

ORDINANCE NO. 555

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN BY DESIGNATING 481.21 ACRES RESIDENTIAL-VILLAGE ON THE COMPREHENSIVE PLAN MAP.

WHEREAS, the Wilsonville Comprehensive Plan provides that Villebois Village Concept Plan for an area of 522.38 acres of diverse ownerships, which the majority of owners have sought implementation through the Residential Village Plan designation for 481.21 acres (industrial properties of City of Wilsonville, Robert and Susan Jones, and Marlene Marilyn Young, Sherilynn Young and David Young, totaling 41.17 acres being excluded at this time); and,

WHEREAS, Costa Pacific Communities, the master planner for Villebois Village, in coordination with affected property owners, originally proposed a Residential-Village designation for 438.46 acres in the area of the City of Wilsonville generally bounded on the north by Tooze/Westfall Road, on the west by Grahams Ferry Road, on the south by the Metro Urban Growth Boundary at Brown and Evergreen Roads, and on the east by Wilsonville city limits; and,

WHEREAS, the Wilsonville Planning Commission conducted a public hearing on the proposal (Case no. 02PC07C) on April 9, 2003; and,

WHEREAS, the Commission considered the proposal against the applicable standards and recommended approval of the proposal with the inclusion of the Living Enrichment Center property, comprising 42.75 acres; and,

WHEREAS, the City Council has conducted a public hearing on the proposal on May 19, 2003; and,

WHEREAS, the City Council has considered the record before the Planning Commission, the hearing staff report and the testimony and evidence of interested parties,

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts as findings of fact the above recitals and the statements of fact, findings and conclusionary findings in the staff report in this matter dated May 12, 2003, attached as Exhibit A and incorporated by reference as if fully set forth.

Section 2. Order. The City Council hereby amends the Comprehensive Plan Map by designating as Residential-Village those properties identified in Exhibit B, attached hereto and incorporated herein as if fully set forth. Staff is directed to conform the Comprehensive Plan Map with the actions and amendments adopted by the Council herein and to provide an original of such conformed Comprehensive Plan Map to the City Recorder for the record herein. Additional original conformed Comprehensive Plan Maps shall be maintained by the Planning Department.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 19th day of May, 2003, at the hour of 7:00 p.m. at the Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville, Oregon, and scheduled for second reading on the 2nd day of June, 2003, commencing at the hour of 7:00 p.m. at the Wilsonville Community Center.

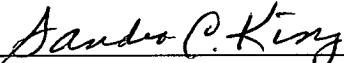


SANDRA C. KING, CMC, City Recorder

ENACTED by the City Council on the 2nd day of June 2003, by the following votes:

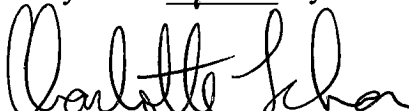
YEAS: -5-

NAYS: -0-



SANDRA C. KING, CMC, City Recorder

DATED and signed by the Mayor this 4th day of June 2003.



CHARLOTTE LEHAN, Mayor

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Helser	Yes
Councilor Kirk	Yes
Councilor Holt	Yes
Councilor Scott-Tabb	Yes

Attachments:

Wilsonville Planning Division Staff Report dated May 12, 2003, Exhibit A
Comprehensive Plan Map Residential Village Designated Properties, Exhibit B



STAFF REPORT
WILSONVILLE PLANNING DIVISION
Wilsonville City Council

Exhibit A

Hearing Date: May 19, 2003
Date of Report: May 12, 2003
Application No.: 02PC07(C)

Request: Amend the Comprehensive Plan Map by Applying the Plan Map Designation of "Residential-Village" to Approximately 482 acres.

LOCATION: Approximately 482 acres generally bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown Road and Evergreen Avenue, and east to the current City western boundary; specifically, those properties identified in Exhibit B of Ordinance No. 555.

CRITERIA: Wilsonville Comprehensive Plan: "Standards for Approval of Plan Amendments" (page 8); Policy 2.2.1 (Urbanization); *Villebois Village Concept Plan*, Implementation Policy 1.1(C); Residential-Village Designation; Wilsonville Comprehensive Plan Map

Wilsonville Code: Sections 4.008 – 4.020, 4.032(.01)(B), 4.033(.01)(B), and 4.198 (A-D);

Metro Urban Growth Management Functional Plan;

Applicable Statewide Planning Goals 1, 2, and 14;

Oregon Revised Statute 426.508(3)

LAND USE DESIGNATIONS: Wilsonville Comprehensive Plan Map Designations: Area of Special Concern "B", "Public Lands," "Industrial"; Clackamas County Comprehensive Plan Map Designations: "Agricultural," "Rural"

ZONING DESIGNATIONS: Wilsonville Zone Map Classifications: "Public Facilities," "Residential-Agricultural Holding"; Clackamas County Zone Map Classification: "Exclusive Farm Use"

APPLICANT: Villebois LLC

STAFF REVIEWERS Barbara Coles, Maggie Collins, Mike Kohlhoff, Paul Lee



DESCRIPTION OF ACTION:

The applicant proposes to designate approximately 482 acres as "Residential-Village" on the Comprehensive Plan Map. Exhibit B of Ordinance No. 555 identifies the physical area of the request and the affected property owners.

BACKGROUND:

Planning Files 02PC06 and 02PC07A. By adoption of the *Villebois Village Concept Plan*, the City will have a new ancillary document to the Wilsonville Comprehensive Plan and a refinement to the 1996 Dammasch Area Transportation-Efficient Land Use Plan for 520 acres within the Metro Urban Growth Boundary. Upon adoption, Planning File 02PC07A authorizes a new implementing Plan Map designation, "Residential-Village." This planning file provides the justification and findings for application of the newly created "Residential-Village" Plan Map designation to several properties as identified in the Exhibit B of Ordinance No. 555.

PLANNING COMMISSION ACTION:

The first public hearing on this application was advertised for March 12, 2003. The Planning Commission continued the hearing to April 9, 2003. On April 9, 2003, after conducting a duly advertised public hearing, the Planning Commission voted to recommend that the Council adopt the Plan Map designation of "Village-Residential" (Resolution No. 02PC07A).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the Planning Commission recommendation, by approving Ordinance No. 555, and thus applying the Plan Map designation of "Residential-Village" to selected properties. This action of a Plan Map amendment establishes the boundaries of the area for which the *Villebois Village Concept Plan* and subsequent Master Plan policies apply. References on the Wilsonville Comprehensive Plan Map to "Area B", "Dammasch", and "Note: All Development Subject to Dammasch Area Transportation-Efficient Land Use Plan" have been removed. The Residential-Village designation is to be applied to the following properties:

- T3SR-31W14B: Tax Lot 802
- T3SR-31W15: Tax Lots 100, 190, 200, 280, 290, 300, 380, 390, 400, 480, 490, 500, 501, 502, 700, 800, 900, 1000, 1100, 1101, 1200, 1202, 1203, 1205, 1480, 1490, 1591, 1600, 2800, 2900, and 2990.

FINDINGS 02PC07C
Ordinance No. 555

These Findings are derived from the review of applicable City, Metro, and State land use requirements for the proposed Comprehensive Plan Map amendment. It reviews the appropriate sections of the supporting documentation for this application (Villebois Proposed Comprehensive Plan Amendment, dated November 27, 2002) and the revision dated February 25, 2003. It finds the proposed Comprehensive Plan Map amendment complements and is consistent with the support documents.

SECTION A
WILSONVILLE COMPREHENSIVE PLAN

Staff finds that the following elements apply: Standards for Approval of Plan Amendments (page 8 of the Comprehensive Plan), Policy 2.2.1 (Urbanization), *Villebois Village Concept Plan* Implementation Policy 1.1(C), the section on the Residential Village (R-V) Designation, and the Comprehensive Plan Map.

Standards for Approval of Plan Amendments

In order to grant a Plan amendment, the City Council shall, after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

- a. *The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.*

Finding A-1. The proposed Comprehensive Plan Map amendment identifies the area of application for the *Villebois Village Concept Plan* and the Villebois Comprehensive Plan Amendment. It was demonstrated in Planning File 02PC06A that the *Concept Plan* will not result in conflicts with any portion of the Comprehensive Plan not being amended. Properties formerly in Area B that are not proposed for Residential-Village Plan Map designation at this time will see no change in their land use designation or development opportunities. **This Standard has been met.**

- b. *The granting of the amendment is in the public interest.*

Finding A-2. The proposed Comprehensive Plan Map amendment applies the Residential-Village map designation required to allow the application of the *Villebois Village Concept Plan* policies and any subsequent Villebois Village Master Plan development as required by the *Concept Plan*. The applicant correctly states that the *Villebois Village Concept Plan* has been previously considered by the City and deemed in the public interest. **This Standard has been met.**

- c. *The public interest is best served by granting the amendment at this time.*

Finding A-3. The applicant correctly states that the City has previously identified the need for the development of an urban village in Area B with the adoption of DATELUP. The *Villebois Village Concept Plan* updates and refines DATELUP while identifying areas of continuing or growing concern. The proposed Comprehensive Map amendment establishes the boundaries of the area for which the *Villebois Village Concept Plan* policies apply and the subsequent Master Plan policies will apply, thus facilitating timely implementation. **This Standard has been met.**

- d. *The following factors have been adequately addressed in the proposed amendment: the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions.*

Finding A-4. The proposed Comprehensive Plan Map amendment facilitates implementation of the *Villebois Village Concept Plan* for which these factors have been reviewed in Planning File 02PC06A and complements the Village Comprehensive Plan Amendment which also addresses these factors. **This Standard has been met.**

- e. *Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.*

Finding A-5. Metro has indicated in a letter dated April 3, 2003 that the **Comprehensive Plan amendments have been reviewed and that they do not appear to conflict with the continued protection of Metro-owned open spaces that would be designated as Residential-Village. This Standard has been met.**

Policy 2.2.1 (Urbanization)

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

Finding A-6. The *Villebois Village Concept Plan* is an urbanization plan for an area that is underdeveloped, on land that is within the City's Urban Growth Boundary. The proposed Comprehensive Plan Map amendment applies urban designations on those properties outside the City limits and are currently designated "Agricultural" by Clackamas County. Application of these designations outside of the city Limits have been made in coordination with Clackamas County and Metro. **This Policy has been met.**

Villebois Village Concept Plan

Implementation Policy 1.1 (C). Amend the Comprehensive Plan Map by creating a new map designation of "Residential-Village" to be applied to the area to be developed under the Villebois Village Concept Plan and Villebois Village Master Plan.

Finding A-7. The application proposes a Comprehensive Plan Map amendment applying the land use designation of Residential-Village to an area to be developed under the *Villebois Village Concept Plan* and subsequent Master Plan. **This Implementation Policy has been met.**

The Residential-Village (R-V) Designation

The R-V designation may be applied to land previously designated as "Area B" in the Wilsonville Comprehensive Plan as updated June 7, 2001.

Finding A-8. The proposed Comprehensive Plan Map changes apply to properties within the former "Area B". **The application complies with this designation.**

Wilsonville Comprehensive Plan Map

Finding A-9. The recommendation in Planning File 02PC07A replaces Area of Special Concern B with text, Policy and Implementing Measures to implement the Residential-Village Comprehensive Plan designation. Included is text introducing associated Plan Map changes. Exhibit B of Ordinance No. 555 depicts those changes to be applied to the affected properties. Plan Map references to "Area B", "Dammach", and the "Note: All Development Subject to Dammach Area Transportation-Efficient Land Use Plan" have been removed. The affected properties encompass approximately 482 acres. **The proposed Comprehensive Plan Map amendment is consistent with Residential-Village Designation text language in Planning File 02PC07A.**

SECTION B WILSONVILLE PLANNING AND LAND DEVELOPMENT ORDINANCE

This part of the staff report addresses the Wilsonville Planning and Land Development Ordinance. Staff finds that the following sections apply: Wilsonville Code Sections 4.008-4.020, 4.032(.01)(B), 4.033(.01)(B), and 4.198 (A-D).

Sections 4.008-4.020: These Sections contain procedures to be followed for hearing a legislative application.

Finding B-1. All appropriate and required procedures have been followed and carried out for developing and hearing this legislative proposal by the Planning Commission. **The application complies with these applicable Wilsonville Code Sections.**

Section 4.032(.01)(B): This Section states that the Planning Commission has authority to make recommendations to the City Council on legislative changes to, or adoption of new elements or sub-elements of the Comprehensive Plan.

Finding B-2. The Planning Commission has the authority to recommend the proposed legislative change to the Comprehensive Plan. **The standard is met.**

Section 4.033(.01)(B): This Section states that the City Council has final decision-making authority on applications for amendments to, or adoption of new elements or sub-elements to the maps or text of the Comprehensive Plan, as authorized in Section 4.198.

Finding B-3. The Planning Commission is not making a final decision but is making a recommendation on a proposed Comprehensive Plan Map amendment to the City Council for final decision. **The standard is met.**

Section 4.198 (A-D): Wilsonville Code Section 4.198 (A-D) requires Comprehensive Plan changes by adoption of elements or ancillary documents must include findings that support:

A. The proposal meets a public need that has been identified;

Finding B-4. The proposed Comprehensive Plan Map amendment facilitates the implementation of the *Villebois Village Concept Plan* (and subsequent Master Plan as required by the *Concept Plan*). The findings and conclusions in Planning File 02PC06A demonstrated that the Concept Plan meets a public need that has been identified. **The application complies with this sub-section.**

B. The proposal meets the identified public need at least as well as any other amendment or change that could reasonably be made;

Finding B-3. The applicant correctly states that the *Villebois Village Concept Plan* represents a refinement to DATELUP and meets or exceeds the major design elements of the DATELUP adopted conceptual plan as demonstrated in Planning File 02PC06A. It was also demonstrated that the new *Concept Plan* meets the identified public need. The proposed Comprehensive Plan Map amendment applies the Residential-Village designation to the area to be developed under the *Villebois Village Concept Plan* and subsequent Master Plan. **The application complies with this sub-section.**

C. The proposal supports applicable Statewide Planning Goals;

Finding B-5. The City complies with applicable Statewide Planning Goals as shown in Section D of this Report. **The application complies with this sub-section.**

D. *The proposal will not result in conflicts with Comprehensive Plan portions not being amended.*

Finding B-6. See Finding A-1. **The application complies with this sub-section.**

SECTION C
METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

Wilsonville's planning programs are required to support Metro's 2040 Regional Framework Plan and the Functional Plan that was formally adopted by the Metro Council. The Functional Plan directs the region's urban growth and development. The regional policies of the Functional Plan are formulated from, and are consistent with, the Regional Urban Growth Goals and Objectives, including the Metro 2040 Growth Concept. The overall principles of the Greenspaces Master Plan are also incorporated in the Functional Plan.

Finding C-1. The recommendation in Planning File 02PC07A amends the Wilsonville Comprehensive plan by adding enabling language for the *Villebois Village Concept Plan* (an ancillary City document) and this application proposes to apply the associated enabling Comprehensive Plan Map designation. While Metro Functional Plan requirements are to apply to comprehensive plan amendments, the various sections (Titles) more readily address regional issues and concerns. Within the process established by the City for review of Villebois Village, and in consultation with Metro, the analysis of compliance with the Metro Functional Plan is more appropriate for the proposed Villebois Village Master Plan (Planning File 02PC07B). **Consequently, Metro Functional Plan Analysis and will not be done for this application but will be undertaken for the Master Plan.**

SECTION D
STATEWIDE PLANNING GOALS AND OREGON REVISED STATUTE

Statewide Planning Goals

Staff finds that Statewide Planning Goals 1, 2, and 14 apply.

Goal 1: *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process*

Finding D-1. The City is currently in compliance with Goal 1 by providing a comprehensive public involvement process for development and application of land use regulations through the Implementing Measures for Goals 1.1 and 1.2 of the Comprehensive Plan (Citizen Involvement). This application does not propose to alter this process or amend the regulations and therefore, the City remains in Compliance with Goal 1.

The applicant has demonstrated that there has been, and states that there will continue to be, substantial public involvement in the process for adopting and implementing the *Villebois Village Concept Plan* as set forth in Planning File 02PC06A, including open houses and meetings with affected property owners for several months before the start of the formal process for adoption of this application and the associated proposals. The current hearing process includes duly noticed public hearings before the Planning Commission consistent with Goal 1. **This application is consistent with Statewide Goal 1.**

Goal 2: *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions*

Finding D-2. The City is currently in compliance with Goal 2 because it has a land use planning process and policy framework contained within the acknowledged Wilsonville Comprehensive Plan and implementing ordinances. These serve as a basis for all land use decisions and actions. **This application is consistent with Statewide Goal 2.**

Goal 14: *To provide for an orderly and efficient transition from rural to urban land use*

Finding D-3. The City's Comprehensive Plan is in compliance with Goal 14. The proposed Comprehensive Plan Map amendment is consistent with Comprehensive Plan urbanization policy. While all of the area within the Residential-Village designation is within the City's Urban Growth Boundary, approximately 266 acres remain outside the City's boundary and retain the Clackamas County rural designation "Agricultural". The *Villebois Village Concept Plan* addresses urbanization of the rural land through the coordinated development of residential and mixed-use structures with public facilities (including the transportation system), while protecting natural resources. The implementing text language and Residential-Village designation will facilitate this transition. **This application is consistent with Statewide Goal 14.**

Oregon Revised Statute

ORS 426.508(3): *Sale of F. H. Dammasch State Hospital; redevelopment of property; property reserved for community housing*

Redevelopment of the real property formerly occupied by the F. H. Dammasch State Hospital shall be consistent with Dammasch Area Transportation Efficient Land Use Plan developed by Clackamas County, the City of Wilsonville, the Oregon Department of Administrative Services, the Department of Land Conservation and Development, the Department of Transportation, the State Housing Council, the Mental Health and Developmental Disability Services Division, and the Division of State Lands.

Finding D-4. The Dammasch Area Transportation-Efficient Land Use Plan (DATELUP) was developed to interrelate the Dammasch Hospital site with the surrounding area covering a total of approximately 520 acres. This area was to become known as "Area of Special Concern B" in the City's Comprehensive Plan in 1996. Any development within Area B was required to conform to DATELUP, as it may be amended. The *Villebois Village Concept Plan* updates and refines DATELUP and becomes the concept plan for the area. Comprehensive text amendments (Planning File 02PC07A) and the proposed Plan Map amendment facilitate implementation of the Concept Plan and are consistent with its provisions. **Therefore, the application is consistent with ORS 426.508.**

CONCLUSIONARY FINDING: All efforts have been made to review the proposed Comprehensive Plan Map amendment for consistency with the applicable sections of the Wilsonville Comprehensive Plan and Zoning Code that might apply. The review has been coordinated with all affected bodies and agencies. The application has been duly considered and responded to through the public involvement and testimony process. The Plan Map amendment furthers the City's responsibility to plan comprehensively for Area of Special Concern B in a manner that is responsive to a variety of factors identified in the *Villebois Village Concept Plan*. All state, regional, and local concerns have been accommodated to the best level possible and the Plan Map amendment meets all applicable criteria which staff feel apply at this time.

**EXHIBIT B
ORDINANCE NO. 555**

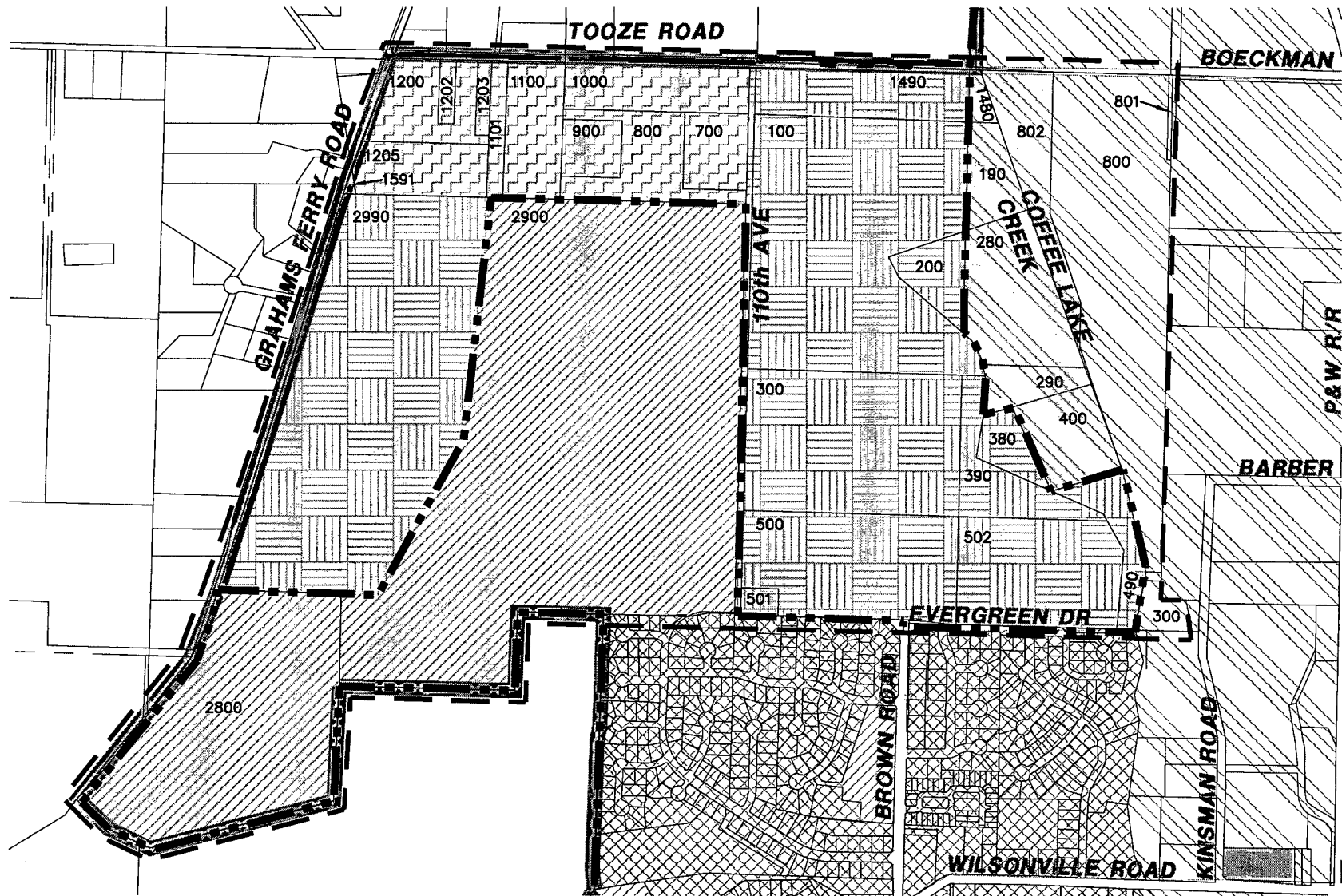
(Properties originally affected by the Dammasch Area Transportation-Efficient Land Use Plan and encompassed by the former Comprehensive Plan "Area of Special Concern B")

Owner	Tax Map and Lot	Existing Comp Plan Designation	Acreage
Bischof, Edward	T3SR-3W15-01101 T3SR-3W15-01100	County Rural County Rural	9.80
Bischof, Donald / Lund, Sharon	T3SR-3W15-00100 T3SR-3W15-00190 ¹	County Agriculture Industrial	51.65
Chang, Victor / Chang, Ju-Tsun / Tseng, Fredie	T3SR-3W15-00800 T3SR-3W15-00900 T3SR-3W15-01000 T3SR-3W15-00700	County Rural County Rural County Rural County Rural	24.71
Dearmond, Thomas / Fasano, Louis / Fasano, Margaret	T3SR-3W15-00300 T3SR-3W15-00390 T3SR-3W15-00380	County Agriculture County Agriculture County Agriculture	42.22
Kirkendall, Matthew and Valerie	T3SR-3W15-00501	County Agriculture	1.00
Klienstuber, James and Lisa	T3SR-3W15-01591	County Agriculture	0.10
Living Enrichment Center	T3SR-31W15-02800 ²	Public Lands	42.75
Nims, Jay and Theresa	T3SR-3W15-01203	County Rural	1.00
ODAS / Costa Pacific	T3SR-3W15-02900 ³ T3SR-3W15-02990	Public Lands County Agriculture	198.37
Piculell, Arthur and Dee	T3SR-3W15-00502 T3SR-3W15-00490 T3SR-3W15-00500 T3SR-3W15-00400 ⁴	County Agriculture County Agriculture County Agriculture Industrial	50.17
Rumpf, Steven and Geraldine	T3SR-3W15-01200 T3SR-3W15-01205	County Agriculture County Rural	14.20
Sims, T. Dwight Sims, Theodore	T3SR-3W10-01480 ⁵ T3SR-3W10-01490	Industrial County Agriculture	11.59
Taber, Charles and Carolyn	T3SR-3W15-01202	County Rural	1.00
Metro	T3SR-3W14B-00802 ⁶ T3SR-3W15-00280 ⁷ T3SR-3W15-00290 ⁸ T3SR-3W15-00200	Industrial Industrial Industrial County Agriculture	29.24
Right-of-way		Industrial	3.41
SUB-TOTAL (included under R-V designation)			481.21⁹
City of Wilsonville	T3SR-3W14B-00801 ¹⁰	Industrial	0.32
Jones, Robert and Susan	T3SR-3W14C-00300 ¹¹	Industrial	2.00
Young, Marlene/Young, Sherilyn/Young, David	T3SR-3W14B-00800 ¹²	Industrial	38.85
SUB-TOTAL (not included under R-V designation)			41.17
TOTAL			522.38





Note: County Plan Designations from 1996 Clackamas County Comprehensive Plan

- ¹ Approximately 4.58 acres within City limits
² Approximately 42.75 acres within City limits
³ Approximately 134.57 acres within City limits
⁴ Approximately 6.99 acres within City limits
⁵ Approximately 1.03 acres within City limits
⁶ Approximately 8.67 acres within City limits
⁷ Approximately 16.41 acres within City limits (includes Tax Lot 290)
⁸ See Footnote No. 7
⁹ Approximately 215.0 acres within City limits
¹⁰ Approximately 0.32 acres within City limits
¹¹ Approximately 2.00 acres within City limits
¹² Approximately 38.85 acres within City limits

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LEGEND

-  SUBJECT AREA - 02PC07C REQUEST
-  EXISTING CITY PUBLIC LANDS COMPREHENSIVE PLAN MAP DESIGNATION
-  EXISTING CITY INDUSTRIAL COMPREHENSIVE PLAN MAP DESIGNATION
-  EXISTING CITY RESIDENTIAL COMPREHENSIVE PLAN MAP DESIGNATION






-  EXISTING CLACKAMAS COUNTY AGRICULTURAL COMPREHENSIVE PLAN MAP DESIGNATION
-  EXISTING CLACKAMAS COUNTY RURAL COMPREHENSIVE PLAN MAP DESIGNATION
-  EXISTING CITY BOUNDARY
-  EXISTING UGB
-  STUDY AREA BOUNDARY (520 ac.)

Exhibit B



1" = 1000'



ALPHA ENGINEERING INC.
4/17/2003

**Planning Commission
02PC07C
Comprehensive Plan Map Amendments for
Implementation of the Villebois Village Concept Plan**

Record Index

Planning Commission Actions, April 9, 2003

- 02PC07C Notice of Decision
- Resolution 02PC07C
- 02PC07C Motion
- April 9, 2003 Meeting Minutes.

Distributed at the April 9, 2003 Planning Commission Meeting:

- Exhibit 5:** A memorandum dated April 9, 2003, from Maggie Collins, regarding "Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center, Dated 3/31/03.
- Exhibit 4:** A letter dated April 3, 2003, from Jim Desmond of Metro, regarding Proposed Amendment to Wilsonville Comprehensive Plan to Create Residential Village District.
- Exhibit 3:** A letter dated March 31, 2003, from Rev. Dr. Mary Manin Morrissey of the Living Enrichment Center.

Staff Report dated March 27, 2003 for the April 9, 2003 Planning Commission Continued Public Hearing, with:

The Analysis and Findings of Fact portion of the Staff Report have been included in the City Council Staff Report.

- Exhibit A:** Map showing Existing and Proposed Comprehensive Plan Designations for Villebois Area
- Attachment 1:** Parcel Ownership, Villebois Planning Area, Planning File 02PC07C
- Exhibit 2:** A letter dated March 10, 2003, addressed to Maggie Collins, from John Borge of Clackamas County, regarding Villebois – Planning Files. 02PC06, 02PC07A, 02PC07C

Distributed to the Planning Commission:

- Exhibit 1:** A letter dated March 6, 2003, from Mike Ragsdale of Costa Pacific Communities requesting a continuance for 02PC07A and 02PC07C; with a cover memo dated March 7, 2003 from Maggie Collins.

Staff Report Dated March 5, 2003 for March 12, 2003 Planning Commission meeting.

Planning Commission Actions, April 9, 2003

- **02PC07C Notice of Decision**
- **Resolution 02PC07C**
- **02PC07C Motion**



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

NOTICE OF DECISION

PLANNING COMMISSION

RECOMMENDATION TO CITY COUNCIL

FILE NO.: 02PC07C

APPLICANT: City of Wilsonville

REQUEST: Amend the Comprehensive Plan Map by Applying the Plan Map Designation of "Residential-Village," to Approximately 481 Acres.

After conducting a Public Hearing on April 9, 2003, the Planning Commission voted to recommend this action to the City Council by passing Resolution 02PC07C

The City Council is scheduled to conduct a Public Hearing on this matter on May 19, 2003.

For further information, please contact the Wilsonville Planning Department, Community Development Building, 8445 S.W. Elligsen Road, or telephone (503) 682-4960.



**PLANNING COMMISSION
RESOLUTION NO. 02PC07C**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING
THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE WILSONVILLE
COMPREHENSIVE PLAN MAP BY APPLYING THE PLAN MAP DESIGNATION OF
"RESIDENTIAL-VILLAGE," TO APPROXIMATELY 439 ACRES**

WHEREAS, the Wilsonville Planning Director submitted proposed amendments to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after providing the required notice, held Public Hearings on March 12, 2003 and April 9, 2003 to review proposed Comprehensive Plan map amendments and to gather additional testimony and evidence; 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 Reports along with the findings and recommendations contained therein and, further, recommends that the Wilsonville City Council approve said Plan Map amendments, as reviewed and amended 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 9th day of April 2003, and filed with the Planning Secretary on

April 9, 2003.


Wilsonville Planning Commission

Attest:


Linda Straessle, Planning Secretary

SUMMARY of Votes:

Chair Iguchi:	<u>Aye</u>
Commissioner :Hinds	<u>Aye</u>
Commissioner :Faiman	<u>Aye</u>
Commissioner :Guyton	<u>Aye</u>
Commissioner Ludlow	<u>Nay</u>
Commissioner Pruitt:	<u>Aye</u>
Commissioner Wortman:	<u>Aye</u>

PLANNING COMMISSION

Motion

April 9, 2003

02PC07C Comprehensive Plan Map amendment for implementing the Villebois Village Concept Plan.

Motions pertaining to the Staff Report dated March 27, 2003, for 02PC07C:

Commissioner Wortman moved that Attachment 1 on page 11 of 11 of the staff report be revised to move the Living Enrichment Center property to the listing of properties participating in the Villebois development. The two listings in the table are to be labeled with titles such as "DATELUP properties eligible for Residential-Village designation" and "DATELUP properties maintaining current Comprehensive Plan Map designation." Commissioner Guyton seconded the motion.

Chair Iguchi moved to amend the motion to state *Villebois Village Concept Plan* rather than DATELUP. Commissioner Wortman seconded the amending motion.

Discussion:

- Commissioner Wortman suggested that the reason that all these properties are included in the Attachment 1 table is because all these properties are listed in DATELUP.
- Chair Iguchi suggested that the *Villebois Village Concept Plan* replaced DATELUP.
- Ms. Collins stated that Commissioner Wortman's reasoning is fine.

The amendment to the main motion failed 0 to 7.

The main motion carried 7 to 0.

Commissioner Guyton moved that the Comprehensive Plan Map of the Villebois Area (Exhibit A to the Staff Report) be changed to reflect the revision that was made to Attachment 1 in the previous motion. Commissioner Pruitt seconded the motion, which passed 7 to 0.

Chair Iguchi moved to adopt Resolution 02PC07C along with the associated findings and changes made tonight by the Planning Commission. Commissioner Faiman seconded the motion.

Discussion:

- Commissioner Ludlow noted that the Planning Commission had just received a lengthy letter from LEC (Exhibit 3) and staff's response to that letter (Exhibit 5) tonight which they had not read, and yet the Commissioners were making a decision on this application.
 - A request was made that future exhibits received after the distribution of the meeting packets be forwarded to the Commission via email prior to the Planning Commission meetings.

The motion carried 6 to 1 with Commissioner Ludlow opposing.

Distributed at the April 9, 2003 Planning Commission Meeting:

- Exhibit 5:** A memorandum dated April 9, 2003, from Maggie Collins, regarding "Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center, Dated 3/31/03.
- Exhibit 4:** A letter dated April 3, 2003, from Jim Desmond of Metro, regarding Proposed Amendment to Wilsonville Comprehensive Plan to Create Residential Village District.
- Exhibit 3:** A letter dated March 31, 2003, from Rev. Dr. Mary Manin Morrissey of the Living Enrichment Center.

**CITY OF WILSONVILLE
PLANNING DIVISION**

MEMO TO: Planning Commission

Exhibit 5

FROM:  Maggie Collins, Planning Director

SUBJECT: Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center, Dated 3/31/03
Planning Files 02PC07A and 02PC07C

DATE: April 9, 2003

LEC has two requests:

1. Add language titled "Vision of Living Enrichment Center" (Exhibit 2 in Letter) to the Comprehensive Plan Text (02PC07A); and
2. Change the Comprehensive Plan Map from "Public Lands" to "Residential-Village" (02PC07A) for Tax Lot 2800.

RESPONSE:

Staff has no objection to LEC's Request #2. The rationale for the request is contained on pages 2 and 3 of the 3/31/03 letter. As a legislative land use set of actions, the LEC property is within the Villebois Village Concept Plan area. The Planning Commission has previously agreed that a description of the current uses of the LEC property is appropriate and should be added to the Concept Plan. With a recommended Plan Map Designation change, no use changes can occur until such point as master planning, zone changes and other City requirements are met.

Staff does not recommend favorable action on Request #1. This statement includes more detail than is typically given other properties and their uses within the Comprehensive Plan. At this point in time, this language includes uses not yet perhaps contemplated or described in the proposed Villebois Village Concept Plan (02PC06A). At the last meeting the Planning Commission recommended more general text be added to describe the existing uses on LEC. The next point at which discussions about LEC's future land uses and their integration with the Villebois Village Concept Plan would occur at the development of the Villebois Village Master Plan (File No. 02PC07B), currently underway under the auspices of the Villebois master planner.

Other clarifications:

1. The Planning Commission acted to incorporate the description of LEC into the Villebois Village Concept Plan only; thus the reference to Zoning in the first paragraph, first page was not agreed to by the City (see City letter of March 19, 2003 to Howard Busse).

2. Clarification of the term "co-applicant." Applications 02PC06, 02PC07 and 02PC08 do not show LEC as a co-applicant. The option for LEC to apply on its own for a Comprehensive Plan Map and/or Zone Map change(s) is still an option. Such an application would be treated as a quasi-judicial application, and would require any outstanding fees or bills owing to be settled prior to application processing (City Ordinance #796).
3. Staff continues to state that changes to SROZ areas are very complicated and involve several jurisdictions. At the Villebois Village Concept Plan and Comprehensive Plan Text and Map Changes stages, SROZ matters do not stand out. At Villebois Village Master Plan stage, however, these become important to evaluate and to resolve courses of future action. My previous letter of March 19 recognizes this fact.
4. Second page, top of the page: The letter lists several historical similarities between LEC and Dammasch, but it should be noted that at the present time, one institution has become private, non-profit and one is defunct-public; the latter having initiated a process by the State of Oregon to assure redevelopment of the defunct-public property. No such State Statute exists for LEC.
5. Staff is not recommending that the two historical public properties "part company." It has been the responsibility of the identified master planner for the 520-acre Villebois area to develop the Concept Plan and accompanying documents, and for all the property owners within the Villebois area to make their decisions and provide their input into that process. If LEC wishes to become a more active participant in the on-going Villebois process, now is the time.
6. City Zoning Ordinance. Section 4.136(.01) PF-Public Facility Zone, states that, "The PF zone is intended to be applied to existing public lands and facilities; including quasi-public lands and facilities which serve and benefit the community and its citizens. Typical uses permitted in the PF Zone are schools, churches, public buildings, hospitals, parks and public utilities. Not all of the uses permitted in this zone are expected to be publicly owned. Sub-section .02 lists churches as an outright permitted use. Section 4.122 Residential Zone, does not list churches as a principal permitted use and the zone does not allow for conditional uses. Section 4.124(.04), Standards Applying to All Planned Development Residential Zones, lists churches as a conditionally permitted use. A developer would, of course, have more latitude as an outright permitted use than as a conditionally permitted use, so the PF zone probably made more sense at the time. I can't speak to the zoning, or how it has been applied to the other churches in the City, but I would guess that there are very few, if any, with extensive campuses such as LEC.
7. Current LEC Land Use Approval. The Callahan Center (now the LEC) and Dammasch state Hospital were annexed to the City in 1991. Comprehensive Plan Map and Zone Map designations were given to the property in 1993 ("Public

Lands” and “Public Facilities” respectively.) In 1993, LEC had applied to the City (File No. 93PC36) for approval of stage II Final Plan to allow its use of the Callahan Center as a church (LEC had purchased and operated the Callahan Center as the LEC under a one-year temporary use permit at the time of the Stage II application). This request was granted. No zone change request was processed. Since then, there have been differences of opinion with LEC and City staff as to the uses that were approved as part of that application. However, the City has not prevented LEC’s use of the property for church activities despite the development of a school and conference center on the property that were not approved as part of the 1993 land use request. The Public Facilities Zone allows church use as an outright permitted use. The City is not suggesting that LEC curtail use of the property as a church, nor has the City prevented LEC from applying for land use approval to accommodate changes to its operation. A re-examination of zone uses is, however, necessary if LEC is to function in the future as suggested in the Vision statement attached to its March 31, 2003 letter.

8. In 1993, the Stage II approval included a portion of LEC property designated as Primary and Secondary Open Space on the City’s Comprehensive Plan Map. LEC recognized these resources and planned accordingly to protect them as part of their Stage II Final Plan. The City’s Natural Resources Plan, adopted June 7, 2001, was developed to meet the City’s Statewide Planning Goal 5 and Urban Growth Management Functional Plan Title 3 regulatory requirements to protect natural resources within the City. As part of this Plan, the City adopted a Citywide Significant Resource Overlay Zone (SROZ) Map that identified using state and regional standards, significant resources through the City that are subject to the protection of the Natural Resources Plan. The Primary and Secondary Open Space designations were removed from the Comprehensive Plan Map as a part of the adoption of the Natural Resources Plan.

Numerous public hearings were held at both Planning Commission and City Council levels regarding the formation and adoption of this Plan. Public hearing notices were sent to all affected property owners, including LEC, before each public hearing.

Having applied an SROZ designation to LEC property is not in itself an issue. The concern appears to center around the SROZ impact of LEC’s ability to plan for future expansion. For example, currently the ability to transfer density from SROZ to other areas of a site is allowed only in Planned Development zones. The Public Facilities zone does not establish a minimum or maximum density and the uses permitted within the zone do not lend themselves to density calculations, like residential uses do. It should be noted, however, that regardless of what planning efforts are undertaken to include LEC in the Villebois Village planning processes, the City would continue to fully enforce its SROZ regulations.

9. Current zoning and future options. The challenge will be to develop and/or apply Comprehensive Plan Map and Zone Map designations to LEC property that accommodate its future, respect SROZ requirements and are integrated with the Villebois Village Concept Plan and accompanying refinement plans. Here are some further options to consider:

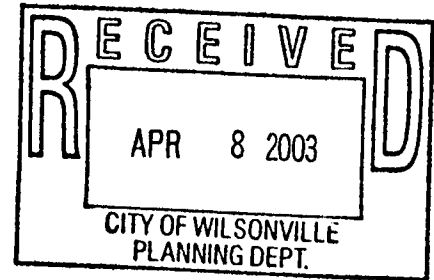
- Creation of a subset of the proposed “Village” zone (08) that would ultimately incorporate LEC’s proposed future uses; that is compatible with the Villebois Village Master Plan; and that is consistent with the Villebois Village Concept Plan, and other applicable refinement documents.
- Creation of a subset of the existing Public Facilitates zone (Public Facilities—Church Complex) that would encompass LEC’s proposed future uses.
- Comprehensive Plan Map and Zone Map changes that would place LEC in a residential zone (Planned Development Residential, Residential, or Residential agricultural-Holding).



METRO

Exhibit 4

City of Wilsonville
 Planning Commission
 30000 Town Center Loop E.
 Wilsonville, OR 97070



April 3, 2003

Re: Proposed Amendment to Wilsonville Comprehensive Plan to Create Residential Village District

Dear Commissioners:

Thank you for the opportunity for Metro's Regional Parks and Greenspaces Department (Department) to provide this testimony on the proposed amendments to the city's Comprehensive Plan.

For the benefit of the Planning Commission, some background on the Department's interest in this issue may be useful. In 1995 citizens of the region passed an open spaces bond measure for the purpose of acquiring regionally significant natural areas, trails and streams to be preserved in perpetuity in the public's interest. The bond measure identified specific geographic areas throughout the region to focus acquisition efforts, including the Tonquin Geologic Area in the vicinity of the proposed Villebois development. Goals for the Tonquin Geologic Area include, but are not limited to, preserving the 100-year floodplain and associated wetlands and riparian area of Coffee Lake Creek.

In 1999 the Wetland Conservancy donated approximately 28 acres in the Coffee Lake basin and nearby Seely Ditch to Metro for the purposes of restoring this area from its more recent agricultural use to its historic natural function as a floodplain. These 28 acres are within the area being proposed to be rezoned as Residential Village.

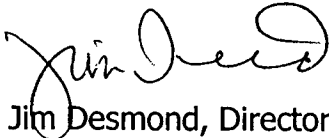
As you may be aware, Metro submitted a letter of support for the Villebois Village Concept Plan (2/14/03) which shows the Wetland Conservancy donation as part of the proposed Coffee Lake Natural Preserve. The proposed Comprehensive Plan amendments call for the Residential Village District to be applied through a Specific Area Plan that will address open space and natural resource protection.

We assume that the Specific Area Plan will allow these lands to continue to be set aside as open space and managed for their natural resource values, as afforded by the current zoning. The types of protection measures and management activities envisioned for these lands include but are not limited to:

- Lands remain eligible for receiving federal restoration grants
- Adequate buffers are established to protect the resource
- Wildlife habitat restoration
- Retain floodplain functions

In conclusion, the Department would like to acknowledge the City of Wilsonville and its consultants for their good work on the Villebois Village Concept. Based on our review, the Comprehensive Plan Amendments do not appear to conflict with the continued protection of Metro owned open spaces that would be rezoned as Residential Village under a future Specific Area Plan. We would be interested and grateful for the opportunity to review the open spaces and natural resources sections of the draft Specific Area Plan for the Villebois Village when that work is underway.

Yours truly,



Jim Desmond, Director
Metro Regional Parks and Greenspaces Department

CC: Jim Morgan, Metro
Ray Valone, Metro
Mayor Charlotte Lehan, City of Wilsonville
Maggie Collins, City of Wilsonville



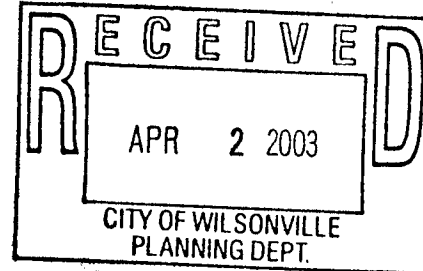
**LIVING
ENRICHMENT
CENTER**

Healing lives and building dreams

Exhibit 3

March 31, 2003

Wilsonville Planning Commission
ATTN: **Linda Straessle**
30000 SW Town Center Loop E
Wilsonville, Oregon 97070



RE: Comprehensive Plan Map

Dear Ms. Collins, Chairperson Iguchi, and Wilsonville Planning Commission members:

Thank you for this opportunity to comment on the proposed Comprehensive Plan amendments related to the Villebois Concept Plan. To review, at the last Planning Commission hearing on March 12, 2003, we requested language be adopted for our inclusion in the Village Zoning designation, to which the City of Wilsonville agreed. Since then, we have met with the Master Planner for the Villebois Village project, Costa Pacific, and are jointly advancing a master plan for the property, which includes LEC.

Living Enrichment Center has expressed its general support for the Villebois Village Concept Plan. Indeed, LEC was a co-applicant. But the importance of LEC being included in the Villebois Master Plan cannot be overstated. Our support of the project has always been predicated on the understanding that LEC and its needs for future potential uses would be addressed in the process. If we came to believe, however, that the City of Wilsonville does not intend to include LEC in the Villebois Comprehensive Master Plan,, we feel we would have no choice but to withdraw our support for the plan and to take all appropriate action to protect our rights including, if necessary, legal action.

Moreover, the matter of the SROZ on our property and its extremely detrimental effect on the church must be addressed. We understand the desire of the City of Wilsonville to postpone these discussions and resulting action. We will delay this matter for a time, but we will not have the matter excluded.

The following comments focus on the proposed Comprehensive Plan map amendment, and why we believe that the LEC property should be designated "Residential Village" on the Plan map.

Background

Living Enrichment Center (LEC) owns just under 44-acres of land within the 520-acre Villebois Concept Plan area. The staff recommendation is to amend the Comprehensive Plan map to re-designate 440-acres out of the original 520 acres within the Villebois Concept Plan area to a new district called "Residential Village". Those 440 acres do not include Living Enrichment Center's property. We respectfully disagree with the staff recommendation, and ask the Planning Commission to include the 43.75-acre Living Enrichment Center property in the "Residential Village" district.

The Dammasch property and the Living Enrichment Center property, formerly known as the Callahan Center, have much in common. They were brought into the Urban Growth Boundary, and then annexed to the City of Wilsonville, together in 1991. Both were changed from Exclusive Farm Use zoning to "Public Facilities" shortly thereafter. Both are currently designated "Public Lands" on the Comprehensive

Plan map, and more particularly, are located within an "Area of Special Concern B". Both properties have very large governmental-type buildings on them that have been or will be adaptively re-utilized.

Now, however, staff is recommending that the two properties part company, and that the Dammasch property be re-designated to a new "Residential Village" Comprehensive Plan district, while the Living Enrichment Center property would remain designated "Public Lands". Living Enrichment Center did not ask to be excluded from the new Residential Village Comprehensive Plan Map designation. In fact, in our letter to the Planning Commission dated March 6, 2003, we requested that the Planning Commission "consider including the LEC property in the proposed mixed-use zoning district that will be used for the Villebois Village project." To be included in that zone, the LEC property would first have to be designed "Residential Village" on the Comprehensive Plan map.

Specific Comments

- The Comprehensive Plan map currently shows the Dammasch and the LEC parcels as "Public Lands".
- The Comprehensive Plan does not have any description of "Public Lands".
- The Comprehensive Plan text does not mention Living Enrichment Center or the Callahan Center directly, but shows the property as a part of "Area B" on the Plan Map.
- The Comprehensive Plan does have a description of Area B, attached to this letter as Exhibit 1.
- That description clearly does not apply to Living Enrichment Center. Our understanding is that "Area B" was essentially replaced by the DATELUP plan, which has now been replaced by the Villebois Concept Plan.
- The "Public Lands" designation was applied to the property in 1993. That designation was appropriate at that time because that was what the Dammasch property was designated, both parcels had been used for public uses, and both properties had large public buildings on them. But is "Public Lands" still the most appropriate Plan designation? We do not believe so.
- Although the Comprehensive Plan does not describe the "Public Lands" designation, it does describe similar terms. The Plan refers to "public uses", and "primary facilities and services", "complimentary facilities and services", and "semi-public utilities" in several places. Complimentary facilities and services listed are schools and educational services, parks/recreation/open space, and solid waste. "Semi-public utilities" include electricity, natural gas and telephone services. "City Administration" and "Health and Social Services" are also mentioned. Churches are not included in any of those descriptions. There is no indication that the Comprehensive Plan meant church properties to be designated as "Public Lands" or included as any type of public facility or service. This is further evidenced by the fact that no other church in the City falls under the "Public Lands" designation.
- If the description of Area B is removed from the Comprehensive Plan, Living Enrichment Center will just be designated as "Public Lands", without any corresponding description of what that designation means in terms of allowed uses, development regulations or special considerations. While that may be a suitable designation for public schools and government facilities that are obviously "public lands", it does not seem so suitable for "private lands" and non-governmental land uses, such as LEC.
- The designation of Public Lands prevents Living Enrichment Center from being re-zoned to a residential zone, such as the proposed new "Village" zone. As we noted in last letter to the Commission dated March 6, 2003, LEC is therefore unable to transfer density from the SROZ area to the non-SROZ area of the property, and is unable to develop any residential facilities. This is unusual. Most if not all of the other churches in Wilsonville are zoned residential, and can develop residential uses. Further, if their properties are encumbered with SROZ restrictions, they can transfer density

from the SROZ area to the non-SROZ area of their property. LEC should have the same opportunity as other churches in Wilsonville.

- Staff is recommending that the Dammasch parcel be changed to "Residential Village" on the Plan Map. This District will be implemented with zoning that will allow: 1). A broad range of residential development types; 2). Transfer of density from the SROZ portion of the property to the non-SROZ portion; 3). Office and commercial uses; and 4). Adaptive re-use of a large governmental building for commercial office and retail spaces, education, and housing, and technology-based employment. The former Callaghan Center, on the other hand, is proposed to stay "Public Lands", which will presumably continue to be implemented through the "Public Facilities" zone district. That district allows libraries, schools, government buildings, parks, public marinas, sewage and water treatment plants, military bases, zoos, and similar public uses. We believe that the two properties should be treated similarly, with the Callahan/LEC property having many of the same types of permitted land uses available to it as the Dammasch/Villebois property does.

We cannot think of a single reason *not* to designate Living Enrichment Center's property "Residential Village" on the Comprehensive Plan map, or any reason not to amend the Comprehensive Plan map for the LEC property *now*, at the same time that the Plan map is amended for the Dammasch/Villebois property. The Dammasch property and the Callaghan Center were brought into the City together in 1991, and have been tied together ever since in many ways. **We want to see the properties stay together under the same Comprehensive Plan designation.**

Recommendations

We respectfully request that File 07A be amended to include:

1. Language that allows the potential future uses on the Living Enrichment Center campus. These future uses will involve an expansion of some or all of the current uses. We would like language allowing a new sanctuary, a new teen center, a chapel, and an expansion of the retreat center including additional overnight lodging facilities, and senior housing and care facilities. We have attached a more complete and detailed description as Exhibit 2.
2. Include the Living Enrichment Center property in the proposed "Residential Village" Comprehensive Plan Map designation. We are currently working with Costa Pacific Communities to prepare map and text updates to accomplish these objectives. They will soon be submitted to you for your review and comment. Such a designation on the Comprehensive Plan map would allow the property to be zoned "Village", which is a more appropriate zone for the church than the current "Public Facilities" zone.

Thank you for your consideration of these comments and requests.

Sincerely,



Rev. Dr. Mary Manin Morrissey
Senior Minister, Living Enrichment Center

copy: Howard Busse, Chairman of the Board
Rev. Scott Awbrey, Executive Director
Jill Gelineau, Schwabe, Williamson, & Wyatt
Mike Ragsdale, Costa Pacific Communities

Areas of Special Concern

AREA B

NOTE: the previous Areas 2 and 10 have been replaced with Area B, dealing with the Dammasch Area Transportation-Efficient Land Use Plan. The Dammasch planning area includes more than 500 acres around the old State hospital site. Prepared in 1996, the Master Plan for the Dammasch area envisions a new urban village with approximately 2,300 housing units, a commercial center, four parks, a public school site, an inter-connected trail system, and more than 100 acres designated as open space (some of which is in the Coffee Lake Creek and Seely Ditch flood plains).

Access to and through the Dammasch area, and the viability of the planned commercial center of the development, will be important considerations in making the urban village a reality. The potential for a new freeway interchange at Boeckman Road (Area of Special Concern 'J') will have a significant effect on the urban village development plan.

Although some updates to the Master Plan will be needed, the City, Metro, and the State all remain committed to the basic concept of the urban village. The selection of a qualified developer, and the preparation of a development agreement for all of the affected properties, will be critical to the successful redevelopment of the Dammasch site and adjoining properties.

The importance of the Coffee Lake Creek area for wildlife habitat, storm drainage, and attractive open space must also be considered. It may be possible to add or enhance wetlands in this area to mitigate wetland losses at other locations.

Due to the importance of the Dammasch area for the future growth and development of the community, any development within the Dammasch planning area will be required to conform to the Dammasch Area Transportation-Efficient Land Use Plan, as may be amended.

(From page 83 of the Wilsonville Comprehensive Plan)

Vision of Living Enrichment Center (April 2003)

Living Enrichment Center will continue to serve as a non-denominational church and retreat/conference center for the foreseeable future. Living Enrichment Center will continue to improve the existing 88,594 square foot main building, and will eventually add a new sanctuary that can accommodate up to 1500 people per service. This new sanctuary building containing approximately 30,000 square feet will include a foyer, back stage area, choir room, "green" room, sound/video booth and studio, and storage areas. The existing sanctuary will then be available to expand the Namaste Retreat and Conference Center facilities and activities discussed in more detail below. Like the existing sanctuary, the new sanctuary will be directly connected to the visitors' center, bookstore, espresso bar, and social hall within the main campus building.

Within its main building, Living Enrichment Center will continue to provide a variety of services and facilities that are accessory to its primary use, including child care, commercial kitchen, dining hall, meeting and banquet rooms, bookstore, swimming pool with locker rooms, recreational facilities, counseling offices, community support group meeting space, youth and adult classrooms, seminar meeting rooms, and space for a variety of other social activities. The main building will also continue to be used as the administrative headquarters, including the classrooms, employee kitchen, loading dock, print shop, shipping and receiving and warehouse/storage areas.

A new teen center of approximately 10,000 square feet will be added that will include classrooms, a multi-media learning center, a gymnasium, game areas and a refreshment bar. The existing "Children's Village" will expand into space within the main building. The plans call for the teen center to be developed on the south end of the existing building, close to other classrooms, activity centers and the dining hall.

The 4,255 square foot Namaste Retreat and Conference Center is located due east of the main building and is connected by a covered walkway. Namesté Retreat Center will continue to host a variety of ecumenical events, and will gradually increase the number of retreats and conferences it hosts annually from 50 to 70. The 20 housing units currently on the property will be replaced with full service overnight lodging facilities with 100-150 rooms, each containing a private bath and some with galley kitchens. A majority of retreat participants will continue to use the existing meeting rooms, kitchen, and dining hall in the main building. Namaste fills an important niche in the local and regional conference and retreat industry with venue targeted mainly to ecumenical education, extended learning and family health and well being issues.

In addition to a new sanctuary and overnight lodging facilities, Living Enrichment Center will add a small "Chapel In the Woods" of approximately 6,000 square feet, with seating capacity for 200-250 people and complete sound and video capabilities. Other components of this chapel include a foyer, coat-check room, bride's and groom's rooms. The chapel will be used for prayer and meditation, and small-scale ceremonies like weddings, christenings and funerals. The chapel will be located in a forest setting with close proximity to existing kitchen and dining facilities.

A memorial garden will be established next to the chapel in a garden setting mausoleum. The Memorial Garden will include fountain(s), paths, a meditation garden, and small amphitheater for outdoor services.

Over the longer term, Living Enrichment Center will develop an independent senior retirement community for approximately 120 persons and a 100-unit assisted living or residential care facility for older congregates and other seniors. These residential facilities will be located north of the existing main building where the storage buildings are now, near the Villebois development.

Parking: LEC currently provides parking in two primary parking areas totally approximately 700 spaces excluding double lane isle parking during major holiday celebrations and special annual events. The parking lots are typically filled during each of three Sunday services. The expansion of the Sanctuary, Teen Center and Namaste lodging facilities will increase parking demand to a total of approximately 900 spaces. Residential facilities will require another 200 spaces.

Other potential land uses

Although Living Enrichment Center has no current long-term plans to expand into endeavors beyond the ones listed above, the zoning of the property should permit uses that are compatible with the other uses on the Living Enrichment Center campus and within the larger Villebois village neighborhood. Living Enrichment Center intends to remain the property owner, but it is conceivable that it would lease property or building space to other public, non-profit, or private businesses that were complimentary to the mission of the church. These uses could include but not be limited to the following:

- Child day care
- Public or private clubs, lodges, meeting halls
- Community centers
- Medical clinics
- Elementary schools
- Studios, galleries, museums, performing arts and cultural facilities
- Technical, vocational and professional business schools
- Farmer's markets
- Health and fitness clubs
- Indoor entertainment and recreational facilities, including theaters
- Broadcasting and recording studios
- Libraries
- Offices
- Supportive retail, such as eating and drinking establishments, coffee shops, and bookstores
- Park-and-Ride facilities.

The exact mix, location and size of these various uses will be detailed in a Master Plan for the Living Enrichment Center campus.

###

**Staff Report dated March 27, 2003 for the April 9, 2003 Planning Commission
Continued Public Hearing, with:**

**Exhibit A: Map showing Existing and Proposed Comprehensive Plan
Designations for Villebois Area**

**Attachment 1: Parcel Ownership, Villebois Planning Area, Planning File
02PC07C**

**Exhibit 2: A letter dated March 10, 2003, addressed to Maggie Collins, from John
Borge of Clackamas County, regarding Villebois – Planning Files. 02PC06,
02PC07A, 02PC07C**



3000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

STAFF REPORT
WILSONVILLE PLANNING DIVISION
Wilsonville Planning Commission

Hearing Date: April 9, 2003
Date of Report: March 27, 2003
Application No.: 02PC07(C)

Request: Amend the Comprehensive Plan Map by Applying the Plan Map Designation of "Residential-Village" to Approximately 439 Acres.

LOCATION: Approximately 439 acres generally bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen Roads, and east to the current City western boundary; specifically, those properties identified in Attachment 1.

CRITERIA: Wilsonville Comprehensive Plan: "Standards for Approval of Plan Amendments" (page 8); Policy 2.2.1 (Urbanization); *Villebois Village Concept Plan*, Implementation Policy 1.1(C); Residential-Village Designation; Wilsonville Comprehensive Plan Map

Wilsonville Code: Sections 4.008 – 4.020, 4.032(.01)(B), 4.033(.01)(B), and 4.198 (A-D);

Metro Urban Growth Management Functional Plan;

Applicable Statewide Planning Goals 1, 2, and 14;

Oregon Revised Statute 426.508(3)

LAND USE - DESIGNATIONS: Wilsonville Comprehensive Plan Map Designations: Area of Special Concern "B", "Public Lands," "Industrial"; Clackamas County Comprehensive Plan Map Designations: "Agricultural," "Rural"

ZONING DESIGNATIONS: Wilsonville Zone Map Classifications: "Public Facilities," "Residential-Agricultural Holding"; Clackamas County Zone Map Classification: "Exclusive Farm Use"

APPLICANT: Villebois LLC

STAFF REVIEWERS: Barbara Coles, Maggie Collins, Blaise Edmonds, Eldon Johansen, Dan Hoyt, Mike Kohlhoff, Paul Lee



DESCRIPTION OF ACTION:

The applicant proposes to designate approximately 439 acres as Residential-Village on the Comprehensive Plan Map. Exhibit A shows the area of application.

BACKGROUND:

Planning Files 02PC06, 02PC06A, and 02PC07A. By adoption of the *Villebois Village Concept Plan*, the City will have a new ancillary document to the Wilsonville Comprehensive Plan and a refinement to the 1996 Dammasch Area Transportation-Efficient Land Use Plan for 520 acres within the Metro Urban Growth Boundary. In Planning File 02PC07A, the Planning Commission discussed and recommended adoption of the new implementing Plan Map designation, "Residential-Village." This application, proposed on behalf of several property owners listed in Attachment 1 by Villebois, LLC, proposes that the newly created "Residential-Village" Plan Map designation be applied to their properties as identified in Exhibit A.

RESPONSES RECEIVED:

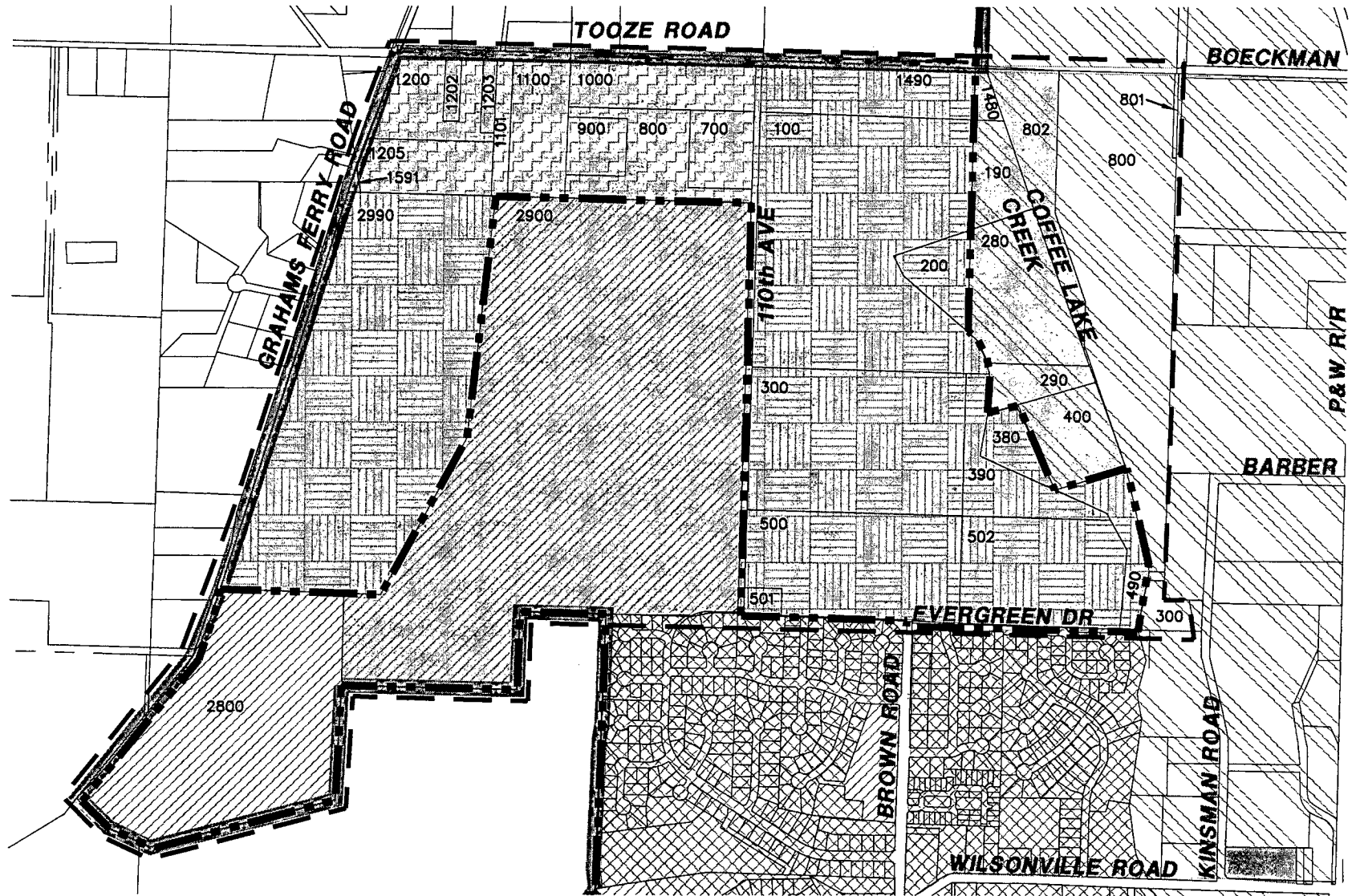
None at the time of this writing.

STAFF RECOMMENDATION:





Staff recommends that the Planning Commission recommend to the City Council the adoption by ordinance of an amended Comprehensive Plan Map (File No. 02PC07C), applying the Plan Map designation of "Residential-Village." The Plan Map amendment establishes the boundaries of the area for which the *Villebois Village Concept Plan* and subsequent Master Plan policies apply. References on the Wilsonville Comprehensive Plan Map to "Area B", "Dammasch", and "Note: All Development Subject to Dammasch Area Transportation-Efficient Land Use Plan" have been removed. The Residential-Village designation is to be applied to the following properties:

T3SR-31W14B: Tax Lots 800 and 802
T3SR-31W15: Tax Lots 100, 190, 200, 280, 290, 300, 380, 390, 400, 490, 500, 501, 502, 700, 800, 900, 1000, 1100, 1101, 1200, 1202, 1203, 1205, 1480, 1490, 1600, 2900, and 2990.

***The Analysis and Findings of Fact portion of the Staff Report
have been included in the City Council Staff Report.***



LEGEND

-  SUBJECT AREA - 02PC07C REQUEST
-  EXISTING CITY PUBLIC LANDS COMPREHENSIVE PLAN MAP DESIGNATION
-  EXISTING CITY INDUSTRIAL COMPREHENSIVE PLAN MAP DESIGNATION
-  EXISTING CITY RESIDENTIAL COMPREHENSIVE PLAN MAP DESIGNATION






-  EXISTING CLACKAMAS COUNTY AGRICULTURAL COMPREHENSIVE PLAN MAP DESIGNATION
-  EXISTING CLACKAMAS COUNTY RURAL COMPREHENSIVE PLAN MAP DESIGNATION
-  EXISTING CITY BOUNDARY
-  EXISTING UGB
-  STUDY AREA BOUNDARY (520 ac.)

Exhibit A



1" = 1000'



ALPHA ENGINEERING INC.
3/27/2003

ATTACHMENT 1
Parcel Ownership, Villebois Planning Area, Planning File 02PC07C

Owner	Tax Map and Lot	Existing Comp Plan Designation	Acreage
Bischof, Edward	T3SR-31W15-01101 T3SR-31W15-01100	County Rural County Rural	9.80
Bischof, Donald / Lund, Sharon	T3SR-31W15-00100 T3SR-31W15-00190 ¹	County Agriculture Industrial	51.65
Chang, Victor / Chang, Ju-Tsun / Tseng, Fredie	T3SR-31W15-00800 T3SR-31W15-00900 T3SR-31W15-01000 T3SR-31W15-00700	County Rural County Rural County Rural County Rural	24.71
Dearmond, Thomas / Fasano, Louis / Fasano, Margaret	T3SR-31W15-00300 T3SR-31W15-00390 T3SR-31W15-00380	County Agriculture County Agriculture County Agriculture	42.22
Kirkendall, Matthew and Valerie	T3SR-31W15-00501	County Agriculture	1.00
Klienstuber, James and Lisa	T3SR-31W15-01591	County Agriculture	0.10
Nims, Jay and Theresa	T3SR-31W15-01203	County Rural	1.00
ODAS / Costa Pacific	T3SR-31W15-02900 ² T3SR-31W15-02990	Public Lands County Agriculture	198.37
Piculell, Arthur and Dee	T3SR-31W15-00502 T3SR-31W15-00490 T3SR-31W15-00500 T3SR-31W15-00400 ³	County Agriculture County Agriculture County Agriculture Industrial	50.17
Rumpf, Steven and Geraldine	T3SR-31W15-01200 T3SR-31W15-01205	County Agriculture County Rural	14.20
Sims, T. Dwight Sims, Theodore	T3SR-31W10-01480 ⁴ T3SR-31W10-01490	Industrial County Agriculture	11.59
Taber, Charles and Carolyn	T3SR-31W15-01202	County Rural	1.00
Metro	T3SR-31W14B-00802 ⁵ T3SR-31W15-00280 ⁶ T3SR-31W15-00290 ⁷ T3SR-31W15-00200	Industrial Industrial Industrial County Agriculture	29.24
Right-of-way		Industrial	3.41
SUB-TOTAL			438.46
City of Wilsonville	T3SR-31W14B-00801 ⁸	Industrial	0.32
Jones, Robert and Susan	T3SR-31W14C-00300 ⁹	Industrial	2.00
Young, Marlene/Young, Sherilyn/Young, David	T3SR-31W14B-00800 ¹⁰	Industrial	38.85
Living Enrichment Center	T3SR-31W15-02800 ¹¹	Public Lands	42.75
SUB-TOTAL			83.92
TOTAL			522.38

Note: County Plan Designations from 1996 Clackamas County Comprehensive Plan Map.

- ¹ Approximately 4.58 acres within City limits
- ² Approximately 134.57 acres within City limits
- ³ Approximately 6.99 acres within City limits
- ⁴ Approximately 1.03 acres within City limits
- ⁵ Approximately 8.67 acres within City limits
- ⁶ Approximately 16.41 acres within City limits (includes Tax Lot 290)
- ⁷ See Footnote No. 6
- ⁸ Approximately 0.32 acres within City limits
- ⁹ Approximately 2.00 acres within City limits
- ¹⁰ Approximately 38.85 acres within City limits
- ¹¹ Approximately 42.75 acres within City limits



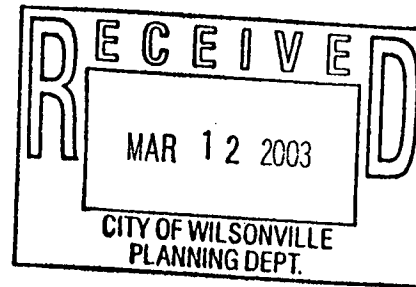
Clackamas
County

DEPARTMENT OF
TRANSPORTATION AND DEVELOPMENT

Sunnybrook Service Center

March 10, 2003

Maggie Collins, Planning Director
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, OR 97070



SUBJ: Villebois - Planning Files. 02PC06, 02PC07A, 02PC07C

Dear Ms. Collins,

Exhibit 2


Thank you for notifying our office of the proposed Villebois development. The submittal you forwarded to us illustrates the redevelopment of the former Dammasch State Hospital property. We have reviewed this submittal and would appreciate you entering our comments into the record.

Our office typically does not offer judgement regarding the merits or appropriateness of land use applications occurring within cities. Our interests historically have been to protect agricultural and forest land located outside the cities' jurisdictional boundaries. Included in our interests have been the impacts to the County infrastructure. In this case, the County roads are our concern.

Our engineering staff has reviewed the submittal and advises the capacity of the County roads in the area does not appear to be compromised by the proposed development. We would, however, like to encourage further review of the Bell Road/Wilsonville Road and Bell Road/Grahams Ferry Road intersections. Our staff advises these intersections may have sight restrictions (Bell Road/Wilsonville Road) and traffic control needs (Bell Road/Grahams Ferry Road is currently a four-way stop) that warrant attention. We recommend these be addressed at this time to better prepare for the future transportation demands in this area.

To conclude, we have no objections to the proposal and want to thank you for the opportunity to participate in these proceedings. Should you have any questions or wish to further discuss this matter, please feel free to contact me directly at (503) 353-4508.

Cordially,


John Borge, Principal Planner
Land Use and Environmental Planning

Distributed to the Planning Commission:

Exhibit 1: A letter dated March 6, 2003, from Mike Ragsdale of Costa Pacific Communities requesting a continuance for 02PC07A and 02PC07C; with a cover memo dated March 7, 2003 from Maggie Collins.

CITY OF WILSONVILLE
WILSONVILLE PLANNING DIVISION

Date: March 7, 2003
To: Planning Commission
From: Maggie Collins, Planning Director
Subject: March 12, 2003 Planning Commission Meeting
Planning Files 02PC07A and 02PC07C

Staff has received a request from Costa Pacific Communities to continue the advertised public hearings on the two items cited above (see attachment).

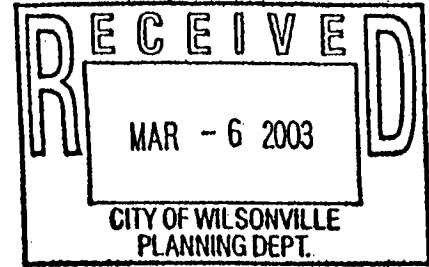
Given the proposed Staff directives for Planning File No. 02PC06A (see your March 12th Planning Commission packet), and the need to integrate concerns and findings from 06A into 07A, Staff recommends that no public testimony be taken on these files, and that the Planning Commission continue these public hearings. The applicant will supply an appropriate future date.

Attachment: Letter to Debra Iguchi, dated March 6, 2003

cc: Mike Ragsdale
Eldon Johansen
Arlene Loble
02PC07A File
02PC07C File



**COSTA PACIFIC
COMMUNITIES**



March 6, 2003

Debra Iguchi, Chair
City of Wilsonville Planning Commission
c/o Maggie Collins, Planning Director
8445 SW Elligsen Rd.
Wilsonville, OR. 97070

Exhibit 1

Re: Villebois Village – No. 02-PC-07

Dear Ms. Iguchi: *Debra*

The initial Planning Commission hearing on the Comprehensive Plan text and map amendments and the Villebois Village Master Plan (File Nos. 02-PC-07A, B and C) (collective the "Master Plan") is currently set for March 12, 2003. The Planning Commission has not yet taken action on the Villebois Village Concept Plan (File Number 02-PC-06). Because the Master Plan must be in accord with the Concept Plan, we believe that it is advisable to have a decision on the Concept Plan before the Master Plan is presented to the Planning Commission so that we can ensure that the Master Plan presented to the Commission is totally consistent with the Concept Plan.

We therefore request that the Planning Commission continue the hearing on the Master Plan (07) until a future date. We ask that the Commission set a date certain for the hearing so that the planning for this important project remain on schedule. Continuing the hearing will allow us to make any necessary amendments to the Master Plan before the hearing so that it is consistent with the Concept Plan as approved by the Commission.

Please let me know if you have any questions regarding this request.

Sincerely,

Mike Ragsdale

Mike Ragsdale
Project Manager

28801 SW 110th Avenue
Wilsonville, OR 97070
Phone: 503.646.8888
Fax: 503.646.7840
CCB #133323

**Staff Report Dated March 5, 2003 for
March 12, 2003 Planning Commission meeting.**

City of

WILSONVILLE
in OREGON



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

CITY OF WILSONVILLE
WILSONVILLE PLANNING DIVISION

Date: March 5, 2003
To: Planning Commission
From: Maggie Collins, Planning Director
Subject: March 12, 2003 Planning Commission Meeting

Work Session

We'll be spending some time in agreeing to the items that you wish to undertake. It will help if you can return your "voting sheet" to Linda Straessle by March 11th, so that Staff can tabulate and present results at the Work Session. For your convenience, I'm attaching a 2003 calendar that represents what Staff sees as your mandated work level (this assumes one regular meeting a month with an hour's worksession prior to each 7 pm regular meeting).

Public Hearing 02PC06—Your Addendum Staff Report dated February 5, 2003 is quite lengthy, due to the number of Findings Staff that needed to be addressed. For this hearing, it will be necessary to open it; receive a short Staff presentation of the Addendum Staff Report; take public testimony, if any; close the hearing; and deliberate. Staff and representatives with additional expertise will be available to answer questions throughout the public testimony and deliberation/discussion period; the City does not plan to lead off with a lengthy presentation for this hearing. Regarding the 06A Findings included in your packet as part of the 06 Addendum Staff Report, please note that Sections A and E are most directly related to the *Villebois Village Concept Plan* under Commission review.

Public Hearing 02PC07A---This request is part of a trio of legislative files (02PC07A, 02PC07B, and 02PC07C) being requested by Villebois LLC to implement the proposed *Villebois Village Concept Plan*. 07A proposes replacement text and policy to the Special Area of Concern B language now in the Comprehensive Plan; and 07B proposes a Master Plan in some level of detail that reflects the concepts in the *Villebois Village Concept Plan* under Planning Commission review right now (see above). Finally 07C proposes changes to the Comprehensive Plan Map to allow subsequent development that is consistent with the *Villebois Village Concept Plan* and the Villebois Master Plan. **At this writing, this paragraph serves as the Staff Report on 02PC07A.** Staff will be meeting with Villebois staff on Thursday, March 6, 2003, to iron out differences in proposed



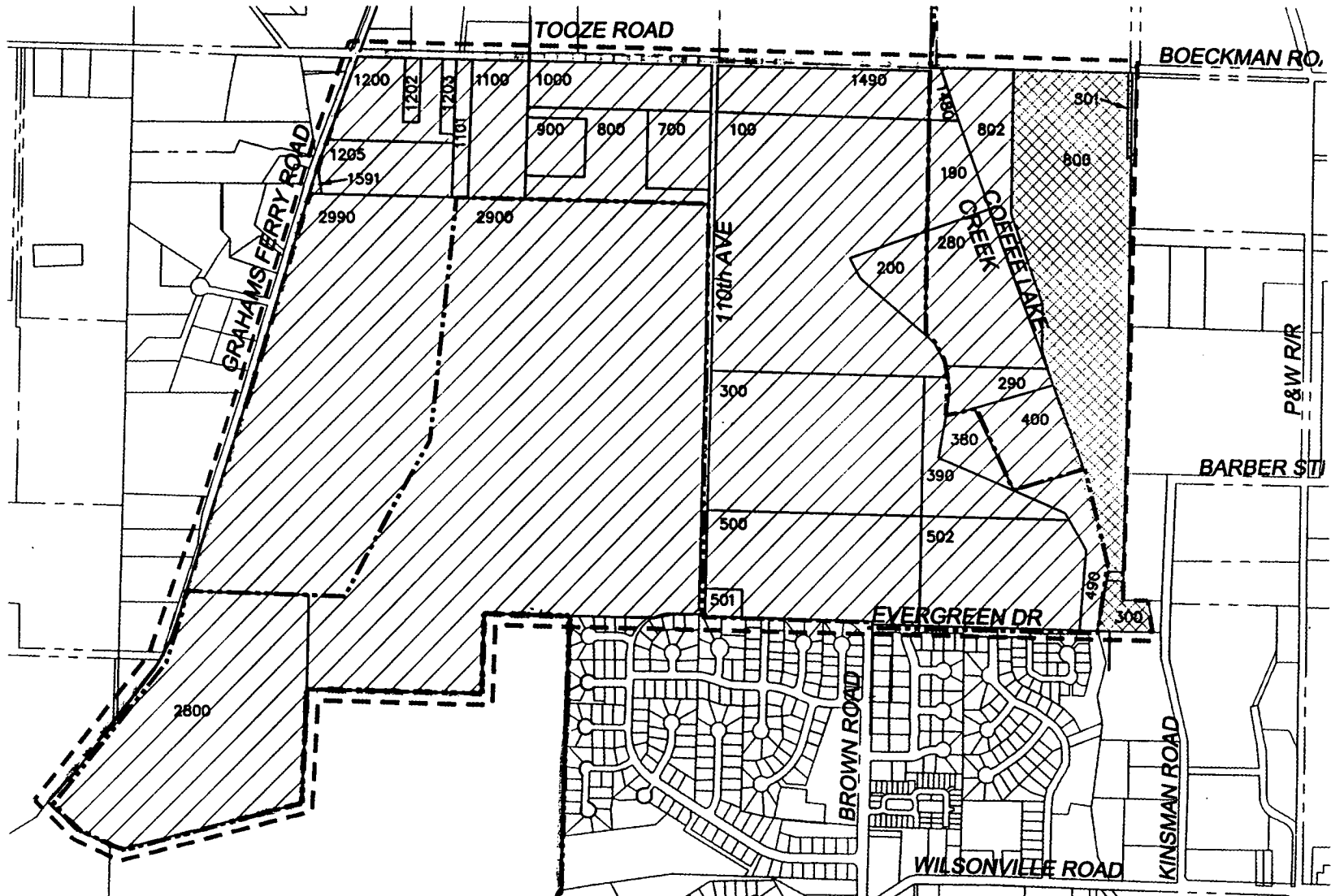
Comprehensive Plan text language for the Planning Commission to consider on March 12, 2003. Staff will prepare additional Staff Report material for you to review, and will have a recommendation on how to proceed with this request. At this writing, my strong recommendation is to accommodate any public testimony on this advertised public hearing, and then continue the public hearing. All our efforts are focused on bringing forth the best possible product for the Commission and the public to review.

Public Hearing 02PC07C---This request is part of a trio of legislative files (02PC07A, 02PC07B, and 02PC07C) being requested by Villebois LLC to implement the proposed *Villebois Village Concept Plan*. 07C requests that a set of properties within the *Villebois Village Concept Plan* boundary (including the Dammasch Hospital property) be re-designated to a newly created Plan Map designation titled "Residential – Village." Legally, the Planning Commission needs to recommend approval of Comprehensive Plan text to create a "Residential – Village " Plan Map designation (part of 07A) before reviewing a request to actually recommend approval of such a change to specific properties. **At this writing, this paragraph serves as the Staff Report on 02PC07C.** Staff will be meeting with Villebois staff on Thursday, March 6, 2003, to iron out any differences in the 02PC07C request for the Planning Commission to consider on March 12, 2003. Staff will prepare additional Staff Report material for you to review, and will have a recommendation on how to proceed with this request. At this writing, my strong recommendation is to accommodate any public testimony on this advertised public hearing, and then continue the public hearing. All our efforts are focused on bringing forth the best possible product for the Commission and the public to review.






NOTE: The last scheduled Joint Training Session with DRB Panels is scheduled for Wednesday, March 19 at 6:00 pm in the Annex. This event will focus on planning topics. Some of the topics Staff members are working on include: "How the Code Works;" "Waivers vs. Variances;" "Assessing Traffic Impacts;" "Site Design Review;" and "Concurrency." I hope you can find time in your busy schedules to attend.

ATTACHMENT: Planning Commission 2003 Worksheet

Residential-Village Plan Map



Legend

-  "Residential-Village" Plan Map Designation
-  "Industrial" Plan Map Designation
-  Existing City Boundary
-  Existing UGB
-  Study Area Boundary (520 ac.)

Source: Planning File 02PC07C
Ordinance No. 555, Exhibit B

City of Wilsonville
Planning Division
5/15/02

ORIGINAL

The amendments
adopted & contained in the
"Attachment A" have
been incorporated into the
Village of Lisle Master Plan
dated 8/18/03.

SA

ORDINANCE NO. 556

**AN ORDINANCE AMENDING THE WILSONVILLE COMPREHENSIVE PLAN
BY ADOPTING THE VILLEBOIS VILLAGE MASTER PLAN AS AN
ANCILLARY DOCUMENT AND DECLARING AN EMERGENCY**

WHEREAS, Ordinance No. 554 amended the Wilsonville Comprehensive Plan text to direct implementation of the Villebois Village Concept Plan, which was adopted by Ordinance No. 553 as a refinement of Dammasch Area Transportation-Efficient Land Use Plan (DATELUP) to guide the buildout of the Dammasch Area of Wilsonville; and

WHEREAS, Comprehensive Plan Implementing Measures 4.1.6.a and 4.1.6.b direct development and adoption of a Villebois Village Master Plan, whereby the buildout of the Dammasch area defined in the Comprehensive Plan can be accomplished consistent with the adopted Villebois Village Concept Plan; and

WHEREAS, the first public hearing on the proposed Villebois Village Master Plan was conducted by the Wilsonville Planning Commission on July 9, 2003, and a second public hearing was conducted on July 23, 2003; and

WHEREAS, the Planning Commission recommended approval of the proposed Master Plan with amendments; and

WHEREAS, the City Council conducted a duly noticed public hearing on the proposed Master Plan on August 18, 2003; and

WHEREAS, the Council has considered the record before the Planning Commission, the Planning Division staff report and testimony and evidence of interested parties;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS
FOLLOWS:


Section 1. Findings. The City Council hereby adopts as findings of fact the above recitals and the statements of fact and Conclusionary Findings in the staff report in the matter dated August 11, 2003, attached as Exhibit A and incorporated by reference as if fully set forth herein.

Section 2. Order.

- (a) The City Council hereby adopts as an ancillary document to the Wilsonville Comprehensive Plan, the Villebois Village Master Plan as recommended by the Planning Commission on July 23, 2003, attached hereto and incorporated herein as Exhibit B, with additional amendments as contained in the August 11, 2003 staff report shown on Exhibit A, and
- (b) The City Council hereby directs the initiation of appropriate master plan updates, as indicated in said Master Plan conclusions and in the Conclusionary Findings pertaining to this matter.

Section 3. Effective Date. The City Council hereby determines that given the State of Oregon's fast timeline for developer acquisition, the shortness of this remaining construction season, financial time commitments involved, and the legal necessity that this Master Plan precede additional, necessary development approvals for construction to support financing and acquisition, and the economic boost to the State's negative economy from beginning the estimated \$500 million dollar development this construction season, that time is so clearly of the essence that an emergency exists and it is in the public interest that this Ordinance shall take effect immediately upon final reading and passage by the Council.

SUBMITTED to the Wilsonville City Council for first and second reading at a regular meeting thereof the 18th day of August, 2003 at the hour of 7:00 p.m. at the Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville, Oregon.




SANDRA C. KING, CMC, City Recorder

ENACTED by the City Council on the 18th day of August, 2003, by the following

votes:

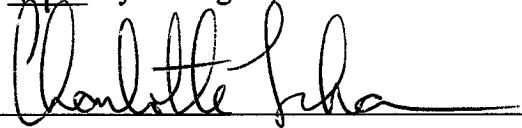
YEAS: -5-

NAYS: -0-



SANDRA C. KING, CMC, City Recorder

DATED and signed by the Mayor this 19th day of August, 2003.



CHARLOTTE LEHAN, Mayor

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Helser	Yes
Councilor Kirk	Yes
Councilor Holt	Yes
Councilor Scott-Tabb	Yes

WILSONVILLE PLANNING DIVISION
Wilsonville City Council
STAFF REPORT

HEARING DATE: August 18, 2003

DATE OF REPORT: August 11, 2003

APPLICATION NO.: 02PC07B

REQUEST: Adoption of the June 4, 2003 draft *Villebois Village Master Plan*, as amended by the Planning Commission. The proposed *Master Plan* generally directs creation of phased development described as a mixed-use urban village (residential/commercial) that integrates land use, transportation, and natural resource elements, and provides 2300 housing units. The proposed *Master Plan* is an implementing document of the *Villebois Village Concept Plan* (File No. 02PC06).

LOCATION: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City limits.

LAND USE DESIGNATIONS: Wilsonville Comprehensive Plan Map Designations: "Residential-Village", "Industrial"; Clackamas County Comprehensive Plan Map Designation: "Agricultural"

ZONING DESIGNATIONS: Wilsonville Zone Map Classifications: "Public Facilities," "Residential-Agricultural Holding"; Clackamas County Zone Map Classification: "Exclusive Farm Use"

APPLICANT: Costa Pacific Communities

STAFF REVIEWERS: Barbara Coles, Maggie Collins, Paul Lee, Eldon Johansen, Mike Stone, Chris Neamtzu, Kerry Rappold, Mike Kohlhoff, Dan Hoyt

- CRITERIA:** See Findings (Attachment B) to this Staff Report
- DESCRIPTION OF ACTION:** Adoption of Ordinance No. 556, which adopts the *Villebois Village Master Plan* as an implementing document to the *Villebois Village Concept Plan*, and as an ancillary document to the Wilsonville Comprehensive Plan.
- ATTACHMENTS & EXHIBITS:** See last page of this Report. Oversize exhibits and attachments are available for review in the Planning Division.
-

BACKGROUND:

A. History of Project

The Wilsonville City Council adopted *Villebois Village Concept Plan* by Ordinance No. 553 on June 2, 2003. This action culminates a process begun in 1995 to address a continuing interest by the City in the use and development of the former Dammasch Hospital site and surrounding properties by developing a land use concept for the 198 acres of the Dammasch State Hospital complex and for an additional 332 acres of surrounding properties within the Metro Urban Growth Boundary.

Villebois LLC and the City are developing agreements to assure the phased financing and development of the property as envisioned in the *Concept Plan*. A Memorandum of Understanding between the City and Villebois LLC regarding Villebois development identifies key intents: Diversity, Connectivity, Sustainability, Market Sensitivity, and Transit Orientation. The general goals of the Villebois development include these objectives:

- A plan for a minimum residential development of 2,300 units,
- Assurance that housing would be provided for special needs and a variety of income levels,
- Transportation alternatives to the automobile using transit, bikeways and effective land use planning to reduce total vehicle trips,
- Creation and construction of a pedestrian-friendly community,
- A village center that incorporates transit oriented development,
- Protection of natural resources and provision of green spaces and other public spaces including a public school, and
- A method of directing and controlling architectural standards for the development.

Costa Pacific Communities has prepared the *Villebois Village Master Plan* on behalf of Villebois LLC. Its principles have been reviewed by the citizens of Wilsonville, affected

property owners, the Wilsonville Planning Commission and City Council, Wilsonville staff, other elected officials, state officials, and other stakeholders.

B. The City Review and Adoption Process

Villebois Village Master Plan (File No. 02PC07B)

This is the third of a series that deals with Comprehensive Plan changes and/or additions. On June 2, 2003, the City Council adopted Ordinance No. 554, which added text and policy to the Comprehensive Plan about the Villebois Village Study Area (File No. 02PC07A). Also on June 2, 2003, the City Council adopted Ordinance No. 555, which amended the Comprehensive Plan Map to place approximately 481 acres within this same Study Area into a "Residential-Village" Plan Map designation (File No. 02PC07C), as identified in the *Concept Plan*.

C. Description of the Villebois Village Master Plan

The *Villebois Village Master Plan* identifies the infrastructure expansion that is necessary for the development proposed by the *Villebois Village Concept Plan* to occur. The discussion and conclusions of the different chapters form the bases for the City's calculations of Systems Development Charges (SDCs) within the Villebois Study Area, and indicate the range and type of infrastructure improvements that must be available.

Each *Master Plan* chapter proposes how and to what scale infrastructure must be provided, followed by an analysis of how proposed infrastructure conforms to an adopted City master plan. Full compliance to City master plans and other policy directives provide the basis for SDC charges through time and indicate how concurrency requirements are fulfilled.

Chapter Summaries

Chapter 1 – Purpose & Scope of Villebois Village Master Plan

Self-explanatory.

Chapter 2 – Land Use

Chapter 2 provides an land use implementation plan in graphic illustrations (Figures 1, 1a, 2, 2a, 3 and 4) and text that includes goals, policies and implementing measures, identification of residential neighborhood housing, a discussion of the Village Center, and a proposed school site. The Living Enrichment Center is recognized as an element of the *Master Plan* that will be required to submit its own Specific Area Plan. The "planning area" is reduced by approximately 39 acres from that shown in the *Concept Plan*, and adjustments have been made to open space allocations.

Figure 1a and its accompanying text were recommended for adoption by the Planning Commission. The Commission recommended that Figure 1a and related text may replace Figure 1 and text related to Figure 1 if the Planning Commission so approves the replacement within 180 days of the adoption of the *Villebois Village Master Plan*. Staff agrees with this approach. The Conclusionary Findings presented in Attachment B, however, exclude findings of compliance for Figure 1a and accompanying text.

Chapter 3 – Parks & Open Space/Off-Street Trails & Pathways

Chapter 3 identifies areas to be used for parks and open spaces in Villebois and provides implementation that includes goals, policies, and implementing measures. A justification for the range and type of parks is offered, using the City's 1994 Parks and Recreation Master Plan (PRMP) as a guide. The PRMP had not envisioned residential development in the Dammasch area. As a result, the PRMP becomes a guideline, not a set of requirements, to be used when evaluating the *Villebois Village Master Plan*. Chapter 3 proposes parks and open spaces comparable to categories listed in the PRMP but introduces several new categories of parks facilities: 1) the proposed parks categories of urban plaza, linear green, and pocket parks have been evaluated as "neighborhood" parks; 2) the proposed park associated with the proposed school site is comparable to a "community" park; and 3) the proposed Villebois Greenway is considered in the "regional" parks category.

Staff feels that the *Villebois Village Master Plan* generally satisfies the recommended standards of the PRMP for several categories of parks. The development of Villebois does not require an amendment to the PRMP in order to be implemented. Villebois categories where PRMP standards are not being completely satisfied onsite can be addressed through an update to the PRMP.

Chapter 4 – Utilities

Chapter 4 is broken into three sections: sanitary sewer, water, and storm drainage. Each section provides a description of the service proposal, a technical analysis of the proposal's compliance with the relevant City Master Plan, and an analysis of compliance with the implementation measures of the relevant Master Plan.

The sanitary sewer system for the Villebois area was included in the City Wastewater System Master Plan so modifications will be negligible. Wastewater capacity is available at a master planning level to support Villebois. Current projections indicate that the wastewater treatment plant would need expansion in 2011 without Villebois. Including Villebois and assuming full buildout in the shortest amount of time (eight years), the need for plant expansion would be advanced two years to 2009.

The City's Water System Master Plan included the Villebois area but assumed a longer buildout period. Water capacity is available at the master planning level to support full buildout. Current projections indicate that the water treatment plant would need expansion in 2008. With the incorporation of the proposed project at a buildout rate of 8-12 years, staff anticipates needing additional capacity approximately nine months earlier. If existing low-use patterns persist (experienced under water restrictions), additional capacity would not be needed until 2012 (2011 with Villebois in place).

The Storm Water Master Plan did not include the Villebois area directly. However, Capital Improvement Project CLC-10 impacts development at that site. CLC-10 includes improvements to the headwaters of Arrowhead Creek and outfall re-construction and partial flow re-direction for the drainage from the former Dammasch State Hospital. The

Villebois Village Master Plan proposes to support the approach to CLC-10. In addition, a Rainwater Management Program for onsite runoff is proposed to be constructed. Inclusion of the Villebois project can be addressed through an update to the City's Storm Water Master Plan. The development of Villebois does not require an amendment to the Storm Water Master Plan in order to be implemented.

Chapter 5 – Circulation

Chapter 5 outlines a proposed street plan, an on-street bike lane segment, major and minor arterials, major and minor collectors with cross-sections of these types of facilities, and an on-site trail system. The proposed systems are evaluated against the City's 2003 Transportation Systems Plan (TSP), which included the Villebois area in its projections for future transportation needs (based on DATELUP). Some minor modifications of the internal collector road network are anticipated. The initiation of Villebois development does not require an amendment to the TSP in order to be implemented.

Staff's review of the proposal concluded: 1) the pedestrian and the bicycle linkages are exceptional on the internal system within Villebois; 2) the proposed street layout will function with at least a level of service D or better on the minor arterial and all major and minor collectors; 3) the proposed limited use 20-foot wide street sections across open space will minimize impacts; and 4) since there is no available traffic capacity at the Wilsonville Road/I-5 interchange, construction at the interchange needs to be funded and scheduled before the initial phases of Villebois can be constructed.

D. Planning Commission Actions

On March 12, 2003, the Planning Commission adopted a set of advisory guidelines as part of its favorable motion for adoption of the *Villebois Village Concept Plan*. The applicant responded to these guidelines in a satisfactory manner.

On July 9, 2003, the Planning Commission held its first public hearing on File No. 02PC07B, continuing the request to a second public hearing at a special meeting on July 23, 2003.

After taking public testimony at the second public hearing, the Planning Commission voted 6 to 1 to recommend adoption of the *Villebois Village Master Plan* with several amendments (Attachment A of this Staff Report). These were described at a City Council Worksession on August 4, 2003.

E. Council Discussion

As part of the August 4th Worksession, these concerns were addressed as follows:

- School Construction Schedule. The Planning Commission amendments include the requirement for a school site with a minimum of 10 buildable acres, composed of 7 acres for a school facility and 3 contiguous acres for athletic fields. For operating costs, the School District is dependent upon reimbursement by the State on a per pupil basis. In order to operate a new school onsite, the District will need to see virtually full enrollment when the school is open. The City is committed to working with the School District on the appropriate phasing schedule.

- Park Plan Specificity. As stated in this Staff Report, the Parks and Recreation Master Plan needs updating to include specifics of park-related plans for Villebois Village. Specific plans for fields, neighborhood parks, etc. will come forward as each development proposal is presented to the DRB for review and approval. At that time, the Parks and Recreation Advisory Board will review the proposed park segment of each DRB submittal.
- The DKS Traffic Report. Community Development Director Eldon Johansen reports that the *Villebois Village Master Plan* shows connections from Villebois Village to the development at the south at Montebello, Serenity Way, Brown and Yosemite (Figure 1). These connections were not included in the DKS report based on the understanding that the residents to the south, in all likelihood, would not want the connections. Figure 1a does not include the connection at Montebello; however, this is open to inclusion if desired. Concerning the schedule for Barbur, the overall schedule was based on using the existing streets and also the Boeckman Extension to the maximum extent possible while deferring the construction at Barbur as long as possible. Using these criteria, the construction of Barbur was delayed until actually needed to meet level of service requirements. This would not preclude earlier construction of Barbur.
- Access and Traffic Flow for Phase I. The original traffic report was based on maintenance of level of service using the streets in the Transportation Systems Plan. DKS is doing a separate traffic report for the south Specific Area Plan that will include four phases; will be based on the existing streets, plus the streets that are included in a Capital Improvements Plan, plus whatever streets would be conditioned for the developer. It is anticipated that one or more phases of Villebois can be developed using 110th Avenue and Brown Road as the main connections to Wilsonville Road, and ultimately to Interstate 5 for access. The number of phases that can be developed and still maintain an adequate level of service will be completed as part of the analysis for the first Villebois preliminary development plan. The access via 110th will decrease somewhat when the Boeckman Extension is completed so a higher percentage of the traffic goes north 110th to Boeckman Extension, and will further decrease when Barbur is completed. There will be a continued requirement for some access to Villebois from Brown Road.

ANALYSIS AND FINDINGS OF FACT:

See Attachment B to this Staff Report.

CONCLUSIONS AND RECOMMENDATIONS:

Based on the public hearing testimony and Conclusionary Findings, and on a public hearing duly noticed and conducted, Staff recommends a positive motion adopting Ordinance No. 556.

ATTACHMENTS:

- A. List of Amendments
- B. Conclusionary Findings, Planning File 02PC07B

ATTACHMENT A

ATTACHMENT A
List of Proposed Amendments to File 02PC07B
Villebois Village Master Plan,
August 11, 2003

GENERAL

- Add Implementation Measures 4.1.4.j and k as criteria for *Villebois Village Master Plan* approval criteria as follows:
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.

- Shade area along Grahams Ferry Road on Figures 1 and 7 to reflect the need for careful attention to access management, per the Implementation Measures of the *Villebois Village Master Plan* and the requirements of the Village (V) Zone.
- Amend Figure 2 to show the Central SAP boundary, including location of Loop Drive. **Note: Done. See Figure 2A.**
- Add to Page 9 an explanation of ORS 426.508 and what it requires.
- Re-add Footnote 6 to Table 5.
- Delete the definition from the *Villebois Village Master Plan*, "Glossary," page 60:
~~Commercial / Employment Overlay Area (CEOA):~~
~~The area within the Village Center that is designated for mixed use (residential and commercial) development, retail, and employment.~~
- Amend the Wilsonville Comprehensive Plan by adding the *Villebois Village Master Plan* to the Supporting Documents list on page 5.
- Amend Planning Condition of Approval 5: "The Master Planner and City Staff shall review and evaluate proposed Eastside Master Plan changes identified by *Figure 1A – Replacement Land Use Plan* for compliance with the City's Master Plans, as well as the updated *Villebois Village Master Plan* findings, text, and figures. Upon demonstration of compliance, the *Villebois Village Master Plan* shall be amended as appropriate. Evidence demonstrating compliance with previously cited documents shall be provided to the Planning Commission."

- Amend Planning Condition of Approval 6. “The Master Planner, City Staff, West Linn/Wilsonville School District personnel and affected property owners shall review and evaluate proposed locations for siting an elementary grade school as generally located in *Figure 1A – Replacement Land Use Plan*. The selected site shall be added as an amendment to the *Villebois Village Master Plan*, in conjunction with Condition #5 above. Similarly, evidence demonstrating compliance with all previously cited documents shall be provided to the Planning Commission.”

CHAPTER 2

- Replace original Chapter 2 Narrative with Exhibit 11 Narrative and Figures 2 and 2A as presented to Planning Commission on July 23, 2003.
- Add Exhibit 10 narrative and Figure 1A as presented to Planning Commission on July 23, 2003.
- Amend the title of Figure 3 as follows:
“**Conceptual Specific Area Plan Boundaries**”
- Amend the following bullet on page 6 as follows:
 - *Light Manufacturing/Research and Development: research and development, computer, technology.* **Note: Done.**
- Amend the text on page 6 as follows:
“The School District has indicated to the Master Planner that any location within one of the residential neighborhoods in the Villebois Village Master Plan would be acceptable. Though the Villebois Village Master Plan continues to illustrate the school site in the eastern portion of the plan area, the ultimate location of the school shall be west of 110th Street and shall be confirmed with the subsequent review stages as specified within the implementing Village zone.” ~~Land uses displaced by relocation of the school site shall be relocated to the currently proposed school location as commensurately as practicable. The planning team and the West Linn-Wilsonville School district currently are discussing the programming and requirements for the site.”~~
- Amend the paragraph on page 7 as follows:
Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Areas Plans (SAPs). Specific Area Plan approval will occur subsequent to *Villebois Village Master Plan* approval and prior to submittal of development applications. Specific Area Plan’s Plans will provide a more detailed analysis of the development of specific portions of the *Villebois Village Master Plan* area. Specific Area Plan areas are **conceptually** identified within the *Villebois Village*

Master Plan as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. **SAP boundaries will be refined with the adoption of SAPs.** Specific Area Plan's Plans will include a pattern book and community elements plan, as well as other items as specified in the implementing Village zone. The pattern book will be an illustrative document that depicts the architectural character of the Specific Area Plan. The Community Elements Plan will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards.

- Amend Implementation Measure #2.2.3 on page 8 as follows:
 1. Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans are developed for the Specific Area Plans. **Specific Area Plans may propose refinements to the *Villebois Village Master Plan* without requiring an amendment to the *Villebois Village Master Plan* provided the refinement is not significant. Non-significant refinements shall be defined in the Village (“V”) Zone text and may include, but are not limited to: minor alterations to street alignments or minor changes in area or uses. Disagreement about whether a refinement is significant shall be resolved by a process provided in the Village (“V”) Zone text.**

- Amend General – Land Use Plan Policy 2.2.2 on page 8 as follows:
 2. Future development applications within the Villebois Village area shall provide land uses and other major components of the plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 – Land Use Plan* or as refined by Specific Area Plans. **The proposed uses for the Living Enrichment Center (LEC) Specific Area Plan shall be those identified in the *Villebois Village Concept Plan*, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.**

- Add Implementation Measure #6 to Page 8 under General Land use Plan Implementation as follows:

The technical data supporting *Figure 1A – Replacement Land Use Plan* and the data and analyses to address the City’s master Plans, as well as the updated *Villebois Village Master Plan* findings, text and figures, as appropriate, shall be submitted by the Master Planner. City staff shall complete the necessary review, prepare staff report(s) and schedule Planning Commission action to accomplish approval within 180 days of approval of the *Villebois Village Master Plan*. This approval process is intended to streamline the legislative amendment process and retain Planning Commission authority to review legislative changes to the City’s Comprehensive Plan. *Figure 1A – Replacement Land Use Plan* shall be void if the approval process is not completed within the specified time, unless the Planning Commission should extend the time limit.

- Add Implementation Measure #3 to Page 9 as follows:
 3. **Develop Affordable Housing objectives for each Specific Area Plan, which shall contain, at a minimum, a desired mix and density of housing that will ensure an efficient and affordable housing opportunities for households of all income levels that live and work in the City of Wilsonville. Develop strategies to accomplish those desired mixes and densities, and indicate how buildout of the Specific Area Plan contributes to the overall Goals and Policies of the *Villebois Village Master Plan*.**

- Amend Residential Neighborhood Housing Policy #9 on page 9 to read as follows:
 9. High density residential uses shall be of a scale and design in keeping with the desired vision for Villebois as expressed in the *Villebois Village Concept Plan* and in the **Policies and Implementation Measures of the *Villebois Village Master Plan*.**

- Amend School Policy #1 as follows:

The plan for Villebois Village shall ~~consider provision of~~ **provide** an elementary school site in a location that provides safe and convenient access and complements the surrounding neighborhood.

- Amend School Implementation Measure #1 on page 11 as follows:
 3. Coordinate with the West Linn/Wilsonville School District throughout the planning stages of Villebois Village to address siting of a 550-student grade school ~~on a 10-acre site where recreational area is contiguous to the school facility~~ **and the total acreage is 10 acres. Upon selection of site, revise Figure 1 of the *Villebois Village Master Plan* to reflect the selected site.**

CHAPTER 3

- Amend reference from to “Eastside Park” to “Eastside Neighborhood Park.”

- Delete the two-paragraph description on Page 14 under the category “P-2 Community Parks PRMP Category. Add a paragraph under the P-1 Neighborhood Parks (PRMP category) that starts on Page 12 as follows:

Eastside Neighborhood Park (1.0 to 3.0 acres)
This park is located in the Village’s east neighborhood and will provide a primary open space for residents in the surrounding neighborhood. It will be developed with consideration of features designed for Neighborhood Parks.

- Add Implementation Measure #7 on page 24 as follows:
 7. **Design for neighborhoods parks greater than one acre in size shall include ~~play structures and consideration of basketball half-courts picnic areas~~ and an area for unstructured play and passive recreation, and shall**

consider provision of playground equipment and/or a sports court. These design features shall be included in the appropriate Specific Area Plan. Other design features to be considered may include: restrooms and parking as part of the Greenway in close proximity to the north and west neighborhood parks, and restrooms and parking in conjunction with the east side community park.

- Add the following as Implementation Measure #7:
The Parks and Recreation Advisory Board recommends the development of a community center beyond the school site that is sized to support at a minimum, the incoming population of Villebois. It is highly recommended that the development take advantage of existing facilities to utilize them as a community center with full sized basketball court, multipurpose room, meeting rooms, kitchen facilities and consideration of indoor/outdoor water feature and adjacent fields. The board would encourage the developer to explore partnerships to make these facilities available to local residents.

CHAPTER 4

- Change Implementation Measure #9 on page 47 as follows:
 8. Pursuant to the City's Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including ~~open surface water detention/retention facilities such as Coffee Lake Creek~~, will be planned and implemented as part of the Specific Area Plans for the Villebois Village.
- Change Implementation Measure #10 and combine with Implementation Measure #12 on page 47 as follows:
 9. ~~Prepare Complete~~ study of Options A and B with regard to CIP Project CLC-10, **no later than 18 months after City adoption of the *Villebois Village Master Plan*. The study shall consider at least the following actions, which are required to obtain approval of the City Engineer:**
 - Coordinate design of culvert at Arrowhead Creek/Wilsonville Road crossing with the Wilsonville Road Capital Improvement Project and the City of Wilsonville.
 - Prepare additional study of culvert at Jobsey Lane crossing of Arrowhead Creek and identify construction recommendations to mitigate capacity and erosion problems.
 - Design plan for removal or abandonment of Dammasch 36-inch **outfall** at Mill Creek.
 - Coordinate with and obtain approval of Metro and the City of Wilsonville for integration of a potential detention facility into the design of the Metro Tract. Obtain appropriate easements as required for said facility.
 - Prepare additional study of Arrowhead Creek to and including backup from Willamette River at location where Arrowhead Creek flows into Seely Ditch.

- Prepare additional detailed study of impact of added flows on functioning of wetlands and prevention of overflow onto Wood Middle School and forested wetlands.
- Obtain overall approval of drainage report.

CHAPTER 5

- Add the language of Wilsonville TSP Implementation Measure 4.1.1b(3) to Implementation Measure #4 on page 57 as follows:
For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include but are not limited to changing the number of lanes, moving a sidewalk from the property-line to the curb-line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include but are not limited to moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.
- Amend #E and #D of Figure 9A as follows: Change 8-foot parking and 5-foot bike lanes to 7-foot parking strips and 6-foot bicycle lanes. Amend Table 5 to reflect the changes in Figure 9A.

ATTACHMENT B

**DRAFT
ATTACHMENT B
CONCLUSIONARY FINDINGS
FILE No. 02PC07B**

A. CITY OF WILSONVILLE COMPREHENSIVE PLAN.....	2
STANDARDS FOR APPROVAL OF PLAN AMENDMENTS	2
COMPREHENSIVE PLAN POLICIES	7
CITIZEN INVOLVEMENT	7
URBAN GROWTH MANAGEMENT	8
PUBLIC FACILITIES AND SERVICES	11
SANITARY SEWER COMPREHENSIVE PLAN POLICIES.....	12
WATER SERVICE COMPREHENSIVE PLAN POLICIES.....	14
ROADS AND TRANSPORTATION PLAN	15
STORM DRAINAGE PLAN.....	25
COMPLEMENTARY FACILITIES/SERVICES PLAN.....	33
PARKS/RECREATION/OPEN SPACE	33
LAND USE AND DEVELOPMENT	39
GENERAL DEVELOPMENT	39
COMMERCIAL DEVELOPMENT	40
INDUSTRIAL DEVELOPMENT.....	41
RESIDENTIAL DEVELOPMENT.....	42
ENVIRONMENTAL RESOURCES AND COMMUNITY DESIGN.....	47
RESIDENTIAL – VILLAGE (PROPOSED).....	53
WILSONVILLE COMPREHENSIVE PLAN MAP.....	55
B. CITY OF WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE.....	56
SECTION 4.008 APPLICATION PROCEDURE – IN GENERAL	56
SECTION 4.009 WHO MAY INITIATE APPLICATIONS.	56
SECTION 4.140 PLANNED DEVELOPMENT REGULATIONS.....	57
SECTION 4.198 COMPREHENSIVE PLAN CHANGES – ADOPTION BY THE CITY COUNCIL	61
C. METROPOLITAN SERVICE DISTRICT	64
TITLE 1: REQUIREMENTS FOR HOUSING AND EMPLOYMENT ACCOMMODATION	64
TITLE 2: REGIONAL PARKING POLICY.....	64
TITLE 3: WATER QUALITY, FLOOD MANAGEMENT AND FISH AND WILDLIFE CONSERVATION.....	65
REGIONAL TRANSPORTATION PLAN, CHAPTER 6 (REPLACES TITLE 6: REGIONAL ACCESSIBILITY)	66
TITLE 7: AFFORDABLE HOUSING	67
TITLE 11: PLANNING FOR NEW URBAN AREAS	68
D. STATE OF OREGON.....	75
STATEWIDE PLANNING GOALS AND GUIDELINES.....	75
GOAL 1: CITIZEN INVOLVEMENT	75
GOAL 2: LAND USE PLANNING	75
GOAL 3: AGRICULTURAL LANDS	76
GOAL 4: FOREST LANDS	76
GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES	77
GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY	78
GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS	78
GOAL 8: RECREATIONAL NEEDS	80
GOAL 9: ECONOMIC DEVELOPMENT.....	81
GOAL 10: HOUSING	82
GOAL 11: PUBLIC FACILITIES AND SERVICES.....	82
GOAL 12: TRANSPORTATION.....	83
GOAL 13: ENERGY CONSERVATION	84
GOAL 14: URBANIZATION	84
GOAL 15: WILLAMETTE RIVER GREENWAY	86
OREGON REVISED STATUTE	86
OREGON ADMINISTRATIVE RULE.....	87

A. CITY OF WILSONVILLE COMPREHENSIVE PLAN

The following section addresses the applicable criteria of the Wilsonville Comprehensive Plan. Staff finds that the following Goals, Policies, and Implementation Measures apply:

Standards for Approval of Plan Amendments

In order to grant a Plan amendment, the City Council shall after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

- a. The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.

FINDING A-1: The City of Wilsonville Comprehensive Plan text has been amended to include the Residential-Village land use designation (City Ordinance No. 554, May 19, 2003) and the Comprehensive Plan Map has been revised to designate the Villebois Village Master Plan area Residential-Village (City Ordinance No. 555, May 19, 2003). The Villebois Village Master Plan (City File 02PC07B) will be in compliance with the City of Wilsonville Comprehensive Plan upon the demonstration of compliance with other applicable City Master Plans, which are sub-elements of the City's Comprehensive Plan, and other applicable provisions of the Comprehensive Plan. The Villebois Village Master Plan evaluates compliance with the appropriate Comprehensive Plan sub-elements, as described in the following paragraphs.

The 1994 Parks and Recreation Master Plan (PRMP) did not envision residential development in the Dammasch area. As a result, the PRMP becomes a guideline, not a set of requirements, to be used when evaluating the Villebois Village Master Plan. However, the Parks and Open Space / Off-Street Pathways Chapter (Chapter 3) of the Master Plan demonstrates that Villebois meets the vision of the PRMP of a "comprehensive parks and recreation system that grows along with the community" by providing diversity in the types of recreational opportunities within the Village and responding to the unique opportunity to provide a regional link between the adjacent major open space and wildlife areas. Staff feels that the Villebois Village Master Plan generally satisfies the recommended standards of the PRMP for several categories of parks. However, it introduces several new categories of parks facilities. Those categories for which the recommended standards are not being completely satisfied onsite can be addressed through an update to the PRMP that includes the Villebois Village Master Plan area. This project does not require amendment of the City's Parks & Recreation Master Plan in order to be implemented.

Chapter 4 (Utilities) is broken into three sections: sanitary sewer, water, and storm drainage. The sanitary sewer system for the Villebois area was included in the City Wastewater System Master Plan so modifications will be negligible. Wastewater capacity is available at a master planning level to support Villebois. Current projections indicate that the wastewater treatment plant would need expansion in 2011 without Villebois. Including Villebois and assuming full build out in the shortest amount of time (eight years), the need for plant expansion would be advanced two years to 2009. Staff

agrees that the Villebois Village Master Plan is generally consistent with, and meets the standards of, the City's Wastewater Collection System Master Plan.

The City's Water System Master Plan included the Villebois area but assumed a longer build out period. With the incorporation of the proposed project at a build out rate of 8-12 years, staff anticipates needing additional capacity approximately nine months earlier. Staff agrees that the Villebois Village Master Plan is generally consistent with, and meets the standards of, the City's Water System Master Plan.

The Storm Water Master Plan did not include the Villebois area directly. However, Capital Improvement Project CLC-10 impacts development at that site. CLC-10 includes improvements to the headwaters of Arrowhead Creek and outfall re-construction and partial flow re-direction for the drainage from the former Dammasch State Hospital. The Villebois Village Master Plan proposes to support the approach to CLC-10. It will also incorporate a Rainwater Management Program for onsite runoff with support facilities constructed on site. Staff feels that the Villebois Village Master Plan generally can satisfy the recommended standards of the Storm Water Master Plan. Inclusion of the Villebois Project can be addressed through an update to the City's Storm Water Master Plan to include the Villebois Area and the Capital Improvements that are required to support this area. There are two different study areas that will require ongoing analysis. The runoff to the south presently goes into Mill Creek. This was a diversion of flows from the original waterways approximately 50 years ago. The proposed solution to this project in the Master Plan was CLC-10 and inclusion of the work for CLC-10 would provide adequate runoff to the south for the Villebois Project. To return storm water to the natural drainage channel, Costa Pacific has proposed Option A and Option B. Option A would remove the flows from Mill Creek and reroute a large part of those flows back through a detention pond through the wetlands near Wood Middle School and out through Arrowhead Creek. Option B would only remove part of the flows from Mill Creek into the wetlands and Arrowhead Creek. Costa Pacific is conducting a detailed study of these alternatives and will complete the study within 18 months of the approval of the Villebois Village Master Plan. This study also would reroute approximately 21 acres of flow from Mill Creek back into the Coffee Lake drainage basin. The impact of this rerouting back to the historic drainage basin will be reviewed as part of the hydrology study for the Boeckman Extension and will be evaluated by Costa Pacific prior to completion of the Specific Area Plans that would be impacted.

Chapter 5 (Circulation) outlines a proposed street plan, an on-street bike lane segment, major and minor arterials, major and minor collectors with cross-sections of these types of facilities, and an on-site trail system. The proposed systems are evaluated against the City's 2003 Transportation Systems Plan (TSP), which included the Villebois area in its projections for future transportation needs (based on DATELUP). Some minor modifications of the internal collector road network are anticipated. The initiation of Villebois development does not require an amendment to the TSP in order to be implemented.

*Staff's review of the proposal concluded: 1) the pedestrian and the bicycle linkages are exceptional on the internal system within Villebois; 2) the proposed street layout will function with at least a level of service D or better on the minor arterial and all major and minor collectors; 3) the proposed limited use 20-foot wide street sections across open space will minimize impacts; and 4) since there is no available traffic capacity at the Wilsonville Road/I-5 interchange, construction at the interchange needs to be funded and scheduled before the initial phases of Villebois can be constructed. **Staff feels that generally, the Villebois Village Master Plan satisfies the recommended standards of the TSP. However, disagreement with the master planner's proposal remains on one issue – allowing on-street parking on minor and major collectors within the Villebois Village (see Attachment B to this Staff Report).***

b. The granting of the amendment is in the public interest.

*FINDING A-2: ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B. These areas are designated Residential-Village on the Comprehensive Plan Map (City Ordinance No. 555, May 19, 2003); the Villebois Village Master Plan will apply to these areas. DATELUP is a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address “. . . the Wilsonville community's needs for housing a growing population.” The Villebois Village Concept Plan has been found by the City to be consistent with DATELUP, which it replaced through City Ordinance No. 553, May 19, 2003. It calls for the development of the Villebois Village Master Plan to serve as an implementation guide for the Villebois Village Concept Plan. **Staff finds that the Villebois Village Master Plan is generally consistent with the Villebois Village Concept Plan as demonstrated later in this Section (see “Residential – Village”) and is, therefore, in the public interest.***

c. The public interest is best served by granting the amendment at this time.

FINDING A-3: The Villebois Village Master Plan provides for a phased development generally described as a mixed-use (residential/retail/office) urban village that integrates land use, transportation, and natural resource elements. This opportunity for a system of well integrated land uses, the infrastructure necessary to efficiently and effectively support those land uses, and the coordinated preservation and enhancement of natural resources prevent the area from inevitably being developed with numerous subdivisions that could be of varying quality and with amenities that are not often interrelated.

A development of the scope of Villebois becomes a catalyst for developing major transportation improvements and for attracting funding for which smaller developments could not qualify. The large scale development concept for the subject site responds to such state and regional planning policies as protecting and preserving open space, providing for a safe and efficient transportation system, and providing a range of housing types and densities. The concept and master planning approach also affords a more

extensive opportunity for citizens to review and participate in the planning process than would otherwise be afforded to them. Staff finds that the public interest is best served by granting the amendment at this time.

- d. The following factors have been adequately addressed in the proposed amendment: the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions.

FINDING A-4: The development of the Dammasch Area Transportation Efficient Land Use Plan (DATELUP) addressed the following factors: the suitability of various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions. The Villebois Village Concept Plan, as a refinement of DATELUP, also reviewed these factors (City File 02PC06A). The Villebois Village Master Plan implements the Villebois Village Concept Plan, and has, thereby, been developed in consideration of the above-listed factors.

Figure 1 – Land Use Plan, reflects a project design that was developed in consideration of the above-listed factors. More specifically, Chapter 2 – Land Use, of the Villebois Village Master Plan addresses a land use plan that was developed in evaluation of the suitability of the site and surrounding area to determine the appropriate locations for proposed land uses and improvements. The development of the Land Use Plan also considered property values in terms of compatibility with adjacent areas and suitability of the site for proposed uses. Chapter 2 – Land Use, also addresses trends in land improvement and the density of the project at a level of review appropriate for a Master Plan by establishing goals, policies and implementation measures to guide subsequent development of the project.

Chapter 3 – Parks & Open Space, evaluates the proposed park and open space areas for suitability of the proposed uses, the incorporation of natural resources into the plan, and sets goals, policies and implementation measures to guide improvement of proposed park and open space areas. Chapter 4 – Utilities, evaluates the suitability of proposed utility improvements to support the project and their compatibility with the City's utilities and Master Plans. Chapter 4 also provides goals, policies and implementation measures to further development of the necessary utilities to serve the project. Chapter 5 – Circulation, addresses transportation access and its suitability for the proposed development, as well as provides goals, policies and implementation measures to assure that the proposed circulation system is developed in accordance with City requirements and the surrounding transportation facilities.

One of the end goals of Villebois Village is to meet a public need for a healthful, safe and aesthetic residential community. The Villebois Village Master Plan proposes to meet that goal through subsequent development of the project under the guidance of the goals,

policies and implementation measures of the Master Plan. Staff finds that the factors under consideration in this sub-section have been adequately addressed in the Villebois Village Master Plan.

- e. Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.

FINDING A-5: Staff finds that the Villebois Village Master Plan does not result in conflicts with applicable Metro requirements as demonstrated by Section C of this Findings Report.

Comprehensive Plan Policies

CITIZEN INVOLVEMENT

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

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

*FINDING A-6: The Villebois Village Master Plan development and approval process continues a long and thorough public involvement process as required under the City procedures. Public hearings will be held before the City Planning Commission and the City Council on the Master Plan. The Planning Commission, serving as the Committee for Citizen Involvement, held a meeting on May 7, 2003, open to the public, on the Master Plan. It also held a workshop open to the public on May 14, 2003. This formal process is in addition to the ongoing informal public involvement process the Master Planner is conducting. A number of public meetings were held leading into the Villebois Village Concept Plan. The Master Planner is continuing an open dialog with individual property owners within and adjacent to the project boundaries. **Staff finds that this policy has been met.***

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

*FINDING A-7: The Villebois Village Master Plan is part of a long and thorough public involvement process as required under the City procedures. This formal process is in addition to the ongoing informal public involvement process the Master Planner is conducting. This is a follow-on to the public process started by DATELUP and continuing through the Concept Plan development (see also response to Policy 1.1.1, above). **Staff finds that this Implementation Measure has been met.***

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

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

Implementation Measures 1.2.1.a-c: [These measures address the City's responsibility to help clarify the public participation process, publicize ways to participate, and establish procedures to allow reasonable access to information.]

FINDING A-8: These Measures and other legal procedures have been followed for the public hearings considering this application. Staff finds that these Implementation Measures have been met.

POLICY 1.3.1: The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.

Implementation Measure 1.3.1.b: Where appropriate, the City shall continue to coordinate its planning activities with affected public agencies and private utilities. Draft documents will be distributed to such agencies and utilities and their comments shall be considered and kept on file by the City.

FINDING A-9: The Master Planner has provided 150 copies of the draft Villebois Village Master Plan for distribution to affected public agencies and private utilities for their review and comment. This document has gone through extensive revision in coordination with the City. Copies of the revised document have been provided to the City for public hearings. Responses will be made a part of the public record. Staff finds that this Implementation Measure has been met.

URBAN GROWTH MANAGEMENT

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

POLICY 2.1.1: The City of Wilsonville shall support the development of all land within the City, other than designated open space lands, consistent with the land use designation of the Comprehensive Plan.

FINDING A-10: The Villebois Village Master Plan planning area is proposed to be designated Residential – Village on the Comprehensive Plan map (City Ordinance No. 555, May 19, 2003). That designation requires development within the area to provide a minimum of 2,300 dwelling units at a density of at least 10 units per net acre. As shown on Figure 1 – Land Use Plan, the Master Plan provides 2,390 dwelling units and a density of 12.1 units per net acre. Staff finds that this Policy has been met.

Implementation Measure 2.1.1.a: Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.

FINDING A-11: Portions of the Villebois Village Master Plan area are currently outside of the City but within the Urban Growth Boundary. City Ordinances Nos. 554 and 555 created the new Residential – Village land use designation and applied it to approximately 480 acres on the Land Use Map. Staff finds that approval of the Villebois Village Master Plan and the forthcoming “Village zone”(City File No.02PC08), when completed and approved, will fulfill the remainder of this measure.

Implementation Measure 2.1.1.b: Allow urbanization to occur to provide adequate housing to accommodate workers who are employed within the City.

*FINDING A-12: The Villebois Village Master Plan will result in approximately 2,390 housing units, which are anticipated overtime to help improve the jobs/housing imbalance in Wilsonville. As shown in the table on Figure 1 – Land Use Plan, the Master Plan also anticipates a wide range of housing types and densities intended to accommodate a variety of income levels (see also Affordable Housing response to Title 11 in Section C of this document). **Staff finds that this Implementation Measure has been met.***

Implementation Measure 2.1.1.c: Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

*FINDING A-13: Though the Villebois Village Master Plan does envision some retail, office and employment uses, the primary land use within Villebois Village is residential. The proposal to provide 2,390 residential units is anticipated, overtime, to help improve the imbalance between retail/office/employment and residential uses within the City. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 2.1.1.f: To insure timely, orderly and efficient use of public facilities and services, while maintaining livability within the community, the City shall establish and maintain growth management policies consistent with the City's regional growth allocation and coordinated with a Capital Improvements Plan.

FINDING A-14: Per sub-section two of this measure, which encourages master planning of large land areas, the applicant has provided a Master Plan for this extensive portion of the City's planning area. The applicant has reviewed the City's facilities master plans and has provided demonstration of compliance with these sub-elements or identified the need for future amendments to those sub-elements in the Villebois Village Master Plan (Chapter 2 – Land Use, Chapter 3 – Parks and Open Space, Chapter 4 – Utilities, and Chapter 5 – Circulation). Appendix A of the Villebois Village Master Plan provides a list and cost estimates for projects identified on the City's CIP either directly or indirectly related to Villebois. The City is currently developing a Finance Plan establishing a capital improvements list, cost estimates, phasing, funding programs, and responsibilities for expanded facilities and services in the Villebois area to be approved by the City prior to development.

Staff has evaluated the Master Plan's potential effect on the existing CIP and finds that street capacity, water capacity, and wastewater capacity are available at a Master Planning level to support Villebois. (The water treatment Plant expansion would be needed approximately nine months sooner than anticipated and the wastewater treatment plant expansion would be moved forward approximately two years.) The Master Plans for these facilities had included the DATELUP area with its prescribed 2,300 housing

units. Both the Villebois Village Concept Plan and Master Plan have nearly the same number of housing units.

The Stormwater Master Plan and the Parks and Recreation Master Plan did not anticipate the Villebois area when they were written, although the goals, policies and implementing measures as described in each of these Master Plans remains valid for the Villebois area. Staff analysis indicates that the Villebois development can meet the Stormwater Master Plan requirements at the master planning level. Staff analysis of the Parks and Recreation Master Plan guidelines indicates that most recommended standards have been met and where they have not been completely satisfied, they can be addressed through an update to the City's Master Plan. Staff recommends that inclusion of Villebois be addressed through updates to these plans to include the applicable Implementing Measures which would be adopted if the Villebois Village Master Plan is adopted.

Staff finds that this Implementation Measure will have been met through existing growth management policies, anticipated updates to the facilities master plans (which are not needed for implementation of the Villebois Village Master Plan), and establishment of the Finance Plan.

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

FINDING A-15: The Villebois Village Master Plan is an urbanization plan for an approximate 480-acre area that is currently underdeveloped, on land within the City's Urban Growth Boundary. Staff finds that this Policy has been met.

Implementation Measure 2.2.1.b: The City of Wilsonville, to the best of its ability based on infrastructure provided at the local, regional, and state levels, shall do its fair share to increase the development capacity of land within the Metro UGB.

FINDING A-16: The Villebois Village Master Plan complies with the Metro Functional Plan as discussed in the findings related to Metro (see Section C of this document). ORS 426.508 requires development of the planning area to be consistent with DATELUP (see Section D of this document); DATELUP sets the housing requirement at approximately 2,300 dwelling units (a density of 10.2 dwelling units per net acre). The Villebois Village Master Plan proposes a resulting density of 12.1 dwelling units per net acre. Both plans exceed Functional Plan requirements of 10 dwelling units per net acre. The Villebois Village Master Plan complies with the Statewide Planning Goals as discussed in Section D of this document. Staff finds that this Implementation Measure has been met.

Implementation Measure 2.2.1.f: Washington and Clackamas Counties have agreed that no new lots shall be created outside the City and within the Urban Growth Boundary that contain less than ten acres.

*FINDING A-17: The purpose of this measure is to assure that large enough parcels of land will be available to allow for creation of urban density lots and for efficient and cost-effective construction of infrastructure as an area urbanizes. Current Clackamas County zoning for unincorporated properties within the Master Plan area is Exclusive Farm Use (EFU) – 80-acre minimum lot size. No new higher density zoning can be applied until after property has been annexed into the City. The City has placed the Residential – Village land use designation on the subject area (City Ordinance No. 555). Per the language of this new designation (City Ordinance No. 554), a proposed new Village zone (City File 02PC08) will eventually be applied to these properties that provides for the appropriate development of properties within the Master Plan area. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 2.2.1.h: To assure consistency between Comprehensive Plans and establish the City's interest in the area, the City shall jointly adopt dual interest area agreements with Washington and Clackamas Counties for comprehensive planning of the land outside the City and within the UGB and the Wilsonville planning area.

*FINDING A-18: The City entered into an Urban Growth Management Agreement (UGMA) with Clackamas County in 1991, which included the area subsequently identified in the Villebois Village Master Plan. The UGMA requires coordination of comprehensive plan changes with the County. The County has been and will continue to be informed of all land use activities in that area until such time as the area is annexed to the City. Notification of the County prior to public hearings, as prescribed by the UGMA, has been done. **Staff finds that this Implementation Measure has been met.***

PUBLIC FACILITIES AND SERVICES

GOAL 3.1: To assure that good quality public facilities and services are available with adequate capacity to meet community needs, while also assuring that growth does not exceed the community's commitment to provide adequate facilities and services.

Implementation Measure 3.1.1.a: The City will continue to prepare and implement master plans for facilities/services, as sub-elements of the City's Comprehensive Plan. Facilities/services will be designated and constructed to help implement the City's Comprehensive Plan.

*FINDING A-19: The applicant has reviewed the City's facilities master plans and has provided demonstration that the Villebois Village Master Plan is in compliance with these sub-elements or has identified the need for future amendments to those sub-elements in Villebois Village Master Plan (Chapter 3 – Parks and Open Space, Chapter 4 – Utilities, and Chapter 5 – Circulation). Appendix A of the Villebois Village Master Plan provides a list and cost estimates for projects identified on the City's CIP either directly or indirectly related to Villebois. See also the response to Implementation Measure 2.1.1.f. **Staff finds that this Implementation Measure has been met.***

POLICY 3.1.3: The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services or those benefiting from such facilities and services, pay for them.

FINDING A-20: The City is currently developing a Finance Plan establishing a capital improvements list, cost estimates, phasing, funding programs, and responsibilities for expanded facilities and services in the Villebois area to be approved by the City prior to development. Staff finds that this Policy has been met.

Sanitary Sewer Comprehensive Plan Policies

POLICY 3.1.4: The City of Wilsonville shall continue to operate and maintain the wastewater treatment plant and system in conformance with federal, state, and regional water quality standards.

FINDING A-21: Staff has reviewed and generally agrees with the analysis of compliance with the City's Wastewater Collection System Master Plan presented in Section 4.1 of the Villebois Village Master Plan and that the plan is in conformance with the City standards. Staff finds that this Policy has been met and recommends adoption of the applicant's proposed Goal, Policy, and Implementation Measures found in Section 4.1.4 of the Villebois Village Master Plan.

Implementation Measure 3.1.4.a: The City shall continue to maintain a sewer service capacity monitoring and expansion program to assure that adequate treatment and trunk main capacity is available to serve continued development, consistent with the City's urban growth policies and the concurrency standards noted above.

FINDING A-22: The Villebois Village Master Plan is in conformance with the City Wastewater Collection System Master Plan, which incorporates these standards as demonstrated in Chapter 4 (section 4.1) of the Villebois Village Master Plan. The Villebois area, including LEC, was included in the City Master Plan as part of service areas UPA-2 and RSV-1. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.4.b: The City shall continue to manage growth consistent with the capacity of sanitary sewer facilities.

FINDING A-23: The Villebois area (formerly DATELUP study area) was included in the City's Wastewater Collection System Master Plan. Staff analysis of the Villebois Village Master Plan has determined that the proposed plan does not exceed the facility's capacity because it anticipates approximately the same number of housing units as prescribed by DATELUP. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.4.c: Based on the service capacity and the permit monitoring program, the City shall plan and appropriately schedule future expansions of the wastewater treatment plant.

FINDING A-24: The City will analyze service capacity of the treatment plant during the evaluation of the infrastructure required with each phase of Villebois development. According to the May 7, 2003 Memorandum from Eldon Johansen provided to the Planning Commission for its May 14, 2003 work session:

The last expansion of the wastewater treatment plant was completed in 1998 and the plant had been projected to need additional expansion in 2015. With the construction of the Coffee Creek Correctional Facility and the wastewater load from that facility, our current projection is that the plant would need expansion in 2011 without Villebois. Using the 8-year Villebois build out projection and recognizing that this is the worst case, the estimated requirement for additional capacity at the wastewater treatment plant is in 2009 years or 2 years early.

... This will be an ongoing effort, independent of the construction of Villebois.

*The memorandum ends with the conclusion that wastewater capacity is "available at a master planning level to support Villebois." **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.4.d: While the City assumes the responsibility for maintaining the treatment plant and collection system, it does not assume the responsibility for extending lines to serve individual properties and developments.

*FINDING A-25: The Villebois Village Master Plan proposes the necessary extension of lines to serve Villebois. Overall funding will be addressed in the Finance Plan. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.4.e: The City shall continue to require all urban level development to be served by the City's sanitary sewer system.

*FINDING A-26: Villebois Village will be served by the City's sanitary sewer system. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.4.f: The cost of all line extensions and individual services shall be the responsibility of the developer and/or property owner(s) seeking service. When a major line is to be extended, the City may authorize and administer formation of a Local Improvement District (LID). All line extensions shall conform to the City Sanitary Sewer Collection System Master Plan, urbanization policies, and Public Works Standards.

*FINDING A-27: Funding of the line extension will be addressed in the Finance Plan. As proposed the system will conform to the City Wastewater Collection System Master Plan, and urbanization policies by including all planned service extensions and service areas anticipated by the Master Plan. All construction drawings prepared for these lines will be in conformance with the Public Works Standards. **Staff finds that this Implementation Measure has been met.***

Water Service Comprehensive Plan Policies

POLICY 3.1.5: The City shall continue to develop, operate and maintain a water system, including wells, pumps, reservoirs, transmission mains and a surface water treatment plant capable of serving all urban development within the incorporated City limits, in conformance with federal, state, and regional water quality standards. The City shall also continue to maintain the lines of the distribution system once they have been installed and accepted by the City.

FINDING A-28: Staff has reviewed and generally agrees with the analysis of compliance with the City's Water System Master Plan presented in Section 4.2 of the Villebois Village Master Plan and that the plan is in conformance with the City standards. Staff finds that this Implementation Measure has been met and recommends adoption of the applicant's proposed Goal, Policy, and Implementation Measures found in Section 4.2.4 of the Villebois Village Master Plan.

Implementation Measure 3.1.5.a: The City shall review and, where necessary, update the Water System Master Plan to conform to the planned land uses shown in the Comprehensive Plan and any subsequent amendments to the Plan.

FINDING A-29: The Villebois area (formerly DATELUP study area) was included in the City's 2002 Water System Master Plan. Staff analysis of the Villebois Village Master Plan has determined that the proposed plan does not exceed facility capacity because it anticipates approximately the same number of housing units as prescribed by DATELUP. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.5.b: All major lines shall be extended in conformance to the line sizes indicated on the Master Plan and, at a minimum, provisions for future system looping shall be made. If the type, scale and/or location of a proposed development warrants minimum fire flows, the Development Review Board may require completion of looped water lines in conjunction with the development.

FINDING A-30: The water mains and sizes shown on Villebois Village Master Plan Figure 6 – Composite Utility Plan, are in conformance with the Water System Master Plan and include provisions for future system looping as anticipated by the Water System Master Plan. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.5.c: Extensions shall be made at the cost of the developer or landowner of the property being served. When a major line is extended that is sized to provide service to lands other than those requiring the initial extension, the City may:

1. Authorize and administer formation of a Local Improvement District to allocate the cost of the line improvements to all properties benefiting from the extension; or
2. Continue to utilize a pay-back system whereby the initial developer may recover an equitable share of the cost of the extension from benefiting property owners/developers as the properties are developed.

*FINDING A-31: The applicant states that major water line extensions shall be built subject to a Finance Plan approved by the City. **Staff finds that the Implementation Measure will be met upon City approval of the Finance Plan prior to development.***

Implementation Measure 3.1.5.d: All water lines shall be installed in accordance with the City's urban growth policies and Public Works Standards.

*FINDING A-32: Section 4.2 of the Villebois Village Master Plan documents that the plan is in compliance with the City's urban growth policies through consistency with the City's Water System Master Plan. The applicant states that all water lines will be installed in accordance with the City's Public Works Standards, which will be assured through review of subsequent development plans and construction drawings by the City Engineer. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.5.e: The City shall continue to use its Capital Improvements Program to plan and schedule major water system improvements needed to serve continued development (e.g., additional water treatment plant expansions, transmission mains, wells, pumps and reservoirs).

FINDING A-33: This project does not propose a change in the City Capital Improvement Program. According to the May 7, 2003 Memorandum from Eldon Johansen provided to the Planning Commission for its May 14, 2003 work session:

The water treatment plant came online in April 2002 with a capacity of 10 million gallons per day for Tualatin Valley Water District. Assuming use during a dry summer returns to pre 1994 rates our growth and customer projections prior to Villebois had indicated that we would need additional capacity in 2008. I have looked at capacity requirements as a result of the development of Villebois and it appears that the additional capacity could be needed in 2007 or approximately 9 months earlier than anticipated. . . .

The memorandum ends with the conclusion that water capacity is "available at a master planning level to support Villebois."

*Staff has indicated that transmission lines in or near the Villebois site are included in the City's Utilities Plan and can adequately serve the development. Reservoir capacity is adequate until 2015. However, the City will require SDCs that will be applied toward increased capacity needs at the appropriate time. **Staff finds that this Implementation Measure has been met.***

Roads And Transportation Plan

Staff makes a general finding that the recently adopted Transportation Systems Plan, although not yet codified, supersedes the Transportation Master Plan. Criteria to which the applicant is responding are equivalent. The reader should substitute "Transportation Systems Plan" or "TSP" for references to the Transportation Master Plan in the Implementation Measures which follow.

It should be noted that the City's transportation consultant (DKS Associates) has prepared a detailed traffic impact analysis and evaluation of the roads and streets in the Villebois Village Plan and how traffic generated by this development will impact existing and planned roadways throughout Wilsonville (see Appendix B of the Villebois Village Master Plan). Figure 7 – Street Plan shows the planned transportation system. Figure 8 – Proposed Arterial & Collector System shows the planned arterial and collector street system, and Figures 9A and 9B – Street & Trail Sections show the planned cross-sections for the streets and trails.

According to the May 7, 2003 Memorandum from Eldon Johansen provided to the Planning Commission for its May 14, 2003 work session:

The 2002 Transportation Systems Plan . . . included the Villebois area. The specific plan that was included in the Transportation Systems Plan was the Dammasch Area Transportation Efficient Land Use Plan. That plan had nearly the same number of homes as are now included in the Villebois Concept Plan; however, it had a more substantial employment and commercial center. As a result, we are sure that the overall system that was included in the Transportation Systems Plan will provide an adequate level of service for Villebois. We do anticipate some modifications of the collector road network as described in the Transportation Systems Plan to accommodate the internal development of Villebois. . . .

The memorandum ends with the conclusion that street capacity is “available at a master planning level to support Villebois.”

Implementation Measure 3.1.6.a: The Transportation Master Plan shall be used to establish the design standards for each arterial and major collector street. The conceptual location of proposed new major streets will also be identified. However, actual alignments may vary from the conceptual alignments based on detailed engineering specifications, design considerations, and consideration of the impacts of the road alignments on neighborhoods and natural resources, provided that the intended function of the street is not altered. While local residential streets are considered a part of the Transportation Master Plan, they are not typically shown in detail in the Plan. The alignment of local streets shall be evaluated on a project-by-project basis, but must function in coordination with the overall purposes of the Transportation Master Plan. Other streets not shown on the Plan may also be considered, if determined necessary for safe and convenient traffic circulation or increased connectivity.

FINDING A-34: Figure 8 – Proposed Arterial/Collector Street System, shows the proposed street system in Villebois. This street system provides the east-west and north-south arterials and collectors as is prescribed in the TSP Figure 4.8, with the following additions. The alignment of Barber Street (Major Collector) between Brown Road and 110th Avenue is slightly altered with the Villebois Village Master Plan and the link between 110th Avenue and Grahams Ferry Road is shown. The alignment of Villebois Drive (Major Collector) between 110th Avenue and Boeckman/Tooze Road is slightly altered with the Villebois Village Master Plan. Future amendments to the TSP will need to include the new alignments for Barber Street, west of Brown Road and Villebois Drive,

between 110th Avenue and Boeckman/Tooze Road as shown of Figure 8 – Proposed Arterial/Collector System of the Villebois Village Master Plan.

Proposed lanes on all Villebois streets and intersections will provide acceptable traffic operations and safety as required in the Wilsonville TSP. The TSP has been developed to comply with the Oregon Transportation Planning Rule and the Non-single Occupant Vehicle Mobile Performance Standards for the City of Wilsonville. The specific actions that will be taken to comply with the Transportation Planning Rule are listed in paragraph 8.2 of the Transportation Systems Plan. In a memorandum dated January 13, 2003 (see Appendix B), DKS Associates evaluated the internal circulation for Villebois. They concluded that “the proposed roadway system will function as intended” with local streets generally carrying less than 80 vehicles during the PM peak hour and that all major intersections would function at a level of service of A or B, well above the City’s minimum acceptable service level of D. Therefore, the planned capacity and connectivity of the Wilsonville TSP is retained in the proposed Villebois Village Master Plan. **Staff finds that this Implementation Measure has been met.**

Implementation Measure 3.1.6.b: The Transportation Master Plan shall be used to establish the Functional Street Classification System and the physical design characteristics (right-of-way and pavement width, curbs, sidewalks, etc.) of the various street classifications.

FINDING A-35: The City’s Transportation Systems Plan establishes a functional classification system and physical design characteristics of the street classifications. The Villebois Village Master Plan proposes some variety in the physical design characteristics of streets in Villebois that fall within the functional classification system established in the TSP. Table 5 in Chapter 5 – Circulation of the Villebois Village Master Plan, provides a comparison of each relevant TSP figure with the correlating street sections proposed in the Villebois Village Master Plan. The physical design characteristics of the proposed Villebois street classifications are illustrated on Figures 9A and 9B – Street and Trail Sections.

The following major alterations are requested by the applicant to be approved by City Council with the Villebois Village Master Plan. (A description of the major alteration and the rationale for the requested major alteration are discussed in Section 4.7 of the Villebois Village Master Plan).

- *On-street parking on Major Collector (Villebois Village Master Plan street section D) and Minor Collector (street section E). On-street parking is proposed on Barber Street (Major Collector and Minor Collector), the portion of the Loop Road (Minor Collector) between Barber Street and Villebois Drive, and the portion of Villebois Drive (Major Collector) between the Loop Road and Boeckman Road.*
- *Increase planter width to 8’ and median to 19’ on Major Collector (street section D), which increases right-of-way to 65’ and curb-to-curb to 92’.*

- *Increase sidewalk to 13.5' and have 13' median and no planter option on Residential Street (street section F), which increases curb-to-curb to 63' and right-of-way to 90' and also stripes parking and bike lanes.*
- *Increase planter width to 7.5' and stripe parking and bike lane on Residential Street (street section G), which increases curb-to-curb and right-of-way widths.*
- *Increase sidewalk widths on Residential Streets (street sections H, I, J, and K) and increase planter widths on Residential Streets (street sections I, J, K, L).*
- *Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP street sections J, K and M).*

*The applicant states that the proposed street sections are better than what is allowed in the TSP because they will allow design features that further the guiding principles of Villebois Village, without compromising the function of the street. The increased sidewalk widths are proposed in areas where increased pedestrian activity and more intensive uses are anticipated. Wider sidewalks will allow for more convenient connectivity in areas of more intensive use. The additional bike lanes are proposed around the Village Center where increased levels of activity are anticipated. Additional bike lanes will increase the options for moving around and through the Village Center, thereby contributing to the project's goals of diversity and connectivity. The wider planter strips and medians are proposed to allow larger canopied trees to be planted throughout the Village. Larger canopied trees will contribute to reductions in "heat island effect." Wider planter areas also will allow for greater variety in street trees by increasing size options. Thus, wider planter strips will contribute to the sustainability and diversity of the community. The allowance of on-street parking on collectors will encourage more "eyes-on-the-street" by contributing to greater levels of people activity along the street, which, in turn, fosters neighborhood connections. The proposed skinny street sections (20' wide, no parking) are planned for use in key areas that will reduce impervious areas and increase park areas, as well as protect existing trees. Thus, skinny streets will contribute to the community's sustainability. Therefore, the proposed physical design characteristics of streets in Villebois are crucial to the implementation of the overall vision of the community. **Staff has indicated that the applicant will need to work with the City to develop an agreement on the use, design, construction, and maintenance of facilities (e.g., the rainwater management system) which impact the public right-of-way.***

*Staff has reviewed the functional street classifications and the street design characteristics proposed for Villebois and are generally in agreement with the master planner. Staff also agrees with all but one of the proposed major alterations, i.e., on-street parking on Major and Minor Collectors. The applicant has submitted a letter report dated June 4, 2003 (Exhibit 5) in support of the on-street parking. In Attachment B, Eldon Johansen (Community Development Director), Mike Stone (City Engineer), and Randy McCourt (DKS Associates), have submitted memoranda, expressing concerns about this specific element. Staff and the master planner have been unable to reach an agreement on this issue. The Planning Commission is being asked for their input towards resolution of this issue. **In general, staff finds that this Implementation Measure has been met and recommends adoption of the applicant's proposed Goal,***

Policy, and Implementing Measures in Section 5.4 of the Villebois Village Master Plan, with the exception of Implementation Measure 2(first item) – On-street parking on Major and Minor Collectors.

Implementation Measure 3.1.6.c: All streets shall be designed and developed in accordance with the Master Plan and street standards, except that the Development Review Board or City Council may approve specific modifications through the planned development process. Such modifications shall be made in consideration of existing traffic volumes and the Public Facilities and Services cumulative traffic generation potential of the land uses being developed. At a minimum, all streets must be developed with sufficient pavement width to provide two lanes of traffic, unless designated for one-way traffic flow. However, adequate emergency vehicle access and circulation must be provided.

FINDING A-36: The applicant states that the proposed street sections comply with the standards of the 2003 TSP. (The corresponding TSP figures are shown on Figure 7 of the Villebois Village Master Plan). The major alterations described under Implementation Measure 3.1.6.b, above are proposed. The applicant states that the proposed street sections have been designed in consideration of adequate emergency vehicle access and circulation. Staff finds that the emergency vehicle needs portion of this Implementation Measure has been met. As in the previous discussion, staff has indicated that the applicant will need to work with the City to develop an agreement on the use, design, construction, and maintenance of facilities, such as the rainwater management system, which impact the public right-of-way (See response for Implementation Measure 3.1.6.b, above.)

Implementation Measure 3.1.6.e: All arterial and collector streets shall be dedicated public streets. To insure adequate protection of potential future right-of-way needs, minimum setbacks shall be retained adjacent to arterial streets. In addition, to maintain efficient traffic flows, intersections with arterial streets shall be minimized, and property owners shall be encouraged and, where feasible, may be required to consolidate driveways.

FINDING A-37: The applicant states that all proposed arterial and collector streets will be dedicated as public streets with adequate right-of-way consistent with TSP standards (See Table 5 of Chapter 5 – Circulation). The Villebois Village Master Plan will minimize intersections with arterial streets, consistent with the provisions of the TSP and through the major alternative process allowed through TSP Implementation Measure 4.1.1.b(3) (process for review of proposals for waiver of standards). In this process the applicant will request access spacing less than the standard 600 feet on Grahams Ferry Road. While the proposed spacing is shown on several Figures of the Master Plan, Revised Figure 1 (Land Use Plan) and Figure 7 (Street Plan) highlight the accesses proposed for waivers. Staff cannot make a finding on compliance with this Implementation Measure at this time because the decision has been deferred. Final Land Use Plan and Street Plan figures will need to reflect the decision.

Implementation Measure 3.1.6.g: Minimum street service levels shall continue to be established. Dedication of adequate right-of-way, as established by the Street System Master Plan, or as otherwise approved by the Development Review Board or City Council shall be required prior to actual site development

*FINDING A-38: Dedication of adequate right-of-way will be provided through the platting process and in accordance with the approvals of the Development Review Board and/or the City Council. In the recommendations to the Development Review Board or City Council, staff will include the following Public Facilities recommendation: "The dedication of all public streets will be by warranty deed." **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.6.h: The City shall periodically review and update its street lighting standards in the interest of public safety. Energy conservation shall also be considered in setting these standards.

*FINDING A-39: Street lighting shall be provided within Villebois in accordance with this measure. Review of street lighting will occur with each Specific Area Plan. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.6.i: The City is responsible for planning, scheduling, and coordinating all street improvements through the on-going Capital Improvements Plan. A priority is given to eliminating existing deficiencies and in upgrading the structural quality of the existing arterial system.

*FINDING A-40: The Villebois Village Master Plan area will be developed in compliance with the City Capital Improvements Plan and the Finance Plan. See also the response for Implementation Measure 3.1.3. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.6.o: The City shall take the following steps to reduce VMTs and overall reliance on single occupancy vehicles:

1. Review all land use/development proposals with regard to transportation impacts. All development proposals shall be required to pay for a transportation impact analysis, unless specifically waived by the City's Community Development Director because the information is not needed.

FINDING A-41.1: The overall transportation system for Villebois was included in the TSP. Consultants for the City (DKS Associates) evaluated the detailed street layout, trip generation, circulation, and phasing impacts resulting from the Villebois Village Master Plan (see Appendix B of the Villebois Village Master Plan). All subsequent development proposals will comply with City requirements as required.

2. Seek to minimize traffic congestion at the freeway interchanges as well as on local arterial and collector streets.

FINDING A-41.2: The circulation network for Villebois has been evaluated with two separate Memorandums from DKS Associates dated January 13, 2003 and February 28, 2003. The January 13, 2003 DKS Memorandum (see Appendix B of the Villebois Village Master Plan) specifically evaluates the Villebois internal street plan in the context of circulation needs in west Wilsonville. Appendix B of the Villebois Village Master Plan includes copies of the Memoranda prepared by DKS Associates, which comprise the traffic impact analysis for the Master Plan.

According to the January 13, 2003 DKS Memorandum, "external capacity needs have been addressed based upon 2020 forecasts conducted for the I-5 Freeway Access Study from ODOT and the City of Wilsonville TSP. These studies identify a series of integrated transportation improvements that would be necessary to meet future demands with adequate roadway capacity in 2020 including Villebois." The February 28, 2003 DKS Memorandum (see Appendix B of the Villebois Village Master Plan) evaluates the Villebois circulation network and phasing scheme (dated December 12, 2002) to determine the impact of the development of Villebois on the road system planned under the TSP and when improvements would be required to meet City level of service criteria.

In summary, the two DKS Memoranda evaluated the City's existing and planned external street network with the proposed Villebois internal street network and found that no mitigation is required beyond what is identified within the City's TSP. Thus, the Villebois Village will develop in a manner that mitigates the development's impact on traffic congestion at the freeway interchanges as well as on local arterial and collector streets.

3. Seek to reduce the number and length of home-to-work trips.

FINDING A-41.3: Locating the Villebois Village in close proximity to Wilsonville's existing employment land, providing multi-modal routes throughout the Village, and providing a Village Center that will contain retail/office/employment/civic uses providing basic day-to-day needs will help in reducing both the number and length of home-to-work trips.

4. Seek a balanced mix of activities which encourage consolidation of automobile oriented trips and encourage design and location of complementary activities that support public transit, ride-share programs, and use of other alternative modes of transportation.

FINDING A-41.4: The Villebois Village Master Plan places the Village Center and Neighborhood Centers strategically within walking distance of all areas of the Village (see Figure 2). Multi-modal streets connecting to

SMART transit routing within Villebois are based upon the concept of increasing transit ridership, and bicycling and walking as an alternative to the automobile (see Chapter 3 – Parks & Open Space for discussions of off-street pathways and Chapter 5 – Circulation for discussions of on-street bicycle and pedestrian systems).

5. Require large developments and high employment and/or traffic generators to design for mass transit and to submit programs to the City indicating how they will reduce transportation impacts. All such proposals shall be subject to review by SMART and, if applicable, ODOT. Maximum parking limits shall be used in conformity with Metro standards.

FINDING A-41.5: The applicant states that SMART has been consulted in the development of the Villebois Village Master Plan. The design accommodates transit stops at the Neighborhood Centers and the Village Center. Specific transit plans will be addressed at the time development applications are submitted.

7. Accommodate the expected growth in population and employment and the resulting transportation needs, the City by expanding local bus service in the residential and employment areas, continue to improve arterial and collector street networks, a bikeway system, ride-sharing programs including carpools and van pools and encourage staggered or flex-time, work-hour programs.

FINDING A-41.6: Villebois is designed to encourage transit ridership. In addition, the Villebois Village Master Plan includes an extensive bikeway system (see Figure 7 – Street Plan).

8. Take steps to improve connectivity between existing neighborhoods and between residential areas and traffic generator locations. Also, work to provide more and better options for travel from one side of the freeway, the railroad, and major drainage courses to the other. It is recognized that alignment decisions for streets may cause concerns for adjacent property owners or residents, whose suggestions may help to improve plans or designs. The testimony of neighboring property owners shall not be the sole justification to postpone the construction of planned streets.

FINDING A-41.7: The Villebois Village Master Plan conforms to the connectivity and circulation standards prescribed in the Wilsonville TSP. The Villebois Village Master Plan provides vehicular connection to all existing streets that stub to the property (including Montebello Drive, Serenity Way, Brown Road and Yosemite Street) to assure neighborhood circulation and connectivity consistent with City and Metro requirements. With the exception of situations where physical constraints prohibit,

streets and trails are connected. Through the proposed circulation system, connectivity is expected to be improved between existing neighborhoods and between residential areas and traffic generator locations.

9. Increase densities and intensities of development in or near the Town Center area and in other locations where transportation systems can meet those needs.

FINDING A-41.8: The Villebois Village Master Plan is located within in area where transportation systems can meet the needs of the development, as described in the response to Implementation Measure 3.1.6.o.2, above.

10. Improve the balance between housing, employment, and commercial activities within the City in order to reduce commuting.

FINDING A-41.9: The intent of the 2,300 minimum housing units required in DATELUP is to provide an opportunity to improve the balance of housing to employment in Wilsonville over time. The Villebois Village Master Plan, by providing approximately 2,390 housing units, meets that intent.

Staff finds that all sub-sections of this Implementation Measure have been met.

Implementation Measure 3.1.6.s: Pedestrian, bicycle, and equestrian travel are often considered a recreational activity. However, people commonly bike and walk throughout the City, and with increasing gasoline prices and traffic congestion, these forms of travel are likely to increase in popularity. For this reason, provisions for pedestrian and bicycle travel will be considered as a basic transportation element as well as a recreational element.

*FINDING A-42: The applicant states that a key component of the Villebois Village Master Plan is its emphasis on promoting greater pedestrian, bicycle and public transportation opportunities. The plan provides an interconnected street system providing a variety of routes within and through the Village, as illustrated on Figure 7 – Street Plan and Figures 9A and 9B – Street and Trail Sections. All designated collector streets will have bike routes. Sidewalks are set back from the roads to provide a more pedestrian friendly street system. The "neighborhood plan" for Villebois is intended to ensure that residents are within a five-minute walk of their Neighborhood Center. Off-street multiuse trails will accommodate both pedestrians and bicyclists. The off-street trails are shown on Figure 5 – Parks & Open Space Plan. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.6.t: The Bicycle and Pedestrian Master Plan identifies the general alignment of primary routes for pedestrian and bicycle travel. It has been designed to provide connections between residential neighborhoods and major, industrial

and recreational activity centers throughout the City. The system has been coordinated with pathways planned in adjacent jurisdictions to allow for regional travel.

FINDING A-43: Staff believes the Villebois Village Master Plan supports and enhances the Bicycle and Pedestrian Master Plan by providing an exceptional network of bike and pedestrian opportunities for moving within the plan area as shown on Figure 7 – Street Plan, and Figures 9A and 9B – Street and Trail Sections. All designated collector streets will have bike routes. Off-street multiuse trails will accommodate both pedestrians and bicyclists. (The off-street trails are shown on Figure 5 – Parks & Open Space Plan). The proposed bicycle and pedestrian system provides alignments that are slightly altered from those shown in the TSP and adds some alignments to those shown in the TSP. Future amendments to the TSP should include the new bicycle/pedestrian systems shown within the Villebois Village Master Plan. The proposed system provides connectivity for pedestrians and bicyclists among the neighborhoods of Villebois and the surrounding area. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.6.w: All primary pathways shall be constructed in accordance with the Master Plan, with specific alignments to be approved by the Planning Commission, Development Review Board, or City Council. All major street construction or improvements shall be coordinated with the Pathway Master Plan.

FINDING A-44: The Villebois Village Master Plan provides an interconnected pedestrian pathway system providing a variety of routes within and through the Village, as illustrated on Figure 5 – Parks & Open Space Plan, and Figure 7 – Street Plan. Sidewalks are set back from the roads to provide a more pedestrian friendly street system. The "neighborhood plan" for Villebois is intended to ensure that residents are within a five-minute walk of their Neighborhood Center. Off-street multiuse trails are to accommodate both pedestrians and bicyclists. The off-street trails are shown on Figure 5 – Parks & Open Space Plan. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.6.x: The City shall schedule and coordinate all pathway improvements. A priority will be given to completing specific links of the system, thereby avoiding dead-end pathways. When land is developed which includes a designated pathway, appropriate dedication of right-of-way or easements shall be required. In cases where the proposed development will substantially increase the need for the path, construction may also be required prior to occupancy.

FINDING A-45: The applicant states that implementation of the pathway system within the Villebois Village Master Plan area will be phased logically to serve areas to be constructed. Appropriate dedication of right-of-way will be established as development occurs. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.6.aa: All bikeways are to be developed in conformity with the City's adopted Bicycle and Pedestrian Master Plan.

*FINDING A-46: (The Chapter 5 of the 2003 TSP replaces the 1993 Bicycle and Pedestrian Master Plan.) The Villebois Village Master Plan provides on-street bike lanes (as shown on Figure 7 – Street Plan) on all collector and arterial streets. Proposed bike lanes are illustrated on Figures 9A and 9B – Street and Trail Sections, consistent with TSP requirements. The proposed bicycle and pedestrian system provides alignments that are slightly altered from those shown in the TSP and some alignments in addition to those shown in the TSP. Future amendments to the TSP should include the new bicycle/pedestrian systems shown within the Villebois Village Master Plan. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.6.cc: If adequate regional transportation services, including I-5 interchange modification or additions, and high capacity public transportation, cannot be provided, then the City shall reevaluate and reduce the level of development and/or timing of development anticipated by other elements of this Plan. Such reductions shall be consistent with the capacity of the transportation system at the time of re-evaluation.

*FINDING A-47: The Villebois Village Master Plan land use and various facilities sub-elements have been phased to ensure that there is adequate infrastructure to support each phase. Since it appears that the phasing may change from year to year, the concurrency for each phase will be tested in the preliminary or final plan approval by the Development Review Board. **Staff finds that this Implementation Measure has been met.***

Storm Drainage Plan

POLICY 3.1.7: The City of Wilsonville shall develop and maintain an adequate storm drainage system. However, where the need for new facilities is the result of new development, the financial burden for drainage system improvements shall remain primarily the responsibility of developers. The City will use systems development charges, user fees, and/or other funding sources to construct facilities to improve storm water quality and control the volume of runoff.

*FINDING A-48: Development of the Villebois Village Master Plan area will address storm drainage using environmentally sensitive techniques such as bio-swales, retention and detention features, and other low impact best management practices. The purpose of the system that will be employed is to manage rainwater naturally by reducing runoff and increasing infiltration within the Village. The project Finance Plan will address funding of these improvements and participation in the Systems Development Charge program. **Staff finds that this Policy has been met.***

Implementation Measure 3.1.7.a: In order to adequately provide for urban development, the City has established and will maintain a Stormwater Master Plan, development policies/standards for control of an on and off-site drainage, Public Works Standards, and a Capital Improvements Program to upgrade deficient structures and drainage ways.

*FINDING A-49: The City's Stormwater Master Plan did not include the Villebois area. However, the goals, policies and implementing measures remain valid, even though the specific locations of facilities have not been determined. The City plan requires that the Villebois Village Master Plan meet the necessary service level standards for the development onsite. This has been addressed in Section 4.3. City Storm Drain Project CLC-10 was previously identified as an offsite drainage improvement, which will be implemented during Phase 1 construction. The applicant states that all stormwater facilities will be designed in conformance with the Public Works Standards. The project Finance Plan will include the appropriate elements and responsibilities for the Capital Improvement Program for stormwater management. The City's Stormwater Master Plan will need to be updated to include the Villebois area. Staff has reviewed and generally agrees with the analysis of compliance with the City's Stormwater Master Plan presented in Section 4.3 of the Villebois Village Master Plan and that the plan is in conformance with City standards. **Staff finds that this Implementation Measure has been met and recommends adoption of the applicant's Goal, Policies, and Implementation Measures found in Section 4.3.4 of the Villebois Village Master Plan.***

Implementation Measure 3.1.7.b: To assure maximum efficiency and effectiveness of the drainage system, a maintenance program has also been established to assure compliance with the City's NPDES (National Pollution Discharge Elimination System) permit. In some circumstances, private maintenance of facilities (by homeowners associations or other entities) may be required, as has been the case for the maintenance of neighborhood parks in Wilsonville.

*FINDING A-50: The applicant states that the drainage system in Villebois will comply with the City's NPDES permit. Maintenance will be assured through the City's maintenance program. Private maintenance, where required, will be identified with the appropriate phase final development plans. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.c: A storm drainage systems development charge shall continue to be collected from developers prior to issuance of a building permit. The Stormwater Master Plan and the Capital Improvements Program will continue to be the basis of establishing Systems Development Charges for storm drainage. The funds are used to upgrade the storm drainage system beyond those improvements required to serve individual developments. Provision of drainage control within a given development shall remain the responsibility of the developer, with the City assisting only insofar as the system will also accommodate off-site drainage. In reviewing planned improvements, the City Engineer may specify the use of on-site or off-site storm water detention, based on specific site characteristics and drainage patterns of the area.

FINDING A-51: The Villebois Village Master Plan is being reviewed by the City to ensure that there is adequate infrastructure to support each phase of development. The analysis is being completed as part of the development of the Finance Plan and ultimately the development agreements between the property owners and the City. All

charges under this section will be addressed in the Finance Plan. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.7.d: Major natural drainage ways shall be retained and improved as the backbone of the drainage system and designated as open space. The integrity of these drainage ways shall be maintained as development occurs. Where possible, on-site drainage systems will be designed to complement natural drainage ways and designated open space to create an attractive appearance and will be protected by conservation, utility, or inundation easements. Alteration of minor drainage ways may be allowed provided that such alterations do not adversely impact stream flows and in-stream water quality of the major drainage ways and provide for more efficient use of the land. Such alteration must be approved by the City. Remnant creek channels, which previously carried water that has since been diverted, shall be evaluated for their wildlife habitat value before being selected for use as drainage ways. Where a remnant creek channel is found to provide unique habitat value without being a riparian zone, and that habitat value would actually be diminished through the re-introduction of storm water, alternate methods of conveying the storm water will be considered and, if feasible, used.

FINDING A-52: The applicant will be working closely with the City to incorporate concepts that use pre-development hydrology as part of the site design framework. This will allow for full implementation of the measure as well as an opportunity to design a progressive site sensitive drainage system. The applicant states that this system should improve the site's major drainage systems by providing better habitat, reducing downstream impact, and creating opportunities for integrating the urban form with the site's natural drainage areas. All major natural drainage ways have been retained and flows will be redirected in part to the natural drainage ways. As shown in Section 4.3 of the Villebois Village Master Plan, City Storm Drainage Project CLC-10 is proposed to redirect a portion of the historic flow to Arrowhead Creek. Two options to CLC-10 under consideration by the applicant are discussed in Section 4.3.2. They may provide opportunity to more fully restore the flows to Arrowhead Creek. A preliminary evaluation has been performed, and identified several areas needing additional study. Resolution of these options shall occur with Phase 1 improvements. The additional study will be completed within 18 months of approval of the Villebois Village Master Plan. If development of Phase I begins before the study is completed, the PF conditions for Phase 1 will require that a letter of credit or other acceptable financial instrument be deposited with the City to correct the outfall structure and minimize future erosion in Mill Creek. Staff finds that with the Villebois Village Master Plan support of CLC-10 this Implementation Measure has been met.

Implementation Measure 3.1.7.e: Existing culverted or piped drainage ways will be "daylighted" (converted from underground to surface facilities) when doing so will help to achieve the City's goals for storm drainage without overly conflicting with development.

FINDING A-53: Much of the natural drainage in the Villebois area is undisturbed and exists as surface drainage with the exceptions of the Arrowhead Creek basin.

*Improvements to Arrowhead Creek to restore original drainage to the basin and improve detention and enhance existing wetlands are identified as Project CLC-10 of the Stormwater Master Plan and will be incorporated into the proposed stormwater system. Daylighting of the existing Dammasch outfall is not anticipated as part of CLC-10. The applicant states that options A and B to CLC-10 will explore the potential to daylight this outfall. Final resolution will be determined within 18 months of approval of the Villebois Village Master Plan. If the development of Phase I is initiated before final resolution is completed, the public facilities condition of the planning approval will require that a letter of credit or other financial instrument be provided sufficient to ensure that the improvement of the outfall structure and minimization of future erosion in Mill Creek can be completed. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.f: Conversion of existing swales or drainage ways to culverted or piped systems shall be permitted only where the City Engineer determines that there is no other reasonable site development option.

*FINDING A-54: Construction of the Dammasch Hospital piped the upper reaches of the Arrowhead Creek basin running north-south through the western half of the village area. This drainage way is proposed to be daylighted and enhanced as part of a continuous greenbelt that incorporates plans to increase water's aesthetic impact and utilization by the community. Figure 6A – Onsite Stormwater Facilities, of the Villebois Village Master Plan shows the location of the drainage course in the Greenway Corridor. The Rainwater Management Plan will detail how rainwater will be integrated into this open space and will be part of Specific Area Plan – South. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.g: Conversion of existing meandering swales or drainage ways to linear ditches shall be permitted only when the City Engineer determines that there is no other reasonable site development option.

*FINDING A-55: The applicant states that no existing meandering swales or drainageways are being converted to linear ditches. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.h: Open drainage ways may be used to meet a portion of the landscaping and open space requirements for developments, provided that they meet the design requirements of the Development Review Board.

*FINDING A-56: The applicant states that open drainageways are included in landscaping and open spaces and will be reviewed by the Development Review Board with the appropriate Specific Area Plan. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.i: It is the intent of these measures to maximize the use of the natural drainage system to allow for ground water infiltration and other benefits to

community aesthetics as well as habitat enhancement. This does not mean that natural drainage ways will be left unimproved.

*FINDING A-57: The Villebois Village Master Plan intends to implement this measure as a part of its extensive rainwater management system promoting the creation of multi-functional landscapes and improving degraded or damaged drainage areas. Section 4.3 of the Villebois Village Master Plan requires the approval of a Rainwater Management Program with Specific Area Plan – South. One function of this system is to maximize the potential of groundwater infiltration. Integration of these facilities in open spaces and other public places is intended to enhance community aesthetics. Implementation of CLC-10 will contribute to the restoration of Arrowhead Creek wetlands and the habitat associated with it. In Chapter 3 – Parks & Open Space/Of-Street Trails & Pathways, proposed Implementation Measure 5 states that through time, the developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake Creek wetland complex. The wetland naturalization and enhancement plan shall be initiated and completed with the phased development of the Village. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.j: The natural system must also be improved and maintained to handle the anticipated run-off in a manner that meets the requirements of the Stormwater Master Plan. Where wetlands are constructed for the purpose of accommodating storm drainage, certain areas of those wetlands may be designed to accumulate sediment. The City will periodically dredge and maintain those areas in constructed wetlands, or will permit others to do so, as necessary to maintain the storm drainage functions of those constructed wetlands.

*FINDING A-58: The Villebois Village system has been designed with specific performance standards, which exceed those in the Stormwater Master Plan as discussed in the Compliance Analysis subsection of Section 4.3 of the Villebois Village Master Plan. The rainwater and storm management system is designed to minimize erosion, but will include areas for sediment to accumulate that can periodically be cleaned. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.k: One-hundred year flood plains and floodways have been established through the Federal Flood Insurance program, for all flood-prone areas of the City except Coffee Lake Creek, north of Barber Street. For that area along Coffee Lake Creek, a hydrology study to establish the 100-year flood elevation will be required prior to development approval. The floodways must continue to be protected from encroachment. Development within the flood plain shall be regulated consistent with the standards of the Federal Flood Insurance Act, and Title 3 of Metro's Urban Growth Management Functional Plan. Storm water runoff from upstream development shall be controlled so as to not adversely impact the peak flood flow in the main stream channels.

FINDING A-59: The only 100-year flood plain known to impact the Villebois Village area is associated with Coffee Lake Creek. A hydrology study to establish the 100-year

*flood plain elevation for Coffee Lake Creek will be prepared as a part of the Boeckman Extension project. As previously mentioned for the runoff into Mill Creek and the proposed restoration of flows into Arrowhead Creek, there are also 22.2 acres that were diverted into Mill Creek from Coffee Lake Creek at the time of construction of Dammasch Hospital. If these flows are redirected back to Coffee Lake Creek, the developer will be conditioned as part of the planning approval process to ensure that the runoff after development does not exceed flows that occurred with the 22.2 acres of flow diverted into the Mill Creek Basin. Subsequent Development Review will assure compliance with this measure. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.l: The City will regulate new land divisions to prevent the creation of additional lots for building sites within 100-year floodplains. This is not intended to prohibit the creation of new lots that are partially within flood plains, provided that the developable portion of each lot will be outside of the 100-year flood plain, and FEMA standards are met.

*FINDING A-60: Any work conducted within and adjacent to the 100-year floodplain will comply with this measure and applicable City regulations. In Chapter 3 of the Villebois Village Master Plan, proposed Policy 3 indicates that the flood plain delineation shown on various figures of the Master Plan is for illustrative purposes only and will be reviewed for compliance or exemption as more detailed information is provided. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.m: The City will regulate cuts and fills within flood plains to assure that the amount of fill material added will not exceed the amount of cut material that is removed.

*FINDING A-61: The applicant states that any work conducted within and adjacent to the 100-year floodplain will comply with applicable City regulations. See the response for Implementation Measure 3.1.7.l, above. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.n: Wilsonville has established a single-storm drainage runoff standard that is applied throughout the City. That standard requires developers to plan for at least a 25-year storm event. However, the differences in the natural characteristics of the Boeckman Creek and Seely Ditch Basins and their sub-area basins will require developers and their engineers to plan for different types of detention or retention facilities in one basin than would be used in another. The appropriate criteria will be established and implemented through the City's Public Works Standards.

FINDING A-62: The Villebois Village Master Plan will evaluate storm drainage consistent with the established criteria including the 25-year storm event as noted in Section 4.3 of the Villebois Village Master Plan. Natural stream characteristics will be considered for variable requirements as identified in the City's standards. The evaluation of more stringent detention criteria for the portion of the site draining to Coffee Lake Creek will be dependent upon the flood plain study to be done by the City as

part of the Boeckman Road project (per Implementation Measure 6, Section 4.3.4 of the Villebois Village Master Plan). Upon completion of said study, and prior to the development of the first phase of development within this basin, a study will be prepared defining any special detention requirements. Implementation Measure 8 in Section 4.3.4 indicates that pending resolution of the detailed study of Coffee Lake Creek drainage basin, adequate stormwater detention facilities will be provided within the Villebois Village development for the proposed re-direction of historic flows to the Coffee Lake Creek basin. This requirement is to be addressed with the submittal of Specific Area Plan for the affected drainage basin area. **Staff finds that this approach meets the intent of this Implementation Measure.**

Implementation Measure 3.1.7.o: Based on facility capacities identified in the Stormwater Master Plan, appropriate storm run-off standards shall be implemented through the City's Public Works Standards.

FINDING A-63: During the Development Review process the City will require that the system designed for Villebois meet the City's Public Works Standards per Policy 1, Section 4.3.4 of the Villebois Village Master Plan. By establishing this policy, staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.7.p: In the course of site development, developers may be required to retain or improve native vegetation in identified riparian zones and landslide prone areas to decrease the amount of surface water run-off, to shade areas of surface water, to preserve areas of natural percolation, help stabilize landslide-prone areas, and reduce erosion. Replacement, enhancement, and/or restoration of vegetation, including the Public Facilities and Services removal of invasive plants, may also be required depending on the type, scale, and location of development.

FINDING A-64: During the Preliminary Development Plan review process (as prescribed in the new Village zone – City File 02PC08) the City will be provided assurance that the system designed for Villebois will meet the City's Public Works Standards. In section 4.3.3 of the Villebois Village Master Plan, the applicant states that the Master Plan will follow all setback and buffer requirements, erosion control, and vegetation of streams and wetlands standards as defined by the City's Significant Resource Overlay Zone and Public Works Standards in compliance with Title 3 and the Goal 5 program. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.7.q: Natural drainage ways shall be stabilized as necessary below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion. The City Engineer may require the use of energy dissipaters to help minimize erosion.

FINDING A-65: The Villebois Village Master Plan (see Section 4.3) is designed to enhance natural drainage ways and meet or exceed the performance standards of the City Stormwater Master Plan, including the prevention of erosion or degradation of natural conveyance channels. The applicant states that "Construction on Villebois

*Village will conform to the City of Wilsonville Public Works Standards for erosion control and applicable 1200C permit...". The final design of all outfall structures are to include an evaluation of downstream erosion potential, and appropriate energy dissipaters as required per applicable City regulations and the City Engineer. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.r: Sediment and erosion control shall be provided consistent with the Public Works Standards. All approved open drainage channels and open detention/retention basins shall be designed, constructed, and maintained with appropriate safeguards to insure public health and safety.

*FINDING A-66: Facilities for conveying, storing or dissipating storm drainage will be established in accordance with Public Works Standards or other methods accepted and implemented by other jurisdictions/agencies upon review and approval by the City Engineer. Public health and safety will be evaluated in all cases. Proposed Implementation Measure 9, Section 4.3.4 of the Villebois Village Master Plan states that maintenance of stormwater conveyance facilities will be planned and implemented as part of the Specific Area Plans for the Villebois Village. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.s: All drainage facilities shall be designed to be consistent with state and federal standards for the passage of fish and wildlife.

*FINDING A-67: Where drainage facilities impact jurisdictional areas of fish and wildlife passage, necessary measures will be included in the construction drawings to comply with state and federal standards. In Section 4.3.3 of the Villebois Village Master Plan, the applicant states that, "All culvert designs shall be reviewed by the City Engineer to determine their overall effectiveness in meeting the fish passage requirements specified by the State or Federal agencies." **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.7.t: All development proposals shall be accompanied by a storm drainage plan and hydrologic analysis adequate to meet the above policies and standards, unless waived by the City Engineer for good cause. No development permit shall be issued for any project until a storm drainage plan has been approved by the City Engineer and/or the Development Review Board.

*FINDING A-68: The Villebois Village Master Plan incorporates appropriate elements of the City Stormwater Master Plan as shown in Section 4.3. Additional plans and hydrologic analysis shall be provided within the Specific Area Plans detailing overall system function. Individual development permit applications shall be accompanied by project specific storm drainage plans for approval by the City Engineer and/or the Development Review Board. (See also, the response to Implementation Measure 3.1.7.n, above.) **Staff finds that this Implementation Measure has been met.***

COMPLEMENTARY FACILITIES/SERVICES PLAN

Parks/Recreation/Open Space

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

Implementation Measure 3.1.11.a: Identify and encourage conservation of natural, scenic, and historic areas within the City.

FINDING A-69: The Villebois Village Master Plan identifies the natural, scenic and historic elements within the plan area (see Figure 5 – Parks and Open Space Plan). The applicant states that the plan has been designed to maximize these elements and conserve them to the greatest extent practicable. The Specific Area Plans will include review of the most current information for historic and cultural resources. The Villebois Village Master Plan directs a requirement for review of historic and cultural resource information with Parks and Open Space Implementation Measure 2. Implementation Measure 4 requires identifying existing important trees on the Villebois site and directs the creation of a Tree Preservation Plan to be developed for each Specific Area Plan. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.11.b: Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.

FINDING A-70: The Villebois Village Master Plan has been designed to provide a substantial open space framework and mix of recreational opportunities (see Figure 5 – Parks & Open Space Plan). As shown on Figure 5, open space areas and recreational opportunities are provided throughout the community within a five-minute walk of each home. (Policy 1, Section 3.4 of the Villebois Village Master Plan requires identification of all public parks, trails, and open spaces.) These include a linear green, plaza, active ball fields, neighborhood commons, pocket parks, and trails, pathways, and greenways for passive opportunities. Active play areas (approximately 3 acres) will also be associated with the proposed school site. The LEC site has a series of trails within their property. Linkages from LEC to trails throughout the remainder of the Villebois Village area are anticipated as shown on Figure 5 – Parks and Open Space Plan. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.11.d: Continue the acquisition, improvement, and maintenance of open space.

FINDING A-71: Open space areas and recreational opportunities are provided throughout the community within a five-minute walk of each home, as identified on Figure 5 – Parks and Open Space Plan. The proposed open spaces are generally consistent with the locations identified on the Concept Plan. Ownership and specific interagency arrangements for maintenance of parks and identified open spaces in

Villebois will be evaluated during Specific Area Plans and defined in subsequent Development Agreements that will be executed during the development stages of the project.

*Implementation Measure 5 of Chapter 3 – Parks and Open Space of the Villebois Village Master Plan states that, through time, the developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake Creek wetland complex. The wetland naturalization and enhancement plan is to be initiated and completed with the phased development of the Village. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.11.e: Require small neighborhood parks (public or private) in residential areas and encourage maintenance of these parks by homeowner associations.

*FINDING A-72: Villebois provides small neighborhood parks distributed throughout the community as illustrated on Figure 5 – Parks and Open Space Plan. Each neighborhood area is well served by parks. Ownership and specific interagency arrangements for maintenance of parks and identified open spaces in Villebois will be evaluated during Specific Area Plans and defined in subsequent Development Agreements that will be executed during the development stages of the project. The proposed small neighborhood parks are provided generally in the locations identified on the Villebois Village Concept Plan and are described in Chapter 3 of the Villebois Village Master Plan. The South Neighborhood Park shown on the Concept Plan is revised to a pocket park in the Master Plan. This has been done to offset the increase in size to the school site/park. The southern portion of Villebois also will be served by the Metro Wilsonville Tract open space as well as other nearby park and open spaces within Villebois. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.11.f: Maintain and develop the current park system for centralized community-wide park facilities, but emphasize the future acquisition of small parks in localized areas.

FINDING A-73: The proposed open space framework within the Villebois Village Master Plan will be complementary to the City's Parks & Recreation Master Plan. Figure 5 – Parks and Open Space Plan illustrates the provision of many small parks throughout the Village area. Review of compliance with the City's current Parks & Recreation Master Plan is presented in Chapter 3 of the Villebois Village Master Plan (see Section 3.2 specifically). As previously stated, the City's 1994 Parks and Recreation Master Plan did not envision residential development in the Dammasch area. Therefore, the Master Plan provides guidelines, not requirements, for development in Villebois area. In addition, the Villebois Village Master Plan proposes several unique categories of parks facilities that are not contained in the City's Master Plan. The categories where the recommended standards are not being completely satisfied on site can be addressed through an update to the City's Master Plan as anticipated in Implementation Measure 1,

Section 3.4 of the Villebois Village Master Plan. Staff finds that this proposed approach satisfactorily addresses this Implementation Measure.

Implementation Measure 3.1.11.g: Where appropriate, require developments to contribute to open space.

FINDING A-74: As noted, open space makes up a substantial portion of the Villebois Village Master Plan. Approximately 153.1 acres (32%) of the approximate 481.6 acres is in open space or park land. DATELUP required provision of 25% open space. The Concept Plan increased the amount of open space provided to 32%, with which the Master Plan is consistent. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.11.i: Develop limited access natural areas connected where possible by natural corridors for wildlife habitat and watershed and soil/terrain protection. Give priority to preservation of contiguous parts of that network which will serve as natural corridors throughout the City for the protection of watersheds and wildlife.

FINDING A-75: A 150 ft +/- natural area corridor (Villebois Greenway) has been provided linking the Coffee Lake Creek wetland complex with Metro's Wilsonville Tract (see Figure 5 – Parks and Open Space Plan). The Villebois Greenway (totaling approximately 17 acres), while accommodating a variety of activities such as active and passive recreation, rainwater systems, etc., will still provide the opportunity for wildlife movement and linkage from the habitat patches to and from Mill Creek to the Coffee Lake Creek wetlands and the Metro Wilsonville Tract. This corridor implements Policy 5, Section 3.4 of the Villebois Village Master Plan, "Each park and open space tract shall be linked with a trail or pathway to adjacent neighborhoods and nearby parks and open spaces." Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.11.j: Identify areas of natural and scenic importance and where appropriate, extend public access to, and knowledge of such areas, to encourage public involvement in their preservation.

FINDING A-76: Figure 5 – Parks and Open Space Plan, shows multipurpose green spaces that will connect the community with the surrounding area's natural resources. The Applicant states that an effort has been made in the plan to maximize public frontage (ROW) on all natural areas and open spaces. A program for tree protection and a tree preservation plan will be included with each Specific Area Plan. The Master Plan is consistent with the Villebois Village Concept Plan. See also the response to implementation Measure 3.1.11.a. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.11.k: Protect the river-connected wildlife habitat.

FINDING A-77: The plan will contribute to the protection of river-connected wildlife by providing a natural corridor (Villebois Greenway) through the plan area linking the Coffee Creek wetland area and the Wilsonville Tract. In Section 3.3 of the Villebois

Village Master Plan, the applicant states, "Where applicable, fencing and other barriers to wildlife passage are not proposed in the Coffee Lake area... The Villebois Greenway, while accommodating a variety of activities such as active and passive recreation, rainwater systems, etc., will still provide the opportunity for wildlife movement and linkage from the habitat patches to and from Mill Creek to the Coffee Lake Creek wetlands and the Metro Wilsonville Tract." Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.11.1: Encourage the interconnection and integration of open spaces within the City and carefully manage development of the Willamette River Greenway.

FINDING A-78: The plan identifies an open space corridor (Villebois Greenway) that links the Coffee Creek wetland complex with Metro's Wilsonville Tract. Staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.11.n: Park classifications and standards shall be developed to guide a program for acquisition and development of a park and open space system to insure an adequate supply of usable open space and recreational facilities, directly related to the specific needs of the local residents.

FINDING A-79: The City's 1994 Parks & Recreation Master Plan had not envisioned residential development in the Dammasch area, which was outside the Urban Growth Boundary at that time. It provides guidelines and recommended standards, and will need to be updated to include Villebois and the categories of parks facilities proposed in the Villebois Village Master Plan. The Villebois Village Master Plan (Figure 5 – Parks and Open Space Plan) identifies the proposed park and open space uses and includes a comparison of the plan with the classifications and standards outlined in the Park & Recreation Master Plan is presented in Table 1 in Chapter 3 of the Villebois Village Master Plan (see Section 3.2). Staff finds that the Villebois Village Master Plan satisfies the recommended standards contained in the City's Master Plan for the categories of neighborhood parks, minor limited use/minor multi use recreation centers, nature trails, minor and major pathways, and partially satisfies the recommended standards for community parks, regional parks, major limited use and major multi use recreation centers. The categories where the recommended standards are not being completely satisfied can be addressed through an update to the City's Parks and Recreation Master Plan (as directed by Implementation Measure 1, Section 3.4 of the Villebois Village Master Plan. Staff is proposing five new Implementation Measures to Chapter 3 of the Villebois Village Master Plan towards that update. Staff is recommending adoption of the Goal, Policies, and Implementing Measures, as may be amended, listed in Chapter 3 of the Villebois Village Master Plan. The Parks and Recreation Advisory Board forwarded a unanimous recommendation of approval of Chapter 3 to the Planning Commission (Exhibit 4). Therefore, staff finds that this Implementation Measure has been met.

Implementation Measure 3.1.11.o: Individual park and recreational sites, as defined by the parks and open space standards and classification system will be developed according to the following priorities:

2. Parks should be planned to insure maximum benefit to the greatest number of local residents. For this reason, acquisition and development of community level parks should be given the highest park priority.

*FINDING A-80: The Villebois Village Master Plan identifies the proposed park and open space uses and compares the plan with the classifications and standards outlined in the Park & Recreation Master Plan (see Table 1 in Chapter 3). Several passive and active recreational opportunities are provided throughout the plan area as illustrated on Figure 5 – Parks & Open Space Plan. The athletic fields associated with the proposed school are considered a community park. See also the response for Implementation Measure 3.1.11.n, above. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.11.p: New developments shall be responsible for providing specified amounts of usable on-site open space depending on the density characteristics and location of the development. Where possible, recreational areas should be coordinated with and complement Willamette River Greenway, and other open space areas identified as environmentally sensitive or hazardous areas for development.

FINDING A-81: The Villebois Village Master Plan provides 43.9 acres of useable park areas and 109.2 acres of open space areas that include Significant Resource Overlay Zone (SROZ) areas. The Villebois Village Master Plan exceeds the 25% open space specified in DATELUP. Section 3.2 of the Master Plan compares the proposed usable park areas with the categories of the City's Parks & Recreation Master Plan. Section 3.2 concludes that the Villebois Village Master Plan satisfies the recommended standards contained in the City's Parks & Recreation Master Plan for the categories of neighborhood parks, minor limited use/minor multi use recreation centers, nature trails, minor and major pathways, and partially satisfies the recommended standards for community parks, regional parks, major limited use and major multi use recreation centers. The categories where the recommended standards are not being completely satisfied on site can be addressed through the next update to the City's Parks & Recreation Master Plan.

The Villebois Greenway will be used as a multi-functional park within the community and will serve as an important community link between the Tonquin Geologic area, a regionally significant open space to the north, and Metro's Wilsonville Tract regional open space to the south. The Villebois Greenway, while accommodating a variety of activities such as active and passive recreation, rainwater systems, etc., will still provide the opportunity for wildlife movement and linkage from the habitat patches to and from Mill Creek to the Coffee Lake Creek wetlands complex and the Metro Wilsonville Tract. The Master Planner is coordinating with the City and Metro on evaluation of storm drainage options (CLC-10 options) within the Metro Wilsonville Tract (see also Section 4.3 of the Villebois Village Master Plan). In addition, through time, the developers shall have a responsibility to participate in planning, implementing and securing funding

*sources for a wetland naturalization and enhancement plan for the Coffee Lake Creek wetland complex (see also Implementation Measure 5 of Chapter 3 – Parks & Open Space of the Villebois Village Master Plan). **Staff finds that this Implementation Measure has been met.***

Implementation Measure 3.1.11.s: Facilities constructed to implement the Bicycle and Pedestrian Master Plan shall be designed to insure safe and convenient pedestrian, bike and, where appropriate, equestrian access from residential areas to park, recreational and school facilities throughout the City.

*FINDING A-82: Adequacy of facilities will be determined through the Development Review process. The applicant states that all facilities for accommodating bikes and pedestrians will be designed with the safety and security of the users in mind. **Staff finds that this approach satisfies the intent of this Implementation Measure.***

POLICY 3.1.2: The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created *Measure* by new development, redevelopment, or upgrades of aging infrastructure).

*FINDING A-83: The Villebois Village Master Plan proposes a phased development. To ensure that there is adequate infrastructure to support each phase, a separate analysis, independent of the Master Plan, is being completed by the City as part of the development of both the Financial Plan and ultimately the development agreements between the property owners and the City. Refinements to the Master Plan that may occur with the Specific Area Plans also will be reviewed to maintain concurrency. A final check of concurrency will be completed by the Development Review Board as part of the Preliminary Development Plan. **Staff finds that this approach satisfies the intent of this Policy.***

Implementation Measure 3.1.2.f: Coordinate with the appropriate school district to provide for additional school sites substantially ahead of the anticipated need.

*FINDING A-84: The Master Planner has coordinated with West Linn/Wilsonville School District representatives. Per this coordination, the Villebois Village Master Plan anticipates accommodating a 10-acre school site (inclusive of 3 acres of park/open space) as noted on Figure 1 – Land Use Plan. As discussed on page 6 of the Villebois Village Master Plan, the School District has indicated to the master planner that any location within one of the residential neighborhoods would be acceptable. The Master Plan provides a Goal, Policy, and Implementing Measure supporting coordination with the School District for provision of an elementary school in Villebois. **Staff finds that this Implementation Measure has been met.***

POLICY 3.1.8: The City of Wilsonville shall continue to coordinate planning for fire safety with the Tualatin Valley Fire and Rescue District.

and

POLICY 3.1.9: The City of Wilsonville shall continue to provide adequate police protection.

and

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

FINDING A-85: The Villebois Village Master Plan has been circulated to these various agencies for their review and comment. This coordination will continue during review of subsequent applications including Specific Area Plans and Preliminary Development Plans. Staff finds that this Implementation Measure has been met.

LAND USE AND DEVELOPMENT

General Development

GOAL 4.1: To have an attractive, functional, economically vital community with a balance of different types of land uses.

FINDING A-86: The Villebois Village Master Plan highlights aspects of the Plan which are considered to contribute to a "complete community" that is "economically, socially, and environmentally sustainable." The Villebois Village Master Plan includes three distinct neighborhoods grouped around a Village Center; a Village Center which includes a main street with retail, high-density housing, a plaza and a central green; an elementary school site; and smaller centers in each neighborhood that include convenience retail, transit stops, and parks; an extensive system of parks and open spaces, including a trail system connecting natural areas to the north with the Metro Wilsonville Tract to the south; rainwater management systems; and an interconnected transportation system that de-emphasizes auto use and is connected with the regional transportation system. The Villebois Village Master Plan proposes to enhance the City's economic vitality by providing more local housing and retail/office/employment opportunities to serve those residences; increasing the City's tax base; and attracting public funding contributions for transportation projects. Staff finds that this Goal has been met.

Implementation Measure 4.1.1.k: A minimum of 15% of the total gross area of all developments shall be landscaped and, where possible, integrated with the open space system. Areas identified as having significant natural resources may require enhancement in order to be considered part of the required open space for a given development. Additional landscaping may be required by the Development Review Board depending on the scale of the proposed development and its compatibility with abutting properties and their respective uses.

*FINDING A-87: The Villebois Village Master Plan significantly exceeds the minimum requirement of 15% landscaping of the gross area. As shown on Figure 5 – Parks and Open Space Plan, approximately 32% of the 481.6 acres is dedicated to open space uses. Major areas have been preserved as natural open space areas and/or park areas. In section 4.3.3, the applicant also indicates that stormwater facilities will be landscaped using native materials when possible. The need for additional landscaping for specific development will be evaluated during the Development Review process. **Staff finds that this Implementation Measure has been met.***

Commercial Development

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

*FINDING A-88: The retail/office/employment development within the Villebois Village Master Plan area is intended to be of a scale and nature that would serve primarily the local needs of residents within Villebois and nearby neighborhoods (refer to Chapter 2 – Land Use). See also the response to Implementation Measure 4.1.2.a, below. **Staff finds that this Policy has been met.***

Implementation Measure 4.1.2.a: Encourage commercial uses which are compatible with the residential nature of the community, and are complementary to or supportive of industrial development in the City.

*FINDING A-89: The Villebois Village Master Plan proposes several Policies and Implementation Measures in section 2.2 which encourage commercial growth compatible with local needs. The retail/office/employment areas within the Villebois Village Master Plan area will primarily serve the residents of the village and are of a scale that is compatible with the residential nature of the community. Smaller retail/office areas may be provided in the Neighborhood Centers, while the Village Center will provide the majority of retail/office/employment opportunity in the Master Plan area. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 4.1.2.b: Provide opportunities for a basic mix of needed goods and services.

*FINDING A-90: The retail/office/employment uses within the Village are designed to meet the basic needs of the area's residents and will allow them to obtain these goods in close proximity to their homes. The permitted retail/office/employment uses will be addressed in the Village zone and will include the uses identified generally in Chapter 2 of the Villebois Village Master Plan. The Goal, Policies, and Implementation Measures proposed in section 2.2 for the Village Center support development of a mix of needed goods and services, thereby helping to reduce the vehicle miles traveled for residents. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 4.1.2.g: The location and development of commercial areas within the community should be given very careful consideration. Although they may occupy a relatively small percentage of the total land area, commercial developments customarily occur at points of maximum traffic movement and, therefore, have a tremendous impact on people's impressions of the visual quality of the community. If Wilsonville is to retain an image as a desirable place to live, its commercial areas must reflect that quality.

FINDING A-91: The retail/office/employment areas within Villebois are located primarily in the Village Center, which is located centrally to the project where the main internal streets intersect. Specific architectural and development standards will be defined in a new Village zone for this project (per Village Center Implementation Measure 1) to provide continuity of design and integration within the neighborhoods. The applicant states that this approach will create a desirable place to live and shop and reduce or remove any negative impacts caused by retail/office/employment uses (refer to Chapter 2 – Land Use). Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.2.i: As existing businesses are renovated and new ones are constructed, the Development Review Board will require high standards of compatibility with surrounding development, landscaping, architecture, and signage. The ability of a site to function properly in relation to the surrounding area will be emphasized.

FINDING A-92: Any existing businesses planning renovation or new businesses locating within the Villebois Village Master Plan area will be subject to review standards by the Development Review Board, the proposed Village zone standards and guidelines (City File 02PC08), and the proposed Pattern Book and/or Village Center Design standards (required by the Village zone) which will ensure quality of design and compatibility with the surrounding area. Staff finds that this Implementation Measure has been met.

Industrial Development

The Villebois Village Master Plan does not provide for any true industrial uses within the plan area. However, certain light manufacturing/research and development uses may be an appropriate use within the Village Center and could be approved by the appropriate City review authority.

POLICY 4.1.3 The City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

FINDING A-93: The Villebois Village Master Plan recognizes the potential of the adaptive reuse of the existing Dammasch Hospital buildings within the Village Center for a light manufacturing/research and development-based employer. The vision for the Village Center recognizes that over time this type of use may be accommodated within the Village Center. The forthcoming Village zone (City File 02PC08) will provide

language supportive of this (refer to Chapter 2 – Land Use). **Staff finds that this Policy has been met.**

Implementation Measure 4.1.3.g: Encourage energy-efficient, low-pollution industries.

*FINDING A-94: If a light manufacturing/research and development use were to locate within the Villebois Village Master Plan it would need to be energy-efficient and low-pollution to be compatible with the remainder of Villebois. The Village (V) zone will provide standards to accommodate these types of facilities. The City, during the Development Review process, has the ability to ensure that an industrial use meets these environmental aspirations. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 4.1.3.h: The City, in accordance with Title 4 of the Metro Urban Growth Management Functional Plan, supports appropriate retail development within Employment and Industrial Areas. Employment and Industrial areas are expected to include some limited retail commercial uses, primarily to serve the needs of people working or living in the immediate Employment or Industrial Areas, as well as office complexes housing technology-based industries.

*FINDING A-95: Any employment uses, including light manufacturing/research and development, will be located within the Village Center. The Village Center is planned to be a mix of residential and retail/office/employment uses supporting the intent of this measure (see Figure 2A – Village Center Land Use Plan and Chapter 2 – Land Use). **Staff finds that this Implementation Measure has been met.***

Implementation Measure 4.1.3.i: The City shall limit the maximum amount of square footage of gross leasable retail area per building or business in areas designated for industrial development.

*FINDING A-96: There is no industrial zoning or land use designation within the Villebois Village Master Plan area; therefore **Staff finds that this measure is not applicable.***

Residential Development

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.

*FINDING A-97: Figure 1 – Land Use Plan identifies 12 housing types (plus potential for ancillary housing) and densities, which the Villebois Village Master Plan indicates will have price and rent levels that accommodate a range of incomes (see Affordable Housing discussion under Metro Functional Plan Title 11 in Section B of this document). Affordable, senior, and community housing (per ORS 426.508) are to be included. Densities will range from 3.2 to 50.9 units per net acre. Unit types will be comprised of apartments, condos, row homes, and single-family homes on small, medium, standard, large and estate lots. This mix of housing types and densities is consistent with the Villebois Village Concept Plan. Preceding Responses addressing Comprehensive Plan Policies for utilities and streets discuss concurrency and demonstrate that adequate public facilities and services will be available to serve the project. Most of the Residential Neighborhood Policies proposed by the Villebois Village Master Plan support this measure. See also the discussion under Section C (Metro Functional Plan Title 11(D)). **Staff finds that this Implementation Measure has been met.***

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.

FINDING A-98: The applicant states that Villebois Village Master Plan design provides for safety in a number of ways. The alleys result in safer pedestrian areas because the sidewalks aren't conflicted with driveways serving garages in front. The extensive bikeways allow movement throughout the Village while being separated from automobile traffic. The design of houses with windows and front porches results in "eyes on the street" throughout the day and evening.

*Careful distribution of the densities in the Village has avoided grouping similar densities and types into "corrals," by dispersing housing types throughout the community. Efficient site layouts have each dwelling within a five-minute walk from a Neighborhood Center or the Village Center, and have easy access to parks and open spaces. This mix creates the atmosphere that this Implementation Measure strives to achieve. The arrangement of housing types and densities is consistent with Villebois Village Concept Plan. **Staff finds that this Implementation Measure has been met.***

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.

*FINDING A-99: The Villebois Village Master Plan provides 12 different housing types, ranging from large lot single family to apartments over retail/office. These diverse housing types are distributed throughout the Master Plan area as shown on Figure 1 – Land Use Plan. The mix of housing types and densities is consistent with the Villebois Village Concept Plan. (See also Response to Implementation Measure 4.1.4.b, above). **Staff finds that this Implementation Measure has been met.***

Implementation Measure 4.1.4.j: The City shall have a diverse range of housing types available within its City limits.

FINDING A-100: *The Villebois Village Master Plan will provide more than the minimum 2,300 residential units specified by DATELUP, with both home ownership and rental opportunities available. The Villebois Village will include a diverse range of housing types as listed in Table A.*

Table A *Villebois Village Ownership/Rental Opportunities*

Villebois Village Home Ownership Opportunities					
Product Type	Units	Acres	Net Density	Product Percentage	Estimated Price Range¹
Mixed Use Condos	191	6.0	31.8	8%	\$127,000 - \$145,000
Specialty Condos	178	3.5	50	7.5%	\$125,000 - \$165,000
Condos	154	5.4	28.5	6%	\$155,000 - \$188,000
Row Houses	316	19.4	16.3	13%	\$174,000 - \$209,000
Small Detached	364	35.3	10.3	15%	\$193,000 - \$223,000
Medium Detached	350	40.5	8.6	15%	\$209,000 - \$244,000
Standard Detached	194	33.7	5.7	8%	\$244,000 - \$300,000
Large	65	13.5	4.8	3%	\$278,000 - \$341,000
Estate	63	19.7	3.2	3%	\$335,000 - \$405,000
Villebois Village Rental Housing Opportunities					
Product Type	Units	Acres	Net Density	Product Percentage	Anticipated Monthly Rent¹
Urban Apartments	214	7.1	30.1	9%	\$625 (1-bedroom)
Village Apartments	203	8.6	23.6	8.5%	\$700 - \$790 (2-bedroom)
Neighborhood Apartments	98	4.9	20.0	4%	\$900 (3-bedroom)

¹ Source: Market and Consumer Research Study, Villebois, August 28, 2002, prepared by Market Perspectives.

Figure 1 – Land Use Plan depicts the anticipated mix of housing types within Villebois. The land use pattern of Villebois is designed to create three neighborhoods that are defined by areas within a quarter-mile radius of one of three Neighborhood Centers (see Figure 2). Each neighborhood consists of a mixture of housing types that are generally characterized by higher densities near the Neighborhood Center and near the Village Center and lower densities near the edges of the Villebois Village Master Plan area. The Village Center will include the highest densities of residential units (condos, apartments, mixed use buildings). The Villebois Village will also include some unique housing opportunities through the provision of community housing in accordance with ORS 426.508 and the inclusion of ancillary dwellings. Thus, a diverse range of housing types will be available in Villebois Village, which will contribute to the diversity of housing types within the City of Wilsonville. See also the response to Implementation Measure 4.1.4.b. **Staff finds that this Implementation Measure has been met.**

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.

FINDING A-101: In January 2001 the Metro Council adopted an ordinance amending the Regional Framework Plan and the Urban Growth Management Functional Plan. The intent of this amendment was to ensure a choice of housing types and to help reduce regulatory barriers to affordable housing. Local governments were required to adopt comprehensive plan changes that ensure a diverse range of housing types, maintain the existing supply of affordable housing, increase opportunities for new affordable housing and increase opportunities for households of all income levels to live within their individual jurisdiction in affordable housing. Wilsonville Comprehensive Plan Implementation Measure 4.1.4.k is the enabling regulation adopted by the City as required by Metro. The City has not yet adopted the specific goals for affordable housing called for by the measure. However, the City recognizes the importance of the intent of the regulation and requires a demonstration of the provision of affordable housing in Villebois.

*In lieu of measurable criteria within City regulatory documents, Metro requires that the applicant demonstrate how residential development will include housing affordable to households with incomes at or below area median incomes for home ownership and at or below 80 percent of area median incomes for rental. Table A, above, lists the range of housing types and estimated prices that are anticipated within Villebois. This Table shows that a wide range of estimated home prices will be available. An analysis is provided in the response to subsection D of Metro Title 11 that indicates that home ownership opportunities and rental options will be available in Villebois at prices affordable to all income levels that live or have a member working within the City of Wilsonville (see response to subsection D of Metro Title 11). Residential Neighborhood Housing Implementation Measure 3 will assure that a mix of housing types and inclusion of affordability options is provided with each Specific Area Plan generally consistent with those shown in the Villebois Village Master Plan. **Staff finds that this Implementation Measure, while applicable, provides no criteria on which to evaluate the application. However, staff feels that the applicant's response to the Metro Functional Plan requirement satisfies the intent of this Implementation Measure.***

Implementation Measure 4.1.4.1: The City shall work to improve the balance of jobs and housing within its jurisdictional boundaries.

*FINDING A-102: Currently, the City of Wilsonville is underserved in housing. With 2,390 housing units and a density of over 12 units per acre, the plan significantly improves the opportunity to positively impact the jobs to housing mix in Wilsonville over time. The proposed number of housing units and densities is consistent with the Villebois Village Concept Plan. The Residential Neighborhood Policies of the Villebois Village Master Plan have been developed to help address this measure. **Staff finds that this Implementation Measure has been met.***

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.

*FINDING A-103: Public facilities are discussed in other portions of this document. The wide range of housing types and prices provides housing that will satisfy local needs. The Master Planner is coordinating with the City on development of a Finance Plan and updated Capital Improvement Program to identify specific projects and their associated costs as well as funding responsibility for these projects. (See also Affordable Housing discussion under Metro Functional Plan Title 11 in Section C of this document and the response to Implementation Measure 4.1.4.p, below). **Staff finds that this Implementation Measure has been met.***

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.

*FINDING A-104: The wide range of housing types and prices provides housing opportunities for the employees working in the City. Villebois is mandated to provide a minimum of 2,300 dwelling units by ORS 426.508 and DATELUP. The proposed mix of housing types and densities is consistent with the Villebois Village Concept Plan. (See also Affordable Housing discussion under Metro Functional Plan Title 11 in Section B of this document, below). Staff is proposing a new Implementation Measure for Residential Neighborhood Housing in the Villebois Village Master Plan that requires a demonstration by the master planner with each Specific Area Plan that the development continues to meet the housing needs of the City's residents at prices and rents affordable to a wide range of incomes. **With this addition, staff would find that this Implementation Measure has been met.***

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.

FINDING A-105: These requirements will be addressed through the Specific Area Plan and Development Review processes as the various phases of Villebois are developed. A Pattern Book is required as a part of the Specific Area Plan application (see Residential Neighborhood Housing Implementation Measures 1 and 2, Section 2.3, Villebois Village Master Plan), which will outline specific and general design guidelines that are intended to ensure site development is compatible with adjacent land uses. Open space areas and

the mix of uses are consistent with the Villebois Village Concept Plan. Staff finds that this approach will meet the intent of this Implementation Measure.

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.

FINDING A-106: These provisions will be met at the time of development and will be monitored by the City through the permitting process and through adherence to the approved Pattern Book. The proposed locations and unit counts for apartments are consistent with the Villebois Village Concept Plan, and are adjacent to planned public facilities and services and park amenities. Staff finds that this Implementation Measure has been met.

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.

FINDING A-107: These provisions will be met at the time of development and will be monitored by the City through the permitting process. The Villebois Village Master Plan requires the development of Pattern Books with Specific Area Plans for Villebois (Implementation Measures 1 and 2, Section 2.2). The Pattern Book will set architectural guidelines and standards for the housing developed within Villebois in compliance with this measure. Staff finds that this Implementation Measure has been met.

Environmental Resources and Community Design

Implementation Measure 4.1.5.a: Require the placement of utilities underground in new developments and seek means of undergrounding existing above-ground utilities, other than storm drainage facilities.

*FINDING A-108: The applicant states that all new utilities will be underground in Villebois. Existing above-ground utilities will be undergrounded if allowed by the franchisee. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 4.1.5.c: Provide a buffer use or transition zone between urban and adjacent agricultural areas.

*FINDING A-109: Perimeter buffer streets separate any agricultural lands outside the Urban Growth Boundary from uses within Villebois. The proposed uses and their locations are consistent with the Villebois Village Concept Plan; generally larger lot sizes (less density) occur around the Village perimeter. It should be noted that all land within the planning area not currently within Wilsonville's City limits is zoned "Agricultural" by Clackamas County. Upon annexation to the City, agricultural activities on these properties would still be permitted until rezoning and development takes place. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 4.1.5.d: Conserve and create open space throughout the City for specified objectives.

*FINDING A-110: The Villebois Village Master Plan is noteworthy for the amount of open space it includes. The plan provides 153.1 acres of open space or 32% of the plan area encompassing several types of passive and active recreational areas, natural areas, and trails as discussed in several Policies and implementation Measures in the Master Plan. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 4.1.5.e: Protect the beneficial uses and functional values of resources within the Water Quality and Flood Management Areas identified by Metro by limiting or mitigating the impact on these areas from development activities.

*FINDING A-111: The intent of the design of the Villebois Village Master Plan is to comply with the City's SROZ overlay zone, which protects resources that exist within the Villebois Master Plan area. Boundaries for the SROZ and flood plain are shown for illustrative purposes only in the Master Plan. Any encroachments will be reviewed for compliance or exemption as more detailed information is provided that will affect these areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ and flood plain regulations, which will be demonstrated for the Specific Area Plans (Parks and Recreation Policy 3, Section 3.4 Villebois Village Master Plan). **Staff finds that this approach meets the intent of this Implementation Measure.***

Implementation Measure 4.1.5.g: Encourage identification and conservation of natural scenic and historic areas within the City.

FINDING A-112: Figure 5 – Parks and Open Space Plan of the Villebois Village Master Plan shows multipurpose green spaces that will connect the community with the surrounding area's natural resources. (Also see the response for Implementation

Measure 3.1.11.a.) The Plan is consistent with the Villebois Village Concept Plan. Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.5.h: Develop an attractive and economically sound community.

FINDING A-113: The applicant states that Villebois is an attractive and economically sound plan by design. Pattern Books, submitted during the Specific Area Plan process, will ensure an integrity of design is carried out throughout the Master Plan area. The Master Planner is coordinating with the City on development of a Finance Plan and updated Capital Improvement Program to identify specific projects and their associated costs as well as funding responsibility for these projects. (See response to Goal 4.1.) Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.5.i: Identify buildings of unusual or outstanding architectural style from earlier eras. Encourage preservation of these structures.

FINDING A-114: The applicant states that while it is not unusual or outstanding architecture, the Dammasch Hospital is being considered for adaptive reuse. This is being done for sustainability reasons (Village Center Policy 6, Section 2.2, Villebois Village Master Plan). Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.5.j: Ensure that open space conforms to the characteristics of the land, type of land use, adjacent land uses and City needs.

FINDING A-115: Open space in Villebois takes advantage of the characteristics of the land, the type of land use proposed and adjacent land uses and provides a continuous network to benefit wildlife and humans. The Villebois Village Master Plan (Figure 5 – Parks and Open Space Plan) identifies the proposed park and open space uses and compares the plan with the classifications and standards outlined in the Parks & Recreation Master Plan. Open spaces are generally in conformance with the Villebois Village Concept Plan. The next scheduled update of the City's Parks & Recreation Master Plan will need to include the addition of the Villebois Village Master Plan and address the increased needs of the City. See also the response to Implementation Measure 3.1.11.f. Staff finds that this approach meets the intent of this Implementation Measure.

Implementation Measure 4.1.5.k: Develop open, limited, or restricted access natural areas connected where possible by natural corridors, for wildlife habitat, watershed, soil and terrain protection. Preservation of contiguous natural corridors throughout the City for the protection of watersheds and wildlife will be given priority in land use decisions regarding open space.

FINDING A-116: The rainwater systems and the connectivity of the open spaces described elsewhere in this document go beyond what is normally found in development

proposals. Please also refer to the response for Implementation Measures 4.1.5.j and 3.1.11.k, above. **Staff finds that this Implementation Measure has been met.**

Implementation Measure 4.1.5.l: Identify areas of natural and scenic importance and give them priority in selection of public open space. Where legal rights of access have been acquired, extend public access to, and knowledge of such areas, in order to encourage public involvement in their preservation.

FINDING A-117: The Villebois Village Master Plan provides access to the adjoining Metro Wilsonville Tract and Coffee Lake Creek areas. Pathways and circulation to these areas is consistent with the Villebois Village Concept Plan (see also response to Implementation Measure 3.1.11.j). Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.5.m: Protect the river-connected wildlife habitat and encourage the integration and inter-connection of the Willamette River Greenway to open space areas of the City. Continue to regulate development within the Greenway boundaries. Provide for public access to the river only through and within the City parks or other properties intended for public access.

FINDING A-118: The Coffee Lake Creek wetland area is a river-connected wildlife habitat. This area of the Villebois Village Master Plan is protected through the City's SROZ. The Coffee Lake Creek wetland open space is consistent with the Villebois Village Concept Plan. See also the responses to Implementation Measures 3.1.11.j and k. Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.5.r: Housing development, and any other development intended for human occupancy, shall occur, to the greatest extent possible, on lands designated for development that are free from flood hazard, severe soil limitations, or other hazards.

FINDING A-119: The applicant states that no housing shall occur in the floodplain of Coffee Lake Creek. The future Specific Area Plans will identify the 100-year flood plain. Also see the response to Implementation Measure 3.1.7.a. Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.5.s: Ensure adequate storm drainage.

FINDING A-120: The applicant states that adequate storm drainage will be regulated by the City review process and will be assured. Preliminary analysis of the capacity of storm drainage facilities is provided in Section 4.3 of the Villebois Village Master Plan. Also see the responses for Implementation Measures 3.1.7.a and n. Staff finds that the approach described by the Villebois Village Master Plan will meet the intent of this Implementation Measure.

Implementation Measure 4.1.5.t: Define risks of development by using Federal Emergency Management Agency maps showing flood plains and floodways. Restrict buildings in the flood plains and prohibit buildings in the floodway.

FINDING A-121: The applicant states that no housing shall occur in the floodplain of Coffee Lake Creek. The Specific Area Plans will identify the 100-year flood plain. The Specific Area Plan(s) will refine the locations for housing, which are shown in the Master Plan. The limit of residential development is consistent with the Villebois Village Concept Plan. Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.5.z: Protected natural resources within the Significant Resource Overlay Zone are intended to remain undeveloped with the possible exceptions of passive recreation and underground public facilities. These areas include the following: (1) Riparian corridors, wetlands and wildlife habitat that are determined to be significant through the Goal 5 process and are included in the Significant Resource Overlay Zone. (2) Water quality resource areas as defined by Metro's Title 3 of the Urban Growth Management Functional Plan. Wilsonville Comprehensive Plan Page 77

FINDING A-122: Per Parks and Recreation Policy 3, Section 3.4 of the Villebois Village Master Plan, the Master Plan shall comply with the City of Wilsonville Significant Resource Overlay Zone (SROZ) regulations. Boundaries for the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments and intersections, as well as rainwater facilities and pathways will be made to comply with SROZ regulations. Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.5.aa: An Area of Limited Conflicting Use is defined as an area located between the riparian corridor boundary, riparian impact area or the Metro Urban Growth Management Functional Plan Title 3 Water Quality Resource Area boundary, whichever is furthest away from the wetland or stream and the outside edge of the SROZ or an isolated significant wildlife habitat area as defined by Goal 5. These areas can serve Land Use and Development as a buffer between development and conservation. Limited development impacts may be permitted in accordance with special development standards found within the Planning and Land Development Ordinance.

FINDING A-123: Specific Area Plans will identify the locations of the Areas of Limited Conflicting Use and proposed limited development impacts to these areas (see also response to Implementation Measure 4.1.5.z, above). Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.5.bb: Undeveloped portions of the Significant Resource Overlay Zone may be used towards satisfaction of open space requirements. A density transfer credit of not more than 50% of the designated Significant Resource Overlay Zone will also be allowed.

*FINDING A-124: The applicant states that the master planner may take advantage of this provision during development of the Specific Area Plans. **This Implementation Measure is advisory.***

Implementation Measure 4.1.5.cc: In vegetated areas, the positive visual impact of the trees, etc., is to be preserved. Any clearing of trees for development is subject to arboricultural standards and the requirements of the Planning and Land Development Ordinance.

*FINDING A-125: The Villebois Village Master Plan has carefully considered all important trees and made extensive efforts to preserve them. Any removal of other trees will be done in compliance with City Ordinances. Tree Protection Plans will be submitted concurrently with Specific Area Plans as directed by Parks and Recreation Goal 6 and Implementation Measure 4, Section 3.4 of the Master Plan. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 4.1.5.ff: Where possible, on-site drainage should be designed to preserve natural drainage channels and to allow for ground water infiltration. Man-made Land Use and Development structures should be designed to complement the natural system. It is not the intent of this Measure to encourage unsightly and unsafe open ditches. Rather, open drainage systems should be designed to accent natural creeks and drainage channels and provide an attractive natural area-like appearance.

*FINDING A-126: Per Stormwater Management Implementation Measure 2, Section 4.3.4 of the Villebois Village Master Plan, the proposed rainwater system will integrate drainage facilities into selected streetscapes, as well as into existing natural drainage ways (see Section 4.3 of the Villebois Village Master Plan) with goals of minimal negative impacts to the existing system and "a green, natural, aesthetically pleasing rainwater management system". The rainwater management program will be detailed with the first Specific Area Plan. **Staff finds that this approach meets the intent of this Implementation Measure.***

Implementation Measure 4.1.5.gg: Minimize the impact of urban development on adjacent rural and agricultural lands. A combination of open space and low density land use designation may be employed.

*FINDING A-127: Although adjacent rural and agricultural lands are separated from the planning area by Tooze Road and Grahams Ferry Road, Figure 1 – Land Use Plan, shows the Master Plan will mitigate impacts by placing the least dense residential development towards its outer edges and placing its most intense and dense uses in the Village Center. The lesser dense development will be across from the rural lands to the northwest and west. Open space is proposed across from the agricultural land to the north. **Staff finds that this Implementation Measure has been met.***

Implementation Measure 4.1.5.hh: The design of developments within the community can be regarded from two viewpoints: the design of structures as they relate to site and

function (architectural design) and, their relationship to the surrounding area (community design). Both aspects shall be considered to be of equal importance. Good architectural design is necessary to provide visual variety and allow for individual identity. At the same time, good community design provides a sense of unity with other development while eliminating conflicting appearances.

FINDING A-128: Architectural design will be controlled through the adoption of a Pattern Book with each Specific Area Plan as covered in other sections of this document. The applicant states that good community design has been an important ingredient of the development of this plan. Staff finds that this Implementation Measure has been met.

Residential – Village

The City of Wilsonville Comprehensive Plan text has been amended to include the Residential – Village land use designation (City Ordinance No. 554, May 19, 2003), with the following Policy and Implementation Measures. The Comprehensive Plan Map was amended to show the areas so designated (City Ordinance No. 555, May 19, 2003).

POLICY 4.1.6: Require the development of property designated "Residential – Village" on the Comprehensive Plan Map to create livable, sustainable urban areas which provide a strong sense of place through integrated community design, while also making efficient use of land and urban services.

FINDING A-129: The Villebois Village Master Plan has been created to provide for a livable, sustainable urban village of approximately 2,390 dwelling units at 12.1 units per net acre. The Village is designed to take advantage of multi-modal means of movement throughout the Village. The applicant states that the Master Plan incorporates sustainable design features that fulfill this measure. Pattern Books that will be submitted with each Specific Area Plan to provide design guidelines assuring a strong sense of place when Villebois is built out. Staff finds that this Policy has been met.

Implementation Measure 4.1.6.a: Development in the "Residential – Village" Map area shall be guided by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and relevant Policies and Implementation Measures in the Comprehensive Plan, the "Village" Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.

FINDING A-130: The Villebois Village Master Plan has generally demonstrated consistency with the Villebois Village Concept Plan. Land uses, number of residential units, densities, open spaces and parks, public facilities and infrastructure and transportation, as depicted in the Villebois Village Master Plan, are consistent with the Villebois Village Concept Plan. Development of the Master Plan area will be guided by the forthcoming Village zone in City File 02PC08. Refinements to the Villebois Village Master Plan that may be needed as development proceeds will be evaluated during the

review process for the Specific Area Plans. The applicant has also demonstrated, and staff concurs, that, in general, the Villebois Master Plan complies with applicable sections of the Wilsonville Comprehensive Plan and other applicable regulatory requirements (see following sections of Findings). Staff has identified a limited number of exceptions and has proposed Implementing Directives (see Staff Recommendation) to ensure compliance with this Implementation Measure.

Implementation Measure 4.1.6.b: The Villebois Village Master Plan shall contain the following elements:

1. An integrated plan addressing land use, transportation, utilities, open space and natural resources.
2. Direction for cohesive community design based on sustainable economic, social and environmental principles; pedestrian and transit friendly principles; mitigation of traffic impacts; and enhanced connectivity within the proposed development as well as to the remaining Wilsonville environs.
3. Identification of opportunities for employment and services within the village core area to reduce vehicle trip lengths.
4. Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.
5. Identification of how the properties will accommodate a mix of housing types and densities so that an ultimate buildout of over 2300 housing units is accommodated.
6. Direction for provision of community housing consistent with Oregon Revised Statute 426.508.
7. Identification of architectural patterns and types, creating neighborhoods that encourage bicycle and pedestrian travel, human interaction, and appreciation for natural features and systems.

FINDING A-131: The Villebois Village Master Plan is comprehensive in nature and addresses land use, transportation, utilities, open space and natural resources in Chapters 2 through 5 and Figures 1, 2, and 5 through 9B. Figure 1 – Land Use Plan identifies a proposed mix of 2,390 dwelling units at a density of 12.1 units per net acre. Chapter 2 also discusses the Village Center, a mixed-use (residential-commercial) area which is intended to provide employment opportunities over time as the Village Center matures and evolves.

The proposed Village zone, City File 02PC08, will require Pattern Books with Specific Area Plan submittals addressing architectural patterns and types within each Specific Area Plan. Community housing will be provided consistent with ORS 426.508 (see also Section D of this document). Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.6.c: The "Village" Zone District shall be applied in all areas that carry the Residential – Village Plan Map designation.

FINDING A-132: The Village zone is proposed as a part of a forthcoming application by the master planner (City File 02PC08). Conversion of existing zoning to the Village zone for property within the Villebois Village Master Plan area will occur through applications made either prior to or concurrent with applications for Preliminary Development Plan approval. Staff finds that this approach meets the intent of this Implementation Measure and full compliance will be contingent upon approval of the pending application.

Implementation Measure 4.1.6.d: The "Village" Zone District shall allow a wide range of uses that benefit and support an "urban village", including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses.

FINDING A-133: The Village zone, addressed in the forthcoming City File 02PC08, will respond to the directives of this measure whose intent has been demonstrated by the Villebois Village Master Plan text and Village Center Policy6, Section 2.2. Staff finds that this Implementation Measure has been met.

Wilsonville Comprehensive Plan Map

FINDING A-134: The City of Wilsonville Comprehensive Plan map has been revised to designate approximately 439 acres in the Dammasch area "Residential – Village" (City Ordinance No. 555). The Villebois Village Master Plan is proposed to be applied to this area in conformance with the Villebois Village Concept Plan. Staff finds that the Master Plan is generally consistent with the City's Comprehensive Plan Map (see Figure 1 – Land Use Plan).

B. CITY OF WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

The next part of this report addresses the Wilsonville Planning and Land Development Ordinance (Wilsonville Code). Staff finds that the following sections apply: 4.003, 4.008, 4.009(.02), 4.010-4.020, 4.032(.01)(B), 4.033(.01)(B), 4.140(.01), and 4.198(A-D).

Section 4.003 Consistency with Plan and Laws.

Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations now or hereafter provide.

FINDING B-1: The Villebois Village Master Plan will become a sub-element of the Wilsonville Comprehensive Plan. These Findings have been prepared to demonstrate that the Villebois Village Master Plan is consistent with the Comprehensive Plan (see Section A of this document) and applicable State and Federal laws and regulations (see Section D of this document).

Section 4.008 Application Procedure – In General.

(.01) The general application procedures listed in Section 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:

- H. Changes to the text of the Comprehensive Plan, including adoption of new Plan elements or sub-elements, pursuant to Section 4.198;

FINDING B-2: The Villebois Village Master Plan will become a sub-element of the Wilsonville Comprehensive Plan. Compliance with Section 4.198 is demonstrated within Section B of this document. All appropriate application procedures listed in Section 4.008 through 4.024 have been followed and carried out for developing and hearing this legislative proposal. Staff finds that the application complies with this section of the Wilsonville Code.

Section 4.009 Who May Initiate Applications.

(.02) Applications involving large areas of the community or proposed amendments to the text of this Chapter or the Comprehensive Plan may be initiated by any property owner, business proprietor, or resident of the City, as well as the City Council, Planning Commission, or Development Review Board acting by motion.

FINDING B-3: The Wilsonville Comprehensive Plan (p. 7, item 1.c under Plan Amendments) provides that an affected property owner or authorized agent may sign applications to initiate plan amendment. The State of Oregon as owner of the Dammasch Hospital property initiated a public competitive process for selection of a master

developer for the site. The City of Wilsonville participated in this competitive process. The Request For Proposals called for Developer proposals to purchase the Dammasch property from the State and to develop the entire DATELUP area. Villebois LLC was selected by the State and the City to purchase the Dammasch property and serve as the master developer. In December 2002, the City and Villebois LLC entered into a Memorandum of Understanding recognizing, in effect, that an agency relationship exists between the State as property owner and Villebois LLC as its designated master developer. Villebois LLC has designated Costa Pacific Communities as its representative in matters pertaining to development applications with the City. Application for the Villebois Village Master Plan has been initiated by the Master Planner for Villebois Village.

Sections 4.010-4.020 [These sections contain procedures to be followed for hearing a legislative application.]

FINDING B-4: *Staff finds that all appropriate and required procedures have been followed and carried out for developing and hearing this legislative proposal.*

Section 4.032(.01)(B) [This Section states that the Planning Commission has authority to make recommendations to the City Council on “legislative changes to, or adoption of new elements or sub-elements of the Comprehensive Plan.”]

Section 4.033(.01)(B) [This Section states that the City Council has final decision-making authority on “applications for amendments to, or adoption of new elements or sub-elements to the maps or text of the Comprehensive Plan, as authorized in Section 4.198.”]

Section 4.140 Planned Development Regulations.

(.01) Purpose.

- A. The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.

FINDING B-5: *The Villebois Village Master Plan is technically not subject to Section 4.140, Planned Development Regulations, since it is not a Planned Development. However, the purpose of Section 4.140 is discussed here since it bears the closest resemblance to master planning guidelines within the City of Wilsonville Code. Section*

4.140 does not contain the approval criteria for the Villebois Village Master Plan (see Section 4.198 for the approval criteria for the Villebois Village Master Plan).

The Villebois Village Master Plan covers an area approximately 480 acres in size, which is sufficiently large to allow for comprehensive master planning to occur. The Villebois Village Master Plan envisions a harmonious variety of uses and complimentary activities that incorporate mixed use designs and shared public services and facilities. Prior to or concurrent with approval of the Villebois Village Master Plan, the City of Wilsonville Comprehensive Plan text will be amended to include the Residential-Village land use designation (City File 02PC07A) and the Comprehensive Plan Map will be revised to designate the Villebois Village Master Plan area Residential-Village (City File 02PC07C). The uses and systems envisioned by the Villebois Village Master Plan within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08). The Villebois Village Master Plan is intended to guide the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.

B. It is the further purpose of the following section:

1. To take advantage of advances in technology, architectural design, and functional land use design;

FINDING B-6: The Villebois Village Master Plan takes advantage of advances in functional land use design as illustrated by Figure 1 – Land Use Plan and described in the Land Use Chapter (Chapter 2). As a mixed-use, pedestrian-oriented complete community, it has been designed under the guiding principles of connectivity, diversity, and sustainability. Villebois Village will also take advantage of advances in technology through the proposed rainwater management system outlined in Section 4.3 (Storm Drainage). The Village Center and residential neighborhoods are intended to showcase architectural design consistent with the vision of the Villebois Village Concept Plan (City File 02PC06). The Villebois Village Master Plan provides for development of a method for directing and controlling architectural standards for development with Residential Neighborhood Housing Implementation Measures 1 and 2.

2. To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the comprehensive plan;

FINDING B-7: DATELUP was a conceptual land use plan developed in 1996 to address “the Wilsonville community’s needs for housing a growing population.” The Villebois Village Concept Plan (City Ordinance No. 553, May 19, 2003) replaces DATELUP and calls for the development of the Villebois Village Master Plan to serve as an implementation guide for the Villebois Village Concept Plan. The Villebois Village Master Plan furthers the Villebois Village Concept Plan and builds on its response to the ever-growing challenges of increased growth.

3. To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.

FINDING B-8: The Villebois Village Master Plan will produce a comprehensive development that is better than that resulting from traditional lot land use development. Figure 1 – Land Use Plan illustrates that the Villebois Village Master Plan will result in an efficient utilization of land that balances urban development with preservation of natural resources and provides for transitions in density and intensity of uses to define neighborhoods (see also response to Section 4.198(.01)(B)).

4. To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, serve soil limitations, or other hazards;

FINDING B-9: Significant Resource Overlay Zone (SROZ) areas and a 100-year Flood Plain are present within the Villebois Village Master Plan area. Figure 5 – Parks and Open Space Plan of the Villebois Village Master Plan identifies the mapped SROZ boundary and the approximate 100-year Flood Plain. The SROZ boundary is taken from existing City maps. The 100-year Flood Plain line is approximated from Flood Insurance Rate Map 410025-0004-C dated February 14, 1987, which shows the northerly limit of the detailed study area having an elevation of 143 feet.

The Villebois Village Master Plan efficiently utilizes the potential of the site through its envisioned placement of buildings, open spaces, circulation facilities and off-street parking areas. SROZ boundaries and the 100-year Flood Plain line will be delineated, and refined as appropriate, with the Specific Area Plans as more detailed studies are prepared to define these areas. Specific Area Plans will include the review of any proposed encroachments within the SROZ and Flood Plain for compliance or exemption as applicable. Adjustments in plans, street alignments, and intersections, as well as rainwater facilities and pathways, may occur with the Specific Area Plans to assure compliance with SROZ and Flood Plain regulations.

5. To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.

FINDING B-10: As noted above, the uses and systems envisioned by the Villebois Village Master Plan within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08). The Village zone will provide for flexibility in the height of buildings while maintaining a ratio of site area to dwelling units consistent with the densities established with the Residential-Village designation and the Villebois Village Master Plan. The Village zone will also provide standards for open space,

outdoor living areas and buffering of low-density development consistent with the Villebois Village Master Plan.

6. To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.

FINDING B-11: The Villebois Village Master Plan demonstrates that necessary and adequate services and facilities will be constructed in conjunction with development of Villebois Village (see Chapter 4 – Utilities and Chapter 5 – Circulation).

7. To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.

FINDING B-12: As noted previously, prior to approval of the Villebois Village Master Plan, the City of Wilsonville Comprehensive Plan text has been amended to the Residential-Village (R-V) land use designation and the Comprehensive Plan Map has been revised to designate the Villebois Village Master Plan area Residential-Village. The mixed uses envisioned by the Villebois Village Master Plan within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08). The proposed mixed uses have been clearly demonstrated to be of benefit to the users within the Villebois Village Concept Plan. The Villebois Village Master will be in compliance with the City of Wilsonville Comprehensive Plan upon the demonstration of compliance with other applicable City Master Plans, which are sub-elements of the City's Comprehensive Plan, and other applicable provisions of the Comprehensive Plan. The Villebois Village Master Plan evaluates compliance with the appropriate Comprehensive Plan sub-elements, as described in the response to Section 4.198(.01)(D), below.

8. To allow flexibility and innovation in adapting to changes in the economic and technological climate.

FINDING B-13: Villebois will be developed over a period of 7 to 12 years. Phasing will be determined by several factors, including response to market analysis and market conditions, availability and capacity of utilities and infrastructure, and timing of road improvement approval and funding (see Figure 4 – Sequence of Development). The uses and systems envisioned by the Villebois Village Master Plan within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08). The Village zone will establish a procedure entitled Specific Area Plans to refine and further the Villebois Village Master Plan. The Village zone will also provide procedures for refinement and amendment of the Specific Area Plans, so that they may be adapted to changes in the economic and technological climate as appropriate. Additionally, the review process established in the Village zone will guide development in the Village Center and recognize that uses may evolve over time as this area matures.

Staff finds that the Villebois Village Master Plan is consistent with the purpose and intent of this section of the Wilsonville Code.

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

(.01) Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:

- A. That the proposed amendment meets a public need that has been identified;

FINDING B-14: ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B. These areas are designated Residential-Village on the Comprehensive Plan Map; the Villebois Village Master Plan will apply to these areas. DATELUP was a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address “. . . the Wilsonville community’s needs for housing a growing population.” The Villebois Village Concept Plan replaces DATELUP and calls for the development of the Villebois Village Master Plan to serve as an implementation guide for the Villebois Village Concept Plan. The Villebois Village Master Plan furthers the Villebois Village Concept Plan and builds on its response to the ever-growing challenges of increased growth as discussed in detail in other sections of this document.

- B. That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;

FINDING B-15: The Villebois Village Master Plan provides for a phased development generally described as a mixed-use (residential/retail/office) urban village that integrates land use, transportation, and natural resource elements. This opportunity for a system of well integrated land uses, the infrastructure necessary to efficiently and effectively support those land uses, and the coordinated preservation and enhancement of natural resources prevent the area from inevitably being developed with numerous subdivisions that could be of varying quality and with amenities that are not often interrelated.

A development of the scope of Villebois becomes a catalyst for developing major traffic improvements and for attracting funding for which smaller developments could not qualify. The large scale development concept for the subject site responds to such state and regional planning policies as protecting and preserving open space, providing for a safe and efficient transportation system, and providing a range of housing types and densities. The concept and master planning approach also affords a more extensive opportunity for citizens to review and participate in the planning process than would otherwise be afforded to them.

- C. That the proposed amendment supports applicable Statewide Planning Goals or a Goal exception has been found to be appropriate; and

FINDING B-16: The Villebois Village Master Plan supports all applicable Statewide Planning Goals as demonstrated by Section D of this document.

- D. That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.

FINDING B-17: Prior to approval of the Villebois Village Master Plan, the City of Wilsonville Comprehensive Plan text has been amended to include the Residential-Village land use designation (City Ordinance No. 554, May 19, 2003) and the Comprehensive Plan Map has been revised to designate the Villebois Village Master Plan area Residential-Village (City Ordinance No. 555, May 19, 2003).

The Villebois Village Master Plan (City File 02PC07B) will be in compliance with the City of Wilsonville Comprehensive Plan upon the demonstration of compliance with other applicable City Master Plans, which are sub-elements of the City's Comprehensive Plan, and other applicable provisions of the Comprehensive Plan. The Villebois Village Master Plan evaluates compliance with the appropriate Comprehensive Plan sub-elements, as described in the following paragraphs.

The Parks and Open Space / Off-Street Pathways Chapter (Chapter 3) demonstrates that Villebois meets the vision of the City's Parks & Recreation Master Plan of a "comprehensive parks and recreation system that grows along with the community" by providing diversity in the types of recreational opportunities within the Village and responding to the unique opportunity to provide a regional link between the adjacent major open space and wildlife areas. This project does not require amendment of the City's Parks & Recreation Master Plan in order to be implemented. However, the next scheduled update of the City's Parks & Recreation Master Plan will need to include the Villebois Village Master Plan area.

The Utilities Chapter (Chapter 4) is broken into three sections: sanitary sewer, water, and storm drainage. Each section provides a technical analysis and a policy analysis of compliance with the relevant City Master Plan. The Villebois Village Master Plan is consistent with the City's Wastewater Collection System Master Plan and the City's Water System Master Plan. The Villebois Village Master Plan is consistent with the City's Stormwater Master Plan, and exceeds the standards of the City's Stormwater Master Plan with the addition of the proposed Rainwater Management Program. However, the next scheduled update of the City's Stormwater Master Plan will include the addition of the Villebois Village Master area.

The Circulation Chapter (Chapter 5) compares the proposed street system for Villebois with the provisions of the City's Transportation Systems Plan (TSP). The analysis contained in the Circulation Chapter identifies the consistencies and differences between the Villebois Village Master Plan and the City's TSP. This Chapter recommends implementation measures that will assure that identified differences are addressed through the appropriate review process for the alternatives proposed with the Villebois

street system. The next scheduled update of the TSP will need to include the street system and bicycle/pedestrian system for Villebois.

Staff finds that the application complies with this section of the Wilsonville Code.

C. METROPOLITAN SERVICE DISTRICT

Wilsonville's planning programs are required to support Metro's 2040 Growth Concept and be consistent with the Urban Growth Management Functional Plan, both formally adopted by the Metro Council. The Functional Plan directs the region's urban growth and development. The regional policies of the Functional Plan are formulated from, and are consistent with, the Regional Urban Growth Goals and Objectives, including the Metro 2040 Growth Concept. The overall principles of the Greenspaces Master Plan are also incorporated in the Functional Plan. Staff finds that Functional Plan Titles 1-3, 6 (Regional Transportation Plan, Chapter 6), 7, and 11 apply.

Urban Growth Management Functional Plan

The regional policies listed in Metro's Urban Growth Management Functional Plan recommend and require changes to city and county comprehensive plans and implementing ordinances. This section will review applicable portions of the Functional Plan as it relates to the Villebois Village Master Plan.

Title 1: Requirements for Housing and Employment Accommodation

The purpose of this title is to ensure that there is an adequate supply of land for housing and employment within the regional urban growth boundary (UGB) over a 20 year planning horizon. Metro has enacted provisions in Title 1 intended to increase the capacity for development of land within the UGB. These provisions include establishing minimum density requirements for specific areas of the Metro region.

FINDING C-1: The Villebois Village Master Plan will ensure the City of Wilsonville meets its obligations as a regional partner by providing needed housing in an area of the region that currently has a jobs/housing imbalance. The Villebois Village Master Plan will provide approximately 2,390 dwelling units at an average density of 12.1 dwelling units per net acre. Table 3.07-1 of Metro's Functional Plan illustrates that Wilsonville has a dwelling unit capacity of 4,425 and a job capacity of 15,030. The additional housing opportunities provided by the Villebois Village Master Plan will allow more of the employees who work in Wilsonville to live in the city as well.

Further, providing these additional dwelling units at the proposed density of 12.1 dwelling units per net acre, coupled with the provision of ancillary dwellings as noted in the Land Use Chapter (Chapter 2), will reduce the demand to look outside the current UGB to meet the region's needs in compliance with Title 1.

Staff finds that the provisions of this Title have been met.

Title 2: Regional Parking Policy

The State's Transportation Planning Rule calls for reductions in vehicle miles traveled per capita and restrictions on construction of new parking spaces as a means of responding to transportation and land use impacts of growth. This title also calls for more compact

development as a means to encourage more efficient use of land, promote non-auto trips and protect air quality.

Cities and counties were required to establish specific performance standards to address the intent of Title 2. Section 4.155 of Wilsonville's Planning and Land Development Ordinance addresses parking, loading and bicycle parking.

FINDING C-2: As noted in the Title 1 response, above, the Villebois Village Master Plan provides a density of 12.1 units per net acre, exceeding the 10 units per net acre required by Metro. The Master Plan is predicated on three distinct neighborhoods surrounding a high density, mixed-use Village Center. Each of the three neighborhoods has a Neighborhood Center within easy walking distance and providing the opportunity for small-scale retail/office needs.

One of the primary goals of the Villebois Village Master Plan is to encourage pedestrian bicycle and transit use by providing safe and comfortable bicycle and pedestrian facilities and easy access to transit. A bicycle and pedestrian network is provided throughout the Village. The proposed street sections include alleyways, pedestrian separation from travel lanes, traffic calming measures, and on-street bike lanes on collector and arterial streets to create a safe and pleasant atmosphere for pedestrians and bicyclists (see Figures 7 – 9). To further reduce the reliance on auto trips, daily needs of residents will be met in neighborhood and Village retail/office/employment areas; within walking or biking distance of all homes. New SMART bus routes linking Villebois with schools and Wilsonville City Center are contemplated. Bike lanes, sidewalks and transit corridors will all have direct connections to transit stops. Parking and loading requirements for Villebois, which will be detailed in the implementing Village zone, will be appropriate for and supportive of compact development. The parking and loading standards for Villebois will be established through the implementing Village zone. These standards will comply with the City of Wilsonville's parking requirements, which are consistent with Title 2.

Staff finds that the provisions of this Title have been met.

Title 3: Water Quality, Flood Management and Fish and Wildlife Conservation

The intent of Title 3 is to protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities, protecting life and property from dangers associated with flooding and working toward a regional coordination program of protection for Fish and Wildlife Habitat Areas.

Title 3 developed water quality performance standards designed to protect and improve water quality to support the designated beneficial water uses as defined in Title 10 and to protect the functions and values of the Water Quality Resource Areas. These standards include: providing a vegetated corridor to separate protected water features from development; maintain natural stream corridors, minimize erosion, nutrient and pollutant loading; filtering, infiltration and natural water purification; and stabilizing slopes.

FINDING C-3: Sustainability is one of the foundational tenets behind the design of the Villebois Village Master Plan. Prior to beginning work on the design of Villebois, environmental consultants were charged with developing an inventory of the site's wetland, stream and wildlife habitat areas. Those portions of the plan area located within the 100-year flood plain were also identified to ensure that no residential structures occur in the flood plain area.

The Villebois Village Master Plan implements state-of-the-art rainwater planning in recognition of the site's natural features and areas. Rainwater management will include bio-swales, retention and detention features as a means of reducing the effective impervious area. Villebois' systems have been designed to direct water back into the soil, minimizing urban runoff, and provide water for community's plant material. Additionally, Villebois will incorporate green building techniques using the US Green Building Council's LEED (Leadership in Energy and Environmental Design) checklist to assess each building's opportunities for green architecture.

The City has adopted the Significant Resource Overlay Zone (SROZ) to address natural resources, open space, environment, flood hazard and the Willamette River Greenway. The SROZ includes all land identified and protected under the City's Natural Resources Plan, which has been deemed to comply with Metro's Title 3. The Villebois Village Master Plan indicates that proposed encroachments within the SROZ and flood plain will be reviewed for compliance or exemption as more detailed information of boundary delineations is provided. Adjustments in plan, street alignments, and intersections, as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

Staff finds that the provisions of this Title have been met.

Regional Transportation Plan, Chapter 6 (replaces Title 6: Regional Accessibility)

The intent of several sections of Chapter 6 is for the region to identify key measures of transportation effectiveness, which includes all modes of transportation. Amongst the design standards under this title is that new residential and mixed-use developments shall: provide local street plans that encourage pedestrian and bicycle travel by providing short, direct routes to nearby existing or planned commercial services, schools, parks and other neighborhood facilities; limit the use of cul-de-sacs; and serve a mix of land uses on contiguous streets.

FINDING C-4: The movement of people both within the Villebois Village Master Plan area, as well as to other parts of Wilsonville and the region was a key factor in the street system design for Villebois. Connectivity was another of the design tenets employed in planning Villebois. Villebois will comply with the City's design standards for connectivity, which have been deemed to be in compliance with Section 6.4.5 of the Regional Transportation Plan. The main roads within the plan area all lead to the Village Center. The plan provides a gridded street system serving pedestrians and bicyclists, as well as motorists, with a variety of routes within and through the plan area. A goal of the plan is to utilize planning techniques that will de-emphasize the automobile

and encourage pedestrian movement. The Villebois Village Master Plan is designed to create alternative circulation routes to and from west Wilsonville and to also take advantage of multi-modal transportation solutions. The Master Planner has been working with SMART officials to identify potential transit stops or stations within Villebois.

Villebois has been designed to create distinct neighborhoods with a quarter-mile radius containing convenience retail, transit commons, and/or recreation space near its center. Providing this mix of activities and services within a 5-minute walk of each neighborhood will help reduce vehicle miles traveled.

The plan for Villebois has taken the City's Transportation System Plan into account in designing the main roadways into the project area. This would include the extension of Boeckman Road to connect with Tooze Road providing access into Villebois from the north and extension of Barber Street into the plan area providing access from the south and east. Finally, Villebois has been designed to allow for the maximization of transit uses such as the City's SMART transit system.

Staff finds that the provisions of this Title have been met.

Title 7: Affordable Housing

The intent of Title 7 is to provide affordable housing in the region through: a diverse range of housing types; provide sufficient and affordable housing opportunities to households of all income levels; and provide an appropriate balance of jobs and housing of all types within sub-regions. The title further requires cities to include within their comprehensive plans and implementing ordinances:

1. Strategies to ensure a diverse range of housing types within their jurisdictional boundaries.
2. Include actions and measures designed to maintain the existing supply of affordable housing as well as increase the opportunities for new dispersed affordable housing within their boundaries.
3. Include policies, actions and measures aimed at increasing opportunities for households of all income levels to live within their jurisdictions.

FINDING C-5: The Villebois Village Master Plan provides a large range of housing choices for people at all economic levels and stages of life. As indicated on Figure 1 – Composite Land Use Plan, there will be 12 different housing types available within the Villebois Village Master Plan area. Amongst the housing choices are single-family detached homes on lots ranging from estate lots (10,000 square feet) to lots 2,500 square feet in area. Attached single-family opportunities are provided by the row home and condominium units located throughout the plan area.

Apartment and rental opportunities, comprising 21.5% of the proposed housing choices, are addressed by the various apartment styles ranging from 17.6 units per net acre in the neighborhood apartments to 30.8 units per net acre in the urban apartments located near the village center.

The mix of housing stock will include market rate for-sale and rental homes, affordable and senior housing including ancillary dwellings (granny flats), and community housing per ORS 426.508.

Staff finds that the provisions of this Title have been met.

Title 11: Planning for New Urban Areas

3.07.1120 Urban Growth Boundary Amendment Urban Reserve Plan Requirements

All territory added to the Urban Growth Boundary as either a major amendment or a legislative amendment pursuant to Metro Code chapter 3.01 shall be subject to adopted comprehensive plan provisions consistent with the requirements of all applicable titles of the Metro Urban Growth Management Functional Plan and in particular this Title 11. The comprehensive Plan provisions shall be fully coordinated with all other applicable plans. The comprehensive plan provisions shall contain an urban growth plan diagram and policies that demonstrate compliance with the RUGGO, including the Metro Council adopted 2040 Growth Concept design types.

FINDING C-6: The Villebois Village Master Plan area is already located within the Urban Growth Boundary. However, the adoption of the Villebois Village Master Plan as a sub-element of the City of Wilsonville Comprehensive Plan is a comprehensive plan amendment. The appropriate requirements of Title 11 for a comprehensive plan amendment are addressed below.

Comprehensive plan amendments shall include:

- A. Provision for annexation to a city or any necessary service districts prior to urbanization of the territory or incorporation of a city or necessary service districts to provide all required urban services.

FINDING C-6.1: Portions of the Villebois Village Master Plan area are already within the city limits and include approximately 135 acres of the former Dammasch Hospital property and 42.8 acres of the Living Enrichment Center. For those portions not yet in the city, an annexation process is currently underway to bring these areas into the City of Wilsonville.

- B. Provision for average residential densities of at least 10 dwelling units per net developable residential acre or lower densities, which conform to the 2040 Growth Concept Plan design type designation for the area.

FINDING C-6.2: Figure 1 – Land Use Plan of the Villebois Village Master Plan demonstrates that the project is planned with an average residential density of 12.1 dwelling units per net acre. The final built density of Villebois may vary from 12.1 dwelling units per net acre as the Plan is refined with subsequent studies and applications that are more detailed. However, the Villebois Village Master Plan includes Residential Neighborhood Housing Policy 3 that requires a mix of housing that provides an overall average density of at least 10 dwelling units per net residential acre. This will

be assured through subsequent review stages by demonstration of general consistency with the Villebois Village Concept Plan and the Villebois Village Master Plan.

- C. Demonstrable measures that will provide a diversity of housing stock that will fulfill needed housing requirements as defined by ORS 197.303. Measures may include, but are not limited to, implementation or recommendations in Title 7 of the Urban Growth Management Functional Plan.

FINDING C-6.3: As noted in previous responses, the range of housing choices will provide a broad variety of housing types and prices (please see response to Title 7). The Villebois Village Master Plan proposes a wide range of housing types as shown on Figure 1 – Land Use Plan, including 515 urban, neighborhood, and village apartments (22% of total dwelling units), 839 condominiums and row houses (35%), and 1,036 detached single family houses on a variety of lot sizes ranging from 2,500 square feet to 9,800 square feet. The Villebois Village Master Plan also envisions the provision of ancillary dwelling units, which will be enabled in the forthcoming Village zone.

- D. Demonstration of how residential developments will include, without public subsidy, housing affordable to households with incomes at or below area median incomes for home ownership and at or below 80 percent of area median incomes for rental as defined by U.S. Department of Housing and Urban Development for the adjacent urban jurisdiction. Public subsidies shall not be interpreted to mean the following: density bonuses, streamlined permitting processes, extensions to the time at which systems development charges (SDCs) and other fees are collected, and other exercises of the regulatory and zoning powers.

FINDING C-6.4: The Villebois Village Master Plan will provide opportunities for both home ownership and rental housing at affordable prices. Villebois Village includes more than the minimum 2,300 residential units specified by DATELUP with a range of housing types and estimated prices as listed in Table A.

Table A Villebois Village Ownership/Rental Opportunities

Villebois Village Home Ownership Opportunities					
Product Type	Units	Acres	Net Density	Product Percentage	Estimated Price Range¹
Mixed Use Condos	191	6.0	31.8	8%	\$127,000 - \$145,000
Specialty Condos	178	3.5	50	7.5%	\$125,000 - \$165,000
Condos	154	5.4	28.5	6%	\$155,000 - \$188,000
Row Houses	316	19.4	16.3	13%	\$174,000 - \$209,000
Small Detached	364	35.3	10.3	15%	\$193,000 - \$223,000
Medium Detached	350	40.5	8.6	15%	\$209,000 - \$244,000
Standard Detached	194	33.7	5.7	8%	\$244,000 - \$300,000
Large	65	13.5	4.8	3%	\$278,000 - \$341,000
Estate	63	19.7	3.2	3%	\$335,000 - \$405,000
Villebois Village Rental Housing Opportunities					
Product Type	Units	Acres	Net	Product	Anticipated

			Density	Percentage	Monthly Rent ¹
Urban Apartments	214	7.1	30.1	9%	\$625 (1-bedroom)
Village Apartments	203	8.6	23.6	8.5%	\$700 - \$790 (2-bedroom)
Neighborhood Apartments	98	4.9	20.0	4%	\$900 (3-bedroom)

¹ Source: Market and Consumer Research Study, Villebois, August 28, 2002, prepared by Market Perspectives.

Villebois Village also includes some unique housing opportunities through the provision of community housing in accordance with ORS 426.508 and the inclusion of ancillary dwellings. Villebois Village will be built out over a period of 7 to 12 years. It is difficult to accurately estimate home and rental prices and their affordability 7 to 12 years in the future. However, the following analysis utilizes the most current and reliable data available.

Home Ownership Affordability

According to the 2000 Census, the median household income in Wilsonville was \$52,515. A general "rule of thumb" is that one third or less of gross monthly income devoted to monthly mortgage payment is considered affordable (Source: Telephone conversation with Community Financial Corporation June 26, 2003 and email correspondence with Banner Bank July 1, 2003). The median household income of \$52,515 equates to a monthly income of \$4,376 (\$52,515 / 12), one third of which is \$1,444 (\$4,376 x 33%). Thus, a monthly mortgage payment of \$1,444 or less is affordable to household incomes at or below the median income for Wilsonville.

A number of mortgage calculators available over the Internet were researched to establish a home price and monthly mortgage payment available to "households with incomes at or below area median incomes." The Internet mortgage calculators have formulas imbedded within the calculation that establish an affordable home price and monthly mortgage payment based on annual and/or monthly income and average monthly debt. Table B depicts the results of this research.

Table B Range of Affordable Home Prices

Mortgage Calculator Source	Home Price w/ 6% Interest Rate ¹	Monthly Mortgage Payment	Home Price w/ 7% Interest Rate ¹	Monthly Mortgage Payment
Bloomberg.com	\$208,489	\$1,250	\$186,976	\$1,243
Fanniemae	\$150,132	\$1,275	\$139,347	\$1,275
Mortgage101.com	\$174,500	\$1,243	\$160,400	\$1,238
Homestore.com	\$170,535	\$1,217	\$159,916	\$1,225
Erate.com (conservative estimate)	\$161,047 - \$225,714	\$1,225 - \$1,363	\$148,828 - \$207,627	\$1,225 - \$1,363
Erate.com (aggressive estimate)	\$196,387 - \$276,446	\$1,494 - \$1,669	\$181,487 - \$254,293	\$1,494 - \$1,669

¹ Assumes median household income of \$52,515 annually, 30-year mortgage, and average monthly debt of \$300 - \$400 other than mortgage. Note: Historic interest rates were used rather than the current low interest rates available.

Except for the Erate.com aggressive estimate, all of the resulting monthly mortgage payments listed in Table B fall below the general "rule of thumb" described above as "one third or less of monthly income devoted to mortgage payment" for the 2000 median household income in Wilsonville (\$1,444). This confirms that the home prices listed in

Table B, with the conditions assumed in Table B (see footnote to Table B), may be used to establish a limit for home prices affordable to households at or below the median income in Wilsonville. An average of resulting range of home prices listed in the above table under both interest rate conditions, and excluding the Erate.com aggressive estimate, yields a home price of \$174,459.

Table A indicates that Villebois Village will include opportunities for home ownership at prices below \$174,459 within the variety of condominium units and row houses that are offered. Additionally, small detached units (\$193,000 - \$223,000) and some of the medium detached units (\$209,000 - \$244,000) will be offered within the higher end of the range of affordable home prices shown in Table B. Therefore, the range of ownership in Villebois Village will include affordable home ownership opportunities.

Rental Affordability

Metro defines affordability as "at or below 80 percent of area median incomes for rental as defined by U.S. Department of Housing and Urban Development for the adjacent urban jurisdiction." Eighty (80) percent of the area median income is \$42,012 (\$52,515 x 80%), which equates to a monthly income of \$3,501 (\$42,012 / 12). According to City of Portland Bureau of Housing and Community Development, a general "rule of thumb" is that 30 percent of monthly income devoted to rent is considered affordable. This equates to a monthly rent of \$1,050 (\$3,501 x 30%) being affordable for households at or below 80 percent of the median income in Wilsonville.

According to the U.S. Department of Housing and Urban Development Federal Register, dated September 30, 2002, the fair market rent for the Portland Metropolitan Area (includes Wilsonville) is \$508 for 0-bedroom units, \$625 for 1-bedroom units, \$771 for 2-bedroom units, \$1,073 for 3-bedroom units, and \$1,164 for 4-bedroom units. The City of Portland Bureau of Housing and Community Development also uses the fair market rent for the Portland Metropolitan Area established by the U.S. Department of Housing and Urban Development Federal Register as a guideline.

Apartments in Villebois Village will include 1-, 2- and 3-bedroom units at anticipated monthly rents of \$625, \$700 - \$790, and \$900, respectively. These rents match the fair market rent for a 1-bedroom unit, provide a range at and below the fair market rent for a 2-bedroom unit, and provide a rent below the fair market rent for a 3-bedroom unit. Additionally, these rent prices fall below the general "rule of thumb" described above as "30 percent of monthly income devoted to rent" (\$1,050). Therefore, the range of apartments in Villebois Village will provide affordable housing for renters.

- E. Provision for sufficient commercial and industrial development for the needs of the area to be developed consistent with 2040 Growth Concept design types. Commercial and industrial designations in nearby areas inside the Urban Growth Boundary shall be considered in comprehensive plans to maintain design type consistency.

FINDING C-6.5: The Villebois Village Master Plan identifies areas for retail/office/employment uses within the Village Center and Neighborhood Centers at a community scale. The Villebois Village Master Plan does not identify any industrial uses

at this time, however the Master Planner envisions the ability to allow Light Manufacturing/Research and Development-based employment over time. The forthcoming Village zone will provide the ability to allow this type of conversion of uses of the Village Center. Additionally, a substantial amount of industrial land is located directly east of Villebois on the west side of I-5, which implements the 2040 design type of Industrial Areas. Villebois will help support the nearby existing industrial land by helping the jobs/housing balance through the addition of a significant number of dwelling units to the City of Wilsonville that will be connected to these areas through an extensive street and trail system.

- F. A conceptual transportation plan consistent with the applicable provision of the Regional Transportation Plan, Title 6 of the Urban Growth Management Functional Plan, and that is also consistent with the protection of natural resources either identified in acknowledged comprehensive plan inventories or as required by Title 3 of the Urban Growth Management Functional Plan. The plan shall, consistent with OAR Chapter 660, Division 11, include preliminary cost estimates and funding strategies, including likely financing approaches.

FINDING C-6.6: A transportation plan (Figures 7, 8, 9A and 9B) is included within the Villebois Village Master Plan providing significant detail on the circulation system both within the Village and to points outside of the Villebois Village Master Plan area. Figure 8 – Proposed Arterial/Collectors Street System illustrates the collector and arterial roadways within and adjacent to the Villebois Village Master Plan area. Figure 7 – Street Plan illustrates the overall street and pathway/trail system for Villebois. Connectivity is a foundational design tenet in the design of Villebois with an emphasis on bike and pedestrian circulation. As described in preceding sections of this document, the Villebois Village Master Plan meets the RTP connectivity standards of Chapter 6. A draft Capital Improvement List and Cost Estimate is included as Appendix A to the Villebois Village Master Plan. Detailed cost estimates and funding strategies (i.e., system development charges, local improvement districts, urban renewal districts, etc.) will be addressed with the Finance Plan, which is under development through a separate review process.

- G. Identification, mapping and a funding strategy for protecting areas from development due to fish and wildlife habitat protection, water quality enhancement and mitigation, and natural hazards mitigation. A natural resource protection plan to protect fish and wildlife habitat, water quality enhancement areas and natural hazard areas shall be completed as part of the comprehensive plan and zoning for lands added to the Urban Growth Boundary prior to urban development. The plan shall include a preliminary cost estimate and funding strategy, including likely financing approaches, for options such as mitigation, site acquisition, restoration, enhancement, or easement dedication to ensure that all significant natural resources are protected.

FINDING C-6.7: The City has an adopted Significant Natural Resource Overlay Zone (SROZ) that will regulate development of inventoried resources and habitat within the Master Plan area. The SROZ process complies with Title 3 and Goal 5 requirements.

Analysis conducted as part of the Villebois Village Concept Plan directed the resulting Land Use Plan and the Parks and Open Space Plan in the Villebois Village Master Plan. This previous analysis included cataloging soil types, sensitive wildlife species potentially present within 2 miles, and a wetland delineation study found in the Appendix of the Villebois Village Concept Plan. A draft Capital Improvement List and Cost Estimate is included as Appendix A to the Villebois Village Master Plan. Detailed cost estimates and funding strategies (i.e., system development charges, local improvement districts, urban renewal districts, etc.) will be addressed with the Finance Plan, which is under development through a separate review process.

H. A conceptual public facilities and services plan for the provision of sanitary sewer, water, storm drainage, transportation, parks and police and fire protection. The plan shall, consistent with OAR Chapter 660, Division 11, include preliminary cost estimates and funding strategies, including likely financing approaches.

FINDING C-6.8: Proposed public facilities and services plans are presented on Figure 5 – Parks and Open Space Plan, Figure 6 – Composite Utilities Plan, Figure 7 – Street Plan, and Figure 8 – Proposed Arterial/Collectors Street System. Chapters 3 through 5 of the Master Plan provided analysis on existing public facilities and services and demonstrates any necessary improvements to these systems to allow development of Villebois. A draft Capital Improvement List and Cost Estimate is included as Appendix A to the Villebois Village Master Plan. Detailed cost estimates and funding strategies (i.e., system development charges, local improvement districts, urban renewal districts, etc.) will be addressed with the Finance Plan, which is under development through a separate review process.

I. A conceptual school plan that provides for the amount of land and improvements needed, if any, for school facilities on new or existing sites that will serve the territory added to the UGB. The estimate of need shall be coordinated with affected local governments and special districts.

FINDING C-6.9: The Master Planner has been in contact with the school district and in fact provides for a 10-acre grade school within the Villebois Village Master Plan area. Proposed water, sanitary sewer, and storm drainage services are depicted on Figure 6 – Composite Utilities Plan.

J. An urban growth diagram for the designated planning area showing, at least, the following, when applicable:

1. General locations of arterial, collector and essential local streets and connections and necessary public facilities such as sanitary sewer, storm sewer and water to demonstrate that the area can be served;
2. Location of steep slopes and unbuildable lands including but not limited to wetlands, floodplains and riparian areas;
3. General locations for mixed use areas, commercial and industrial lands;
4. General locations for single and multi-family housing;

5. General locations for public open space, plazas and neighborhood centers; and
6. General locations or alternative locations for any needed school, park or fire hall sites.

FINDING C-6.10: The Villebois Village Master Plan includes diagrams illustrating the above information. Figure 1 – Land Use Plan shows the general locations for mixed-use areas and retail/office/employment areas; single and multi-family housing; public open space, plazas and neighborhood centers; and general locations for school and park sites. No industrial lands are proposed within Villebois. Figure 5 – Parks & Open Space Plan shows general locations of unbuildable lands including wetlands, floodplains and riparian areas, and public open space. The Villebois Village Master Plan area does not include areas of steep slopes. Figure 6 – Composite Utilities Plan depicts necessary public facilities such as sanitary sewer, storm sewer and water to demonstrate that the area can be served. Figure 7 – Street Plan and Figure 8 – Proposed Arterial & Collector System illustrate the general locations of arterial, collector and essential local streets and connections.

- K. The plan amendments shall be coordinated among the city, county, school district and other service districts.

FINDING C-6.11: The Villebois Village Master Plan is being coordinated with the City of Wilsonville, Clackamas County, Metro, DLCD, and the West Linn – Wilsonville School District, as well as stakeholders and other various service providers.

Staff finds that the provisions of this Title have been met.

D. STATE OF OREGON

Statewide Planning Goals and Guidelines

The next section of the staff report covers the Statewide Planning Goals & Guidelines. Staff finds that the applicant must address Goals 1-14 and demonstrate that the Villebois Village Master Plan is either in compliance with each goal or that the goal is non-applicable.

GOAL 1: CITIZEN INVOLVEMENT

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The governing body charged with preparing and adopting a comprehensive plan shall adopt and publicize a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the on-going land-use planning process. The citizen involvement program shall be appropriate to the scale of the planning effort. The program shall provide for continuity of citizen participation and of information that enables citizens to identify and comprehend the issues. Federal, state and regional agencies, and special- purpose districts shall coordinate their planning efforts with the affected governing bodies and make use of existing local citizen involvement programs established by counties and cities.

FINDING D-1: There has been substantial public involvement in the process for adopting the Villebois Village Master Plan that has complied with all applicable Comprehensive Plan policies. Several open houses were conducted even before the start of the formal process for adoption. The formal adoption process includes duly noticed public hearings before the Planning Commission and the City Council, consistent with Goal 1.

Staff finds that this application is consistent with Statewide Planning Goal 1.

GOAL 2: LAND USE PLANNING

PART I – PLANNING

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268. All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable

statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The required information shall be contained in the plan document or in supporting documents. The plans, supporting documents and implementation ordinances shall be filed in a public office or other place easily accessible to the public. The plans shall be the basis for specific implementation measures. These measures shall be consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be coordinated with the plans of affected governmental units.

All land-use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances.

FINDING D-2: The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The Villebois Village Master Plan is being adopted consistent with the planning policies in the Comprehensive Plan. The Villebois Village Master Plan is consistent with Goal 2 because it creates a more specific plan for a portion of the City that provides additional guidance for future regulations. The Villebois Village Master Plan also keeps the City current on its planning obligation for this developing area.

Staff finds that this application is consistent with Statewide Planning Goal 2.

GOAL 3: AGRICULTURAL LANDS

To preserve and maintain agricultural lands.

Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state's agricultural land use policy expressed in ORS 215.243 and 215.700.

*FINDING D-3: The area covered by the Villebois Village Master Plan does not include any agricultural land, so **staff finds that this goal does not apply.** Agricultural land is defined in Goal 2 to exclude all land within an urban growth boundary. Because the Villebois Village Master Plan covers only areas within the UGB, it does not cover any agricultural lands.*

GOAL 4: FOREST LANDS

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Forest lands are those lands acknowledged as forest lands as of the date of adoption of this goal amendment. Where a plan is not acknowledged or a plan amendment involving forest lands is proposed, forest land shall include lands which are suitable for commercial forest uses including adjacent or nearby lands which are necessary to permit forest operations or practices and other forested lands that maintain soil, air, water and fish and wildlife resources.

FINDING D-4: The area covered by the Villebois Village Master Plan does not include any forest lands, so staff finds that this goal does not apply.

GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

To protect natural resources and conserve scenic and historic areas and open spaces.

Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability. The following resources shall be inventoried:

- a. Riparian corridors, including water and riparian areas and fish habitat;
- b. Wetlands;
- c. Wildlife Habitat;
- d. Federal Wild and Scenic Rivers;
- e. State Scenic Waterways;
- f. Groundwater Resources;
- g. Approved Oregon Recreation Trails;
- h. Natural Areas;
- i. Wilderness Areas;
- j. Mineral and Aggregate Resources;
- k. Energy sources;
- l. Cultural areas.

Local governments and state agencies are encouraged to maintain current inventories of the following resources:

- a. Historic Resources;
- b. Open Space;
- c. Scenic Views and Sites.

Following procedures, standards, and definitions contained in commission rules, local governments shall determine significant sites for inventoried resources and develop programs to achieve the goal.

FINDING D-5: The City is already in compliance with Goal 5 as to all required inventories and through the implementation of the Significant Resource Overlay Zone (SROZ). The Villebois Village Master Plan is consistent with applicable Comprehensive Plan policies regarding natural resources, scenic and historic areas, and open spaces. Approximately 32% of the planning area is dedicated to parks and open space. Encroachments within the SROZ are shown for illustrative purposes on the Villebois Village Master Plan and will be reviewed for compliance or exemption as more detailed information is provided.

Staff finds that this application is consistent with Statewide Planning Goal 5.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water and land resources of the state.

All waste and process discharges from future development, when combined with such discharges from existing developments shall not threaten to violate, or violate applicable state or federal environmental quality statutes, rules and standards. With respect to the air, water and land resources of the applicable air sheds and river basins described or included in state environmental quality statutes, rules, standards and implementation plans, such discharges shall not (1) exceed the carrying capacity of such resources, considering long range needs; (2) degrade such resources; or (3) threaten the availability of such resources.

FINDING D-6: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 6. The Villebois Village Master Plan is consistent with the air, water and land resources policies of the Comprehensive Plan. The Villebois Village Master Plan protects water and land resources by providing protection for natural resource areas and limiting development to areas that have less impact on natural resources. The Master Plan does not propose any residential structures within the 100-year flood plain. The Master Plan also calls for measures to use environmentally sensitive techniques for storm drainage. The Plan provides for a mixed-use, compact, interconnected Village that will provide transportation benefits by reducing the need for lengthy vehicle trips and increase the opportunity for bicycle and pedestrian transportation.

Staff finds that this application is consistent with Statewide Planning Goal 6.

GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

To protect life and property from natural disasters and hazards.

A. NATURAL HAZARD PLANNING

1. Local governments shall adopt comprehensive plans (inventories, policies and implementing measures) to reduce risk to people and property from natural hazards.
2. Natural hazards for purposes of this goal are: floods (coastal and riverine), landslides,¹ earthquakes and related hazards, tsunamis, coastal erosion, and wildfires. Local governments may identify and plan for other natural hazards.

B. RESPONSE TO NEW HAZARD INFORMATION

1. New hazard inventory information provided by federal and state agencies shall be reviewed by the Department in consultation with affected state and local government representatives.
2. After such consultation, the Department shall notify local governments if the new hazard information requires a local response.
3. Local governments shall respond to new inventory information on natural hazards within 36 months after being notified by the Department of Land Conservation and Development, unless extended by the Department.

C. IMPLEMENTATION

- Upon receiving notice from the Department, a local government shall:
1. Evaluate the risk to people and property based on the new inventory information and an assessment of:
 - a. the frequency, severity and location of the hazard;
 - b. the effects of the hazard on existing and future development;
 - c. the potential for development in the hazard area to increase the frequency and severity of the hazard; and
 - d. the types and intensities of land uses to be allowed in the hazard area.
 2. Allow an opportunity for citizen review and comment on the new inventory information and the results of the evaluation and incorporate such information into the comprehensive plan, as necessary.
 3. Adopt or amend, as necessary, based on the evaluation of risk, plan policies and implementing measures consistent with the following principles:
 - a. avoiding development in hazard areas where the risk to people and property cannot be mitigated; and
 - b. prohibiting the siting of essential facilities, major structures, hazardous facilities and special occupancy structures, as defined in the state building code (ORS 455.447(1)(a)(b)(c) and (e)), in identified hazard areas, where the risk to public safety cannot be mitigated, unless an essential facility is needed within a hazard area in order to provide essential emergency response services in a timely manner.²
 4. Local governments will be deemed to comply with Goal 7 for coastal and riverine flood hazards by adopting and implementing local floodplain regulations that meet the minimum National Flood Insurance Program (NFIP) requirements.

D. COORDINATION

1. In accordance with ORS 197.180 and Goal 2, state agencies shall coordinate their natural hazard plans and programs with local governments and provide local governments with hazard inventory information and technical assistance including development of model ordinances and risk evaluation methodologies.
2. Local governments and state agencies shall follow such procedures, standards and definitions as may be contained in statewide planning goals and commission rules in developing programs to achieve this goal.

FINDING D-7: The City's Comprehensive Plan is acknowledged to be in compliance with this Goal, and the Villebois Village Master Plan is consistent with Comprehensive Plan policies (see Section A of this document). The Villebois Village Master Plan does not call for any residential structures within the 100-year flood plain. Any development within flood plains, such as parks, paths or roads, will be take into account the need to not increase flood hazards. The Villebois Village Master Plan calls for appropriate storm drainage that will not cause soil stability problems associated with heavy rainfall.

Staff finds that this application is consistent with Statewide Planning Goal 7.

GOAL 8: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

RECREATION PLANNING

The requirements for meeting such needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities and opportunities: (1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements. State and federal agency recreation plans shall be coordinated with local and regional recreational needs and plans.

DESTINATION RESORT SITING

Comprehensive plans may provide for the siting of destination resorts on rural lands subject to the provisions of the Goal and without a Goal 2 exception to Goals 3, 4, 11, or 14.

FINDING D-8: The Comprehensive Plan has been acknowledged to be consistent with Goal 8, and the Villebois Village Master Plan is consistent with Comprehensive Plan's recreational policies (see Section A of this document). The Master Plan provides for development of recreational areas to meet the needs of Village residents and workers. As shown on Figure 5 – Parks and Open Space Plan, the Master Plan provides for extensive recreational areas, including parks, paths and open spaces. The existing Tonquin regional trail adjoining the Master Plan area has been incorporated into the Master Plan to link with the Metro Wilsonville Tract to the south. As noted, approximately 32% of the plan area is devoted to parks and open space areas.

The Destination Resort provisions of this Goal are not applicable because a destination resort is not included in the plan.

Staff finds that this application is consistent with Statewide Planning Goal 8.

GOAL 9: ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Comprehensive plans and policies shall contribute to a stable and healthy economy in all regions of the state. Such plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability and cost; labor market factors; educational and technical training programs; availability of key public facilities; necessary support facilities; current market forces; location relative to markets; availability of renewable and non-renewable resources; availability of land; and pollution control requirements. Comprehensive plans for urban areas shall:

1. Include an analysis of the community's economic patterns, potentialities, strengths, and deficiencies as they relate to state and national trends;
2. Contain policies concerning the economic development opportunities in the community;
3. Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies;
4. Limit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses. In accordance with ORS 197.180 and Goal 2, state agencies that issue permits affecting land use shall identify in their coordination programs how they will coordinate permit issuance with other state agencies, cities and counties.

FINDING D-9: The Comprehensive Plan has been acknowledged to be consistent with Goal 9, and the Villebois Village Master Plan is consistent with Comprehensive Plan economic development policies. The Villebois Village Master Plan furthers economic development by providing for a complete mixed-use community that will include retail/office and employment development as well as residential development.

Staff finds that this application is consistent with Statewide Planning Goal 9.

GOAL 10: HOUSING

To provide for the housing needs of citizens of the state.

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

FINDING D-10: The Comprehensive Plan has been acknowledged to be consistent with Goal 10, and the Villebois Village Master Plan is consistent with Comprehensive Plan housing policies (see Section A of this document). Indeed, it meets an identified need to provide more housing to improve the balance between housing and employment and to rectify a lack of housing for the jobs provided in the City. The Villebois Village Concept Plan directs that a minimum of 2,300 housing units be provided in this area of the City. The Villebois Village Master Plan will provide approximately 2,390 housing units including 515 apartments, 839 condos, row homes, mixed-use condos, and 1,036 detached single-family homes on a variety of lot sizes. In addition to a wide range of housing choices, densities will range from 50.9 units per acre for the specialty condos to 3.2 units per acre for estate homes. The estimated price ranges and rent levels in Villebois will be commensurate with the financial capabilities of Wilsonville households as described under the response to Title 11 in Section C of this document. This selection of housing types and densities complies with Goal 10 by providing for substantial amounts of residential development of various costs.

Staff finds that this application is consistent with Statewide Planning Goal 10.

GOAL 11: PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable, and rural areas to be served. A provision for key facilities shall be included in each plan. Cities or counties shall develop and adopt a public facility plan for areas within an urban growth boundary containing a population greater than 2,500 persons. To meet current and long-range needs, a provision for solid waste disposal sites, including sites for inert waste, shall be included in each plan. Counties shall develop and adopt community public facility plans regulating facilities and services for certain unincorporated communities outside urban growth boundaries as specified by Commission rules. Counties Local Governments shall not allow the establishment or extension of new sewer systems outside urban growth boundaries or unincorporated community boundaries, or allow new extensions of sewer lines from

within urban growth boundaries or unincorporated community boundaries to serve land outside those boundaries, except where the new or extended system is the only practicable alternative to mitigate a public health hazard and will not adversely affect farm or forest land.

For land that is outside urban growth boundaries and unincorporated community boundaries, county land use regulations shall not rely upon the establishment or extension of a water system to authorize a higher residential density than would be authorized without a water system.

Local governments shall not rely upon the presence, establishment, or extension of a water or sewer system to allow residential development of land outside urban growth boundaries or unincorporated community boundaries at a density higher than authorized without service from such a system.

In accordance with ORS 197.180 and Goal 2, state agencies that provide funding for transportation, water supply, sewage and solid waste facilities shall identify in their coordination programs how they will coordinate that funding with other state agencies and with the public facility plans of cities and counties.

FINDING D-11: The Comprehensive Plan has been acknowledged to be consistent with Goal 11, and the Villebois Village Master Plan is consistent with Comprehensive Plan public facilities policies (see Section A of this document). The Master Plan is also consistent with the applicable provisions of the City's various utility plans (see Chapter 4 – Utilities of the Master Plan). It proposes to coordinate development with the provision of the public facility infrastructure in the area (see Figure 6 – Composite Utilities Plan). Development in the Villebois Village Master Plan area will be done in coordination with the City's Capital Improvement Program and the Finance Plan between the Master Planner and the City.

Staff finds that this application is consistent with Statewide Planning Goal 11.

GOAL 12: TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

A transportation plan shall (1) consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian; (2) be based upon an inventory of local, regional and state transportation needs; (3) consider the differences in social consequences that would result from utilizing differing combinations of transportation modes; (4) avoid principal reliance upon any one mode of transportation; (5) minimize adverse social, economic and environmental impacts and costs; (6) conserve energy; (7) meet the needs of the transportation disadvantaged by improving transportation services; (8) facilitate the flow of goods and services so as to strengthen the local and regional economy; and (9) conform with local and regional comprehensive land use plans. Each plan shall include a provision for transportation as a key facility.

FINDING D-12: The City of Wilsonville has recently adopted their transportation systems plan (TSP), a sub-element of the City's comprehensive plan. The TSP is in compliance with goal 12. The Villebois Village Master Plan is consistent with the TSP by providing a plan for transportation system development for the Master Plan area that is integrated with the transportation system in the City and surrounding area. The Master Plan further complies with this goal by providing a compact mixed-use development that will bring residential development closer to retail/office and employment use. As a result, the number of motor vehicle trips is expected to be reduced and replaced by bicycle and pedestrian trips, and the length of other trips will be shortened by the reduced distance to employment and shopping.

The Master Plan provides plans (Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System) for a transportation system that is integrated with the transportation system existing and proposed for the City and surrounding areas of Clackamas County. Proposed street sections (Figures 9A and 9B – Street and Trail Sections) are designed to slow traffic, encourage walking and bicycling, and create a pleasant environment. By encouraging the use of multiple modes of transportation, the number of motor vehicle trips is expected to be reduced and replaced by bicycle and pedestrian trips.

The Villebois Village Master Plan complies with the applicable requirements of the State Transportation Planning Rule as documented in the response to OAR 660-12-0060 later in this section of the staff report.

Staff finds that this application is consistent with Statewide Planning Goal 12.

GOAL 13: ENERGY CONSERVATION

To conserve energy.

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

FINDING D-13: The Comprehensive Plan has been acknowledged to be consistent with Goal 13, and the Villebois Village Master Plan is consistent with Comprehensive Plan energy conservation policies (see Section A of this document). The Master Plan provides for a compact mixed-use development that will conserve energy by reducing the amount of and length of vehicle trips by making bicycle and pedestrian transportation viable alternatives for many trips. The Master Plan also provides for a substantial number of energy-efficient smaller sized and attached residential units.

Staff finds that this application is consistent with Statewide Planning Goal 13.

GOAL 14: URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use.

Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. Establishment and change of the boundaries shall be based upon considerations of the following factors:

- (1) Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
- (2) Need for housing, employment opportunities, and livability;
- (3) Orderly and economic provision for public facilities and services;
- (4) Maximum efficiency of land uses within and on the fringe of the existing urban area;
- (5) Environmental, energy, economic and social consequences;
- (6) Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
- (7) Compatibility of the proposed urban uses with nearby agricultural activities.

The results of the above considerations shall be included in the comprehensive plan. In the case of a change of a boundary, a governing body proposing such change in the boundary separating urbanizable lands from rural land, shall follow the procedures and requirements as set forth in the Land Use Planning goal (Goal 2) for goal exceptions. Any urban growth boundary established prior to January 1, 1975, which includes rural lands that have not been built upon shall be reviewed by the governing body, utilizing the same factors applicable to the establishment or change of urban growth boundaries. Establishment and change of the boundaries shall be a cooperative process between a city and the county or counties that surround it. Land within the boundaries separating urbanizable land from rural land shall be considered available over time for urban uses. Conversion of urbanizable land to urban uses shall be based on consideration of:

- (1) Orderly, economic provision for public facilities and services;
- (2) Availability of sufficient land for the various uses to insure choices in the market place;
- (3) LCDC goals or the acknowledged comprehensive plan; and,
- (4) Encouragement of development within urban areas before conversion of urbanizable areas. In unincorporated communities outside urban growth boundaries counties may approve uses, public facilities and services more intensive than allowed on rural lands by Goal 11 and 14, either by exception to those goals, or as provided by Commission rules which ensure such uses do not:

- (1) adversely affect agricultural and forest operations, and
- (2) interfere with the efficient functioning of urban growth boundaries.

Notwithstanding the other provisions of this goal, the commission may by rule provide that

this goal does not prohibit the development and use of one single-family dwelling on a lot or parcel

that:

- (a) was lawfully created;
- (b) lies outside any acknowledged urban growth boundary or unincorporated community boundary;
- (c) is within an area for which an exception to Statewide Planning Goal 3 or 4 has been acknowledged; and
- (d) is planned and zoned primarily for residential use.

FINDING D-14: The Comprehensive Plan has been acknowledged to be consistent with Goal 14, and the Villebois Village Master Plan is intended to be consistent with Comprehensive Plan urbanization policies and the recently adopted Residential – Village Land Use designation (see Section A of this document). The Master Plan complies with and furthers the intent of Goal 14 by providing a coordinated plan for urbanization of the Master Plan area that coordinates development of the area with development of public facilities, including the transportation system, and protects natural resources. The Master Plan provides more detailed plans for the urbanization of an area already determined to be within the City's urban growth boundary.

Staff finds that this application is consistent with Statewide Planning Goal 14.

GOAL 15: WILLAMETTE RIVER GREENWAY

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

FINDING D-15: Staff finds that this Goal is not applicable to the Villebois Village Master Plan because the plan area does not include any portion of the Willamette River Greenway.

Oregon Revised Statute

426.508 [Entitled] Sale of F. H. Dammasch State Hospital; fair market value; redevelopment of property; property reserved for community housing.

Sub-section (3) Redevelopment of the real property formerly occupied by the F. H. Dammasch State Hospital shall be consistent with the Dammasch Area Transportation Efficient Land Use Plan developed by Clackamas County, the City of Wilsonville, the Oregon Department of Administrative Services, the Department of Land Conservation and Development, the Department of Transportation, the State Housing Council, the Department of Human Services and the Division of State Lands.

FINDING D-16: The Villebois Village Master Plan (City File 02PC07B) is intended to serve as an implementation guide for the Villebois Village Concept Plan. The Villebois Village Concept Plan is a refinement of the Dammasch Area Transportation-Efficient Land Use Plan (DATELUP). DATELUP was developed to interrelate the 109-acre Dammasch property with the surrounding area and the plan covered approximately 520 acres. Following its adoption in 1996, the City enacted a Comprehensive Plan provision making DATELUP, as it may be amended, the conceptual plan for Area of Special Concern B. The City has found that the Villebois Village Concept Plan is consistent with the DATELUP Adopted Conceptual Plan (City Ordinance No. 553), and, therefore, it is also consistent with ORS 426.508(3). The Villebois Village Master Plan is consistent with the Villebois Village Concept Plan, and is, thereby, consistent with DATELUP and ORS 426.508(3).

Staff finds that the application is consistent with this provision of ORS 426.508.

Oregon Administrative Rule

Oregon Administrative Rule (OAR) 660-012-0060 (Plan and Land Use Regulation Amendment):

- (1) Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. This shall be accomplished by either:
 - (a) Limiting allowed land uses to be consistent with the planned function, capacity, and performance standards of the transportation facility;
 - (b) Amending the TSP to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division;
 - (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes; or
 - (d) Amending the TSP to modify the planned function, capacity and performance standards, as needed, to accept greater motor vehicle congestion to promote mixed use, pedestrian friendly development where multimodal travel choices are provided.

FINDING D-17: The Villebois Village Master Plan does not propose amendments to the TSP which would significantly affect transportation facilities identified in the City's 2002 Transportation Systems Plan (TSP) (See the discussion at OAR-660-012-0060(2) below). The Villebois Village area, with the densities planned in DATELUP, was included in the City's TSP (see City Traffic Analysis Zones 400A, 400C, 400D and 388A on Figure 3.2 – City of Wilsonville Transportation Model, Metro and City Traffic Analysis Zones of the April 17, 2003 TSP). The City's TSP was approved by the City Council on May 19, 2003.

The circulation system proposed in the Villebois Village is designed to reflect the principles of smart growth encouraging alternatives to the automobile while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians. Accordingly, there is a hierarchical system of streets and trails that will connect users of the various modes to the major activities inside and outside the community. Figure 7 - Street Plan of the Villebois Village Master Plan shows the planned transportation system for Villebois. Figure 8 – Proposed Arterial & Collector System of the Villebois Village Master Plan shows the planned arterial and collector street system, and Figures 9A & 9B – Street & Trail Sections show the planned cross-sections for the streets and trails.

- (2) A plan or land use regulation amendment significantly affects a transportation facility if it:
 - (a) Changes the functional classification of an existing or planned transportation facility;

FINDING D-17.1: The Villebois Village Master Plan does not propose to change the functional classification of an existing facility or one planned in the TSP. Villebois Village includes a range of street sections that fall within the functional classifications of the City's TSP. Table 5 of the Villebois Village Master Plan lists and compares each relevant TSP street section with the correlating street sections proposed in Villebois. The Villebois Village Master Plan street sections are depicted on Figures 9A and 9B – Street & Trail Sections, which includes notes to reference the relevant TSP figure. The locations where the Villebois Village Master Plan street sections are planned to be used are illustrated on Figure 7 – Street Plan, with the relevant TSP figure and functional classification notes. The location of the proposed Villebois street sections is integral to the overall design of the Villebois Village Plan.

(b) Changes standards implementing a functional classification system;

FINDING D-17.2: The Villebois Village Master Plan does not propose to change standards implementing a functional classification system (see also the discussion at OAR 660-012-0060(2)(a), above).

(c) Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or

FINDING D-17.3: The Villebois Village Master Plan does not propose types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility. The circulation network for Villebois has been evaluated with two separate Memorandums from DKS Associates dated January 13, 2003 and February 28, 2003. The January 13, 2003 DKS Memorandum (see Appendix B of the Villebois Village Master Plan) specifically evaluates the Villebois internal street plan in the context of circulation needs in west Wilsonville. The improvements recommended in the DKS Memorandum are incorporated into the Villebois Village Master Plan as discussed in Chapter 5 – Circulation.

According to the January 13, 2003 DKS Memorandum, "external capacity needs have been addressed based upon 2020 forecasts conducted for the I-5 Freeway Access Study from ODOT and the City of Wilsonville TSP. These studies identify a series of integrated transportation improvements that would be necessary to meet future demands with adequate roadway capacity in 2020 including Villebois." The February 28, 2003 DKS Memorandum (see Appendix B of the Villebois Village Master Plan) evaluates the Villebois circulation network and phasing scheme (dated December 12, 2002) to determine the impact of the development of Villebois on the road system planned under the TSP and when improvements would be required to meet City level of service criteria.

In summary, the two DKS Memoranda evaluated the City's existing and planned external street network with the proposed Villebois internal street network and found that no mitigation is required beyond what is identified within the City's TSP.

(d) Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.

FINDING D-17.4: The Villebois Village Master Plan would not reduce the performance standards of the facility below the minimum acceptable level identified in the TSP (see also the discussion at OAR 660-012-0060(2)(c), above).

Staff finds that the application is consistent with OAR 660-012-0060.