:

1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.
2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.
3. In mixed-use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.
4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:
 - a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;
 - b. For eleven (11) through nineteen (19) units, 200 square feet per unit;
 - c. For twenty (20) or more units, 300 square feet per unit.
5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.

(.0201) Open Space

A. Purpose. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

~~A. Area shall be provided in the following manner Required. :~~

B. A.—At least 25% of the net developable area shall be preserved in open space. For developments with 10 or more units (excluding ADU's) an open space area must be at least 2,000 square feet to be counted towards the open space requirement. For developments with less than 10 units (excluding ADU's) an open space area must be at least 1,000 square feet to be counted towards the open space requirement.

1. Calculation of the required open space area shall be based on the acreage of the Stage I Master Plan area or if no Stage I is required, the gross acreage the area covered by a tentative plat.

2. The open space requirement may be met by the following areas if they are or will be publically owned or owned by a homeowners' association or similar joint ownership entity (except for i. below), or the property owner for Multi-family Development.

a. Preserved natural areas, including those within the SROZ

b. Non-fenced vegetated stormwater features

c. Play areas and play structures

d. Open grass area for recreational play

e. Swimming and wading areas

f. Other areas publically accessible areas similar to a. through f.

g. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

h. Portions of improved public parks within ¼ mile of Stage I Area if not used to meet minimum open space requirements for another development.

i. 10% of each single-family or duplex lot 6,000 sf or larger.

C. Usable, programmed Open Space Requirement. Half of non-SROZ open space must be usable and programmed for active recreational use.

1. Such usable, programmed open space shall be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the application material.

2. The area shall be designed and programmed for multiple age groups or other user groups, and the landscape architect is encouraged to maximize the number of age groups and user groups served.

3. The minimum open space size requirements in Subsection B above apply.

~~In all residential subdivisions including subdivision portions of mixed use developments where (1) the majority of the developed square footage is to be in residential use or (2) the density of residential units is equal or greater than 3 units per acre, at least twenty five percent (25%) of the area shall be in open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations and usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space. For subdivisions with less than 25% SROZ lands and those with no SROZ lands, the minimum requirement shall be ¼ acre of usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. Front, side and rear yards of individual residential lots shall not be counted towards the 25% open space.~~

~~Provided, however, where SROZ is greater than 25% of the developable area for any development, the development must also provide ¼ acre of usable park area for a development of less than 100 lots, and ½ acre of usable park area for a development of 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. The Development Review Board may waive the usable open space requirement if there is substantial evidence in the record to support a finding that the intent and purpose of the requirement will be met in alternative ways. Irrespective of the amount of SROZ, a development may not use phasing to avoid the minimum usable space requirement.~~

~~Multi-family developments shall provide a minimum of 25% open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations, and outdoor recreational area as provided in 4.113(.01)(A)(1) through (5) [Amended by Ord. 589 8/15/05, Ord. 682, 9/9/10]~~

BD. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City parks standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage.

EE. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

F. The open space requirements of this subsection are subject to adjustments in PDR zones pursuant to Subsection 4.124.

D. Lot Standards Specific to the Frog Pond West Neighborhood.

1. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:
 - a. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.
2. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

(.09) Open Space:

A. Purpose. The purposes of these standards for the Residential Neighborhood Zone are to:

1. Provide light, air, open space, and useable recreation facilities to occupants of each residential development.
2. Retain and incorporate natural resources and trees as part of developments.
3. Provide access and connections to trails and adjacent open space areas.

For Neighborhood Zones which are subject to adopted legislative master plans, the standards work in combination with, and as a supplement to, the park and open space recommendations of those legislative master plans. These standards supersede the Outdoor Recreational Area requirements in WC Section 4.113 (.01) and (02).

B. Within the Frog Pond West Neighborhood, the following standards apply:

1. Properties within the R-10 Large Lot Single Family sub-districts and R-7 Medium Lot Single Family sub-districts are exempt from the requirements of this section. If the Development Review Board finds, based upon substantial evidence in the record, that there is a need for open space, they may waive this exemption and require open space proportional to the need.
2. For properties within the R-5 Small Lot Single Family sub-districts, Open Space Area shall be provided in the following manner:

- a. Ten percent (10%) of the net developable area shall be in open space. Net developable area does not include land for non-residential uses, SROZ-regulated lands, streets and private drives, alleys and pedestrian connections. Open space must include at least 50% usable open space as defined by this Code and other like space that the Development Review Board finds will meet the purpose of this section.
- b. Natural resource areas such as tree groves and/or wetlands, and unfenced low impact development storm water management facilities, may be counted toward the 10% requirement at the discretion of the Development Review Board. Fenced storm water detention facilities do not count toward the open space requirement. Pedestrian connections may also be counted toward the 10% requirement.
- c. The minimum land area for an individual open space is 2,000 square feet, unless the Development Review Board finds, based on substantial evidence in the record, that a smaller minimum area adequately fulfills the purpose of this Open Space standard.
- d. The Development Review Board may reduce or waive the usable open space requirement in accordance with Section 4.118(.03). The Board shall consider substantial evidence regarding the following factors: the walking distance to usable open space adjacent to the subject property or within 500 feet of it; the amount and type of open space available adjacent or within 500 feet of the subject property, including facilities which support creative play.
- e. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

(.10) Block, access and connectivity standards:

- A. Purpose. These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation



Residential Code Update Project

Topic Area 2: Open Space Requirements

Planning Commission Work Session

August 14, 2019

Presented by Daniel Pauly AICP, Planning Manager

Presentation Outline

- Review Basic Project Concepts and Background
- Topics and Draft Recommendations

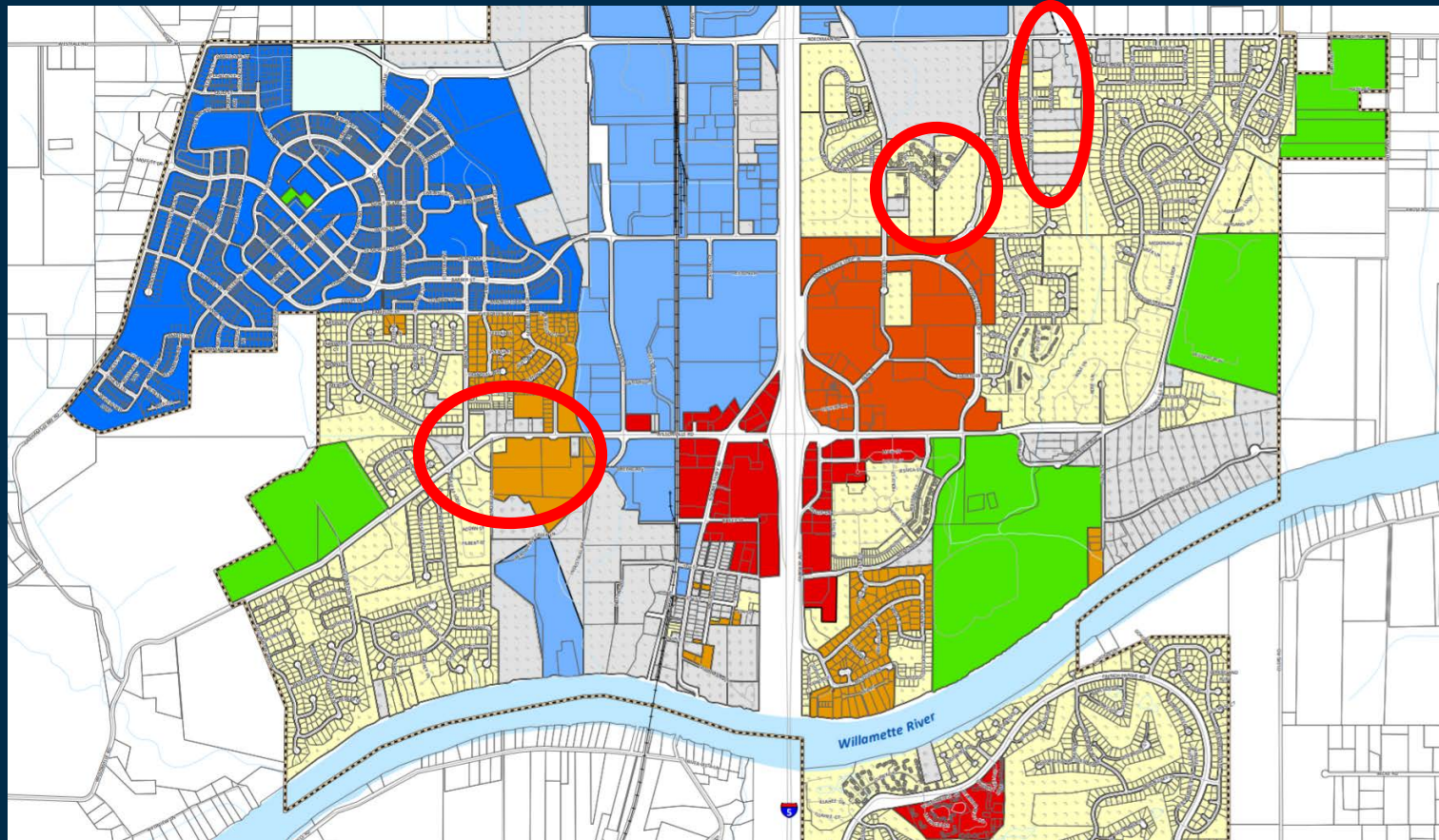
Background

- PDR (Planned Development Residential)
 - Year 2000 Major Code Update
 - 2005 Open Space Code Revisions
- Residential Neighborhood Zone for Frog Pond in 2017
- Proposed Revisions based on Residential Neighborhood Zone

Clear and Objective Standards

- In practice code implemented in spirit of state rules around clear and objective standards
 - i.e. code not implemented in a subjective manner that unduly increases cost of needed housing
- This project aims to make code more clear and objective

Where it Matters Most



Topic 2.1: What to Count as Open Space

- Details:
 - Waiver required to allow existing parks to count as open space
 - History of trying to balance how much private yard to count towards open space
- Why Important:
 - Important to all future development under these standards. Sets clear and objective standards of what can be counted as open space.

Topic 2.1: What to Count as Open Space

- Draft Recommendations:
 - Remove waiver requirement to count nearby public parks as part of required open space
 - Model amount of private yards that can be counted after Residential Neighborhood Zone, 10% for lots 6,000 square feet or larger

Topic 2.1: What to Count as Open Space

- What can be counted:
 - Existing
 - Preserved Natural Areas, Wetlands, SROZ
 - Neighborhood Parks (public)
 - Other private parks and open space (HOA owned)
 - Larger non-fenced stormwater features
 - Walking paths (besides sidewalks in right-of-way)
 - Proposed
 - Portions of existing public parks within $\frac{1}{4}$ mile
 - 10% of lots 6,000 square feet or larger

Topic 2.2: Calculating Usable Open Space

- Details:
 - Current code uses tiered approach with 50 or less lots requiring $\frac{1}{4}$ acre, 51-100 lots requiring $\frac{1}{2}$ acre. Larger subdivisions requiring a pro rata amount.
- Why Important:
 - Difficult to meet for increasingly common smaller subdivisions. Often conflicts with other “land consuming requirements” like lot size.

Topic 2.2. Calculating Usable Open Space

- Draft Recommendations:
 - Move to the percentage approach similar to the Residential Neighborhood Zone
 - Half of the non-SROZ open space must be “usable”
 - Minimum size for each open space (2,000 square feet generally, 1,000 square feet for subdivisions of 10 lots or less)

Topic 2.3: Ensuring Usability of Open Space

- **Details:**
 - Over the years of developing open space a number of situations have arisen where odd shaped or under-utilized open spaces become a liability for homeowners associations without providing the value a better designed open space could provide.
- **Why Important:**
 - In all residential development important to ensure efficient use of scarce land, preserve high-quality habitat, and provide quality usable open space. Key to furthering purpose of open space requirements.

Topic 2.3: Ensuring Usability of Open Space

- Draft Recommendations:
 - Establish minimum open space size
 - 2,000 square feet for most developments
 - 1,000 square feet for subdivisions of 10 lots or less
 - Require “usable” open space be designed by an appropriately credentialed and experienced landscape architect with focus on maximizing use for a variety of users.

**PLANNING COMMISSION
WEDNESDAY, AUGUST 14, 2019
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*Minutes reviewed and
approved with page 4
amendments per the
9/11/19 PC Meeting*

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Jerry Greenfield called the meeting to order at 6:00 p.m. Those present:

Planning Commission: Jerry Greenfield, Eric Postma, Peter Hurley, Simon Springall and Kamran Mesbah. Phyllis Millan and Ron Heberlein were absent.

City Staff: Miranda Bateschell, Daniel Pauly, Kimberly Veliz, Beth Wolf, Bill Evans, and Amanda Guile-Hinman

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZENS INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda.

Garret Prior, Wilsonville resident, explained his experience with education inequality had driven him toward

ADMINISTRATIVE MATTERS

A. Consideration of the July 10, 2019 Planning Commission minutes.

II. WORK SESSION

A. Online Engagement Tool (Evans/Wolf).

B. Residential Code Revision Project (Pauly)

Miranda Bateschell, Senior Planner, explained the Residential Code Revision Project was introduced in this spring, and was intended to address inconsistencies and conflicts within the existing Development Code. She reminded that the project had been split into two parts. Last month, the Commission addressed the density inconsistencies and tonight, the Commission would work through some of the open space standards.

Daniel Pauly, Planning Manager, presented Topic Area 2, Open Space Requirements, of the Residential Code Revision Project via PowerPoint, highlighting the background, issues to address, and draft recommendations.

Discussion and feedback from the Commission on the Topic Areas were as follows with responses to Commissioner questions as noted:

- Topic 2.1: What to Count as Open Space
 - Staff's PowerPoint presentation (Slide 7) was different from the Staff report. Under "Backyards" on Page 2 of 4 of the Staff report, it stated, "...but require 10% open space for small lots (4,000-6,000 sq ft) half of which must be usable." Yet, in the presentation, Staff stated 10% of private yards for all lots less than 6,000 sq ft.
 - Mr. Pauly clarified he had mixed two concepts during his presentation. The first concept was ~~if there were four~~ that for lots 6,000 sq ft or larger, 10% would be counted toward the overall open space requirement, while areas of a subdivision with lots 6,000 sq ft or larger did not otherwise have a

- separate open space requirement. In areas with smaller lots, 10% of that block, for instance, [Part 2 12:18] would need to be open space. In terms of the second concept, there was an equalizer when calculating the 25% open space, because 10% of that residential area would count towards the 25% total open space requirement, regardless of lot size.
- He clarified that usable open space was defined as open space programed by a professional with an eye on maximizing the ages and other demographics served by that space.
 - An important function of open space, not parks, was habitat connectivity that allowed wildlife to get to the river corridor from places in the city. If the 10% was not linear, it would not do anything for such habitat connections. However, this was not a natural resource plan, but an open space plan that Staff was trying to create clear categories for.
 - Mr. Pauly noted the City did have the Significant Resource Overlay Zone (SROZ) and a Natural Resource Plan in areas designated for wildlife corridors throughout the city. Areas preserved for significant resources counted toward the overall open space requirement. Half of the space outside the SROZ could be in storm facilities or other wildlife habitat could be developed as non-park space that served habitat functions. In reviewing the requirements, Staff understood not all open spaces were green parks with picnic tables, but included SROZ and other areas served wildlife. It was important to have SROZs that provided a network of spaces for wildlife. .
 - Commissioner Mesbah noted the SROZ areas he had seen were a very disconnected network due to isolation pockets that cause migratory issues for wildlife. He wanted to bring attention to the qualitative aspects of open space that dealt particularly with habitat contiguity and continuity. ~~If trying to include SROZ areas a deeper discussion was needed about what was open space.~~ If we are mixing SROZ areas with recreational open space areas in parks, than a deeper discussion is needed regarding the design functions of open spaces.
 - Topic 2.3, Ensuring Usability of Open Space
 - The term “experienced” (Slide 12) should be removed because it could not be clearly defined; credentialed landscape architects required a minimum amount of experience.
 - Including more specific design parameters for the landscape architect to consider was suggested. The preservation of valuable habitats was standard language that created an aquarium type of habitat in isolation, while preserving and explaining the functions of a high-quality habitat created habitat that preserved connectivity.
 - Mr. Pauly explained that in the context of wildlife habitats and urban growth areas, these standards would apply to the high-quality habitats not already part of the SROZ. The primary functions Commissioner Mesbah sought were already in the SROZ regulations, which require the continuation and preservation of riparian networks. Some connections had been cut-off over the years by agriculture or other development, and while there was no plan to reconnect them, it was important to preserve those connections, as well as maintain and improve the existing forested riparian networks. Natural Resources Program Manager Kerry Rappold worked with applicants to enhance existing habitat areas where possible.
 - The landscape architect should be able to recognize where habitat connectivity had been lost and if the habitat was sustainable, the connection could be restored in a new location, which would improve water quality in disconnected riparian areas. Additionally, these riparian areas were not SROZ, because they were changed through agricultural practices. Through urban development, and well done open space and environmental planning, those connections could be restored to benefit the habitat and water quality. If the design standards did not at least encourage such restoration, why would a developer do it?
 - Mr. Pauly suggested adding language to establish connections where possible, and networks would be provided during project planning to provide connectivity. He cited the greenway and pathway networks planned in Frog Pond and Town Center as examples providing that connectivity. In many cases, the ability to reestablish a network was limited due to a small site, although, clear and concise language could be explored to encourage designers to look for the opportunity to expand or enhance habitat connectivity. For example, if adjacent to an upland forest habitat, additional natural

area or open space could be required; encouraging the non-usable portion to be a continuation of the natural space.

- The City had a policy that discouraged pipes where open drainage could be reestablished as part of the landscape. Extensions could be extensions of pathways. For example, the filbert orchard south of Wilsonville had a park on the south side, and open space on that property should connect to the park and extend up toward Wilsonville; that was one useable linearity that could be expanded. Commissioner Mesbah hoped to see some form of language or statement to let designers know the City was interested in making such connections. If designers were given parameters in which to work, they would design accordingly, but without any clear instructions, they would do whatever was easiest.
- Open space did not necessarily have to be green or have permeable pavement. Pathways not connected to sidewalks, but to recreational areas, counted as open space, as did plazas and basketball courts, for example. Hard surfaces could be counted as open space.
 - Permeability was important, because the City did not want all of its land paved over. Consequences associated with the new storm water standards had influenced developers to minimize impervious surfaces, because adding impervious surfaces in one location would take up land elsewhere to treat run-off.
- The 10% open space requirement for 6,000 sq ft lot raised concerns about equity as smaller, denser development areas had to allocate land for open space, while larger development areas were given a reduction. Clarification was requested on how the 10% requirement for 6,000 sq ft lots in Frog Pond was now being applied citywide. Discussion continued as follows:
 - Staff explained that when the Planning Commission discussed the Residential Neighborhood Zone for Frog Pond, there was a lot of discussion about moving away from a percentage for all lots, due to the neighborhood parks in place, as well as the Boeckman Creek Corridor. Using percentages for smaller lots with little yard space was also a concern, because there would not be adequate green or open space in those areas and there was a desire to ensure those residents had open space to enjoy, which led to the requirement that half of the open space must be usable to ensure the spaces had amenities and were not just blank open lawn.
 - Chair Greenfield noted that giving credits for open space requirements to large lots penalized small lot owners, because they had proportionally less open space allocated to them. He agreed there was a question of equity.
 - Staff believed the open space requirement was limited to 10% in an attempt to balance the open space between large and small lots from a practicality standpoint, recognizing that some portion of the rear yard functioned for outdoor recreation purposes.
 - Vice Chair Postma expressed confusion about the equity argument, because he recalled the Commission was concerned there would be less usable space as lots got smaller. With larger lots, the yard would be usable as a place for kids to play outside. From an equity standpoint, he understood when the lots got smaller, they had to ensure there was usable space, meaning larger parks within the smaller lot subdivisions. The offset regarding the equity was to make sure smaller lots had usable space where they otherwise would not.
 - Larger lots were presumed to have more yard space, but they also had bigger houses, and therefore, not more outdoor space. When builders planned smaller lots, they had to set aside space for open space; but not when planning larger lots. This appeared to make the smaller lots more expensive per acre due to the tax of required open space on the smaller lots.
 - Metro was driving smaller, denser, more expensive lots where people did not have backyards. Based on Wilsonville's Development Code, developers could not build a house on the entire lot without open space; a backyard was required.
 - The City's Code pushed landowners' costs to provide that open space for smaller lots. [Part 2 40:35] Lowering the open space requirements would drive down the cost of smaller lots, but there was no solution because land was a zero-sum game; there was only so much land. Having a system to ensure usable space in small lot subdivisions was a trade-off for the fact that land was zero-sum. Additionally, they had to ensure that those buying small lot subdivisions had usable space even though the buyers

could not pay more money for larger lots with yards that factored into usable space. Some yards in Frog Pond were pretty large and served as usable outdoor space.

- Open space was treated as a commodity, if one would afford to have a large lot, they would have open space, but people who could not afford large lots must pool resources together for a collective open space. However, the equity argument being discussed regarded building a mixed-use neighborhood, with the individuals who purchase large lots donating to the collective open space for people who have small lots to have a similar amenity.
 - System development charges (SDCs) already provided an equitable way to have a collective open space in subdivisions with smaller lots.
- Determining the funding mechanism for the costs associated with open space was up to private developers, not the Planning Commission. The Code was about open space and percentages, not funding. However, the Commission did not want to take actions and unknowingly create disparity.
 - Mr. Pauly noted the 10% was part of the overall 25% requirement, so 15% of the open space would still be shared regardless.

Mr. Pauly presented examples showing how different open space Code requirements over the years would have impacted the Arbor Crossing, Renaissance, and Aspen Meadows Subdivisions as detailed in an Excel spreadsheet distributed to the Commission. He addressed clarifying questions from the Commission as follows:

- The average lot size in Arbor Crossing was 5,000 to 6,000 sq ft and 15 lots were larger, about 9,000 sq ft. Not many lots reached back to the SROZ; many were inside a cul de sac or on a corner. The lots on the west side were larger. There was a relatively sizable park near the entrance of the development.
- The difference between the current Code and what could be counted as rear yards in the proposed Code was not a large percentage of the overall open space. In the 2000 to 2005 Code, a substantial amount could be counted as open space, taking away from what was otherwise provided.
- He was able to determine specific useable open space areas in Renaissance, because the Staff report identified the programmed spaces, such as the pool area, play structures, etc. He was unable to determine what portion of the larger tracts were programmed spaces in Arbor Crossing.
- He reiterated that usable was being defined with a focus on the space being professionally designed with usability in mind.

Discussion and feedback from the Planning Commission was as follows with responses by Staff to Commissioner questions as noted.

- Mr. Pauly explained that [this other one 1:00:54] included non-usage open space, so a rainwater swale or something of that nature would be 0.13 acres. Due to its size, Aspen Meadows would only be required to have about 2,800 sq ft of usable open space outside of the SROZ; a substantial reduction from 9,100 sq ft, which was intended to better balance land consuming requirements, such as streets.
 - The implication was that Aspen Meadows, which was approved in 2016, was not as developable as first believed.
- Mr. Pauly reviewed a site plan of Aspen Meadows on the City's website, noting that under the new standards, the open space would be smaller, but it would also be required to have more quality design and more specific requirements. The open space had some grass with a picnic table, trail, and bench. The current Code did not define useable, but the open space must be used for something.
(<https://www.ci.wilsonville.or.us/engineering/project/aspen-meadows-14-lot-single-family-subdivision>)
- With regard to the clear and objective standards that apply to nearby park facilities, currently a waiver must be requested, and the purpose of the open space requirements being met with alternative means, such as a nearby park or facility, must be demonstrated. The proposed clear and objective Code standard stated the space must be within a quarter mile and not already claimed as open space for a development.
 - Mr. Pauly acknowledged the standard needed to be dialed in a bit more because half the development could be more than a quarter mile away, depending on where the alternative open space was located.
- The notion of shared credit for public parks needed to be parsed out further to see how it would work in the Code. For example, if a potential developable residential land was within a quarter mile, how would that be divided equally?

- Mr. Pauly explained Staff's approach to the open space requirements was to acknowledge the robust discussion on these topics with Frog Pond, and the merit of building upon that discussion.
 - Chair Greenfield concurred with the draft recommendations as written, noting the devil was in the details.
 - Reviewing the examples was always a good exercise that helped cover all angles of the Code, and showed how the draft recommendations could have improved Aspen Meadows, though the intent of the Code was right at the time.
- The proposed Code would mostly apply to three areas in the city. [1:09:50] The one ~~including~~ near Aspen Meadows had significant amounts of SROZ, but what about the land for Mentor Graphics and the old filbert orchard?
 - Mr. Pauly stated the old filbert orchard had SROZ on the south side along Arrowhead Creek and it would probably end up in a scenario similar to Arbor Crossing. As mentioned, when adding a forested or non-active area it made more sense to enhance the area along the existing creek for connectivity.
 - It was shocking to see how much the SROZ impacted the open space requirements. Aspen Meadows did not have a park area, but some people might want to live near significant habitat.
 - In Aspen Meadows, several lots facing or in the SROZ were ideal. High-density was usually placed where there was natural open space to create openness. However, residents that were in the SROZ would not be able to use that space for recreation, which was why a clear definition of usable open space was needed.
- The bigger question was, "What was the open space going to be used for?" Areas like Renaissance and Aspen Creek have open space that could not be used because of the SROZ. There were no design requirements that the open space could be used for recreational purposes, but that demographic might not want or need recreational space. The question was whether the City wanted to create private parks in lieu of city parks by requiring open space and use of a certified landscape architect, or just create more space for people to spread out.
 - Mr. Pauly believed all those components were involved.
 - There was a way of designing that would not allow a ball to be kicked around in SROZ open space, such as preventing fences to be built in backyards that were within a vegetative buffer to the SROZ; however, the usability of the backyard would remain intact. That open space was just as active for other usability purposes, including psychological, educational, and emotional well-being.
 - The market also came into play, because the home owner buys based on the opportunities available. However, the market was only partially a factor, because markets were made. If that option was never available anywhere, it was just not available. The key was to have a variety of options in the broader community.
- Was it reasonable to require a small, quarter acre, shared open space in only a 1.5 acre, five-lot subdivision? Shared open spaces made sense in large subdivisions, but what about in smaller subdivisions.
 - Normally in small subdivisions, a neighborhood park that served several neighborhoods was more desirable, so perhaps a fee in lieu of was a better option so the City could capitalize on a public park located on the border of three or four acre developments.

Mr. Pauly asked if the Planning Commission believed Staff was on track with the Residential Code Revision Project, or if any specific changes were needed.

Commissioner Springall appreciated the ~~map Staff provided, [title?]~~ [SROZ Map from the City's website \(https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/4921/sroz_map_201312061501197095.pdf\)](https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/planning/page/4921/sroz_map_201312061501197095.pdf) which spoke to Commissioner Mesbah's point about wildlife corridors and could be used to demonstrate where those corridors were as well as the gaps. He appreciated the discussion about the 10 percent, noting a more painful conversation occurred during Frog Pond and it was still a good compromise. He was happy with Staff's progress and the recommended draft changes.

Chair Greenfield stated he was already on record as having private reservations about clear and objective standards, which was great in principle, but problematic in practice because there must be human judgement in any process. He also liked what Staff had done.

III. INFORMATIONAL

A. City Council Action Minutes (July 1 & 15, 2019)

IV. ADJOURNMENT

Chair Greenfield adjourned the regular meeting of the Wilsonville Planning Commission at 8:33 p m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Tami Bergeron, Administrative Assistant-Planning

**RESIDENTIAL ZONING STANDARDS
MODERNIZATION PROJECT
LP20-0001 RECORD**

2019, July 10 - PC Work session

- Staff Report & Attachments
- Presentation
- Minutes Excerpt



PLANNING COMMISSION

WEDNESDAY, JULY 10, 2019

II. WORK SESSION

A. Residential Code Revision Project (Pauly) (90 minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: July 10, 2019		Subject: Residential Code Update Project: Topic Area 1: Density Calculations and Lot Size Staff Member: Daniel Pauly, Planning Manager Department: Community Development, Planning Division	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion	<input type="checkbox"/> Public Hearing Date: 02/13/19	<input type="checkbox"/> Approval	<input type="checkbox"/> Denial
<input type="checkbox"/> Ordinance 1 st Reading Date:	<input type="checkbox"/> Ordinance 2 nd Reading Date:	<input type="checkbox"/> None Forwarded	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Resolution	Comments: N/A		
<input checked="" type="checkbox"/> Information or Direction			
<input type="checkbox"/> Information Only			
<input type="checkbox"/> Council Direction			
<input type="checkbox"/> Consent Agenda			
Staff Recommendation: Provide feedback and direction on draft recommendations to revise density and lot size regulations for residential development, especially in the PDR Zones. Future work sessions will cover other topics including open space requirements.			
Recommended Language for Motion: NA			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities Organizational Excellence and Continuous Improvement Thoughtful, Inclusive Built Environment	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Outside of Villebois and Frog Pond, the City adopted most of the current residential development standards in 2000. The City subsequently adopted changes to Open Space standards in 2005 and changes to Accessory Dwelling Units standards in 2010 and 2019. Application of the various standards over the years have brought forward a number of areas for improvement. The proposed updates are intended to provide clarifications, resolve inconsistencies, and not inhibit reasonable development.

After substantial research, staff prepared draft recommendations for comprehensive plan text and development code text amendments and now seeks feedback and direction from the Planning Commission. The topics for discussion and draft recommendations are grouped into two main topic areas: (1) density calculations/lot size and (2) open space requirements. An April work session introduced both topic areas of the project. The July 10 work session looks to delve deeper into the details of potential changes related to the first topic area, density and lot size.

EXECUTIVE SUMMARY: For this work session, staff prepared potential changes to regulations regarding four main issues related to inconsistencies and calculation methodology for density and lot size.

Topic Area 1: Density Calculations & Lot Size

- Topic 1.1 Comprehensive Plan Map/Text Density Inconsistency.

The Comprehensive Plan Text refers to 18-20 du/acre while the map refers to 16-20 du/acre. Proposed is a simple solution of correcting the text to match the map. The 16 du/acre minimum density is consistent with the requirement that minimum density is 80% of maximum. While staff does not anticipate a lot of on the ground impact of this change, it does correct an obvious error.

- Topic 1.2 Comprehensive Plan to PDR Zone Density Conversion

Both the Comprehensive Plan and the Development Code list conversions from Comprehensive Plan map densities to PDR zones. However, the conversions lists are not consistent. The simple recommended solution is removing the conversions from the Comprehensive Plan, leaving only one source in the Development Code as the definitive place to find the conversion. This conflict and resulting lack of clarity has been a difficult issue for applicants and staff for years. The clarity added by this change will aid in ensuring the City has clear and objective standards for residential development.

- Topic 1.3 Calculating Allowed/Required Number of Dwelling Units

Two code issues exist under this topic. First, the Development Code is not clear if density calculations are based on gross or net acres. Second, the minimum and maximum density do not consistently correlate with average lot size and minimum density and build out language in the Development Code. The proposed solution for the first is to provide detailed guidance in the code of how to calculate density to remove uncertainty. The proposal is to base on gross acres. For the second part, the solution is to remove potentially conflicting language. Together with Topic 1.2, this Topic has been difficult for applicants and staff to work through over the years. Clarity added by these changes will further aid in ensuring the City has clear and objective standards for residential development.

Topic 1.4 Conflicting “Land Consuming Requirements”

A number of requirements exist in the Development Code that take up or “consume” land. Examples include lot size requirements, density requirements, and open space requirements. Together these requirements can be referred to as “land consuming requirements”. As they all compete to consume a limited supply of land, the interrelatedness of these requirements is important. The current Development Code can lead to conflicts between these requirements. These conflicts essentially do not leave enough land for all requirements to be met, particularly for smaller projects. For example, the requirement for minimum number of lots at minimum lot size may not leave enough space for the required amount of open space. The proposed solution has two main components. The first is to reduce potential conflicts by adjusting lot size requirements to be met under typical circumstances. This is an exercise of understanding how much land is needed for open space, streets, storm facilities, and how much is available for lots and divide by the required density. The first component will reduce conflicts, but conflicts may still arise. To address this, a second component of the solution is to establish a defined “Adjustment” process to reduce lots size and open space as necessary to meet minimum density rather than rely on the uncertain “Waiver” process. The proposed changes add clarity and certainty to what is now an unclear and uncertain process thus helping to ensure the City has clear and objective standards for residential development.

As a reminder, these are the basic underlying concepts for this project:

- The Comprehensive Plan density range will guide density / number of units
- No proposed changes to allowed uses
- No proposed changes to existing Comprehensive Plan Map Designations or Zone Map Designations
- Better coordinate minimum and typical lot sizes with Comprehensive Plan/Zoning density ranges
- Allow predictable flexibility rather than uncertainty of the current waiver process
- Emphasize quality over quantity for open space

EXPECTED RESULTS: Feedback and direction on draft recommendations for updating residential development standards specifically around density calculations and lot size.

TIMELINE:

No specific timeline is currently established. This will be the second work session. Future work sessions will also cover open space related regulations prior to holding a Public Hearing and adopting any amendments. Staff anticipates at least 1 but up to 3 or more additional work sessions. The scheduling of the work sessions will depend on the Planning Commission’s work program and the nature of the Commission’s feedback and recommendations. Following completion of the work sessions, a public hearing will be scheduled to recommend adoption of a final set of comprehensive plan text and development code text amendments to City Council.

CURRENT YEAR BUDGET IMPACTS: This project is using funded internal staff resources.

FINANCIAL REVIEW / COMMENTS: N/A

Reviewed by: Date:

LEGAL REVIEW / COMMENT: N/A

Reviewed by:

Date:

COMMUNITY INVOLVEMENT PROCESS: Staff has developed a list of parties involved in residential development in the recent past in Wilsonville as well as other interested parties. The list includes developers, builders, real estate brokers, planners, architects, and engineers. The City will specifically gather feedback from this group beyond the typical public notice and advertisement. Following initial direction from the Planning Commission Staff will send details of the potential changes to the interested parties.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups): Clearer standards and better design of residential neighborhoods and open spaces.

ALTERNATIVES: N/A

CITY MANAGER COMMENT: N/A

ATTACHMENTS:

- A. Topic Area 1: Additional Materials to Review for July 10, 2019 Work Session (Includes Tables and Draft Code Text)



Residential Code Update Project

Topic Area 1: Density Calculations & Lot Size

Additional Materials to Review for
July 10, 2019 Work Session

Presentation Outline

- Review Basic Project Concepts
- Topics and Draft Recommendations

Basic Project Concepts

- Comprehensive Plan Density range guides allowed/required units
- Minimum Density equals 80% of Maximum Density
- Keep allowed uses the same
- No changes to existing Comprehensive Plan Map Designations or Zone Map Designations

Basic Project Concepts (continued)

- Better coordinate minimum and typical lot sizes with Comprehensive Plan/Zoning density ranges
- Allow predictable flexibility rather than uncertainty existing with current waiver process

Topic 1.1: Comprehensive Plan

ATTACHMENT A

Map/Text Density Inconsistency

- Details:
 - The Comprehensive Plan Text refers to 18-20 du/acre while the map refers to 16-20 du/acre.
- Draft Recommendations:
 - Correct Comprehensive Plan Text to match the 16-20 du/acre
 - Consistent with 80% of max requirement.

Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion

ATTACHMENT A

- Details:
 - Both the Comprehensive Plan and the Development Code lists conversions from Comprehensive Plan map densities to PDR zones. However, the conversions lists are not consistent.

Topic 1.2: Comprehensive Plan to PDR

Zone Density Conversion

ATTACHMENT A

- Details:

Comp Plan Density Range District	Comprehensive Plan Text	Development Code
0 to 1	PDR-1	PDR-1
2 to 3	PDR-2	PDR-2
4 to 5	PDR-3	PDR-3
6 to 7	PDR-3 or PDR-4	PDR-4
10 to 12	PDR-3 or PDR-4	PDR-5
18 to 20	PDR-6 or PDR-7	PDR-6
20+	NA	PDR-7

Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion

ATTACHMENT A

- Draft Recommendations:
 - Remove PDR zone references in Comprehensive Plan text
 - Update conversion table in Development Code Section 4.124 to correctly list Comprehensive Plan densities and the corresponding zone historically most typically assigned.

Draft Proposed PDR Table

Zoning Designation	Comprehensive Plan Map Density Range District*	Max Density per Acre	Min Density per Acre	Minimum Lot Size (square feet)** <i>(Current Code Italics)</i>
PDR-1	0-1	1	0.8	20,000 <i>(25,000)</i>
PDR-2	2-3	3	2.4	7,000 <i>(12,000)</i>
PDR-3	4-5	5	4	4,500 <i>(5,000)</i>
PDR-4	6-7	7.5	6	3,000 <i>(4,000)</i>
PDR-5	10-12	12	9.6	2,000 <i>(2,500)</i>
PDR-6	16-20	20	16	None <i>(none)</i>
PDR-7	Over 20	As approved by Zoning Order/Stage 1 Master Plan, at least 20	80% of Max Density	None

*Density Range Districts are listed with whole numbers for ease of reference and use on the map, actual density range listed in columns to the right

**Lot sizes based on applying density to conceptual 10 acre site with 25% open space, 20% streets and right-of-way, and consistent lot size. Min lot size reflects maximum density.

Topic 1.3: Calculating Allowed/ Required Number of Dwelling Units

ATTACHMENT A

- Details:
 - Not consistent and clear if density calculations are based on gross or net acres
 - Comprehensive Plan Maximum/Minimum density do not consistently correlate with Average Lot Size and Minimum Density and Buildout Requirements in Development Code Planned Development Residential (PDR) text.

Topic 1.3: Calculating Allowed/ Required Number of Dwelling Units

ATTACHMENT A

- Draft Recommendations:
 - Add language in Section 4.124 of the Development Code clarifying a density calculation method based on the adjusted gross acreage (gross minus SROZ and BPA Easements) of the Stage I Master Plan area and the comprehensive plan density.
 - Add language to also indicate how to round, and how to calculate if an area is split between multiple comprehensive plan densities.
 - Remove Average Lot Size, Minimum Density at Buildout requirements, and Examples of Typically Permitted language for each PDR Zone. Minimum and maximum density and minimum lot size will be reflected in table.

Draft Density Calculation Text

ATTACHMENT A

Unit count limitations. Unit count limitations are calculated by multiplying the density number by the adjusted gross acreage (gross acreage minus SROZ and existing BPA Easements) of the Stage I Master Plan area and rounding down to the nearest whole number. For example, any number greater than 4 and less than 5 shall be rounded down to 4. If the Stage I Master Plan area is subject to more than one Comprehensive Plan density, calculations for areas of differing densities shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

- A. Maximum unit count at build out of Stage I Master Plan area: Adjusted Gross Acreage multiplied by upper density limit(s) for area shown on Comprehensive Plan Map.
- B. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A above.

Draft PDR Table

Zoning Designation	Comprehensive Plan Map Density Range District*	Max Density per Acre	Min Density per Acre	Minimum Lot Size (square feet)** <i>(Current Code Italics)</i>
PDR-1	0-1	1	0.8	20,000 <i>(25,000)</i>
PDR-2	2-3	3	2.4	7,000 <i>(12,000)</i>
PDR-3	4-5	5	4	4,500 <i>(5,000)</i>
PDR-4	6-7	7.5	6	3,000 <i>(4,000)</i>
PDR-5	10-12	12	9.6	2,000 <i>(2,500)</i>
PDR-6	16-20	20	16	None <i>(none)</i>
PDR-7	Over 20	As approved by Zoning Order/Stage 1 Master Plan, at least 20	80% of Max Density	None

*Density Range Districts are listed with whole numbers for ease of reference and use on the map, actual density range listed in columns to the right
 **Lot sizes based on applying density to conceptual 10 acre site with 25% open space, 20% streets and right-of-way, and consistent lot size. Min lot size reflects maximum density.

Topic 1.4: Conflicting “Land Consuming Requirements”

ATTACHMENT A

- Details:
 - Due to lack of or unclear correlation, it is sometimes not mathematically possible to meet minimum density, allow SROZ density transfer, meet open space requirements, and meet lot size requirements, particularly on smaller projects with SROZ. Added open space requirements from Ord No. 589 in 2005 did not adjust other “land consuming” requirements for appropriate correlation.

Topic 1.4: Conflicting “Land Consuming Requirements”

ATTACHMENT A

- Draft Recommendations:
 - Lot Size:
 - Modify lot size requirements to enable open space requirements to be met under typical conditions.
 - Flexibility without Waivers
 - Continue to allow flexibility in application of the PDR zones when rezoning from RA-H.
 - Establish a defined “Adjustment” process to reduce lot size and open space as necessary to meet minimum density rather than rely on uncertain “Waiver” process.

Draft Adjustment Text

(.10) Adjustments to Ensure Minimum Density is Met. In development not involving Multi-Family Dwelling Units, if demonstrated by the applicant that it is not physically possible to accommodate the minimum number of units at the required minimum lot size and the minimum open space the following adjustments shall be made to the minimum extent necessary to enable minimum density to be met plus any SROZ density transfer pursuant to Subsection 4.139.11 (.02). Adjustments to minimum lot size, width, and depth shall be used to the extent allowed prior to any adjustment to minimum open space requirements.

Draft Adjustment Text Continued

- A. Adjustments to Minimum Lot Size, Width, Depth: Up to 20% of the lots rounded down to the nearest whole number, or a minimum of 1 for subdivisions of 4 lots, can be reduced below the minimum lot size by 20%. For example, the maximum allowed, as necessary, adjustment for a 100 lot subdivision in the PDR-5 zone would be to reduce 20 lots to as low as 1,600 square feet (20% of 2,000 square foot minimum lot size). The minimum lot width and minimum lot depth can also be adjusted by up to 20% as necessary to allow the reduction of lot size by up to 20%.

Draft Adjustment Text Continued

- B. Adjustment to Open Space Area: Non-SROZ open space may be reduced to the extent necessary following maximizing the allowed reduction of lot size. However, all subdivisions with 10 or more lots shall require a minimum of one individual usable, programmed open space of at least 2,000 square feet meeting the requirements of Subsection 4.113 (.01) C. 1.-2. and subdivisions with less than 10 lots shall require one individual usable open space of at least 1,000 square feet meeting the same requirements.



Residential Code Update Project

Topic Area 1: Density Calculations & Lot Size for PDR Zones

Planning Commission Work Session

July 10, 2019

Presented by Daniel Pauly AICP, Planning Manager

Presentation Outline

- Background
- Why Important
- Topics and Draft Recommendations

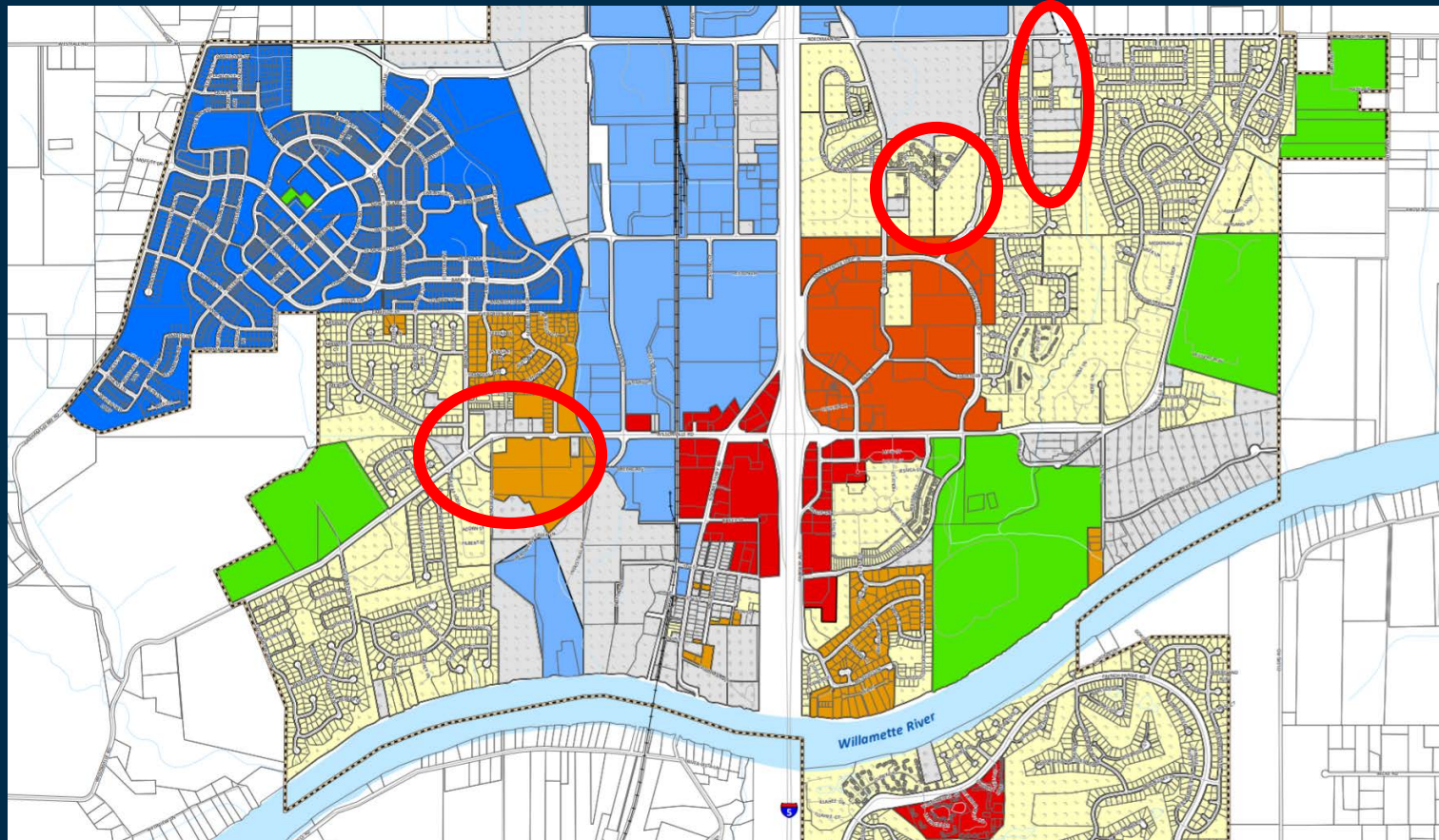
Background

- PDR (Planned Development Residential)
 - Year 2000 Code Updates
 - 2005 Open Space Code Revisions
 - ADU Code Revisions in 2010 and 2019
- Village Zone for Villebois 2003
- Residential Neighborhood Zone for Frog Pond in 2017

Background

- Residential Neighborhood (RN) Zone=
 - +Best Components of V Zone
 - +Best Components of PDR Zones
 - +Model Codes and Best Practices
- This project=
 - Problematic PDR Components
 - +RN Code Components
 - +Other Lessons Learned & Best Practices

Where it Matters Most



Why Are Change Warranted

- Excellence and Continuous Improvement
- Make Code More Clear and Objective
- Ensure Feasible Implementation of Standards
- Better Tailor to Smaller-Scale Projects

Excellence and Continuous Improvement

- Most of the PDR standards almost 20 years old
- Opportunities identified by staff and customers should be addressed periodically
- Focus on improvements with greatest impact

Clear and Objective Standards

- In practice code implemented in spirit of state rules around clear and objective standards
 - i.e. code not implemented in a subjective manner that unduly increases cost of needed housing
- Current code lacks clarity for calculating density etc. , relies heavily on subjective waivers
- This project aims to add clarity to code and limit subjective review

Feasible Implementation

- “Math” doesn’t always work
- Conflicting “land consuming” requirements
 - Density and minimum lot size
 - Right-of-way
 - Open space
 - Stormwater
- Project aims to adjust standards, reduce conflicts, and ensure “math works” under most circumstances

“Land Consuming Requirements”

Min. Density x Min. Lot Size +
Open Space Requirements +
Right-of-way dedication +
Stormwater treatment areas



Available Land

Accommodate Smaller Projects

- Current PDR standards focus on larger projects, encourage land consolidation
- New growth areas (Villebois and Frog Pond) using different zoning standards
- Only a couple large sites (10+ acres) exist where PDR standards would be applied
- A number of potential small size (1-5 acre) sites
- Updated standards more focused on smaller sites while still accommodating larger projects

Topic 1.1: Comprehensive Plan Map/Text Density Inconsistency

- Details:
 - The Comprehensive Plan Text refers to 18-20 du/acre while the map refers to 16-20 du/acre.
- Why Change:
 - Excellence and Continuous Improvement
- Draft Recommendations:
 - Correct Comprehensive Plan Text to match the 16-20 du/acre

Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion

- Details:
 - Both the Comprehensive Plan and the Development Code lists conversions from Comprehensive Plan map densities to PDR zones. However, the conversions lists are not consistent.
- Why Change:
 - Excellence and Continuous Improvement
 - Make Code More Clear and Objective

Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion

- Details:

Comp Plan Density Range District	Comprehensive Plan Text	Development Code
0 to 1	PDR-1	PDR-1
2 to 3	PDR-2	PDR-2
4 to 5	PDR-3	PDR-3
6 to 7	PDR-3 or PDR-4	PDR-4
10 to 12	PDR-3 or PDR-4	PDR-5
18 to 20	PDR-6 or PDR-7	PDR-6
20+	NA	PDR-7

Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion

- Draft Recommendations:
 - Remove PDR zone references in Comprehensive Plan text
 - Update conversion table in Development Code to correctly list Comprehensive Plan densities and the typical corresponding zone historically assigned.

Draft Proposed PDR Table

Zoning Designation	Comprehensive Plan Map Density Range District*	Max Density per Acre	Min Density per Acre	Minimum Lot Size (square feet)** <i>(Current Code Italics)</i>
PDR-1	0-1	1	0.8	20,000 <i>(25,000)</i>
PDR-2	2-3	3	2.4	7,000 <i>(12,000)</i>
PDR-3	4-5	5	4	4,500 <i>(5,000)</i>
PDR-4	6-7	7.5	6	3,000 <i>(4,000)</i>
PDR-5	10-12	12	9.6	2,000 <i>(2,500)</i>
PDR-6	16-20	20	16	None <i>(none)</i>
PDR-7	Over 20	As approved by Zoning Order/Stage 1 Master Plan, at least 20	80% of Max Density	None

*Density Range Districts are listed with whole numbers for ease of reference and use on the map, actual density range listed in columns to the right
 **Lot sizes based on applying density to conceptual 10 acre site with 25% open space, 20% streets and right-of-way, and consistent lot size. Min lot size reflects maximum density.

Topic 1.3: Calculating Allowed/ Required Number of Dwelling Units

- Details:
 - Unclear if density calculations are based on gross or net acres
 - Comprehensive Plan Maximum/Minimum density do not consistently correlate with Average Lot Size and Minimum Density and Buildout Requirements in Development Code Planned Development Residential (PDR) text.

Topic 1.3: Calculating Allowed/ Required Number of Dwelling Units

- Why Change:
 - Excellence and Continuous Improvement
 - Make Code More Clear and Objective
 - Ensure Feasible Implementation of Standards

Topic 1.3: Calculating Allowed/ Required Number of Dwelling Units

- Draft Recommendations:
 - Clarify density calculation method:
 - Based on buildable gross acreage (gross minus SROZ and BPA Easements) of the Stage I Master Plan area and the comprehensive plan density.
 - Remove Average Lot Size, Minimum Density at Buildout requirements, and Examples of Typically Permitted language for each PDR Zone to avoid conflicts. Minimum and maximum density will be reflected in table.

Draft Density Calculation Text

Unit count limitations. Unit count limitations are calculated by multiplying the density number by the buildable gross acreage (gross acreage minus SROZ and existing BPA Easements) of the Stage I Master Plan area and rounding down to the nearest whole number. For example, any number greater than 4 and less than 5 shall be rounded down to 4. If the Stage I Master Plan area is subject to more than one Comprehensive Plan density, calculations for areas of differing densities shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

- A. Maximum unit count at build out of Stage I Master Plan area: Buildable Gross Acreage multiplied by upper density limit(s) for area shown on Comprehensive Plan Map.
- B. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A. above.

Draft Proposed PDR Table

Zoning Designation	Comprehensive Plan Map Density Range District*	Max Density per Acre	Min Density per Acre	Minimum Lot Size (square feet)** <i>(Current Code Italics)</i>
PDR-1	0-1	1	0.8	20,000 <i>(25,000)</i>
PDR-2	2-3	3	2.4	7,000 <i>(12,000)</i>
PDR-3	4-5	5	4	4,500 <i>(5,000)</i>
PDR-4	6-7	7.5	6	3,000 <i>(4,000)</i>
PDR-5	10-12	12	9.6	2,000 <i>(2,500)</i>
PDR-6	16-20	20	16	None <i>(none)</i>
PDR-7	Over 20	As approved by Zoning Order/Stage 1 Master Plan, at least 20	80% of Max Density	None

*Density Range Districts are listed with whole numbers for ease of reference and use on the map, actual density range listed in columns to the right
 **Lot sizes based on applying density to conceptual 10 acre site with 25% open space, 20% streets and right-of-way, and consistent lot size. Min lot size reflects maximum density.

Topic 1.4: Conflicting “Land Consuming Requirements”

- Details:
 - It is sometimes not mathematically possible to meet all “land consuming requirements”

Min. Density x Min. Lot Size +
Open Space Requirements +
Right-of-way dedication +
Stormwater treatment areas

> Available Land

Topic 1.4: Conflicting “Land Consuming Requirements”

- Why Important:
 - Excellence and Continuous Improvement
 - Make Code more Clear and Objective
 - Ensure Feasible Implementation of Standards
 - Better Tailor to Smaller-Scale Projects

Topic 1.4: Conflicting “Land Consuming Requirements”

Example 1: 4.37 acre lot zoned PDR-3 with 2.04 acres SROZ, min. density 9 lots + 5 lots SROZ transfer, 14 total lots

Gross Area	4.37
- SROZ	2.04
- Right-of-Way	0.48
- Usable Open Space	0.29

$1.56 \text{ acres} / 14 = 4853 \text{ average square feet per lot}$

<

Min. Lot Size of 5,000 sf

Available for Private Lots 1.56

Topic 1.4: Conflicting “Land Consuming Requirements”

Example 2: 1.48 acre lot zoned PDR-4 min density 8 lots

Gross Area 1.48

- Right-of-Way 0.40

- Open Space 0.37

$0.71 \text{ acres} / 8 = 3,866$ average
square feet per lot

<

Available for Private Lots 0.71

Min. Lot Size of 4,000 sf

Topic 1.4: Conflicting “Land Consuming Requirements”

- Draft Recommendations:
 - Lot Size:
 - Modify lot size requirements to enable density requirements to be met along with other “land consuming requirements” in typical circumstances.
 - Flexibility without Waivers
 - Establish a defined “Adjustment” process rather than rely on uncertain “Waiver” process.

Draft Proposed PDR Table

Zoning Designation	Comprehensive Plan Map Density Range District*	Max Density per Acre	Min Density per Acre	Minimum Lot Size (square feet)** <i>(Current Code Italics)</i>
PDR-1	0-1	1	0.8	20,000 <i>(25,000)</i>
PDR-2	2-3	3	2.4	7,000 <i>(12,000)</i>
PDR-3	4-5	5	4	4,500 <i>(5,000)</i>
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PDR-5	10-12	12	9.6	2,000 <i>(2,500)</i>
PDR-6	16-20	20	16	None <i>(none)</i>
PDR-7	Over 20	As approved by Zoning Order/Stage 1 Master Plan, at least 20	80% of Max Density	None

*Density Range Districts are listed with whole numbers for ease of reference and use on the map, actual density range listed in columns to the right
 **Lot sizes based on applying density to conceptual 10 acre site with 25% open space, 20% streets and right-of-way, and consistent lot size. Min lot size reflects maximum density.

Draft Adjustment Text

(.10) Adjustments to Ensure Minimum Density is Met. In development not involving Multi-Family Dwelling Units, if demonstrated by the applicant that it is not physically possible to accommodate the minimum number of units at the required minimum lot size and the minimum open space the following adjustments shall be made to the minimum extent necessary to enable minimum density to be met plus any SROZ density transfer pursuant to Subsection 4.139.11 (.02). Adjustments to minimum lot size, width, and depth shall be used to the extent allowed prior to any adjustment to minimum open space requirements.

Draft Adjustment Text Continued

A. Adjustments to Minimum Lot Size, Width, Depth: Up to 20% of the lots rounded down to the nearest whole number, or a minimum of 1 for subdivisions of 4 lots, can be reduced below the minimum lot size by 20%. For example, the maximum allowed, as necessary, adjustment for a 100 lot subdivision in the PDR-5 zone would be to reduce 20 lots to as low as 1,600 square feet (20% of 2,000 square foot minimum lot size). The minimum lot width and minimum lot depth can also be adjusted by up to 20% as necessary to allow the reduction of lot size by up to 20%.

Draft Adjustment Text Continued

- B. Adjustment to Open Space Area: Non-SROZ open space may be reduced to the extent necessary following maximizing the allowed reduction of lot size. However, all subdivisions with 10 or more lots shall require a minimum of one individual usable, programmed open space of at least 2,000 square feet meeting the requirements of Subsection 4.113 (.01) C. 1.-2. and subdivisions with less than 10 lots shall require one individual usable open space of at least 1,000 square feet meeting the same requirements.

**PLANNING COMMISSION
WEDNESDAY, JULY 10, 2019
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*Approved as amended
at the August 14, 2019
PC Meeting*

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Jerry Greenfield called the meeting to order at 6:00 pm. Those present:

Planning Commission: Jerry Greenfield, Eric Postma, Peter Hurley, Phyllis Millan, and Kamran Mesbah. Simon Springall and Ron Heberlein were absent.

City Staff: Miranda Bateschell, Amanda Guile-Hinman, and Daniel Pauly

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZENS INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

A. Consideration of the June 12, 2019 Planning Commission minutes.

II. WORK SESSION

A. Residential Code Revision Project (Daniel Pauly)

Miranda Bateschell, Planning Director, announced that Daniel Pauly had been promoted to Planning Manager, so he would be more involved at the Planning Commission level. She highlighted Mr. Pauly's experience working at the City for more than 11 years, especially his work on the Development Code. She explained that in working to implement bigger projects, including the adoption of Frog Pond, City Staff discovered inconsistencies and a lack of clarity in the Code. The Residential Code Revision Project had been introduced to the Planning Commission at a work session two or three months ago. Due to the quantity of information, the Project was broken down into two different topic areas with Topic 1 being presented tonight.

Daniel Pauly, Planning Manager, presented Topic Area 1 of the Residential Code Revision Project, titled Density Calculations and Lot Size for PDR Zones, via PowerPoint. Key topics of the presentation included the background of the Revision Project, why the Project was important, details regarding the challenges within the Code, and draft recommendations for consideration.

Discussion and feedback from the Commission on the Topic Areas was as follows with responses to Commissioner questions as noted:

- Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion
 - Mr. Pauly clarified the existing PDR Zones could not be redefined because the existing seven PDR Zones would remain; the number was not changing and the same implementation method would be used. Each density range in the Comprehensive Plan had a direct correspondence to a PDR Zone. He explained that calculating 80 percent of the maximum resulted in decimal points, so the "District" label (Slide 16) was added which used whole numbers. The actual density used decimals as necessary.

- Regarding the 12 to 16 unit per acre density gap between PDR-5 and -6 (Slide 16), Mr. Pauly explained no lands in the city had those designations and Staff did not anticipate any urban areas having those designations over time. However, if City decision makers wanted to assign the 12 to 16 unit density range to future lands, it could be added as part of that legislative process.
 - Mr. Pauly noted the “missing middle” would be discussed more over time as the City looked at implementing House Bill 2001. All PDR Zones allowed the entire range of housing types; therefore, any type of housing could be assigned to any of the PDR Zones represented in the chart, so the definitions from State statute could be added to the Code at some point.
 - The 7- to 15- unit range per acre was the sweet spot and yet part of the density gap. However, the gap could be addressed in the upcoming work by the Equitable Housing Task Force with Staff reviewing any proposed recommendations to ensure uniformity with the Code revisions.
- Mr. Pauly agreed it would be a simple exercise to add a new density range not currently represented to the Proposed PDR Table or the Comprehensive Plan Map if the City decided to redesignate land within the city or to designate a new urban area.
- Ms. Bateschell assured Staff was already aware of House Bill 2001 and working to determine the scope of work for the City, which would be presented to the Planning Commission and City Council for a briefing in terms of what actions should be taken to assess the Code and adopt changes. That Code work on House Bill 2001 had to be completed by July of 2022. However, moving forward with the project sooner could give the City the opportunity to obtain Technical Assistance Grants from the State.
 - If desired, the Planning Commission could revisit the density range gap conversation and add new density ranges during the Code update so they could be readily applied in the future as opposed to creating the ranges/zone at the time of application. Staff believed including the gap in the Code would make it easier to apply the zones in the future.
- Commissioner Mesbah stated he was fine addressing the gaps in density when there was an actual need.
- Chair Greenfield understood leaving the gaps would make it easier to adapt to new needs, rather than changing what was already in the Code.
- Commissioner Postma noted the old filbert orchard provided an ideal example of how the zone gaps could be problematic. The orchard was relatively large in size and the 7 to 10 units per acre might be ideal, but developers would not be able to move quickly because of the legislative processes required to open the door for a density appropriate for the site.
- Mr. Pauly reiterated adding a new density range would be easy to do either way.
- Ms. Bateschell suggested working through tonight’s remaining topics and addressing the density range gap as a subsequent item during the Topic 2 discussion to allow the Commissioners time to consider the matter further.
- Topic 1.3: Calculating Allowed/Required Number of Dwelling Units
 - Mr. Pauly clarified the purpose of this revision was to have a clear number with regard to the number of units that could be built on a certain sized parcel, which was the calculation Staff used in practice over the years, but it was not entirely clear in the Code.
 - The advantage of calculating density on the buildable gross acreage rather than the net buildable acreage was that gross acreage would remain constant, while net acreage could change depending on the design process. For example, different street sections had different right-of-way measurements, which would change the net usable acreage and therefore, the number of units, etc. (Slide 20)
 - Using gross acreage prevented undue calculations, but using net acreage provided a better reflection of how people experience the density because it provided the actual lot sizes and therefore, more apparent open space.
 - Mr. Pauly noted the open space could be accommodated for by the underlying understanding that at gross acreage, it was not all lot area. Net acreage was such a variable that it became cumbersome and uncertain to calculate density. That discussion occurred with regard to Frog Pond as well, and ultimately the gross acreage minus Significant Resource Overlay Zone (SROZ) and the

Bonneville Power Administration (BPA) was used to determine the number of units in each sub area in order to set the certainty.

- If trying to address the adverse impacts of a development by using out-of-the-box concepts that add to the minimum open space requirement, gross buildable acreage would penalize the developer because it would show as lower density or fewer lots for the development. The incentive was to do something that improved the equality, environment, habitats, etc. Although the SROZ would be taken out of the equation, the concern was if a developer wanted to do something more. More calculations would be involved if a developer wanted to rehab wetlands not part of the SROZ, resulting in fewer lots. Using gross calculations could prevent additional environmental improvements, and also simplify Staff's work by having constant numbers.
 - Mr. Pauly added that calculating the gross acreage would be easier for the Development Review Board (DRB), neighbors, and anyone concerned with the density by creating a constant earlier in the process which he believed was the best choice.
- Commissioner Mesbah hoped the Commission would consider that using gross calculations would potentially take away the incentive to improve the environment and habitats from those who want to pursue regenerative development. However, if developers started to abuse this calculation, then it would not be regenerative. He clarified he was not advocating to use net versus gross, but this was a decision point. Although, Staff aimed for practical enforcement using gross calculations, which was very specific, clear and objective, versus a regenerative approach that many environmental groups advocated.
- Applying the draft language to the Comprehensive Plan numbers to get the minimum and maximum densities presented within the red square in the Draft Proposed PDR Table (Slide 21) resulted in some mathematical anomalies in the table that might be problematic. For example, the minimum density requirement for PDR-5 was in the 10- to 12-unit range. However, based on the math, the minimum density per acre for PDR-5 was actually 9.6 units. In PDR-4, a little more than 7 units could be built. If the goal was to create some legal certainty and avoid legal exposure, the anomalies in the table could create some false expectations about the number of units that could be built.
 - Mr. Pauly explained when the Code was rewritten in 1999-2000 to address this issue, actually caused a lot of the issues by trying to make a whole number out of a decimal. He recommended using specific language to explain that the density range in the Comprehensive Plan was not the actual range, but more of a title or District.
- Commissioner Postma asked if that was understood to a point where no developer would say, "that's not what I expected based upon your Comprehensive Plan." Different expectations about what could be built and what could actually be built was a concern.
 - Staff explained that the Implementing Table in the Development Code had the numbers right next to each other and was very clear about what was the actual density range. Currently, there was no chart included the actual density numbers next to the Comprehensive Plan numbers, so the Proposed PDR Table was more of a straight-forward approach. (Slide 21)
 - Commissioner Postma noted the revision would reduce, but not eliminate the risk to the City. Although the maximum density was not being reduced, the concern was it might not be the density as easily advertised.
- Topic 1.4, Conflicting "Land Consuming Requirements"
 - If the 20 percent lot size reductions could be done, it would practically eliminate the possibility that a site was unbuildable because the math could not work. The examples on Slides 24 and 25 were not atypical; the lot size was generally very close to the actual measurements. If a site was not developable, not much could be done to make it work; the lot size reduction would not work for everything.
 - The 20 percent lot size reduction of the minimum lot size would not make buildable lands unbuildable, but it would make accommodations for unbuildable lands. Additionally, it created more certainty for developers, neighbors, and the DRB because lands that were buildable through the waiver process would no longer need waivers.
 - Wilsonville had a great deal of open space that was undevelopable. What if a developer was to obtain a waiver to reduce the amount of open space in exchange for higher quality open space? Such an

exchange would be more beneficial than restricting the use of waivers for open space. Required open space often resulted in arborvitae and rhododendrons, rather than a park, walking trail, or sport court.

- Mr. Pauly stated open space would be a discussion topic at the next Planning Commission meeting. At which time the Staff's recommendation to make changes that emphasize quality and intelligent design over the quantity of open space would be explained in more detail.
 - One way to address ensure designs were clear and objective was to have qualified professionals design open space areas.

Commissioner Postma voiced concern about using gross rather than net acreage for density. While the math worked out the same for gross and net density calculations, it seemed to create more compact housing in some instances. He was uncertain how to resolve his concern, but if a certain density feel was desired in the zones, then they might feel more dense because of the proposed approach versus another. For most of the public, density was a feeling more than a mathematical equation, while the Commission and Staff were dealing more with the math and less with the feeling.

- Mr. Pauly agreed density was a feeling, but what created that feeling? Was it setbacks, actual number of units, the actual urban design, and how could it be addressed?

Chair Greenfield noted that while feelings might be clear, they were not necessarily objective. Mr. Pauly added that was what made Code writing so much fun.

Commissioner Mesbah said he was not sure using gross versus net would necessarily result in the appearance of more density. Net acreage calculations basically prescribed minimum lot sizes in an area with few natural resources and resulted in wall-to-wall development that looked cluttered. Using gross would not necessarily create a more dense feeling; it was just a different approach to determining the number of lots on a site.

Ms. Bateschell confirmed the Commission was satisfied with Staff's policy direction regarding the four outlined areas, noting one might be impacted by the open space discussion, and if so, Staff would bring it back based on the results of the Commission's open space discussion

Commissioner Mesbah noted this session dealt mostly with quantitative topics, while qualitative aspects regarded topics, such as open space, that he believed would have a greater impact on the feeling of density, and he was eager to engage in those discussions.

Mr. Pauly added future conversations that involved Frog Pond and any changed to the Frog Pond West standards would likely increase the interest within the community.

Chair Greenfield noted one could not easily guess the number of residences in Charbonneau because they were so cleverly designed they did not appear to be separate residences, the density was actually misleading, but was that clear and objective. He had never been sold on the clear and objective requirement, adding he believed there was room for a City to exercise some aesthetic judgement.

Mr. Pauly replied it was important to balance aesthetic judgement to ensure it did not become a veto power.

III. INFORMATIONAL

A. City Council Action Minutes (June 3 & 7, 2019)

B. 2019 Planning Commission Work Program

IV. ADJOURNMENT

Chair Greenfield adjourned the regular meeting of the Wilsonville Planning Commission at 7:20 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Tami Bergeron, Administrative Assistant-Planning

**RESIDENTIAL ZONING STANDARDS
MODERNIZATION PROJECT
LP20-0001 RECORD**

2019, April 10 - PC Work session

- Staff Report & Attachments
- Presentation
- Minutes Excerpt



PLANNING COMMISSION

WEDNESDAY, APRIL 10, 2019

II. WORK SESSION

A. Residential Code Revision Project (Pauly) (60 minutes)



PLANNING COMMISSION STAFF REPORT

Meeting Date: April 10, 2019		Subject: Introduction to Residential Code Update Project Staff Member: Daniel Pauly, Senior Planner Department: Community Development, Planning Division.	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion	<input type="checkbox"/> Public Hearing Date: 02/13/19	<input type="checkbox"/> Approval	<input type="checkbox"/> Denial
<input type="checkbox"/> Ordinance 1 st Reading Date:	<input type="checkbox"/> Ordinance 2 nd Reading Date:	<input type="checkbox"/> None Forwarded	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Resolution	Comments: N/A		
<input checked="" type="checkbox"/> Information or Direction			
<input type="checkbox"/> Information Only			
<input type="checkbox"/> Council Direction			
<input type="checkbox"/> Consent Agenda			
Staff Recommendation: Provide feedback and direction on draft recommendations to revise open space and density calculation regulations for residential development, especially in the PDR Zones.			
Recommended Language for Motion: NA			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities	<input type="checkbox"/> Adopted Master Plan(s)	<input checked="" type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION: The City adopted most of the current residential development standards, applying outside of Villebois and Frog Pond, in 2000. The City

subsequently adopted changes to Open Space standards in 2005 and changes to Accessory Dwelling Units standards in 2010 and 2019. Application of standards over the years have brought forward a number of areas for improvement and updates to provide clarifications, resolve inconsistencies, and not inhibit reasonable development. After substantial research, staff prepared draft recommendations for comprehensive plan text and development code text amendments and now seeks feedback and direction from the Planning Commission. The topics for discussion and draft recommendations are grouped into two main topic areas, density calculations/lot size and open space requirements. This work session looks to introduce the project. Future work sessions will delve deeper into the details of the necessary Comprehensive Plan text and Development Code text amendments prior to holding a Public Hearing and adopting any amendments.

EXECUTIVE SUMMARY: Application of residential development standards, including density, lot size, and open space standards, have brought to surface areas for improvement and clarification. This project aims to address the areas for improvement and provide certain clarifications. For this work session staff prepared a presentation introducing the topic areas and draft recommendations. The presentation begins with laying out the basic concepts guiding the project to this point. Subsequent slides go into each of eight topics. For each topic, details are provided of current issues and considerations followed by draft recommendations. Based on input from the Commission, future work sessions will delve into the details of potential comprehensive plan text and development code amendments. An outline of the presentation for the upcoming meeting is below.

Basic Project Concepts:

- Comprehensive Plan density range guides number of units
- No changes to allowed uses
- No changes to existing Comprehensive Plan Map Designations or Zone Map Designations
- Add new Comprehensive Plan Designations and Zone Map Designations to fill density gaps to be potentially used in the future
- Better coordinate minimum and typical lot sizes with Comprehensive Plan/Zoning density ranges
- Allow predictable flexibility rather than uncertainty of the current waiver process
- Emphasize quality over quantity for open space
- Base lot standards (lot coverage, lot width and depth) on lot size rather than zoning

Topic Area 1: Density Calculations & Lot Size

- Topic 1.1 Comprehensive Plan Map/Text Density Inconsistency
- Topic 1.2 Comprehensive Plan to PDR Zone Density Conversion
- Topic 1.3 Calculating Allowed/Required Number of Dwelling Units
- Topic 1.4 Conflicting “Land Consuming Requirements”

Topic Area 2: Open Space Requirements

- Topic 2.1 Calculating Open Space
- Topic 2.2. Open Space for Small Projects
- Topic 2.3 Amount of Usable Open Space
- Topic 2.4 Ensuring Usability of Open Space

EXPECTED RESULTS: Initial feedback and direction on draft recommendations for updating residential development standards specifically around density calculations, lot size, and open space requirements.

TIMELINE:

No specific timeline is currently established. Following the initial work session, each of the 2 topic areas will take at least 1-2 work sessions to work through the details of the recommended amendments. The scheduling of the work sessions will depend on the Planning Commission's work program and the nature of the Commission's feedback and recommendations. Following completion of the work sessions, a public hearing will be scheduled to recommend adoption of a final set of comprehensive plan text and development code text amendments to City Council.

CURRENT YEAR BUDGET IMPACTS: This project is using funded internal staff resources.

FINANCIAL REVIEW / COMMENTS: N/A

Reviewed by: Date:

LEGAL REVIEW / COMMENT: N/A

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS: Staff has developed a list of parties involved in residential development in the recent past in Wilsonville as well as other interested parties. The list includes developers, builders, real estate brokers, planners, architects, and engineers. The City will specifically gather feedback from this group beyond the typical public notice and advertisement.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups): Clearer standards and better design of residential neighborhoods and open spaces.

ALTERNATIVES: N/A

CITY MANAGER COMMENT: N/A

ATTACHMENTS:

- A. Presentation: Residential Code Update Project: An Introduction



Residential Code Update Project

An Introduction

Planning Commission Work Session

April 10, 2019

Presented by Daniel Pauly AICP, Senior Planner

Presentation Outline

- Basic Project Concepts
- Topics and Draft Recommendations
- Two Topic Areas
 - Density Calculations
 - Open Space Requirements

Basic Project Concepts

- Comprehensive Plan Density range guides allowed/required units
- Minimum Density equals 80% of Maximum Density
- Keep allowed uses the same
- No changes to existing Comprehensive Plan Map Designations or Zone Map Designations

Basic Project Concepts (continued)

- Add new Comprehensive Plan Designations and Zone Map Designations to fill gaps to be potentially used in the future
- Better coordinate minimum and typical lot sizes with Comprehensive Plan/Zoning density ranges
- Allow predictable flexibility rather than uncertainty existing with current waiver process
- Emphasize quality over quantity for open space
- Base lot standards (lot coverage, lot width and depth) on lot size rather than zoning

Residential Code Update Project



TOPIC AREA 1

DENSITY CALCULATIONS & LOT SIZE

Topic 1.1: Comprehensive Plan Map/Text Density Inconsistency

- Details:
 - The Comprehensive Plan Text refers to 18-20 du/acre while the map refers to 16-20 du/acre.
- Draft Recommendations:
 - Correct Comprehensive Plan Text to match the 16-20 du/acre, consistent with 80% of max requirement.

Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion

- Details:
 - Both the Comprehensive Plan and the Development Code lists conversions from Comprehensive Plan map densities to PDR zones. However, the conversions lists are not consistent.

Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion

- Draft Recommendations:
 - Remove PDR zone references in Comprehensive Plan text
 - Update conversion table in Development Code Section 4.124 to correctly list Comprehensive Plan densities and the corresponding zone historically most typically assigned.
 - Add new Comprehensive Plan density range and corresponding PDR zones to fill current gaps. The new density ranges and zones could be used with future map amendments. No current designations would change.

Topic 1.3: Calculating Allowed/ Required Number of Dwelling Units

- Details:
 - Not consistent and clear if density calculations are based on gross or net acres
 - Comprehensive Plan Maximum/Minimum density do not consistently correlate with Average Lot Size and Minimum Density and Buildout Requirements in Development Code Planned Development Residential (PDR) text.

Topic 1.3: Calculating Allowed/ Required Number of Dwelling Units

- Draft Recommendations:
 - Add language in Section 4.124 of the Development Code clarifying a density calculation method based on the gross acreage of the Stage I Master Plan area and the comprehensive plan density. Added language to also indicate how to round, and how to calculate if an area is split between multiple comprehensive plan densities.
 - Remove Average Lot Size, Minimum Density at Buildout requirements, and Examples of Typically Permitted language for each PDR Zone. Minimum and maximum density and minimum and typical lot size will be reflected in table.

Topic 1.4: Conflicting “Land Consuming Requirements”

- Details:
 - Due to lack of or unclear correlation, it is sometimes not mathematically possible to meet minimum density, allow SROZ density transfer, meet open space requirements, and meet lot size requirements, particularly on smaller projects with SROZ. Added open space requirements from Ord No. 589 in 2005 did not adjust other “land consuming” requirements for appropriate correlation.

Topic 1.4: Conflicting “Land Consuming Requirements”

- Draft Recommendations:
 - Lot Size:
 - Modify lot size requirements to enable open space requirements to be met under typical conditions.
 - Flexibility without Waivers
 - Continue to allow flexibility in application of the PDR zones when rezoning from RA-H.
 - Establish a defined “Adjustment” process to reduce lot size and open space as necessary to meet minimum density rather than rely on uncertain “Waiver” process.

Draft PDR Table

Zoning Designation	Comprehensive Plan Map Density Range District*	Max Density per Acre	Min Density per Acre	Minimum Lot Size (square feet)** <i>(Current Code Italics)</i>	Typical Lot Size for 1 unit on its own lot (square feet)** <i>(Current Avg Lot Size Italics)</i>
PDR-1	0-1	1	0.8	24,000 <i>(25,000)</i>	30,000 <i>(30,000)</i>
PDR-VLD	1-2	1.5	1.2	16,000 NA	20,000 NA
PDR-2	2-3	3	2.4	8,000 <i>(12,000)</i>	10,000 <i>(16,000)</i>
PDR-LD	3-4	3.75	3	6,400 NA	8,000 NA
PDR-3	4-5	5	4	4,800 <i>(5,000)</i>	6,000 <i>(7,000)</i>
PDR-MD	5-6	6	4.8	4,000 NA	5,000 NA
PDR-4	6-7	7.5	6	3,200 <i>(4,000)</i>	4,000 <i>(5,000)</i>
PDR-MHD	8-9	9.4	7.52	2,560 NA	3,200 NA
PDR-5	10-12	12	9.6	2,000 <i>(2,500)</i>	2,500 <i>(3,000)</i>
PDR-HD	12-15	15	12	1,600 NA	2,000 NA
PDR-6	16-20	20	16	1,200 <i>(none)</i>	1,500 <i>(none)</i>
PDR-7	Over 20	As approved by Zoning Order/Stage 1 Master Plan, at least 20	80% of Max Density	NA	NA

*Density Range Districts are listed with whole numbers for ease of reference and use on the map, actual density range listed in columns to the right

**Lot sizes based on applying density to conceptual 10 acre site with 25% open space, 20% streets and right-of-way, and consistent lot size. Min lot size reflects maximum density, typical lot size reflects mid point between minimum and maximum density.

Residential Code Update Project

TOPIC AREA 2

OPEN SPACE REQUIREMENTS



Topic 2.1: Calculating Open Space

- Details:
 - Development Code language not clear if gross or net area, or what area type of areas can be included.
- Draft Recommendations:
 - Add language clarifying required residential open space is 25% of the gross area of Stage I Plan area. Other new language clarifies what qualifies as open space.

Topic 2.2: Open Space for Small Projects

- Details:
 - Historically, feasibility of certain small projects difficult when meeting the 25%, ¼ acre usable open space requirements.
- Draft Recommendations:
 - Make open space subject to “Adjustments” related to allowing minimum density to be met providing defined flexibility particularly applicable to smaller projects.
 - Change the minimum amount of usable open space for small projects, focusing more on quality rather than quantity.
 - 10% usable
 - Min. 2,000 sf for 10 or more units, 1,000 sf for less than 10 units.

Topic 2.3: Amount of Usable Open Space

- Details:
 - Tiered “usable” open space requirement inconsistent on how it impacts developments of different sizes.
- Draft Recommendations:
 - Move from a Tiered approach requiring, for example, anything from 4-50 lots to have $\frac{1}{4}$ area, to a percentage approach requiring 10% of gross area be usable, programmed open space.
 - For property with SROZ, 10% of the gross area outside the SROZ
 - Also, provide certainty from beginning rather than open space requirements changing based on number of lots. For example, under the current process, going from 50 to 51 lots would double the amount of usable open space required.

Topic 2.4: Ensuring Usability of Open Space

- Details:
 - “Usable” not defined in Development Code, odd shaped remnant open space tracts add minimal value to the neighborhood while creating maintenance expenses.
- Draft Recommendations:
 - Require minimum size for each space
 - Generally 2,000 sf, except in developments less than 10 units, 1,000 square feet.
 - Design Requirements
 - Require design by registered Landscape Architect with experience design residential park areas.
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Residential Code Update Project

An Introduction

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April 10, 2019

Presented by Daniel Pauly AICP, Senior Planner

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 - Open Space Requirements

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Basic Project Concepts (continued)

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Residential Code Update Project

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II.A. PowerPoint updated

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Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion

W.A. PowerPoint updated

- Details:
 - Both the Comprehensive Plan and the Development Code lists conversions from Comprehensive Plan map densities to PDR zones. However, the conversions lists are not consistent.

Topic 1.2: Comprehensive Plan to PDR

Zone Density Conversion

W.A. PowerPoint updated

- Details:

Comp Plan Density Range District	Comprehensive Plan Text	Development Code
0 to 1	PDR-1	PDR-1
2 to 3	PDR-2	PDR-2
4 to 5	PDR-3	PDR-3
6 to 7	PDR-3 or PDR-4	PDR-4
10 to 12	PDR-3 or PDR-4	PDR-5
18 to 20	PDR-6 or PDR-7	PDR-6
20+	NA	PDR-7

Topic 1.2: Comprehensive Plan to PDR

Zone Density Conversion

II.A. PowerPoint updated

- Draft Recommendations:
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JLA PowerPoint updated

- Details:
 - Due to lack of or unclear correlation, it is sometimes not mathematically possible to meet minimum density, allow SROZ density transfer, meet open space requirements, and meet lot size requirements, particularly on smaller projects with SROZ. Added open space requirements from Ord No. 589 in 2005 did not adjust other “land consuming” requirements for appropriate correlation.

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Residential Code Update Project

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 - Require design to maximize the age groups and other user groups served.

**PLANNING COMMISSION
WEDNESDAY, APRIL 10, 2019
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*Minutes approved
as presented at the
June 12, 2019 PC*

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Jerry Greenfield called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Jerry Greenfield, Eric Postma, Peter Hurley, Simon Springall, Kamran Mesbah, and Ron Heberlein. Phyllis Millan was absent.

City Staff: Miranda Bateschell, Amanda Guile-Hinman, Daniel Pauly, Charlie Tso, and Tami Bergeron

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

A. Consideration of the March 13, 2019 Planning Commission minutes

II. WORK SESSION

A. Residential Code Revision Project (Pauly)

Miranda Bateschell, Planning Director, explained Staff had been working on the Residential Code Revision Project for some time and it had pointed out some inconsistencies within the Development Code that were worth addressing.

Dan Pauly, Senior Planner, briefly highlighted the history of the project in more detail, noting the last overall Code rework was in 1999 and 2000, with substantial changes regarding what could be counted as open space in 2005, and some changes regarding accessory dwelling units (ADUs) in 2018. Otherwise, not much had changed with regard to the Residential Code. Through the revision process, Staff hoped to resolve the issues and provide better clarity, and ultimately, better designed communities, both for the City's developer partners and the community as a whole. The goal of tonight's work session was to introduce the project and get feedback from the Planning Commission. Two key topics of discussion regarded calculating density, much of which related to lot size, and open space requirements. He referred to these topics as land consuming requirements because they required a certain square footage to meet; moreover, the requirements had to work together in the Code. He presented the Residential Code Revision Project via PowerPoint, describing the basic project concepts, two topic areas needing resolved, (i.e. density calculations and lot size; and open space requirements), as well as Staff's draft recommendations.

Discussion and feedback from the Planning Commission was as follows with responses to Commissioner questions as noted:

- With regard to how 'quality over quantity for open space' squared with the notion of clear and objective, the revision was now clearer and more objective than the prior language. Similar to language used in

Villebois, the revision required that landscape and architecture professionals design the open space to ensure concepts in those fields gear the space to different age groups, abilities, and user groups in order to maximize the open space.

- Currently, the Planned Development Standards had specific requirements for using a credentialed planner and engineer, but there was not clear language on designing “usable open space”, which was not otherwise defined. The developers would pay for the professionals, and no push back was anticipated from the developers about the requirement, as many developers already had such professionals on staff.
- Vice Chair Postma asked if a lot of variations existed within the lot standards based upon different zones or were the variations in places like Villebois or Frog Pond.
- The comments regarding lot sizes were focused mainly on the Planned Development Residential (PDR) Zones. Currently, the Code criteria for lot coverage requirements were vastly different for lots of the same size in different zones, though some lots had been granted waivers over time.
 - Varied lots in different zones created a different character in neighborhoods, which might be desired to achieve variation.
 - The planned development process established the lot coverage for most neighborhoods in the planned development approval. The goal of the revisions was to have the same lot coverage for the same size of lot, whether the change occurred over time or for new land being developed, and to make the Code function better by having everything in one table, rather than have the requirements scattered in text throughout the Code.
 - The proposed revisions were based on working with the Development Review Boards (DRBs) and the development community over a number of years. Staff sought the Commission’s input on whether the revisions made sense and Staff was headed in the right direction.
 - All housing product types were currently allowed in PDR Zones, and no changes were proposed. Adding new Comprehensive Plan and Zone Map designations to fill gaps was an exercise of density rather than product type.
 - The lack of certain housing types in the city, such as four-plexes, was likely due to the market place over time, as well as the land available at the time. Many neighborhoods were developed in the 1980s and 1990s.
 - Throughout its history, Wilsonville, more than other communities, had allowed a variety of housing types, including condominiums, which had been built to some extent.
 - The Equitable Housing Study would flesh out why certain housing types were not being built where the Code allowed or what would be appropriate to change the number built, particularly within the PDR zone. The proposed revisions did not cover the Village Zone or Residential Neighborhood Zone being applied in Frog Pond.
- Commissioner Mesbah reiterated his position about the importance of function and performance standards rather than quality and quantity. Quality should not be versus quantity, the two need to go together. The performance standards need to be outlined; the same applied to the density, size of the lot, etc.
 - Many of the complaints he heard regarded people trying to fit themselves functionally in a space that did not function for them. Although the market could be a factor, the City was potentially creating an infrastructure that people were being forced to adapt to without considering the performance standards the infrastructure could support. For example, the garage was being used for storage rather than a car.
 - The functional elements of a space were not being considered when waivers were issued, or with regard to lot size, density, or open space functions. While considering the proposed revisions, the Commission needed to pay attention to the performance standards needed for spaces and infrastructures that would work properly for the intended use.
 - Mr. Pauly explained that discussions on open space, particularly in subsequent work sessions, would involve those details, adding he believed the City would be taking a more performance-based approach for open space. Quality came into play on smaller projects where the current open space standards were the same for a 5-lot or 49-lot subdivision. The proposed revisions regarded scaling

more for smaller subdivisions and then focusing more on a performance-based quality rather than fitting random open space areas in to meet the requirement; the focus to have cohesive open space.

- He agreed parking was an important issue, especially when looking at narrower lots. A separate project would be considering parking standards, including residential standards, which would also come before the Commission. Parking was not specifically addressed in this project, but keeping that relationship in mind was important when considering the subject standards.
- He assured the quality-quantity issue would be revisited.
- Topic 1.1 consisted of the density calculations and lot sizes. It was discovered that the Comprehensive Plan text and the map were inconsistent in terms of the highest density range. The draft recommendation was to correct the Comprehensive Plan texts and the map to be consistent with the 80% of max requirement.
- The density inconsistency found between the Comprehensive Plan Text and Map (Topic 1.1) did not appear to be because one or the other requirement was intended. A large volume of work was done by the Planning Commission during the complete Comprehensive Plan overhaul in 1999; it is possible that some details could have been missed in the process. (Slide 6)
- The changes in street width requirements or other requirements that took away available land did not really impact the discrepancies regarding Average Lot Size, Minimum Density, and Buildout Requirements (Topic 1.3, Slide 10). The land required for stormwater or Low Impact Development Approaches (LIDA) was typically in planting strips and was generally allowed to be counted as non-usable open space to meet the 25 percent open space requirement, since it was landscaped.
 - The discrepancy occurred because after a Code change in 2005 that no longer allowed backyards to be counted as open space, no other land consuming requirements were changed, so now the math did not work when requiring non-backyard open space with the same size of lots.
- Why not simply revise the PDR Zones to encompass the Max Density per Acre rather than creating a separate zone within each existing zone.
 - The proposed revision was guided by the principle of keeping the existing zones the same, so the number of units allowed per acre would not increase in the existing zones, and the allowed units would stay consistent with the current designations. Additionally, it was difficult to get to a whole number when calculating 80 percent of a small acreage number. Staff had seen over time that having such interim zones as an option would be beneficial; the interim zones would provide a clear continuum to allow flexibility for both decision-makers and developers over time.
 - While it was uncertain how often the interim zones would be used, they made sense as Staff tried to anticipate potential issues. For example, a 7,000 sq ft lot was difficult to fit under an existing PDR-2 or PDR-3. Although updating PDR-2 to a 6,400 sq ft minimum lot size would allow that lot size to occur in an area.
 - Staff could certainly consider revising the PDR Zones, but using intermediate zones made sense as Staff had looked at the issue over the years and it made the math as clean as possible.
 - Otherwise, one would have to assume no one would ever build lots or subdivisions with an average lot size between 10,000 sq ft and 24,000 sq ft.
 - Amanda Guile-Hinman, Assistant City Attorney, noted that rezoning current zones could potentially trigger a Measure 56 notice to all current property owners in the PDR zones, which would be avoided by creating new zones, though she had not researched the matter.
 - Mr. Pauly believed that after the revisions, a Measure 56 notice would likely be necessary, anyway. Measure 49 might also come into play as no existing property would be changed.
 - A similar process had been used in Old Town, where future needs and changes were anticipated and the City facilitated and enabled the Code change to occur, but nothing actually changed at that point; it was property owner driven with the consent of the DRB and Council to make any such changes in the future.
 - While the additional zoning designations were intended for future permitting only, the applicability of the proposed changes was not entirely known. An applicant with a small parcel of land zoned PDR-3 that met the criteria and code, could propose changing the density to 5-6 units

per acre and explain the benefits for Council's approval. The PDR zones were not anticipated to be applied in Frog Pond. In terms of adding the new zones, the biggest thing was to ensure the actual lot sizes reflect what had been built historically and what was able to be built in that zone. Both applicants and staff have stated they like the clean math of having a continuum that filled in the gaps, even though there was not a lot of applicability at this point if the changes were not applied to future zones.

- Filling in the gaps made sense for the reasons presented as well as not wanting to change the existing zones.
- Ideas for naming of the new zones were discussed because the intermixing of names and numbers was not particularly liked by the majority.
 - Renaming the zones after the correlating range was suggested, for example, PDR 0-1, PDR 1-2, PDR 2-3, etc. so that each zoning designation related to the density range.
 - Mr. Pauly agreed, adding he liked the idea and would look into it.
- As the project progressed, examples of neighborhoods with the new zoning changes were requested to help visualize how neighborhood character would be impacted.
- Utilizing zoning formats from other jurisdictions, including State and Metro tables, was difficult because other formats were more complex and often had exclusive single-family and exclusive multi-family zones, while Wilsonville had all the residential uses in one zone and was built with planned developments.
 - The Residential Neighborhood Zone would primarily be used in Frog Pond and this project pulled some of the best things from the Residential Neighborhood Zone into the PDR zone, particularly in the open space concepts. At the same time, must work with what the City had without changing too much due to the legal ramifications changing things too much, as well as creating confusion.
- The proposed filler zones were created in response to the reality of what people were trying to build and what they had to get waivers for. Many existing lots in Wilsonville were within areas that were only enabled through waiver processes.
 - PDR-1 could not be revised to allow a 6,000 sq ft minimum lot size due to the relationship to density. The 80 percent rule prohibited having a 0 to 4 range in a zone. With that upper number, the lower floor could only be 80 percent of that number; that calculation complicated the project quite a bit.
- The City's precedent had been to base the open space standard on gross area, but no issues were anticipated by shifting the calculation to be based on net usable area; smaller vacant lots would have adjustments that would result in a different number anyway.
 - Calculating open space based on the net usable area would potentially adjust the lot size that could be allowed. Using 25 percent of the gross area made the math cleaner because the net usable area was not always known due to uncertainties regarding the size and number of roads, bike paths, parking, etc.
 - The open space calculation did not necessarily affect the number of homes that could be built because density requirements remained the same regardless if open space was calculated based on gross or net usable area. The requirement drove other land consuming requirements, primarily the minimum lot size.
 - Using net acreage resulted in a slightly larger individual lot sizes because more area would be available for lots, which seemed backwards, but less land was being taken out for open space.
- The number of dwelling units should drive the amount of open space, and the current requirement worked against that. The 25 percent requirement should be based on some function or performance standard for open space. Rather, it was a citywide allocation versus requiring that every dwelling unit be within a quarter of a mile of open space.
 - The origin of the 25 percent open space requirement was not entirely clear, but that information could be provided. Currently, the waiver process did allow for waivers of open space if the developer could show the homes were within a certain distance from a public park or other open space. There was no plan to change the 25 percent open space requirement at this time.

- For any open space, even on a large 10 or 20-acre project, 10 percent of the open space must be programmed usable park space; the 15 percent difference could be rainwater swales, preserved natural areas, etc.
- Currently, the tiered usable open space requirements were troublesome because the size of the tier was too broad and very small tiers were quite cumbersome. To achieve a tier that would do so would result in multiple tiers and substantial complexity. (Topic 2.3) A percentage formula was recommended along with a tiered floor also to have a minimum open space size.
- Without a minimum specified, an 11-unit development could have open space less than 2,000 sq ft, which would be a 20,000 sq ft lot in a PDR 6-7, but not likely. The issue being addressed was to make sure a developer could fit in open space that was large enough to be useable. It was more of an exercise of breaking up the required open space than having the total open space be 2,000 sq. ft., for example.

Chair Greenfield confirmed the Residential Code Update would be revisited by the Commission at least two more times in work session.

Ms. Bateschell welcomed the Commission's input on how to work through the Code update. She had heard requests for examples and pictures to get a sense of what was being proposed as well as what the math looked like on the ground. She asked how the Commission wanted to tackle the topics at the next work session.

The Commission decided to focus on density calculations and lot size at the next work session, and open space requirements at the following work session. Additional comments and requests were addressed as follows:

- Having examples of the inconsistencies and/or lack of clarity for a planner would help the Commission better understand how to make the Code more clear.
 - Infill projects of one to two acres were challenging because once it was up to four lots, a quarter of an acre of open space was required.
 - Developers were not comfortable using the Comprehensive Plan density because questions came up when gaps occurred.
 - Appropriate lot coverages needed discussion, particularly for subdivisions built in the 1990s. There were requests for sheds, etc. and lots were already built to the maximum lot coverage with no potential for additional lot coverage. The Street of Dreams homes were being built to max as well. When looking at the table, what should the lot coverage be? If different than the table, then how would someone get to that lot coverage for that individual lot and the planned development approval?
- More information was requested about the number of infill developments available in order to consider the cost benefit and ensure the Commission was focusing its attention in the right place. It did not make sense to update the Code for only a few sites.
 - Properties currently zoned PDR included the former filbert orchard and the residential land owned by Mentor Graphics along Canyon Creek Rd. Some urban reserve land could potentially go to a PDR zone as well.
 - A Neighborhood Zone could only be applied if agreed upon by the property owner.

Ms. Bateschell noted the Residential Code Update was scheduled for the Commission's July meeting, but it could come back in June, especially if the project was being addressed in pieces.

III. INFORMATIONAL

- A. Housing Report – 2018 (Tso)
- B. City Council Action Minutes (March 4 & 18, 2019)
- C. 2019 Planning Commission Work Program

IV. ADJOURNMENT

Chair Greenfield adjourned the regular meeting of the Wilsonville Planning Commission at 8:03 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Tami Bergeron, Administrative Assistant-Planning

**RESIDENTIAL ZONING STANDARDS
MODERNIZATION PROJECT
LP20-0001 RECORD**

- 2020, March 2 – CC Work Session
- Council Memo & Attachments



Planning Division Memorandum

From: Daniel Pauly AICP, Planning Manager
To: City Council
Date: March 2, 2020
RE: Changes to Residential Code Modernization Code Language since February 20, 2020 Work Session

In response to feedback during the February 20, 2020 City Council Work Session and individual meetings with members of the City Council, staff has made the following recommended changes to the draft code language as it appears in your packets.

The following changes add clarity or correct conflicting language Council called out:

- Modification of language referring to the minimum size of individual open spaces to ensure all instances of this language are consistent. All uses of the language now consistently read, "For developments with 10 or more units" and "for developments with less than 10 units."
- For additional clarity and context, staff added a reference to the overarching requirement of 25% open space in a number of locations.
- Additional language in the introduction of the new adjustment process in Subsection 4.124 (.08) to highlight the prioritization of open space. The new language reads, "To prioritize the provision of required open space, adjustments to minimum lot size, width, and depth shall be used to the extent allowed, as described in A. below, prior to any adjustment to minimum open space requirements as described in B. below."

The following are potential changes based on Council feedback and discussion of policy. Staff requests confirmation from Council on policy direction at tonight's work session.

- Council has indicated, both in the last work session and in individual meetings a direction to continue to disallow private yards to count as required open space. Removal of the language allowing 10% of lots 6,000 square feet to count towards the minimum open space requirement in Subsection 4.113 (.01) B. 2 is shown in draft proposed code attached to this memo. Staff also notes, there would be few to no 6,000 square foot lots on the lands the proposed changes will most impact within the current City limits, resulting in minimum real world impact of this change.
- Mayor Knapp discussed with staff the history of language regarding the amount of open space per unit for multi-family development that the previous drafts showed as removed. Staff looked at scenarios and found in almost all potential developments the proposed code would require more open space than the subject current language. The exception being smaller developments with a large percentage of SROZ. Staff requests Council's direction on 1 of 3 options:

- Leave as drafted, which would result in the 2,000 square feet of usable open space in outside the SROZ with the rest of the 25% required open space provided in the SROZ for certain development scenarios.
- Add a requirement that 12.5% of “the area” outside the SROZ be usable open space, which would result in at least 4,000 square feet of usable open space, often more, in the development scenarios examined. 12.5% reflects that half of the required 25% open space would be allowed to be counted by the SROZ and the other half would be usable programmed open space.
- Add back the requirement that for multi-family development the open space area outside the SROZ be at least the amount described by the language currently in the code as (Subsection 4.113 (.01) 4. a.-c.):
 - For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;
 - For eleven (11) through nineteen (19) units, 200 square feet per unit;
 - For twenty (20) or more units, 300 square feet per unit.

Attachment: Updated Draft of Code

Comprehensive Plan Text Amendments

- Implementation Measure 4.1.4.p In an effort to balance residential growth with the City's employment base, the City shall encourage the development of housing to meet the needs of the employees working in the City.
- Implementation Measure 4.1.4.q The City will continue to allow for mobile homes and manufactured dwellings, subject to development review processes that are similar to those used for other forms of housing. Individual units will continue to be allowed on individual lots, subject to design standards. Mobile home parks and subdivisions shall be subject to the same procedures as other forms of planned developments.
- Implementation Measure 4.1.4.r All development, except as indicated in the lowest density districts, will coincide with the provision of adequate streets, water, and sanitary sewerage and storm drainage facilities, as specified in the Public Facilities and Services Section of the Plan. These facilities shall be (a) capable of adequately serving all intervening properties as well as the proposed development and (b) designed to meet City standards.
- Implementation Measure 4.1.4.s Residential subdivisions, including mobile home subdivisions, shall be developed with paved streets, curbs and gutters, street lights and walkways, according to City standards. All utilities, other than storm water facilities, will be placed underground.
- Implementation Measure 4.1.4.t Site plans will provide for adequate open space to (a) protect adjacent properties; and (b) provide ample yard space and play areas for residents. The residential character of established neighborhoods, particularly low density developments, shall also be protected as surrounding development occurs. Site development standards shall continue to be applied to ensure compatibility with adjacent land uses. High design standards will be established for signage and appearance, including the landscaping of setback areas and the designation of access points.
- Implementation Measure 4.1.4.u To provide variety and flexibility in site design and densities, residential lands shown on the Land Use Map and legislative Master Plans of the Comprehensive Plan have been divided into districts, with different density ranges for each district. In all residential developments, other than those that are so small that it is not mathematically feasible to achieve the prescribed minimum density, the 80% minimum shall apply. The following density ranges have been prescribed for each district:
- | | |
|----------|--------------------------------|
| Density: | 0-1 units/acre |
| | 2-3 units/acre |
| | 4-5 units/acre |
| | 6-7 units/acre |
| | 10-12 units/acre |
| | 16 16-20 units/acre |

Densities may also be defined for specific areas in legislative Master Plans.

Implementation Measure 4.1.4.cc In order to encourage originality, flexibility, and innovation in land development, and minimize monotonous standardized subdivisions, all subdivisions over two acres in size require Planned Development review (P.D.R.). Multi-plexes and single-family attached units may also be approved as part of a planned development.

Implementation Measure 4.1.4.dd Continue the development of a renewal program to update/upgrade the "Old Town" area of Wilsonville.

RESIDENTIAL PLANNING DISTRICTS SHOWN ON THE LAND USE MAP OF THE COMPREHENSIVE PLAN

Density (0-1 du/ac)

The purpose of this district is to provide for very low density housing areas to satisfy individuals desiring to own a large lot within an urban setting. This district recognizes and protects existing and future large-lot developments within the City. ~~This density would generally fall under the PDR-1 zoning district category as outlined in the Development Code.~~

The following areas should be designated and developed at this density:

1. Areas which are currently developed at suburban densities and where little need exists for redevelopment.
2. Areas where transportation is limited to minor collector and local streets, and where high volume traffic would create safety problems.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (2-3-or 4-5 du/ac)

The purpose of ~~this~~ these districts ~~is~~ are to provide for low density residential areas. ~~The 2-3 du/acre density would generally fall under the PDR-2 zoning district category as outlined in the Development Code. The 4-5 du/acre density would generally fall under the PDR-2 and PDR-3 (or other categories that could work out to this level of density) zoning district category as outlined in the Development Code.~~

The following areas should be designated and developed at this density:

1. Areas with access to a minor arterial, collector, or local streets. However, direct vehicular access from individual lots onto a minor arterial will be restricted.
2. Undeveloped areas adjacent to existing lower density developments, or near the fringe of the Urban Growth Boundary.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (6-7 or 10-12 du/ac)

The purpose of ~~this~~ these districts ~~is~~ are to ensure an efficient use of urban land by providing for the development of medium density housing areas. ~~This density would generally fall under the PDR 3 and PDR 4 (or other categories that could work out to this level of density) zoning districts category as outlined in the Development Code.~~

The following areas should be designated and developed as urban medium density:

1. Areas with access to a major or minor arterial or collector street. Siting should not, however, result in significant traffic impacts through lower density residential areas.
2. Areas located near or adjacent to commercial areas, employment centers and/or mass transit routes.
3. Areas adjacent to urban lower density developments or planning districts.

Permitted uses in this district typically include single family dwellings, whether detached or attached, accessory dwelling units, multi-family dwellings, including duplexes and tri-plexes, and mobile home parks or subdivisions, multi-family developments, including duplexes and multi-plexes and mobile home parks or subdivisions, will be subject to Development Review approval.

Neighborhood or convenience commercial uses may be permitted as part of a Planned Development but should be integrated into the design of the surrounding residential development, i.e., first floor of multi-story structure or similar design as residential units. Such commercial developments shall be limited to locations where there is clearly demonstrated local need. All such uses shall be subject to Development Review approval.

Density (~~18~~16-20-du/ac)

The purpose of this district is to provide for efficient use of land near the major commercial or employment centers by providing for high-density residential development. It is a further purpose of this district to encourage mixed uses in commercial areas. ~~This density would generally fall under the PDR 6 and PDR 7 (or other categories that could work out to this level of density) zoning district categories as outlined in the Development Code.~~

The following areas may be designated urban high-density residential:

1. Areas located on major or minor arterials and where such development will not result in significant traffic impacts through low- or medium-density residential areas.
2. Areas located within or adjacent to major shopping centers, employment centers and/or adjacent to mass transit routes.

Because of the land use intensity allowable in this district, the zoning will be restricted to a Planned Development review.

All developments will be subject to Development Review Board approval, including lot sizes, setbacks, open space, and parking requirements. Where feasible, under-structure parking will be encouraged on structures over two (2) stories in height.

Residential – Village

See the Compact Urban Development section of this Plan for the description of the Residential Village designation.

Residential – Neighborhood

See the Residential Neighborhood section of this Plan for the description of the Residential Neighborhood designation.

ENVIRONMENTAL RESOURCES AND COMMUNITY DESIGN

At a glance, most land appears to be much the same as the lands surrounding it, with the exception of obvious differences such as topography and vegetation. However, a more detailed analysis can reveal distinct differences in the land composition and physical characteristics of nearly any two adjacent parcels of land. These differences can affect the overall suitability of a particular parcel of land for various types of land use. Each piece of land has a natural land use intensity potential which results from variations in its physical features and their interrelationships with natural processes, such as:

1. Underlying geological deposits and associated characteristics.
2. Types of surface soils and associated characteristics.
3. Water, the hydrologic cycle and natural drainage.
4. Slope of the land.
5. Vegetative cover (type, size, and location).
6. Weather conditions.
7. Character of adjoining natural features and developments.

Certain combinations of these natural features and processes can create inherently hazardous or unstable conditions which have special significance to humans and their land use activities. These conditions, referred to as natural hazards, are more appropriately labeled physical or natural limitations and occur in the form of:

1. Flood plains and wetlands
2. Runoff and erosion potentials.
3. Soil instability, including landslides, settlement, shrink/swell potential and earthquakes.

In addition to natural limitations, there are also natural potentials which can provide a more desirable living environment if given proper consideration in determining land use patterns and development design. The elements which offer these potentials are:

1. Existing vegetation.

Development Code Text Amendments: Definitions

Section 4.001 Definitions.

- produce, use or store hazardous materials or hazardous waste. [Added by Ord. # 647, 4/21/08]
70. Crown Cover: The area within the drip line or perimeter of the foliage of a tree.
71. Curb Line: The line indicating the edge of the roadway within the overall right-of-way.
72. Curfew. A time each night after which certain electric illumination must be turned off or reduced in intensity. [Added by Ord. 649, 6/2/08]
73. DATELUP: An acronym for the Dammasch Area Transportation-Efficient Land Use Plan, which is the City of Wilsonville's 1997 adopted land-use plan within the Comprehensive Plan Area of Special Concern "B".
74. Design: The conceptualization of the built environment in response to specific sets of human needs and desires.
75. Design Standards ,Village Center: Criteria applicable to the design and construction of development within the Village Center, to guide the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.
76. Design Principles, Village Zone: The fundamental concepts that support the objectives of the Master Plan and guide the intrinsic qualities of the built environment within the Residential Village Plan District. Design Principles are implemented through conformance with the Design Standards.
77. Design Standards, Village Zone: Criteria applicable to the design and construction of development within the Village zone, to guide the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.
78. Density: The number of residential units per acre of land.
79. Development: Any human-caused change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located or storage of equipment or materials located within the area of special flood hazard. [Amended by Ord. # 647, 4/21/08]
80. Development Area, Gross: The total or entire area of land after subtracting out (1) land area within the City's Significant Resource Overlay Zone and (2) land area encumbered by a Bonneville Power Administration power line easement.
- ~~79.81.~~Development Standards: Criteria established for initial planning of any change to improved or unimproved real estate that determines the relative size and arrangement of common building elements in order to achieve a certain level of quality and consistency in the built environment.
- ~~80.82.~~Diameter Breast Height (d.b.h.): A tree's diameter in inches measured by diameter tape at four and one-half (4-1/2) feet above grade. On multi-stem trees, the largest diameter stem shall be measured.

Development Code Text Amendments: Open Space

Section 4.113. Standards Applying To Residential Developments In Any Zone.

~~(.01) Outdoor Recreational Area in Residential Developments.~~

~~A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:~~

- ~~1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.~~
- ~~2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.~~
- ~~3. In mixed-use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.~~
- ~~4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:

 - ~~a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;~~
 - ~~b. For eleven (11) through nineteen (19) units, 200 square feet per unit;~~
 - ~~c. For twenty (20) or more units, 300 square feet per unit.~~~~
- ~~5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.~~

~~(.0201) Open Space~~

~~A. Purpose. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.~~

~~A. Area shall be provided in the following manner. :~~

~~B. A. Area Required. At least 25% of the Net Development Area shall be preserved in open space. For developments with 10 or more units (excluding ADU's) an open space area must be at least~~

2,000 square feet to be counted towards the 25% open space requirement. For developments with less than 10 units (excluding ADU's) an open space area must be at least 1,000 square feet to be counted towards the 25% open space requirement.

1. Calculation of the 25% open space requirement shall be based on the acreage of the Stage I Master Plan area or if no Stage I is required, the acreage of the area covered by a tentative plat.
 2. The following types of areas count towards the minimum open space requirement through if they are or will be owned by the City, if they are or will be a homeowners' association or similar joint ownership entity, or the property owner for a Multi-family Development.
 - a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ
 - b. New natural/wildlife habitat areas
 - c. Non-fenced vegetated stormwater features
 - d. Play areas and play structures
 - e. Open grass area for recreational play
 - f. Swimming and wading areas
 - g. Other areas similar to a. through f. that are publically accessible ~~areas similar to a. through f.~~
 - h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.
- C. Usable, programmed Open Space Requirement. At least half of the open space required by B. above that is located outside the SROZ, at least half shall be usable and programmed for active recreational use.
1. Such usable, programmed open space shall be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.
 2. The area shall be designed and programmed for a variety of age groups or other user groups.
 3. The minimum open space area in Subsection B. applies, 2,000 square feet or 1,000 square feet depending on the number of units, for an area to count as usable, programmed open space.
- D. Enhancing Existing Wildlife Habitat through Design of Open Space.
1. Open space designed as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.
 2. To the extent feasible, open space shall be designed to connect preserved wildlife habitat to other preserved

wildlife habitat where a lack of connection exists or an existing connection can be enhanced.

~~In all residential subdivisions including subdivision portions of mixed use developments where (1) the majority of the developed square footage is to be in residential use or (2) the density of residential units is equal or greater than 3 units per acre, at least twenty-five percent (25%) of the area shall be in open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations and usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space. For subdivisions with less than 25% SROZ lands and those with no SROZ lands, the minimum requirement shall be ¼ acre of usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. Front, side and rear yards of individual residential lots shall not be counted towards the 25% open space.~~

~~Provided, however, where SROZ is greater than 25% of the developable area for any development, the development must also provide ¼ acre of usable park area for a development of less than 100 lots, and ½ acre of usable park area for a development of 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. The Development Review Board may waive the usable open space requirement if there is substantial evidence in the record to support a finding that the intent and purpose of the requirement will be met in alternative ways. Irrespective of the amount of SROZ, a development may not use phasing to avoid the minimum usable space requirement.~~

~~Multi-family developments shall provide a minimum of 25% open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations, and outdoor recreational area as provided in 4.113(.01)(A)(1) through (5) [Amended by Ord. 589 8/15/05, Ord. 682, 9/9/10]~~

BD. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City parks standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage.

EE. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

F. The open space requirements of this subsection are subject to adjustments in PDR zones pursuant to Subsection 4.124 (.08).

G. Partitions for non-Multi-family development are exempt from the open space area requirements of this subsection, however serial or adjacent partitions shall not be used to avoid the requirements.

Development Code Text Amendments: Residential (R) Zone Standards

Section 4.122. Residential Zone.

- (.01) Purpose: The purpose of this zone is to provide for standards and a simplified review process for small-scale urban low and medium density residential development. Developments in the ‘R’ zone are not intended to be Planned Developments.
- (.02) Residential Densities: Residential densities shall be ~~governed by the density range designated by the City of Wilsonville Comprehensive Plan~~ determined using Table 1 of this section based on the Comprehensive Plan Map Density Range District.

Table 1. R Zone Density Calculations.

<u>Comprehensive Plan Map Density Range District*</u>	<u>Max Density per Acre</u>	<u>Min Density per Acre</u>
<u>2-3</u>	<u>3</u>	<u>2.4</u>
<u>4-5</u>	<u>5</u>	<u>4</u>
<u>6-7</u>	<u>7.5</u>	<u>6</u>
<u>10-12</u>	<u>12</u>	<u>9.6</u>

**All dwelling unit types, except accessory dwelling units, are included for calculating density.*

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- (.03) Lot Size Qualifications:
 - A. The owner or the owner's authorized agent shall not hold or cause to be held any interest in any adjacent property with the intent to avoid PDR regulations.
 - B. The lot or any part thereof shall not be an identified area of special concern as defined in the Comprehensive Plan.
 - C. The development area must be two (2) acres or less in size. Development of larger properties shall be reviewed through planned development procedures.
 - D. Not more than thirty percent (30%) of the lot shall be covered by buildings.
- (.04) Principal Uses Permitted:
 - A. Single-Family Dwelling Units.
 - B. Duplexes. [Amended by Ord. #825, 10/15/18]
 - C. Multiple-Family Dwelling Units. [Amended by Ord. #825, 10/15/18]

- D. Public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature. Any principal building or public swimming pool shall be located not less than forty-five (45) feet from any other lot in a residential or RA-H zone.
 - E. Manufactured homes. [Note: Section 4.115 Standards Applying to Manufactured Housing in All Zones Where Manufactured Housing is Permitted deleted per by Ord. 538, 2/21/02.]
- (.05) Accessory Uses Permitted to Single Family and Detached Dwelling Units:
- A. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses, including accessory dwelling units subject to the standards of Subsection 4.113 (.11), located on the same lot therewith. [Amended by Ord. #825, 10/15/18]
 - B. Home occupations.
 - C. A private garage or parking area.
 - D. Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10. [Amended by Ord. No. 704, 6/18/12]
 - E. Temporary buildings for uses incidental to construction work, which buildings shall be removed immediately upon completion or abandonment of the construction work. In no case shall such buildings remain on the premises longer than ten (10) days after the receipt of a Certificate of Occupancy or the expiration of construction permits.
 - F. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses are detached and located behind the rear most line of the main buildings, at least one-half (1/2) of the side yard setback. In no case shall a setback less than three (3) feet be permitted unless a Reduced Setback Agreement has been approved and properly recorded, as provided in Section 4.113.
 - G. Livestock and farm animals shall be permitted subject to the provisions of Section 4.162.
- (.06) Accessory Uses Permitted for Duplexes and Attached Multiple-Family Dwelling Units: [Amended by Ord. #825, 10/15/18]
- A. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.
 - B. Home occupations.
 - C. A private garage or parking area.
 - D. Temporary buildings for uses incidental to construction work, which buildings shall be removed immediately upon completion or abandonment of the construction work. In no case shall such buildings remain on the

premises longer than ten (10) days after the receipt of a Certificate of Occupancy or the expiration of construction permits.

- E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses are detached and located behind the rear most line of the main building, at least one-half (1/2) of the side yard setback is required.
- F. Livestock and farm animals shall be permitted, subject to the provisions of Section 4.162.

(.07) Other Standards:

- A. Minimum lot width at building line: Sixty (60) feet.
- B. Minimum street frontage of lot: Thirty (30) feet; however, no street frontage is required when the lot fronts on an approved, platted private drive.
- C. Minimum lot size: 5000 square feet.
- D. Minimum lot depth: Seventy (70) feet.
- E. Maximum building or structure height: Thirty-five (35) feet.
- F. Maximum lot coverage: Twenty percent (20%) for all residential dwelling units; thirty percent (30%) for all buildings.
- G. Block and access standards:
 1. Maximum block perimeter in new land divisions: 1,800 feet.
 2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard.
 3. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.

[Section 4.122(.07) amended by Ord. 538, 2/21/02; Ord 682, 9/9/10.]

Development Code Text Amendments: Residential (PDR) Zone Standards

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- (.01) Examples of principal uses that are typically permitted:
- A. Open Space.
 - B. Single-Family Dwelling Units.
 - C. Duplexes. [Added by Ord. #825, 10/15/18]
 - D. Multiple-Family Dwelling Units. [Amended by Ord. #825, 10/15/18]
 - E. Public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than forty-five (45) feet from any other lot.
 - F. Manufactured homes, subject to the standards of Section 4.115 (Manufactured Housing).
- (.02) Permitted accessory uses to single family and detached dwelling units: [Amended by Ord. #825, 10/15/18]
- A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.
 - B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.
 - C. Accessory dwelling units, subject to the standards of Section 4.113 (.11). [Amended by Ord. #825, 10/15/18]
 - D. Home occupations.
 - E. A private garage or parking area.
 - G. Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in the provisions of Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10. [Amended by Ord. No. 704, 6/18/12]
 - H. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - I. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
 - J. Livestock and farm animals, subject to the provisions of Section 4.162.
- (.03) Permitted accessory uses for duplexes and attached multiple-family dwelling units: [Amended by Ord. #825, 10/15/18]

- A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.
 - B. Home occupations.
 - C. A private garage or parking area.
 - D. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
 - F. Livestock and farm animals, subject to the provisions of Section 4.162.
- (.04) Uses permitted subject to Conditional Use Permit requirements:
- A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.
 - B. Public or private clubs, lodges or meeting halls. Public or private parks, playground, golf courses, driving ranges, tennis clubs, community centers and similar recreational uses.
 - C. Churches, public, private and parochial schools, public libraries and public museums.
 - D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents, and not requiring a zone change to a commercial designation:
 1. The site of a Neighborhood Commercial Center was proposed at the time of the original application.
 2. Such centers are of a scale compatible with the surrounding residential structures.
 3. Such centers shall be compatible with the surrounding residential uses.
 4. The site of a Neighborhood Commercial Center shall be at least one-quarter (1/4) mile from any other sites zoned for commercial uses.
 5. The site of a Neighborhood Commercial Center shall not exceed five percent (5%) of the total area or one (1) acre, whichever is less.
 6. The site of a Neighborhood Commercial Center shall have direct access to a street of a collector classification and shall have direct pedestrian access to the residential areas.
 7. The site of a Neighborhood Commercial Center shall not include more than one quadrant of an intersection and shall not result in traffic of a nature which causes a substantial adverse impact on the residential character of the planned development.

E. Commercial Recreation which is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of subsection “D” (Neighborhood Commercial Centers), above.

F. Home businesses. [Added by Ord. #825, 10/15/18]

(.05) Appropriate PDR ~~zone~~Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District:

<u>Comprehensive Plan Density *</u>	<u>Zoning District</u>
0-1 u/acre	PDR-1
2-3 u/acre	PDR-2
4-5 u/acre	PDR-3
6-7 u/acre	PDR-4
10-12 u/acre	PDR-5
16-20 u/acre	PDR-6
20+ u/acre	PDR-7

Table 1: PDR Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District

<u>Zoning Designation</u>	<u>Comprehensive Plan Map Density Range District*</u>	<u>Max Density per Acre</u>	<u>Min Density per Acre</u>
<u>PDR-1</u>	<u>0-1</u>	<u>1</u>	<u>0.8</u>
<u>PDR-2</u>	<u>2-3</u>	<u>3</u>	<u>2.4</u>
<u>PDR-3</u>	<u>4-5</u>	<u>5</u>	<u>4</u>
<u>PDR-4</u>	<u>6-7</u>	<u>7.5</u>	<u>6</u>
<u>PDR-5</u>	<u>10-12</u>	<u>12</u>	<u>9.6</u>
<u>PDR-6</u>	<u>16-20</u>	<u>20</u>	<u>16</u>
<u>PDR-7</u>	<u>Over 20</u>	<u>As approved by Zoning Order/Stage 1 Master Plan, at least 2025</u>	<u>80% of Max Density</u>

Table 1: PDR Zone Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District

**All dwelling unit types, except accessory dwelling units, are included for calculating density.*

[Amended by Ord. #825, 10/15/18]

(.06) Unit ~~count~~Count ~~limitations~~Limitations. Unit count limitations are calculated as follows: by multiplying the density number in Table 1 by the buildable gross area of the Stage I Master Plan area (gross area minus SROZ area and BPA Easements) and rounding down to the nearest whole number. For example, any number greater than 4 and less than 5 shall be rounded down to 4. If the Stage I Master Plan area is subject to more than one

Comprehensive Plan Map Density Range District and Zoning Designation, calculations for areas of differing densities shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

- A. Maximum Unit Count. Maximum unit count at build out of Stage I Master Plan area: is calculated by taking the Gross Development Area multiplied by Maximum Density per Acre number stated in Table 1 above of this eCode section, plus any density transferred from SROZ areas pursuant to Subsection 4.139.11 (.02). For example, any number greater than 4 and less than 5 shall be rounded down to 4.
- B. Minimum Unit Count. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A. above.
- C. If the Stage I Master Plan area is subject to more than one Comprehensive Plan Map Density Range District and Zoning Designation, calculations for areas of differing densities shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

(.06) Unit count limitations. Unit count limitations are calculated by multiplying the density number in Table 1 by the buildable gross area of the Stage I Master Plan area (gross area minus SROZ area and BPA Easements) and rounding down to the nearest whole number. For example, any number greater than 4 and less than 5 shall be rounded down to 4. If the Stage I Master Plan area is subject to more than one Comprehensive Plan Map Density Range District and Zoning Designation, calculations for areas of differing densities shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

- A. Maximum unit count at build out of Stage I Master Plan area: Gross buildable area (gross area minus SROZ and BPA Easements) multiplied by Maximum Density per Acre number in Table 1 above of this code section, plus any density transferred from SROZ areas pursuant to Subsection 4.139.11 (.02).
- B. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A. above.

(.07) Lot Standards

Table 2: Lot Standards for All PDR Zoned Lots

<u>Zoning Designation</u>	<u>Minimum Lot Size (square feet)</u>	<u>Setbacks</u>	<u>Maximum Lot Coverage (percent of lot area) of Largest Building/All Buildings^C Buildings^A</u>	<u>Minimum Lot Width at Building Line/Minimum Street Frontage of Lot^A Lot^B (feet)</u>	<u>Minimum Lot Depth (feet)</u>	<u>Maximum Building Height (feet)</u>
<u>PDR-1</u>	<u>20,000</u>		<u>20/25</u>	<u>80/80</u>	<u>100</u>	
<u>PDR-2</u>			<u>25/30 (more than 12000 and less than 20000 sf lot)</u>			

	<u>7,000</u>	<u>Per Section 4.113 (.03)</u>	<u>40/50 (more than 8000 up to 12000 sf lot) 45/55 (7000 to 8000 sf lot)</u>	<u>60/30</u>	<u>70</u>	<u>35</u>
<u>PDR-3</u>	<u>4,500</u>		<u>50/60</u>	<u>40/40^B 40^C</u>	<u>60</u>	
<u>PDR-4</u>	<u>3,000</u>		<u>75/75</u>	<u>35/35^B 35^C</u>	<u>60</u>	
<u>PDR-5</u>	<u>2,000</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-6</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-7</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	

A. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations

B. Lot frontage may be on a public street or approved, platted private drive.

BC. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.

C. A building most must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations

Table 2: Lot Standards for All PDR Zoned Lots

(.08) Adjustments to Ensure Minimum Density is Met. In development not involving Multi-Family Dwelling Units, if demonstrated by the applicant that it is not physically possible to accommodate the minimum number of units at the required minimum lot size and the minimum open space, the following adjustments, A.-B., shall be made to the minimum extent necessary to enable minimum density to be met plus any SROZ density transfer pursuant to Subsection 4.139.11 (.02). To prioritize the provision of required open space, Adjustments-adjustments to minimum lot size, width, and depth shall be used to the extent allowed, as described in A. below, prior to any adjustment to minimum-open space requirements as described in B. below.

- ~~A. Adjustments to Minimum Lot Size, Width, Depth and Depth: Up to Reduce minimum lot size of up to 20% of the residential lots, rounded consistent with Subsection (.06) above rounded down to the nearest whole number, or a minimum of one lot for a four-lot subdivisions of 4 lots, can be reduced below the minimum lot size by up to 20%. For example, the maximum allowed potential adjustment, as if determined necessary, adjustment for a 100-lot subdivision in the PDR-5-4 zone would be to reduce 20 lots to as low as 4,0002,400 square feet (a 20% reduction of the 53,000 square foot minimum lot size). Also reduce the The the minimum lot width and minimum lot depth can also be adjusted by up to 20% as necessary to allow the reduction of lot size by up to 20%.~~
- ~~B. Adjustment to Open Space Area: Reduce the amount of Non-SROZ open space area required pursuant to Subsection 4.113 (.01). Reduce non-usable open space to the extent possible prior to usable open space required by Subsection 4.113 (.01) C. may be reduced, only to the extent necessary and following after maximizing the allowed reduction of lot size. However, aAfter any adjustment to open space, all subdivisions with 10-10 or more lots-units shall require must still include a minimum of one individual usable, programmed open space of at least 2,000 square feet meeting the requirements of Subsection 4.113 (.01) C. 1.-2. and sSubdivisions with 4-less than 10 lots-units shall require one individual usable open space of at least 1,000 square feet meeting the same requirements.~~

~~(.0609) Block and access standards:~~

- ~~1. Maximum block perimeter in new land divisions: 1,800 feet.~~
- ~~2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard. [Amended by Ord. 682, 9/9/10]~~
- ~~3. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.~~

~~[Section 4.124(.06) amended by Ordinance No. 538, 2/21/02.]~~

~~(.0710) Signs. Per the requirements of Sections 4.156.01 through 4.156.11.
[Amended by Ord. No. 704, 6/18/12]~~

~~(.0811) Parking. Per the requirements of Section 4.155.~~

~~(.0912) Corner Vision Clearance. Per the requirements of Section 4.177.~~

~~Section 4.124.1. PDR-1:~~

~~The following standards shall apply in PDR-1 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:~~

~~(.01) Average lot size: _____ 30,000 square feet.~~

~~(.02) Minimum lot size: _____ 25,000 square feet.~~

~~(.03) Minimum density at build-out: One unit per 37,500 square feet.~~

~~(.04) — Other standards:~~

- ~~A. Minimum lot width at building line: Eighty (80) feet.~~
- ~~B. Minimum street frontage of lot: Eighty (80) feet.~~
- ~~C. Minimum lot depth: One hundred (100) feet.~~
- ~~D. Setbacks: per Section 4.113(.03)~~
- ~~E. Maximum building or structure height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Twenty percent (20%) for all residential dwelling units; twenty five percent (25%) for all buildings.~~

~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Ten single family dwellings on individual lots, or~~
- ~~B. Fourteen dwelling units (any combination of multiple family or single family units).~~

[Section 4.124.1 (.05) A & B Amended by Ord. #825, 10/15/18]

Section 4.124.2. — PDR-2:

The following standards shall apply in PDR-2 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

~~(.01) — Average lot size: _____ 16,000 square feet.~~

~~(.02) — Minimum lot size: _____ 12,000 square feet.~~

~~(.03) — Minimum density at build out: One unit per 20,000 square feet.~~

~~(.04) — Other Standards:~~

- ~~A. Minimum lot width at building line: Sixty (60) feet.~~
- ~~B. Minimum street frontage of lot: Thirty (30) feet; however, no street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
- ~~C. Minimum lot depth: Seventy (70) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building or structure height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Twenty five percent (25%) for all residential dwelling units; thirty percent (30%) for all buildings.~~

~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Twenty single family dwellings (with or without accessory dwelling units) on individual lots, or~~
- ~~B. Twenty nine dwelling units (any combination of multiple family or single family units with or without accessory dwelling units).~~

Section 4.124.3. — PDR-3:

The following standards shall apply in PDR-3 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) — Average lot size: _____ 7,000 square feet.~~
- ~~(.02) — Minimum lot size: _____ 5,000 square feet.~~
- ~~(.03) — Minimum density at build out: One unit per 8,000 square feet.~~
- ~~(.04) — Other standards:~~
 - ~~A. Minimum lot width at building line: Forty (40) feet.~~
 - ~~B. Minimum street frontage of lot: Forty (40) feet; however, street frontage may be reduced to twenty four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~
 - ~~D. Setbacks: per Section 4.113(.03).~~
 - ~~E. Maximum building or structure height: Thirty five (35) feet.~~
 - ~~F. Maximum lot coverage: Fifty percent (50%) for lots containing less than 7000 square feet. Forty five percent (45%) for lots between 7000 and 8000 square feet. Forty percent (40%) for lots exceeding 8000 square feet.~~
- ~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. Fifty four single family dwellings) on individual lots, or~~
 - ~~B. Sixty two dwelling units (any combination of multiple family or single family units).~~

Section 4.124.4. — PDR-4:

The following standards shall apply in PDR-4 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) — Average lot size: _____ 5,000 square feet.~~
- ~~(.02) — Minimum lot size: _____ 4,000 square feet.~~
- ~~(.03) — Minimum density at build out: One unit per 6,000 square feet.~~
- ~~(.04) — Other standards:~~
 - ~~A. Minimum lot width at building line: Thirty five (35) feet.~~
 - ~~B. Minimum street frontage of lot: Thirty five (35) feet; however, street frontage may be reduced to twenty four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~

- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building height: Thirty-five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. Seventy-two single-family dwellings (with or without accessory dwelling units) on individual lots, or~~
 - ~~B. Eighty-seven dwelling units (any combination of multiple-family or single-family units with or without accessory dwelling units).~~

Section 4.124.5. — PDR-5:

The following standards shall apply in PDR-5 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: ————— 3,000 square feet.~~
- ~~(.02) Minimum lot size: ————— 2,500 square feet.~~
- ~~(.03) Minimum density at build-out: — One unit per 4,000 square feet.~~
- ~~(.04) Other Standards:~~
 - ~~A. Minimum lot width at building line: Thirty (30) feet.~~
 - ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
 - ~~C. Minimum Lot Depth: Sixty (60) feet.~~
 - ~~D. Setbacks: per Section 4.113(.03).~~
 - ~~E. Maximum height: Thirty-five (35) feet.~~
 - ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. 108 town-house units on individual lots, or~~
 - ~~B. 145 dwelling units (any combination of multiple-family or single-family units).~~

Section 4.124.6. — PDR-6:

The following standards shall apply in PDR-6 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: ————— 2,000 to 2,500 square feet.~~
- ~~(.02) Minimum lot size: ————— None.~~
- ~~(.03) Minimum density at build-out: — One unit per 2,500 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Thirty (30) feet.~~

- ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
- ~~C. Minimum lot depth: Sixty (60) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum height: Thirty-five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. 174 condominium units, or~~
 - ~~B. 217 multiple family units.~~

Section 4.124.7. — PDR-7:

The following standards shall apply in PDR-7 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: ————— 2,000 square feet.~~
- ~~(.02) Minimum lot size: ————— 1,500 square feet.~~
- ~~(.03) Minimum density at build-out: — One unit per 2,400 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Thirty (30) feet.~~
 - ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~
 - ~~D. Setbacks: per Section 4.113(.03).~~
 - ~~E. Maximum building height: Thirty-five (35) feet.~~
 - ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. 174 condominium units, or~~
 - ~~B. 217 multiple family units.~~

Development Code Text Amendments: Significant Resource Overlay Zone (SROZ)

Section 4.139.00 Significant Resource Overlay Zone (SROZ) Ordinance

Section 4.139.11 Special Provisions

(.01) Reduced front, rear and side yard setback. Applications on properties containing the SROZ may reduce the front, rear and side yard setback for developments or additions to protect the significant resource, as approved by the Development Review Board.

(.02) Density Transfer. For residential development proposals on lands zoned Planned Development Residential (PDR) -which contain land within the SROZ, a transfer of density shall be permitted within the development proposal site Stage I Master Plan area. Density can only be transferred to land outside the SROZ and within the Stage I Master Plan area. -The following formula in A. through B. below shall be used to calculate the density that may be transferred. ~~that shall be permitted for allowed residential use on the property:~~

A. Step 1. Calculate Expected Maximum Density. The Expected Maximum Density (EMD) is calculated by multiplying the gross acreage of the property Stage I Master Plan area within the SROZ but outside any BPA easements by the maximum density permitted in the Wilsonville Comprehensive Plan for the Zoning Designation as shown in Table 1 of Section 4.124.

B. Step 2. Reduce the EMD obtained in Step 1 by Calculate 50% and then round of the EMD obtained in Step 1 down to the nearest whole number. The density that shall be permitted on the property shall be equal to the EMD obtained in Step 1. This is the density (number of units) able to be transferred from the SROZ area to elsewhere in the Stage I Master Plan area provided:

1. The density credit can only be transferred to that portion of the development site that is not located within the designated Significant Resource; and

2. 50% of the maximum number of dwelling units that are within the SROZ are allowed to be transferred to the buildable portion of the proposed development site provided that the applicable standards for the zone are still met including, but not limited to, allowed uses, setbacks, standards for outdoor living area, landscaping, building height and parking shall still be met.

Applicants proposing a density transfer must demonstrate compatibility between adjacent properties as well as satisfy the

setback requirements of the zone in which the development is proposed or meet Section 4.139.10 A. above; and

3. The types of residential uses and other applicable standards permitted in the zone shall remain the same; and

4. Land area within the Significant Resource Overlay Zone may be used to satisfy the requirements for outdoor recreation/open space area consistent with the provisions found in Section 4.113 of the Planning and Land Development Ordinance.

- (.03) Alteration of constructed drainageways. Alteration of constructed drainageways may be allowed provided that such alterations do not adversely impact stream flows, flood storage capacity and in stream water quality and provide more efficient use of the land as well as provide improved habitat value through mitigation, enhancement and/or restoration. Such alterations must be evaluated through an SRIR and approved by the City Engineer and Development Review Board.

**RESIDENTIAL ZONING STANDARDS
MODERNIZATION PROJECT
LP20-0001 RECORD**

2020, February 20 – CC Work session

- Staff Report & Attachments
- Presentation



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: February 20, 2020		Subject: Residential Code Modernization Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments: N/A	
Staff Recommendation: Review and provide feedback on Planning Commission and staff's recommendation to make certain residential zoning standards more clear, consistent, and usable.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Organizational Excellence and Continuous Improvement; Thoughtful, Inclusive Built Environment	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE CITY COUNCIL:

Review proposed Comprehensive Plan text and Development Code amendments to improve clarity, consistency, and usability. Provide feedback on the proposed amendments prior to Planning Commission finalizing their recommendation to Council.

EXECUTIVE SUMMARY:

Outside of Villebois and Frog Pond, the City adopted most of the current residential development standards in 2000. The City subsequently adopted changes to Open Space standards in 2005 and changes to Accessory Dwelling Units standards in 2010 and 2019. Application of the various standards over the years have brought forward a number of areas needing improvement. A primary area needing improvement is clarifying/defining how density is calculated. Another issue is conflicts can arise between different standards that take up or consume land such as minimum lot size, minimum density, required amount of open space, street improvement standards, and stormwater facility requirements. Other areas needing improvement include a tiered approach to calculating open space difficult to use for smaller projects and ensuring quality design of open spaces. The recommended Comprehensive Plan and Development Code text amendments intend to provide clarifications, resolve inconsistencies, and not inhibit reasonable development to address these areas needing improvement.

After substantial research, staff prepared draft recommendations for Comprehensive Plan and Development Code text amendments to address the identified areas for improvement and worked to refine them with the Planning Commission over five work sessions. The previous experience of most Planning Commissioners on the Development Review Board, reviewing development under current standards, was invaluable. Staff also sought to inform and gather input from targeted interested parties and the public at large utilizing an online survey on Let's Talk, Wilsonville!. Staff now seeks to brief the Council and gather feedback on the recommended package of updates prior to Planning Commission holding a public hearing and making a formal recommendation to Council.

A number of guiding concepts for the project informed the development of the recommendations, including:

- No proposed changes to allowed uses
- No proposed changes to existing Comprehensive Plan Map Designations or Zone Map Designations
- Better coordinate minimum and typical lot sizes with Comprehensive Plan/Zoning density ranges
- The Comprehensive Plan density range will remain the policy guidance for allowed density / number of units
- Allow predictable flexibility rather than uncertainty associated with the current waiver process
- Mirror the Residential Neighborhood (RN) zone as applicable (see discussion below).
- Emphasize quality over quantity for open space

The proposed updates are most applicable to about 63 acres of unbuilt and underbuilt land within the City limits currently located within one of the seven PDR zones or likely to be in one of these zones in the future. The proposed updates may also apply to land added to the City in the future if

the land is assigned a PDR zone. The proposed updates will not apply to the Frog Pond residential area (Residential Neighborhood Zone) or Villebois residential areas (Village Zone) as these areas are not in PDR zones. The proposed updates also do not apply to existing neighborhoods planned and built under existing standards, including those within PDR zones. Previously approved plans will continue to control what can be built in these neighborhoods unless a neighborhood is redesigned and rebuilt on a large scale. While the amount of land the recommended code amendments impact are limited, it is critical this limited amount of land is planned and developed efficiently and with quality design.

The overall approach of modernizing the code is to mirror those of the recently adopted Residential Neighborhood (RN) zone. The City adopted the Residential Neighborhood Zone and associated code for the Frog Pond area in 2017 after extensive community conversation and research. The Residential Neighborhood Zone combined the best standards of the City's then existing residential zones with best practices from other cities and the planning profession in general. The standards for the Residential Neighborhood Zone are Wilsonville's most modern residential zone standards and thus provide an excellent source for updating code in other zones in Wilsonville.

Below is a brief explanation of each recommended text amendment including an explanation of the issue/reason for the update and the recommended text amendments. The recommendations are grouped into two main topic areas: (1) density calculations/lot size and (2) open space standards. Attachment 1 offers additional detailed explanation of each recommended text amendment and Attachment 2 includes the recommended text amendments

Topic Area 1: Density Calculations/Lot Size

1.1 Comprehensive Plan Map/Text Inconsistency

Currently, for one of the ranges of allowed density, the Comprehensive Plan Text refers to 18-20 dwelling units per acre while the Comprehensive Plan Map refers to 16-20 dwelling units per acre creating an inconsistency between two numbers that should match. Fixing the inconsistency by changing the text to match the map will improve clarity of the standards.

1.2 Correlation of Comprehensive Plan and Zoning Standards for Density

The Comprehensive Plan text includes discussion of the correlation between the density ranges on the Comprehensive Plan Map with the City's seven Planned Development Residential (PDR) zones. This Comprehensive Plan text conflicts with a table in the Development Code intended to provide the same information. Removing the conflicting text in the Comprehensive Plan and letting an updated Development Code table show the density range-zoning correlation will ensure an important standard controlling the number of homes in neighborhoods is clear to all parties involved.

1.3 Calculating Density

Current Zonings Standards are not clear whether density is calculated based on the entire area of a property (gross area) or based on the area of a property on which buildings and other private

improvements can be built (net area). Clarifying a density calculation is based on gross area of a residential master plan minus areas in the City's Significant Resource Overlay Zone and/or within Bonneville Power Administration power line transmission easements (Buildable Gross Area) is consistent with the approach specifically outlined in the Residential Neighborhood Zone. This provides additional clarity for determining density.

Also, currently certain Development Code standards do not consistently correlate with Comprehensive Plan density requirements. This includes Average Lot Size, Minimum Density at Buildout, and Examples of Typically Permitted Development. Removing these standards and examples will prevent conflicting language and improve clarity.

1.4 Conflicting Land Consuming Zoning Standards

Currently, it is sometimes mathematically impossible to meet all standards that take up or consume land. These standards include minimum density, minimum lot size, minimum amount of open space, the requirements for streets, and standards for stormwater treatment areas. These mathematical conflicts create a lack of clarity and uncertainty for applicants, as they may have to request a waiver of one standard in order to meet another. One recommended step, to provide more clarity and prevent conflicts, is to reduce minimum lot size in some zones. This enables existing minimum density standards to be met along with other land consuming zoning standards. A second recommended step to reduce uncertainty is to establish a clearly defined, and certain, adjustment process when the math still does not work.

1.5 Accessory Building Lot Coverage

The current standards for additional lot coverage for accessory buildings only applies to buildings like sheds and not Accessory Dwelling Units. The recommended amendments update the lot coverage standards to be consistent with the Residential Neighborhood Zone allowing bonus lot coverage to apply to any detached accessory building whether an accessory dwelling unit, shed, etc. Updating these standards will clarify and make consistent the type of accessory uses that can benefit from bonus lot coverage allowances and make the flexibility to add accessory structures consistent across different zones.

1.6 Lot Related Zoning Standards

Reformatting lot related zoning standards now listed as text in seven different zoning standards subsections into a single table provides additional usability and consistency with how the information is presented for other zones, including the Village and Residential Neighborhood zones.

Topic Area 2: Open Space Standards

2.1 How Much Private Yard to Count as Required Open Space?

The current prohibition on counting private yards as a portion of required open space has created conflict between the amount of land needed to meet open space standards and other standards

that take up land (i.e. density, lot size). Mirroring the Residential Neighborhood zone and allowing a small percentage of the yard space provided by single-family lots over 6,000 square feet to count toward the required open space, will help minimize conflicts with other standards and provide consistency across different zones.

2.2 Calculating Usable Open Space

The City currently uses a tiered approach that includes requiring ¼-acre of usable open space outside the Significant Resource Overlay Zone (SROZ) for any subdivision with 50 or less lots. These standards have been difficult to meet for smaller subdivisions (e.g. 5-10 lots), especially those with a large percentage of SROZ, and often conflict with other land consuming requirements. The proposed change moves from the current tiered approach to a percentage approach, which holds the amount of open space proportional to the size of the subdivision and provides consistency across zones.

2.3 Ensuring Usable Open Space is Usable

Over the years of requiring open space in neighborhoods, a number of situations have arisen where very small, odd shaped, or under-utilized open spaces become a liability for homeowners associations without providing the value a better-designed open space could provide. Establishing a minimum size for individual open space tracts and requiring experienced professional design will help ensure efficient use of the limited amount of land, and provide quality, usable park areas.

EXPECTED RESULTS:

Feedback on drafted amendments to the Comprehensive Plan and Development Code text.

TIMELINE:

A public hearing is scheduled for the Planning Commission in March to recommend adoption of a final set of comprehensive plan text and development code text amendments to City Council.

CURRENT YEAR BUDGET IMPACTS:

This project is using funded internal staff resources.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: Date:

LEGAL REVIEW / COMMENT:

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS:

Staff developed a survey discussing the various aspects of the proposed changes and posted it on Let's Talk, Wilsonville!. Staff sent an invitation to participate as well as a link to the survey to a list of identified stakeholders. The list included developers, builders, real estate brokers, planners, architects, and engineers. The City will also advertise the public hearing to about 3,800 property owners and interested parties.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

Clearer standards and better design of residential neighborhoods and open spaces.

ALTERNATIVES:

Recommend modifications to the proposed amendments or not pursuing the proposed code amendments.

CITY MANAGER COMMENT: N/A

ATTACHMENTS:

- 1: Explanation of Recommended Comprehensive Plan and Development Code Amendments
- 2: Recommended Comprehensive Plan and Development Code Amendments
 - Comprehensive Plan
 - PDR Zone Standards
 - Open Space Standards
 - Definitions

ADDITIONAL EXPLANATION OF RECOMMENDED COMPREHENSIVE PLAN AND DEVELOPMENT CODE AMENDMENTS

Topic Area 1: Density Calculations/Lot Size

1.1 Comprehensive Plan Map/Text Inconsistency

Explanation of Issue/Reason for Update:

- The City's Comprehensive Plan establishes a range of allowed density for all residential land in the City. These ranges of allowed density vary from 0-1 dwelling units per acre to 18-20 dwelling units per acre.
- The Comprehensive Plan has two components that establish the range of allowed density:
 - (1) a map prescribing land uses, and density for residential land, for all land in the City (Comprehensive Plan Map) and
 - (2) a text description of all the land uses, policies, and steps to make them happen (Comprehensive Plan Text).
- Currently, for one of the ranges of allowed density, the Comprehensive Plan Text refers to 18-20 dwelling units per acre while the Comprehensive Plan Map refers to 16-20 dwelling units per acre creating an inconsistency between two numbers that should match. Fixing the inconsistency will improve clarity of the standards.

Recommended Text Amendments:

- Correct the Comprehensive Plan Text to match the 16-20 dwelling units per acre on the Comprehensive Plan Map. Other language in the Comprehensive Plan states the minimum number of dwelling units per acre is 80% of the maximum, which in this case would be 16, as it is 80% of 20.

1.2 Correlation of Comprehensive Plan and Zoning Standards for Density

Explanation of Issue/Reason for Updates:

- Both the Comprehensive Plan and the Zoning Standards address density and how this correlates to various zones located throughout the City. The Comprehensive Plan text includes discussion of the correlation between the density ranges on the Comprehensive Plan Map with the City's seven Planned Development Residential (PDR) zones, which are differentiated from one another by allowed density. The Zoning Standards text includes a table intended to provide the same density correlation information. However, the correlations established in the text of the Comprehensive Plan and in the table in the Zoning Standards are not consistent creating a conflict and creating a lack of clarity for development applications. Removing the conflict will ensure an important standard controlling the number of homes in neighborhoods is clear to all parties involved.

Recommended Text Amendments:

- Remove the residential zone references in the Comprehensive Plan; and

- Update the table in the Zoning Standards listing the correlation between the Comprehensive Plan density ranges and the seven Planned Development Residential (PDR) zones. The updated table reflects the correlation between density range in the Comprehensive Plan and the PDR zones in a manner consistent with how it has been interpreted by the City in land use approvals over the past number of years.

1.3 Calculating Density

Explanation of Issues/Reason for Updates:

- Current Zoning Standards are not clear whether density is calculated based on the entire area of a property (gross area) or based on the area of a property on which buildings and other private improvements can be built (net area).
- Density required by the Comprehensive Plan does not consistently correlate with certain current Zoning Standards, which are intended to implement the Comprehensive Plan. The Zoning Standards this pertains to include Average Lot Size and Minimum Density at Buildout requirements. Also, certain Zoning Standards text provides examples of typical development that does not consistently correlate with the Comprehensive Plan density requirements.
- Updated standards will provide additional clarity for how to find out how many housing units can be built on a given amount of land as well as ensure standards do not conflict and can be met under typical circumstances.

Recommended Text Amendments:

- Clarify density calculation is based on gross area of a residential master plan minus areas in the City's Significant Resource Overlay Zone and/or within Bonneville Power Administration power line transmission easements (Buildable Gross Area). This is consistent with the approach in the Residential Neighborhood Zone.
- Remove potentially conflicting Zoning Standards including Average Lot Size, Minimum Density at Buildout, and Examples of Typically Permitted Development. A new table will reflect Zoning Standards for minimum and maximum density.

1.4 Conflicting Land Consuming Zoning Standards

Explanation of Issue/Reason for Updates:

- It is sometimes mathematically impossible to meet all current Zoning Standards controlling building of residential neighborhoods that take up or "consume" land (Land Consuming Zoning Standards). These standards include minimum density, minimum lot size, minimum amount of open space, the requirements for streets, and standards for stormwater treatment areas. The difficulty particularly exists when trying to design how housing and other components are placed in small projects of less than five acres. Updating these standards will provide more clarity and certainty of what can be built in a new neighborhood. In addition, it will ensure standards can be met under typical circumstances and are more easily applied to smaller-scale residential projects.

Recommended Text Amendments:

- Reduce minimum lot size required for certain zones to enable existing minimum density standards to be met along with other land consuming zoning standards in typical circumstances.
- Establish a clearly defined, and certain, adjustment process when the math does not work to meet all land consuming zoning standards, rather than rely on the current less defined and uncertain waiver process. Under the adjustment process, 20% of the lots can be reduced in size by 20%, as necessary, to ensure density standards are met. Once lot reduction is maximized, required minimum open space area may be reduced to ensure density standards are met.

1.5 Accessory Building Lot Coverage

Explanation of Issue/Reason for Updates:

- A common Zoning Standard controlling building on each property or lot is the maximum amount of the lot that can be covered by buildings (lot coverage). Lot coverage is expressed as a percentage of the total lot area. Zoning standards often provide one lot coverage for the primary house and bonus lot coverage for accessory buildings. The current standards for additional lot coverage for accessory buildings only applies to non-dwelling accessory buildings (i.e. sheds etc.) and not secondary or accessory housing units (accessory dwelling units or ADUs) that are now allowed in all residential zones following changes to state law over the last few years. Updating these standards will clarify and make consistent the type of accessory uses that can benefit from bonus lot coverage allowances and make the flexibility to add accessory structures consistent across different zones. Builders often build homes to the maximum lot coverage, so not having a bonus lot coverage for accessory buildings acts as a de facto prohibition on accessory buildings.

Recommended Text Amendments:

- Update the lot coverage standards to be consistent with the Residential Neighborhood Zone allowing bonus lot coverage to apply to any detached accessory building whether an accessory dwelling unit, shed, etc.
- For zones with lot coverage standards from 40-50% for primary house add a 10% bonus for accessory buildings consistent with what is allowed in the Residential Neighborhood Zone.

1.6 Update, As Necessary, Lot Related Zoning Standards

Explanation of Issue/Reason for Updates:

- Ensure zoning standards controlling the dimensions of properties or lots, and how buildings are placed on individual properties or lots, correlate with updated minimum lot sizes proposed under item 1.4 and present the standards in a concise and readable manner. These standards include setbacks, maximum lot coverage, and minimum lot width and depth.

Recommended Text Amendments:

- Reformat lot related zoning standards now listed as text in seven different zoning standards subsections into a single table; and
- No updates to lot-related zoning standards besides minimum lot size as discussed in item 1.4 and additional lot coverage for accessory buildings discussed in item 1.5 above.

Topic Area 2 Open Space Standards**2.1 What to Count as Open Space?**Explanation of Issue/Reason for Updates:

- The City has a history of trying to balance how much of private yards in single-family neighborhoods to count towards the amount of open space required in a neighborhood. Prior to 2005, the City allowed most required open space to be met by yards, but in 2005 the standards were updated to not allow any private yard area on single-family lots to be counted as required open space. On occasion, the prohibition on yards has created conflict between the amount of land needed to meet open space standards and other standards that take up land (i.e. density, lot size).
- Updates will set clear and certain standards for what can be counted as open space, which will allow standards to be met under most circumstances.

Recommended Text Amendments:

- Base the approach to the amount of private yards that can be counted as open space after the Residential Neighborhood Zone, which is for private single-family lots 6,000 square feet or larger, up to 10% of the lot area can be counted as open space; and
- All other existing areas that can be counted toward the open space requirement remain the same.

2.2 Calculating Usable Open SpaceExplanation of Issues/Reason for Updates:

- The City currently uses a tiered approach to determine how much open space (park and natural area) is required in a neighborhood. These current tiered standards require ¼-acre of open space for any subdivision with 50 or less lots. Even if there is ¼-acre of open space in preserved natural area, another ¼-acre has to be designed for active use. These standards have been difficult to meet for smaller subdivisions (e.g. 5-10 lots), especially those with a large percentage of preserved natural area on site, and often conflict with other standards that take up land (i.e. density, minimum lot size).

Recommended Text Amendments:

- Move from the current tiered approach to a percentage approach for calculating the required amount of open space, similar to the methodology for the Residential Neighborhood Zone; and

- Clearly define the amount of the open space (50%) that must be designed for active use outside the protected natural areas (the City’s Significant Resource Overlay Zone or SROZ).

2.3 Ensuring Usable Open Space is Usable

Explanation of Issue/Reason for Updates:

- Over the years of requiring open space (parks and natural areas) in neighborhoods, a number of situations have arisen where very small, odd shaped, or under-utilized open spaces become a liability for homeowners associations without providing the value a better-designed open space could provide. Updating the standards will ensure efficient use of the limited amount of land, better preserve high-quality wildlife habitat areas, and provide quality, usable park areas.

Recommended Text Amendments:

- Establish a minimum size for individual open space tracts or areas:
 - 2,000 square feet for most developments, and
 - 1,000 square feet for subdivisions of 10 lots or less.
- Require “usable” open space be designed by an appropriately credentialed and experienced landscape architect with focus on maximizing use for a variety of users with varying abilities.
- Establish standards to ensure when open space is designed as new wildlife habitat it connects to existing wildlife habitat to the extent possible.

Comprehensive Plan Text Amendments

Additionally, the City is required to periodically review its public facility capacities and plans to assure that planned public facilities can be provided to accommodate the calculated capacity within the planning period.

The City is required to calculate the increases in dwelling unit and job capacities by the year 2017 from any proposed changes to the current Comprehensive Plan and Development Code that must be adopted and add the increases to the calculation of expected capacities.

The City is required to determine the effect of each of the following on calculated capacities, and include any resulting increase or decrease in calculated capacities:

1. Required dedications for public streets, consistent with Metro's Regional Accessibility requirements;
2. Off-street parking requirements, consistent with the Metro Urban Growth Management Functional Plan;
3. Landscaping, setback, and maximum lot coverage requirements;
4. The effects of tree preservation ordinances, environmental protection ordinances, view preservation ordinances, solar access ordinances, or any other regulations that may have the effect of reducing the capacity of the land to develop at the zoned density;
5. The effects of areas dedicated to bio-swales, storm water retention, open space dedications, and other requirements of local codes that may reduce the capacity of the land to develop at the planned density.

If any of the calculated capacities are determined to be less than the City's target dwelling unit and job capacities specified by Metro, either jurisdiction-wide or in mixed-use areas, or both, then the City is required to increase calculated capacities, as needed, to comply with the calculated capacities of Metro's Urban Growth Management Functional Plan. The City is required to achieve the target capacities for both dwelling units and jobs.

As stated above, housing is a basic human need. Therefore, residential development is considered a primary element of this Plan. A priority is given to satisfying the housing Goal. In so doing, however, it is not the intent of this section to ignore other sections of the Plan. Rather, the intent is to balance conformance to other provisions of the Plan so as to best satisfy housing needs within the City. To complete the framework for evaluating residential development, the following Implementation Measures have been established.

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.a The City shall encourage that at least an area of land equal to that now utilized for existing mobile home parks within the City, shall be identified within

the City for development of replacement mobile or manufactured parks or subdivisions prior to redevelopment of the existing parcels for other uses. Preservation of existing parks will be encouraged where consistent with other provisions of this Plan.

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.c Establish residential areas that are safe, convenient, healthful, and attractive places to live while encouraging variety through the use of planned developments and clusters and legislative Master Plans.

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.

Implementation Measure 4.1.4.e Targets are to be set in order to meet the City's Goals for housing and assure compliance with State and regional standards.

Implementation Measure 4.1.4.f Accommodate the housing needs of the existing residents of the City of Wilsonville. The future status of existing mobile home dwellers within the City is a particular concern in establishing this Measure.

Implementation Measure 4.1.4.g Coordinate housing development with the social and economic needs of the community.

Implementation Measure 4.1.4.h Require new housing developments to pay an equitable share of the cost of required capital improvements for public services.

Implementation Measure 4.1.4.i Restrict the number of housing starts to the capacities of public facilities and services.

Implementation Measure 4.1.4.j The City shall have a diverse range of housing types available within its City limits.

Implementation Measure 4.1.4.k The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working within the City of Wilsonville.

Implementation Measure 4.1.4.l The City shall work to improve the balance of jobs and housing within its jurisdictional boundaries.

Implementation Measure 4.1.4.m The City will consider the use of the following tools identified by Metro to improve availability of sufficient housing affordable to households of all income levels and manufactured housing to assure a diverse range of available housing types.

1. Donation of buildable tax-foreclosed properties to nonprofit organizations or governments for development as mixed-market affordable housing.
2. Development of permitting process incentives for housing being developed to serve people at or below 80% of area median income.
3. Provision of fee waivers and property tax exemptions for projects developed by nonprofit organizations or governments serving people at or below 60% of area median income.
4. Creation of a land-banking program to enhance the availability of appropriate sites for permanently affordable housing.
5. Adoption of replacement ordinances that would require developers of high-income housing, commercial, industrial, recreational or government projects to replace any affordable housing destroyed by these projects.
6. Creation of linkage programs that require developers of job-producing development, particularly that which receives tax incentives, to contribute to an affordable housing fund.
7. Committing locally controlled funds, such as Community Development Block Grants, Strategic Investment Program tax abatement funds, or general fund dollars, to the development of permanently affordable housing for people at or below 60% of area median income.
8. Within the limits set by State law, consider inclusionary zoning requirements, particularly in tax incentive programs, for new development in transit zones and other areas where public investment has contributed to the value and developability of land.

Implementation Measure 4.1.4.n Amend the Development Code to permit manufactured homes configured as duplexes, triplexes, fourplexes, etc. outside manufactured dwelling parks, consistent with zoning densities.

Implementation Measure 4.1.4.o The City will encourage the development of housing of various types and densities. Guided by the urbanization, public facilities, and economic elements, the City will, however, manage residential growth to ensure adequate provision of public facilities and that proposed housing satisfies local need and desires, i.e., type, price and rent levels.

Implementation Measure 4.1.4.p In an effort to balance residential growth with the City's employment base, the City shall encourage the development of housing to meet the needs of the employees working in the City.

Implementation Measure 4.1.4.q The City will continue to allow for mobile homes and manufactured dwellings, subject to development review processes that are similar to those used for other forms of housing. Individual units will continue to be allowed on individual lots, subject to design standards. Mobile home parks and subdivisions shall be subject to the same procedures as other forms of planned developments.

Implementation Measure 4.1.4.r All development, except as indicated in the lowest density districts, will coincide with the provision of adequate streets, water, and sanitary sewerage and storm drainage facilities, as specified in the Public Facilities and Services Section of the Plan. These facilities shall be (a) capable of adequately serving all intervening properties as well as the proposed development and (b) designed to meet City standards.

Implementation Measure 4.1.4.s Residential subdivisions, including mobile home subdivisions, shall be developed with paved streets, curbs and gutters, street lights and walkways, according to City standards. All utilities, other than storm water facilities, will be placed underground.

Implementation Measure 4.1.4.t Site plans will provide for adequate open space to (a) protect adjacent properties; and (b) provide ample yard space and play areas for residents. The residential character of established neighborhoods, particularly low density developments, shall also be protected as surrounding development occurs. Site development standards shall continue to be applied to ensure compatibility with adjacent land uses. High design standards will be established for signage and appearance, including the landscaping of setback areas and the designation of access points.

Implementation Measure 4.1.4.u To provide variety and flexibility in site design and densities, residential lands shown on the Land Use Map and legislative Master Plans of the Comprehensive Plan have been divided into districts, with different density ranges for each district. In all residential developments, other than those that are so small that it is not mathematically feasible to achieve the prescribed minimum density, the 80% minimum shall apply. The following density ranges have been prescribed for each district:

Density:	0-1 units/acre
	2-3 units/acre
	4-5 units/acre
	6-7 units/acre
	10-12 units/acre
	16 16-20 units/acre

Densities may also be defined for specific areas in legislative Master Plans.

Implementation Measure 4.1.4.v Site development standards and performance criteria have been developed for determining the approval of specific densities within each district. Densities may be increased through the Planned Development process to provide for meeting special needs (e.g., low/moderate income, elderly, or handicapped). Site development standards, performance criteria, density flexibility and other standards may be established for specific areas in legislative Master Plans.

Implementation Measure 4.1.4.w These Implementation Measures shall not be administered in such a manner as to violate other provisions of this Plan.

Implementation Measure 4.1.4.x Apartments and mobile homes are to be located to produce an optimum living environment for the occupants and surrounding residential areas. Development criteria includes:

1. Buffering by means of landscaping, fencing, and distance from conflicting uses.
2. Compatibility of design, recognizing the architectural differences between apartment buildings and houses.
3. On-site recreation space as well as pedestrian and bicycle access to parks, schools, mass transit stops and convenience shopping.
4. The siting of buildings to minimize the visual effects of parking areas and to increase the availability of privacy and natural surveillance for security.

Implementation Measure 4.1.4.y Housing units shall be designed, constructed, and maintained so that the community is assured of safe, sanitary, and convenient living conditions in dwellings that are sound, energy efficient, and attractive in their appearance. Conservation of housing resources shall be encouraged through code enforcement, renovation, and rehabilitation of the existing housing stock.

Implementation Measure 4.1.4.z The City shall continue to apply a minimum density standard to all zones allowing residential use, such that all development, including subdivisions, will result in the eventual build-out of 80 percent or more of the maximum number of dwelling units per net acre permitted by the zoning designation for a given development. The minimum density requirement does not apply inside areas designated by the City as open spaces or significant resource sites. The maximum-zoned density does not include the density bonus for zones that allow them.

Implementation Measure 4.1.4.aa The City will continue to allow partitioning or subdividing where existing lot sizes are two or more times that of the minimum lot size in the Development Code, and all other applicable requirements are met.

Implementation Measure 4.1.4.bb The City allows the construction of one accessory dwelling unit with any detached or attached single family dwelling that is permitted to be built in any zone, subject to standards in the Land Development Code or density and size standards in Neighborhood Plans, Stage II Development Plans or Final Development Plans. Regulations of such units include size, architectural design to match the primary unit on the site, and parking requirements. [Amended by Ord. 676, 3/3/10]

Implementation Measure 4.1.4.cc In order to encourage originality, flexibility, and innovation in land development, and minimize monotonous standardized subdivisions, all subdivisions over two acres in size require Planned Development review (P.D.R.). Multi-plexes and single-family attached units may also be approved as part of a planned development.

Implementation Measure 4.1.4.dd Continue the development of a renewal program to update/upgrade the "Old Town" area of Wilsonville.

RESIDENTIAL PLANNING DISTRICTS SHOWN ON THE LAND USE MAP OF THE COMPREHENSIVE PLAN

Density (0-1 du/ac)

The purpose of this district is to provide for very low density housing areas to satisfy individuals desiring to own a large lot within an urban setting. This district recognizes and protects existing and future large-lot developments within the City. ~~This density would generally fall under the PDR-1 zoning district category as outlined in the Development Code.~~

The following areas should be designated and developed at this density:

1. Areas which are currently developed at suburban densities and where little need exists for redevelopment.
2. Areas where transportation is limited to minor collector and local streets, and where high volume traffic would create safety problems.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (2-3-or 4-5 du/ac)

The purpose of ~~this~~ these districts ~~is~~ are to provide for low density residential areas. ~~The 2-3 du/acre density would generally fall under the PDR-2 zoning district category as outlined in the Development Code. The 4-5 du/acre density would generally fall under the PDR-2 and PDR-3 (or other categories that could work out to this level of density) zoning district category as outlined in the Development Code.~~

The following areas should be designated and developed at this density:

1. Areas with access to a minor arterial, collector, or local streets. However, direct vehicular access from individual lots onto a minor arterial will be restricted.
2. Undeveloped areas adjacent to existing lower density developments, or near the fringe of the Urban Growth Boundary.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (6-7 or 10-12 du/ac)

The purpose of ~~this~~ these districts ~~is~~ are to ensure an efficient use of urban land by providing for the development of medium density housing areas. ~~This density would generally fall under the PDR 3 and PDR 4 (or other categories that could work out to this level of density) zoning districts category as outlined in the Development Code.~~

The following areas should be designated and developed as urban medium density:

1. Areas with access to a major or minor arterial or collector street. Siting should not, however, result in significant traffic impacts through lower density residential areas.
2. Areas located near or adjacent to commercial areas, employment centers and/or mass transit routes.
3. Areas adjacent to urban lower density developments or planning districts.

Permitted uses in this district typically include single family dwellings, whether detached or attached, accessory dwelling units, multi-family dwellings, including duplexes and tri-plexes, and mobile home parks or subdivisions, multi-family developments, including duplexes and multi-plexes and mobile home parks or subdivisions, will be subject to Development Review approval.

Neighborhood or convenience commercial uses may be permitted as part of a Planned Development but should be integrated into the design of the surrounding residential development, i.e., first floor of multi-story structure or similar design as residential units. Such commercial developments shall be limited to locations where there is clearly demonstrated local need. All such uses shall be subject to Development Review approval.

Density (~~18~~16-20-du/ac)

The purpose of this district is to provide for efficient use of land near the major commercial or employment centers by providing for high-density residential development. It is a further purpose of this district to encourage mixed uses in commercial areas. ~~This density would generally fall under the PDR 6 and PDR 7 (or other categories that could work out to this level of density) zoning district categories as outlined in the Development Code.~~

The following areas may be designated urban high-density residential:

1. Areas located on major or minor arterials and where such development will not result in significant traffic impacts through low- or medium-density residential areas.
2. Areas located within or adjacent to major shopping centers, employment centers and/or adjacent to mass transit routes.

Because of the land use intensity allowable in this district, the zoning will be restricted to a Planned Development review.

All developments will be subject to Development Review Board approval, including lot sizes, setbacks, open space, and parking requirements. Where feasible, under-structure parking will be encouraged on structures over two (2) stories in height.

Residential – Village

See the Compact Urban Development section of this Plan for the description of the Residential Village designation.

Residential – Neighborhood

See the Residential Neighborhood section of this Plan for the description of the Residential Neighborhood designation.

ENVIRONMENTAL RESOURCES AND COMMUNITY DESIGN

At a glance, most land appears to be much the same as the lands surrounding it, with the exception of obvious differences such as topography and vegetation. However, a more detailed analysis can reveal distinct differences in the land composition and physical characteristics of nearly any two adjacent parcels of land. These differences can affect the overall suitability of a particular parcel of land for various types of land use. Each piece of land has a natural land use intensity potential which results from variations in its physical features and their interrelationships with natural processes, such as:

1. Underlying geological deposits and associated characteristics.
2. Types of surface soils and associated characteristics.
3. Water, the hydrologic cycle and natural drainage.
4. Slope of the land.
5. Vegetative cover (type, size, and location).
6. Weather conditions.
7. Character of adjoining natural features and developments.

Certain combinations of these natural features and processes can create inherently hazardous or unstable conditions which have special significance to humans and their land use activities. These conditions, referred to as natural hazards, are more appropriately labeled physical or natural limitations and occur in the form of:

1. Flood plains and wetlands
2. Runoff and erosion potentials.
3. Soil instability, including landslides, settlement, shrink/swell potential and earthquakes.

In addition to natural limitations, there are also natural potentials which can provide a more desirable living environment if given proper consideration in determining land use patterns and development design. The elements which offer these potentials are:

1. Existing vegetation.

Development Code Text Amendments: Definitions

Section 4.001 Definitions.

E. Cycle Track: A cycle track is a bike lane with a physical barrier between the bike and motor vehicle travel lanes, such as a curb or parking lanes. Cycle tracks must “rejoin” the motor vehicle travel lanes at signalized intersections. Cycle tracks may require a two stage left turn for bicyclists.

F. See also: Multipurpose Pathway or Path.

[Amended by Ord. #719, 6/17/13.]

32. Block: A tract of land bounded by streets, or bounded by such features as the City limits or barriers such as bodies of water or steep slopes.
33. Block Complex: An assemblage of buildings bounded entirely by intersecting streets so as to form a single, comprehensive group.
34. Block Perimeter: The outer boundary of a block.
35. Board: The Development Review Board established pursuant to Chapter 2 of the Wilsonville Code.
36. Buffers or Buffering: Distance, landscaping, walls, berms, or other measures used to separate one land use from another, and to mitigate or minimize the adverse effects of one land use on another.
37. Build-To Line: A line shown on a final plat or other development plan indicating that buildings are required to be built to it, rather than set back from it.
- ~~37-38~~. Buildable Gross Area: The total or entire area of land after subtracting out (1) land area within the City’s Significant Resource Overlay Zone and (2) land area encumbered by a Bonneville Power Administration power line easement.
- ~~38-39~~. Building: Any structure built for the support, shelter or enclosure of any persons, animals, chattels, or property of any kind which requires location on the ground or is attached to something having a location on the ground.
- ~~39-40~~. Building Façade: The exterior elevation(s) of a building; usually set parallel to the front lot line, often distinguished by elaboration of architectural characteristics.
- ~~40-41~~. Building Façade, Primary: The main exterior elevation of a building; usually associated with its primary entrance and/or street address.
- ~~41-42~~. Building Frontage Width, Minimum: A Development Standard that controls the degree of spatial definition of public open space. Described as a percentage, the Minimum Building Frontage Width is calculated as the ratio of the length of the primary building façade(s) to its corresponding lot line length, exclusive of required setbacks.
- ~~42-43~~. Building Line: A line that is adjacent to the front side of a main building parallel to the front lot line.
- ~~43-44~~. Building Official. The person holding the position of Building Official of the City of Wilsonville. [Added by Ord. 649, 6/2/08]
- ~~44-45~~. Building or Structure Height: The term 'height of building or structure' shall be deemed to mean the perpendicular distance from the average elevation of the adjoining ground to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the middle height gable between the eaves and ridge of a pitch or hip roof. If

Development Code Text Amendments: Planned Development Residential (PDR) Zone Standards

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- (.01) Examples of principal uses that are typically permitted:
- A. Open Space.
 - B. Single-Family Dwelling Units.
 - C. Duplexes. [Added by Ord. #825, 10/15/18]
 - D. Multiple-Family Dwelling Units. [Amended by Ord. #825, 10/15/18]
 - E. Public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than forty-five (45) feet from any other lot.
 - F. Manufactured homes, subject to the standards of Section 4.115 (Manufactured Housing).
- (.02) Permitted accessory uses to single family and detached dwelling units: [Amended by Ord. #825, 10/15/18]
- A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.
 - B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.
 - C. Accessory dwelling units, subject to the standards of Section 4.113 (.11). [Amended by Ord. #825, 10/15/18]
 - D. Home occupations.
 - E. A private garage or parking area.
 - G. Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in the provisions of Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10. [Amended by Ord. No. 704, 6/18/12]
 - H. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - I. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
 - J. Livestock and farm animals, subject to the provisions of Section 4.162.
- (.03) Permitted accessory uses for duplexes and attached multiple-family dwelling units: [Amended by Ord. #825, 10/15/18]

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.
 - B. Home occupations.
 - C. A private garage or parking area.
 - D. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
 - F. Livestock and farm animals, subject to the provisions of Section 4.162.
- (.04) Uses permitted subject to Conditional Use Permit requirements:
- A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.
 - B. Public or private clubs, lodges or meeting halls. Public or private parks, playground, golf courses, driving ranges, tennis clubs, community centers and similar recreational uses.
 - C. Churches, public, private and parochial schools, public libraries and public museums.
 - D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents, and not requiring a zone change to a commercial designation:
 - 1. The site of a Neighborhood Commercial Center was proposed at the time of the original application.
 - 2. Such centers are of a scale compatible with the surrounding residential structures.
 - 3. Such centers shall be compatible with the surrounding residential uses.
 - 4. The site of a Neighborhood Commercial Center shall be at least one-quarter (1/4) mile from any other sites zoned for commercial uses.
 - 5. The site of a Neighborhood Commercial Center shall not exceed five percent (5%) of the total area or one (1) acre, whichever is less.
 - 6. The site of a Neighborhood Commercial Center shall have direct access to a street of a collector classification and shall have direct pedestrian access to the residential areas.
 - 7. The site of a Neighborhood Commercial Center shall not include more than one quadrant of an intersection and shall not result in traffic of a nature which causes a substantial adverse impact on the residential character of the planned development.

Section 4.124. Standards Applying To All Planned Development Residential Zones.

E. Commercial Recreation which is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of subsection “D” (Neighborhood Commercial Centers), above.

F. Home businesses. [Added by Ord. #825, 10/15/18]

(.05) Appropriate PDR ~~zone~~Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District:

<u>Comprehensive Plan Density *</u>	<u>Zoning District</u>
<u>0-1 u/acre</u>	<u>PDR-1</u>
<u>2-3 u/acre</u>	<u>PDR-2</u>
<u>4-5 u/acre</u>	<u>PDR-3</u>
<u>6-7 u/acre</u>	<u>PDR-4</u>
<u>10-12 u/acre</u>	<u>PDR-5</u>
<u>16-20 u/acre</u>	<u>PDR-6</u>
<u>20+ u/acre</u>	<u>PDR-7</u>

<u>Zoning Designation</u>	<u>Comprehensive Plan Map Density Range District*</u>	<u>Max Density per Acre</u>	<u>Min Density per Acre</u>
<u>PDR-1</u>	<u>0-1</u>	<u>1</u>	<u>0.8</u>
<u>PDR-2</u>	<u>2-3</u>	<u>3</u>	<u>2.4</u>
<u>PDR-3</u>	<u>4-5</u>	<u>5</u>	<u>4</u>
<u>PDR-4</u>	<u>6-7</u>	<u>7.5</u>	<u>6</u>
<u>PDR-5</u>	<u>10-12</u>	<u>12</u>	<u>9.6</u>
<u>PDR-6</u>	<u>16-20</u>	<u>20</u>	<u>16</u>
<u>PDR-7</u>	<u>Over 20</u>	<u>As approved by Zoning Order/Stage 1 Master Plan, at least 20</u>	<u>80% of Max Density</u>

Table 1: PDR ~~Zone~~Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District

**All dwelling unit types, except accessory dwelling units, are included for calculating density.*

[Amended by Ord. #825, 10/15/18]

(.06) Unit count limitations. Unit count limitations are calculated by multiplying the density number in Table 1 by the buildable gross area of the Stage I Master Plan area (gross area minus SROZ area and BPA Easements) and rounding down to the nearest whole number. For example, any number greater than 4 and less than 5 shall be rounded down to 4. If the Stage I Master Plan area is subject to more than one Comprehensive Plan Map Density Range District and Zoning Designation, calculations for areas of differing densities

Section 4.124. Standards Applying To All Planned Development Residential Zones.

shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

- A. Maximum unit count at build out of Stage I Master Plan area: Gross buildable area (gross area minus SROZ and BPA Easements) multiplied by Maximum Density per Acre number in Table 1 above.
- B. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A. above.

(.07) Lot Standards

<u>Zoning Designation</u>	<u>Minimum Lot Size (square feet)</u>	<u>Setbacks</u>	<u>Maximum Lot Coverage (percent of lot area)</u> <u>Largest Building/All Buildings^C</u>	<u>Minimum Lot Width at Building Line/Minimum Street Frontage of Lot^A (feet)</u>	<u>Minimum Lot Depth (feet)</u>	<u>Maximum Building Height (feet)</u>
<u>PDR-1</u>	<u>20,000</u>	<u>Per Section 4.113 (.03)</u>	<u>20/25</u>	<u>80/80</u>	<u>100</u>	<u>35</u>
<u>PDR-2</u>	<u>7,000</u>		<u>25/30 (more than 12000 and less than 20000 sf lot)</u> <u>40/50 (more than 8000 up to 12000 sf lot)</u> <u>45/55 (7000 to 8000 sf lot)</u>	<u>60/30</u>	<u>70</u>	
<u>PDR-3</u>	<u>4,500</u>		<u>50/60</u>	<u>40/40^B</u>	<u>60</u>	
<u>PDR-4</u>	<u>3,000</u>		<u>75/75</u>	<u>35/35^B</u>	<u>60</u>	
<u>PDR-5</u>	<u>2,000</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-6</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-7</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	

A. Lot frontage may be on a public street or approved, platted private drive.

B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.

C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations

Table 2: Lot Standards for All PDR Zoned Lots

(.08) Adjustments to Ensure Minimum Density is Met. In development not involving Multi-Family Dwelling Units, if demonstrated by the applicant that it is not physically possible to accommodate the minimum number of units at the required minimum lot size and the minimum open space the following adjustments shall be made to the minimum extent necessary to enable minimum density to be met plus any SROZ density transfer pursuant to Subsection 4.139.11 (.02). Adjustments to minimum lot size, width, and depth shall be used to the extent allowed prior to any adjustment to minimum open space requirements.

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- A. Adjustments to Minimum Lot Size, Width, Depth: Up to 20% of the lots rounded down to the nearest whole number, or a minimum of 1 for subdivisions of 4 lots, can be reduced below the minimum lot size by 20%. For example, the maximum allowed, as necessary, adjustment for a 100 lot subdivision in the PDR-5 zone would be to reduce 20 lots to as low as 4,000 square feet (20% of 5,000 square foot minimum lot size). The minimum lot width and minimum lot depth can also be adjusted by up to 20% as necessary to allow the reduction of lot size by up to 20%.
- B. Adjustment to Open Space Area: Non-SROZ open space may be reduced to the extent necessary following maximizing the allowed reduction of lot size. However, all subdivisions with 10 or more lots shall require a minimum of one individual usable, programmed open space of at least 2,000 square feet meeting the requirements of Subsection 4.113 (.01) C. 1-2. and subdivisions with 4-10 lots shall require one individual usable open space of at least 1,000 square feet meeting the same requirements.

(.0609) Block and access standards:

1. Maximum block perimeter in new land divisions: 1,800 feet.
2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard. [Amended by Ord. 682, 9/9/10]
3. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.

[Section 4.124(.06) amended by Ordinance No. 538, 2/21/02.]

(.0710) Signs. Per the requirements of Sections 4.156.01 through 4.156.11.
[Amended by Ord. No. 704, 6/18/12]

(.0811) Parking. Per the requirements of Section 4.155.

(.0912) Corner Vision Clearance. Per the requirements of Section 4.177.

Section 4.124.1. — PDR-1:

~~The following standards shall apply in PDR-1 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:~~

~~(.01) — Average lot size: ————— 30,000 square feet.~~

~~(.02) — Minimum lot size: ————— 25,000 square feet.~~

~~(.03) — Minimum density at build out: — One unit per 37,500 square feet.~~

Section 4.124. Standards Applying To All Planned Development Residential Zones.~~(.04) — Other standards:~~

- ~~A. Minimum lot width at building line: Eighty (80) feet.~~
- ~~B. Minimum street frontage of lot: Eighty (80) feet.~~
- ~~C. Minimum lot depth: One hundred (100) feet.~~
- ~~D. Setbacks: per Section 4.113(.03)~~
- ~~E. Maximum building or structure height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Twenty percent (20%) for all residential dwelling units; twenty five percent (25%) for all buildings.~~

~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Ten single family dwellings on individual lots, or~~
- ~~B. Fourteen dwelling units (any combination of multiple family or single family units).~~

[Section 4.124.1 (.05) A & B Amended by Ord. #825, 10/15/18]

Section 4.124.2. PDR-2:

The following standards shall apply in PDR-2 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

~~(.01) — Average lot size: _____ 16,000 square feet.~~

~~(.02) — Minimum lot size: _____ 12,000 square feet.~~

~~(.03) — Minimum density at build out: One unit per 20,000 square feet.~~

~~(.04) — Other Standards:~~

- ~~A. Minimum lot width at building line: Sixty (60) feet.~~
- ~~B. Minimum street frontage of lot: Thirty (30) feet; however, no street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
- ~~C. Minimum lot depth: Seventy (70) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building or structure height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Twenty five percent (25%) for all residential dwelling units; thirty percent (30%) for all buildings.~~

~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Twenty single family dwellings (with or without accessory dwelling units) on individual lots, or~~
- ~~B. Twenty nine dwelling units (any combination of multiple family or single family units with or without accessory dwelling units).~~

Section 4.124. Standards Applying To All Planned Development Residential Zones.**Section 4.124.3. PDR-3:**

The following standards shall apply in PDR-3 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot size: _____ 7,000 square feet.~~
- ~~(.02) Minimum lot size: _____ 5,000 square feet.~~
- ~~(.03) Minimum density at build out: One unit per 8,000 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Forty (40) feet.~~
 - ~~B. Minimum street frontage of lot: Forty (40) feet; however, street frontage may be reduced to twenty four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~
 - ~~D. Setbacks: per Section 4.113(.03).~~
 - ~~E. Maximum building or structure height: Thirty five (35) feet.~~
 - ~~F. Maximum lot coverage: Fifty percent (50%) for lots containing less than 7000 square feet. Forty five percent (45%) for lots between 7000 and 8000 square feet. Forty percent (40%) for lots exceeding 8000 square feet.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. Fifty four single family dwellings) on individual lots, or~~
 - ~~B. Sixty two dwelling units (any combination of multiple family or single family units).~~

Section 4.124.4. PDR-4:

The following standards shall apply in PDR-4 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot size: _____ 5,000 square feet.~~
- ~~(.02) Minimum lot size: _____ 4,000 square feet.~~
- ~~(.03) Minimum density at build out: One unit per 6,000 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Thirty five (35) feet.~~
 - ~~B. Minimum street frontage of lot: Thirty five (35) feet; however, street frontage may be reduced to twenty four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building height: Thirty-five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. Seventy-two single-family dwellings (with or without accessory dwelling units) on individual lots, or~~
 - ~~B. Eighty-seven dwelling units (any combination of multiple-family or single-family units with or without accessory dwelling units).~~

Section 4.124.5. PDR-5:

The following standards shall apply in PDR-5 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: 3,000 square feet.~~
- ~~(.02) Minimum lot size: 2,500 square feet.~~
- ~~(.03) Minimum density at build-out: One unit per 4,000 square feet.~~
- ~~(.04) Other Standards:~~
 - ~~A. Minimum lot width at building line: Thirty (30) feet.~~
 - ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
 - ~~C. Minimum Lot Depth: Sixty (60) feet.~~
 - ~~D. Setbacks: per Section 4.113(.03).~~
 - ~~E. Maximum height: Thirty-five (35) feet.~~
 - ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. 108 town-house units on individual lots, or~~
 - ~~B. 145 dwelling units (any combination of multiple-family or single-family units).~~

Section 4.124.6. PDR-6:

The following standards shall apply in PDR-6 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: 2,000 to 2,500 square feet.~~
- ~~(.02) Minimum lot size: None.~~
- ~~(.03) Minimum density at build-out: One unit per 2,500 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Thirty (30) feet.~~

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
- ~~C. Minimum lot depth: Sixty (60) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum height: Thirty-five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. 174 condominium units, or~~
 - ~~B. 217 multiple family units.~~

Section 4.124.7. PDR-7:

The following standards shall apply in PDR-7 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: _____ 2,000 square feet.~~
- ~~(.02) Minimum lot size: _____ 1,500 square feet.~~
- ~~(.03) Minimum density at build-out: _____ One unit per 2,400 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Thirty (30) feet.~~
 - ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~
 - ~~D. Setbacks: per Section 4.113(.03).~~
 - ~~E. Maximum building height: Thirty-five (35) feet.~~
 - ~~F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. 174 condominium units, or~~
 - ~~B. 217 multiple family units.~~

Development Code Text Amendments: Open Space Standards

Section 4.113. Standards Applying To Residential Developments In Any Zone.

~~(.01) Outdoor Recreational Area in Residential Developments.~~

- ~~A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:~~
- ~~1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.~~
 - ~~2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.~~
 - ~~3. In mixed-use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.~~
 - ~~4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:~~
 - ~~a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;~~
 - ~~b. For eleven (11) through nineteen (19) units, 200 square feet per unit;~~
 - ~~c. For twenty (20) or more units, 300 square feet per unit.~~
 - ~~5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.~~

~~(.0201) Open Space~~

- ~~A. Purpose. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.~~
- ~~A. Area shall be provided in the following mannerRequired. :~~
- ~~B. A. At least 25% of the net developable area shall be preserved in open space. For developments with 10 or more units (excluding ADU's) an open space area must be at least 2,000 square feet to~~

be counted towards the open space requirement. For developments with 4-10 units (excluding ADU's) an open space are must be at least 1,000 square feet to be counted towards the open space requirement.

1. Calculation of the required open space area shall be based on the acreage of the Stage I Master Plan area or if no Stage I is required, the gross acreage the area covered by a tentative plat.
 2. The open space requirement may be met by the following areas if they are or will be publically owned or owned by a homeowners' association or similar joint ownership entity (except for i. below), or the property owner for Multi-family Development.
 - a. Preserved natural areas, including those within the SROZ
 - b. New natural/wildlife habitat areas
 - c. Non-fenced vegetated stormwater features
 - d. Play areas and play structures
 - e. Open grass area for recreational play
 - f. Swimming and wading areas
 - g. Other areas publically accessible areas similar to a. through f.
 - h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.
 - i. 10% of each single-family or duplex lot 6,000 sf or larger.
- €. Usable, programmed Open Space Requirement. Half of non-SROZ open space must be usable and programmed for active recreational use. The minimum amount of usable open space, regardless of the amount of non-SROZ open space, in a subdivision of 10 or more lots is 2,000 square feet, or a subdivision of 4-10 lots is 1,000 square feet.
1. Such usable, programmed open space shall be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the application material.
 2. The area shall be designed and programmed for a variety of age groups or other user groups.
 3. The minimum open space size requirements in Subsection B above apply.
- Đ. Enhancing Existing Wildlife Habitat through Design of Open Space.
1. Open space designed as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.

2. To the extent feasible, open space shall be designed to connect preserved wildlife habitat to other preserved wildlife habitat where a lack of connection exists.

~~In all residential subdivisions including subdivision portions of mixed use developments where (1) the majority of the developed square footage is to be in residential use or (2) the density of residential units is equal or greater than 3 units per acre, at least twenty five percent (25%) of the area shall be in open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations and usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space. For subdivisions with less than 25% SROZ lands and those with no SROZ lands, the minimum requirement shall be ¼ acre of usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. Front, side and rear yards of individual residential lots shall not be counted towards the 25% open space.~~

~~Provided, however, where SROZ is greater than 25% of the developable area for any development, the development must also provide ¼ acre of usable park area for a development of less than 100 lots, and ½ acre of usable park area for a development of 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. The Development Review Board may waive the usable open space requirement if there is substantial evidence in the record to support a finding that the intent and purpose of the requirement will be met in alternative ways. Irrespective of the amount of SROZ, a development may not use phasing to avoid the minimum usable space requirement.~~

~~Multi-family developments shall provide a minimum of 25% open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations, and outdoor recreational area as provided in 4.113(.01)(A)(1) through (5) [Amended by Ord. 589 8/15/05, Ord. 682, 9/9/10]~~

BD. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City parks standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the

development site for the purpose of computing density or allowable lot coverage.

CE. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

F. The open space requirements of this subsection are subject to adjustments in PDR zones pursuant to Subsection 4.124 (.08).



Residential Code Modernization Project

City Council Work Session

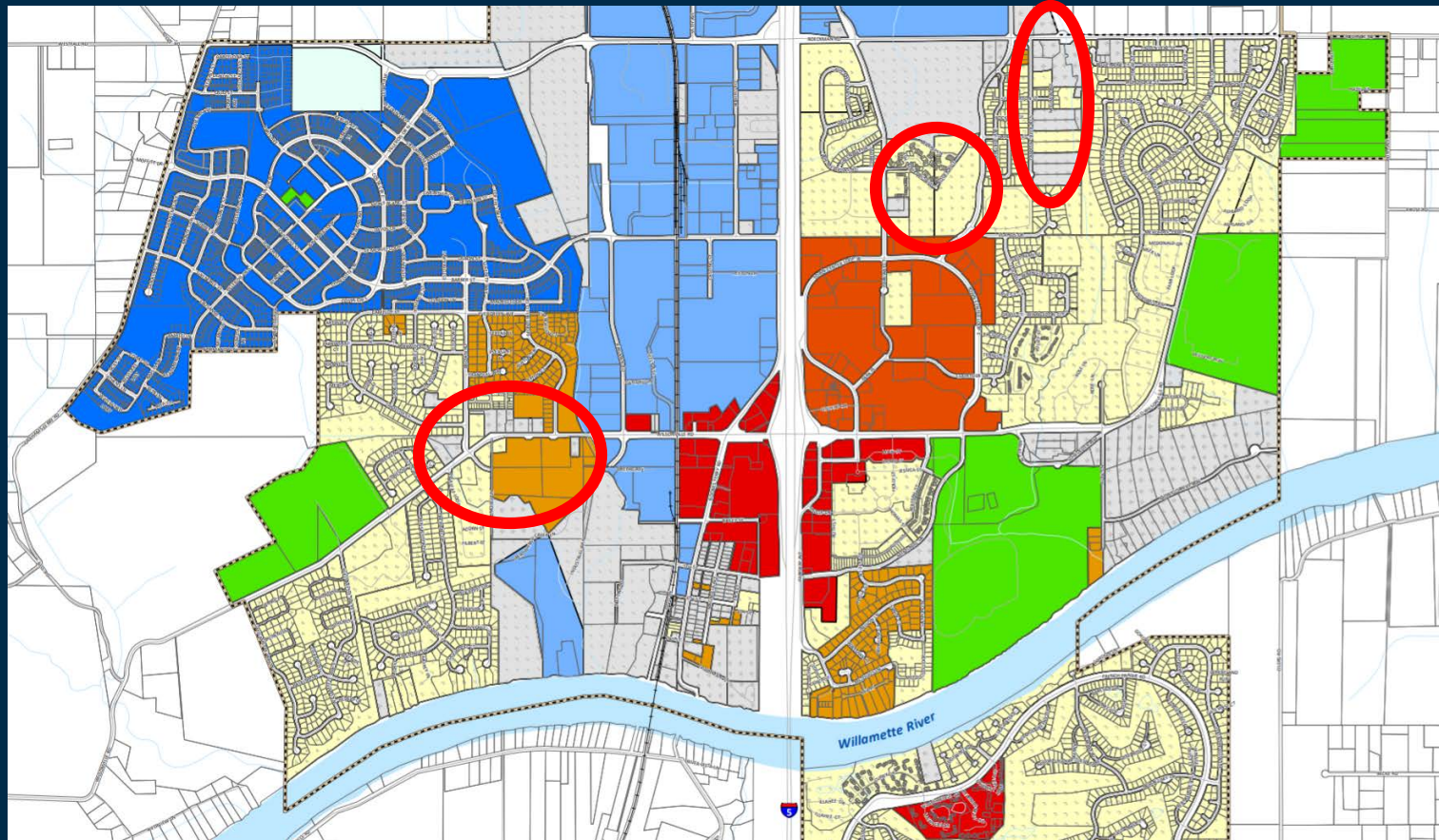
February 20, 2020

Presented by Daniel Pauly AICP, Planning Manager

Why Are Change Warranted?

- Excellence and Continuous Improvement
- Make Code More Clear and Objective
- Ensure Feasible Implementation of Standards
- Better Tailor to Smaller-Scale Projects

Where it Matters Most



Background

- PDR (Planned Development Residential) Zone
 - 20 Years Old
- Updates mirror RN (Residential Neighborhood) Zone adopted in 2017

Two Topic Areas

- Topic 1: Density Calculations & Lot Size
- Topic 2: Open Space Requirements

Density Calculations and Lot Size

How to fix
inconsistencies?

Density Calculations and Lot Size

How to clarify
calculation of allowed
density?

Density Calculations and Lot Size

How to ensure “land
consuming requirements”
do not exceed available
land?

Open Space Requirements

What counts as open
space?

Open Space Requirements

How much open
space?

Open Space Requirements

Does the open space
add value?

Questions for Council

- Do you have questions on the proposed amendments?
- Do you have feedback prior to the Planning Commission finalizing a recommendation?

**RESIDENTIAL ZONING STANDARDS
MODERNIZATION PROJECT
LP20-0001 RECORD**

PUBLIC COMMENTS/MEDIA:

- Email – J.Dahlquist Input 03.2020

From: [Jean Dahlquist](#)
To: [Pauly, Daniel](#)
Cc: [Bergeron, Tami](#); [Bateschell, Miranda](#)
Subject: Re: PAPA LP20-0001
Date: Friday, March 6, 2020 4:01:27 AM
Attachments: [Bend Staff Recommendation.pdf](#)

[This email originated outside of the City of Wilsonville]

Good afternoon,

In regards to today, I am a reservist and unfortunately have to stand duty until 5pm or so (thus this e-mail at 3:44am!). Excited to chat and collaborate. Would a call on Monday be convenient?

In the meantime, I thought I would provide the feedback I received and a few resources that you may find helpful. First, many cities have found this PDF helpful in writing their findings: <https://www.housinglandadvocates.org/wp-content/uploads/2018/04/Goal-10-Guidance-Letter-to-Cities-and-Counties-signed.pdf>.

Second, the comments I received after posting your staff report revolved mainly around quantifying the results of these amendments through the HNA and BLI. Example: "That's all very nice, but how do the new standards relate to the BLI and HNA?" Our team has been really big on wanting cities to state their goals (AKA their goals determined by the HNA) and how they are doing on achieving those goals (the BLI). This is all context that you have access to readily, but we (as time stressed planners trying to review every PAPA) do not have unless it is somewhere in the staff report. It is also context that a concerned citizen, even if they are local, may not have either.

Some of this quantification you seem to have already started. In your executive summary, you state "The proposed updates are most applicable to about 63 acres of unbuilt and underbuilt land within the City limits currently located within one of the seven PDR zones or likely to be in one of these zones in the future." You also have your goals, regarding clarifying the definitions of density and how these calculations are conducted. Therefore, what is missing is some numbers illustrating your end goal regarding density ranges and the types of housing provided by this 63 acres of land through these amendments. As an example, Bend OR has often received a lot of scrutiny regarding their findings, and therefore has become very good at them. Attached is a recent staff report from them, with the Goal 10 findings highlighted.

While I will be away most of today, I would happily answer any questions by e-mail received today over the weekend, so you can have them in your inbox first thing Monday morning.

--Jean

On Thu, Mar 5, 2020 at 3:05 PM Pauly, Daniel <pauly@ci.wilsonville.or.us> wrote:

Pre-meeting is always preferred. Both staff and commissioners benefit from any extra time to review materials. I am happy to chat over the phone to discuss the best approach in this context. Please give a call at your convenience.

Dan Pauly, AICP
Planning Manager

City of Wilsonville

503.570.1536

From: Jean Dahlquist <jdahlqu1@gmail.com>
Sent: Thursday, March 5, 2020 1:55 PM
To: Pauly, Daniel <pauly@ci.wilsonville.or.us>
Cc: Bergeron, Tami <bergeron@ci.wilsonville.or.us>
Subject: Re: PAPA LP20-0001

[This email originated outside of the City of Wilsonville]

Good afternoon,

Found the staff report today and posted it to our group. Thus I have some feedback, and was wondering if this would be helpful for you to receive this feedback pre meeting? We can also just go the usual route and submit a comment letter, but planners have stated that receiving the feedback earlier, and having a real discussion, has been much more helpful. As a planner myself, I can certainly understand that!

--Jean

On Wed, Feb 12, 2020 at 6:45 AM Jean Dahlquist <jdahlqu1@gmail.com> wrote:

Good morning,

And thank you both! I appreciate the public hearing notice, and I will also set a reminder for the March 4th date.

--Jean

On Mon, Feb 10, 2020 at 1:27 PM Pauly, Daniel <pauly@ci.wilsonville.or.us> wrote:

Hi Jean

I don't anticipate the packet will be available prior to the March 4th date noted below. I have attached the Public Hearing Notice for your reference that provides a bit more information than the DLCD notice. Should you have any specific questions or areas of interest on the project let me know.

Regards

Dan Pauly, AICP
Planning Manager

City of Wilsonville

503.570.1536

From: Bergeron, Tami <bergeron@ci.wilsonville.or.us>

Sent: Monday, February 10, 2020 10:52 AM

To: 'jdahlqu1@gmail.com' <jdahlqu1@gmail.com>

Cc: Pauly, Daniel <pauly@ci.wilsonville.or.us>

Subject: RE: PAPA LP20-0001

Ms Dahlquist,

The LP20-0001 Residential Zoning Standards Modernization Project goes before our Planning Commission on March 11, 2020 for a hearing. The staff report, exhibits and presentation will be prepared by March 4 in order to be distributed to the public. The entire packet will be available to the public on our Planning Commission Agendas & Packets web page by that end of business day. <https://www.ci.wilsonville.or.us/bc-pc/page/planning-commission-18>

I have copied the project manager in the event he is able to share that information with you prior to March 4.

Tami Bergeron

Administrative Assistant - Planning

bergeron@ci.wilsonville.or.us

503.570.1571

From: Bergeron, Tami
Sent: Wednesday, February 5, 2020 9:59 PM
To: Pauly, Daniel <pauly@ci.wilsonville.or.us>
Subject: Fw: PAPA LP20-0001

From: Jean Dahlquist <jdahlqu1@gmail.com>
Sent: Wednesday, February 5, 2020 6:08:32 PM
To: Bergeron, Tami
Subject: PAPA LP20-0001

[This email originated outside of the City of Wilsonville]

Good Evening,

My name is Jean Dahlquist and I am conducting some research for FHCO. I was hoping to obtain the staff report and all corresponding attachments for LP20-0001, the "Comprehensive Plan and Development Code Amendments related to modernizing standards for the City's Planned Development Residential (PDR) Zones" when available.

Please confirm the receipt of this e-mail, and I look forward to hearing from you soon!

Very Respectfully,

--Jean Dahlquist