

RESOLUTION NO. 144

A RESOLUTION ADOPTING A NEW COMPREHENSIVE PLAN  
AND MAP FOR THE CITY OF WILSONVILLE, OREGON

WHEREAS, the City of Wilsonville adopted the Wilsonville General Plan and Plan Map in March, 1972, and the Plan was amended in September, 1972, and again in October, 1973, and

WHEREAS, a new Comprehensive Plan Map was adopted in December, 1975, and subsequently amended in October, 1976, August, 1977, and September, 1978, and

WHEREAS, the City Council deems it necessary to periodically review and revise the City's Comprehensive Plan to ensure proper development of the City and that such development is consistent with current laws and social, economic, and environmental conditions, and

WHEREAS, ORS 197.175 requires cities to prepare, adopt and implement Comprehensive Plans consistent with statewide Land Use Planning Goals and Guidelines approved by the Land Conservation and Development Commission, in 1974, and ORS Chap. 665, Section 17 empowers the Metropolitan Service District to recommend or require cities and counties to make necessary changes in any Plan to ensure conformance to the District's metropolitan goals and objectives, and

WHEREAS, a draft Comprehensive Plan and Plan Maps were prepared and approved by the Planning Commission after extensive study and numerous public workshops, and said Plan was considered and public testimony was entered into the public record at a Public Hearing before the Planning Commission and City Council held at the Wilsonville Grade School at 7:00 p.m. Monday, May 12, 1980, and

WHEREAS, all objections entered into the public record were fully considered after several public study sessions of the City Council and Planning Commission and necessary revisions were made to the draft Plan in preparation of the Proposed Plan, and

WHEREAS, the Proposed Plan as recommended by Planning Commission was fully considered by the City Council at a Special Meeting and Public Hearing held at Tektronix Main Auditorium, Wilsonville, at 7:00 p.m., Wednesday, June 25, 1980, and

WHEREAS, the proposed Comprehensive Plan and Plan Maps will aid and enable proper land conservation and development in the City consistent with statewide goals and guidelines and supported by the attached Findings and Exhibits.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Council does hereby adopt the proposed Comprehensive Plan and Plan Maps as the COMPREHENSIVE PLAN for the City of Wilsonville, Clackamas and Washington Counties, State of Oregon.

BE IT FURTHER RESOLVED that the provisions of said Plan shall be implemented by the City to the greatest extent possible, and that said Plan shall be submitted to the Metropolitan Service District (MSD) and to the Oregon Land Conservation and Development Commission (LCDC) for Acknowledgment of Compliance with appropriate State and Regional Goals and Objectives.

BE IT FURTHER RESOLVED that following Acknowledgment Review the City of Wilsonville shall make necessary revisions to the Comprehensive Plan in order to gain acknowledgment by MSD and LCDC, and that the revised Plan shall thereby be adopted by Ordinance.

#### FINDING FOR ADOPTION OF COMP PLAN

The Wilsonville City Council adopts the Comprehensive Plan as recommended by the Planning Commission and to address the public hearings, the following Findings are hereby made:

#### FINDINGS:

That the following changes have been made from the PROPOSED COMPREHENSIVE PLAN AS RECOMMENDED BY THE PLANNING COMMISSION:

I. Adding to the Plan Map Section, page 68, of the Proposed Comprehensive Plan, paragraph one, last sentence to read: "When interpreting the intent of the Plan, the text dominates the Map in the event of a conflict . . .

II. Adding to No. 5 under Land Use and Development Objectives, page 69, consistent with the above objectives, 6 acres of Tax Lot 100 north of Wiedemann Road and south of the Burns Bros. Truck Stop, are to be designated for commercial use, the location of the 6 acres within the 33-acre tract shall be determined by the Planning Commission. This 6 acres is exclusive of any commercial use that may be allowed under the mixed use provisions of the industrial designation on the remainder of the tract.

THAT THE CITY COUNCIL REAFFIRMS THE PLANNING COMMISSION'S RECOMMENDATIONS IN THE AREAS OF SPECIAL CONCERNS.

On pages 68 through 73 of the Proposed Comprehensive Plan the Planning Commission identified several areas of special concern and included specific language to guide development of these areas. While some objectives were raised with regard to singling out these areas for special treatment, the City Council reaffirms the Commission's recommendations in these areas as appropriate safeguards.

The Council specifically reaffirms the Proposed Plan concerning:  
Area No. 2 - This area warrants special consideration for the following reasons:

- The area has a lengthy frontage along Boeckman Creek which is designated as open space and therefore requires special design consideration.
- The area also has a lengthy frontage along Wilsonville Road in an area where the existing development pattern is low density. Maintenance of the low density appearance along this section of Wilsonville Road provides for protection of existing development through complimentary design.
- The area abutts existing large lot developments which warrant a sensitivity to density through a shifting of density away from the large lot developments combined with open space and landscape buffering.

The City Council did find, however, that an increase in density for a portion of this area was justified as being supportive of public facilities planned for this area and complimentary to development plans approved on abutting parcels. Therefore, a density of 7-12 units per acre will be designated for the area west of Wilsonville Road and south of a line drawn 1500 feet from the southern property line of the Boeckman Road Ranchetts.

Area No. 4 - The language regarding this area protects against strip commercial development extending eastward of Parkway Avenue along Wilsonville Road. The designated commercial area allows for the same acreage as designated on the existing Plan Map but appropriately directs access to the site via Holly Street.

Area No. 7 - The primary objections to this area were regarding the industrial designation versus a commercial designation desired by the property owners. The industrial designation protects against strip commercial development west of the railroad tracks on Wilsonville Road. It also protects the abutting residential areas to the west from conflicts with commercial traffic extending west of the tracks. The Plan adequately provides for commercial development in other areas of the City deemed more appropriate for such uses.


EXHIBITS:

During the course of preparation of the Plan there were many studies and reports prepared by the City of Wilsonville staff, Planning Commission and Task Forces that provided the supporting documentation for the proposed Comprehensive Plan.


These reports are:

1. PHYSICAL INVENTORY - the Natural Environment Background/Part I - March 1979
2. ALTERNATIVE GOALS AND OBJECTIVES - March 1979.
3. HOUSING AND ECONOMIC DEVELOPMENT Background/ Part II - July 1979
4. PUBLIC FACILITIES AND SERVICES Background/Part III - May 1980
5. Additional working papers and memos were prepared that have been incorporated into the Comprehensive Plan in some form.

Adopted by the Wilsonville City Council at a regular meeting thereof this 7th day of July, 1980, and filed with the Wilsonville City Recorder this same date.

  
WILLIAM G. LOWRIE, Mayor

ATTEST:

  
DEANNA J. THOM, City Recorder