

**PLANNING COMMISSION
WEDNESDAY, JUNE 10, 2015
6:00 P.M.**

**Approved
September 9, 2015**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

Minutes

I. CALL TO ORDER - ROLL CALL

Vice Chair Greenfield called the meeting to order at 6:02 p.m. Those present:

Planning Commission: Jerry Greenfield, Eric Postma, Peter Hurley, and Simon Springall. Al Levit and Phyllis Millan arrived shortly after Roll Call. Marta McGuire and City Councilor Charlotte Lehan were absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Miranda Bateschell, Nancy Kraushaar, Steve Adams

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

III. CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda.

Elizabeth McCord, 7893 SW Rockbridge St, said she was concerned with two intersections in town that were becoming problematic. One was the Boeckman Rd/Canyon Creek intersection where there was a four-way stop. As more traffic was starting to come down Canyon Creek and go through the new street extension to the south, more and more people were not always stopping at those stop signs. It was really becoming a problem, especially heading into summer season, not only because kids would be out riding bikes and for people walking and running along there, but also for drivers. Every morning, she sat and waited to make sure she had eye contact with other drivers to make sure they were going to stop and were slowing down. There were times when people would suddenly stop at the last minute or go through and wave like they did not realize there was a stop sign. It was becoming a real problem. She noted there had been some accidents recently and one had involved her neighbor and her 13-year-old child, who could not be present tonight. She told her neighbor she would mention her accident because the intersection was a concern.

- Her other concern regarded where Morningside Rd came out of the neighborhood onto Canyon Creek, which was a poorly engineered street design. Canyon Creek had a very poor line of sight as drivers came off Morningside and there were near misses almost every morning. Cars come around the corner faster than the 35 mph speed limit. People need to be aware that it was a neighborhood with cars coming out of it. She understood there was discussion about closing off that end of Morningside at Canyon Creek, but that would result in traffic from 60-plus homes using the one entrance/exit for that Renaissance neighborhood, which was also not a good design for safety, fire, and other reasons. The Planning Commission should look at the design, especially now with the beautification project on Wilsonville Road that would potentially shuffle a bunch of traffic down Canyon Creek.

Chris Neamtzu, Planning Director, encouraged Ms. McCord to provide her contact information for City Engineer Nancy Kraushaar. He noted the Engineering staff was actively working on a wide variety of issues related to the topics Ms. McCord raised. He added that one of the City's traffic engineers, Brad Coy, with DKS Associates, was also present.

Ms. McCord explained she wanted to bring these issues forward, not only to have them on the record because they were becoming more and more of a concern, but also because people were posting things on Facebook and she was trying to encourage them to voice them here instead.

Vice Chair Greenfield noted that work had begun on the enhancement of that intersection, among others, as part of a recent upgrade. Striping that was more convincing might help the situation.

Ms. McCord stated that for Frog Pond, the Wilsonville/Stafford/Boeckman/Advance Rd intersection would also become a big issue, adding it was already horrendous. Although some would disagree about increase of traffic, there was, in fact, increase of traffic there as well.

Jan Johnson, 6591 Landover Dr, thanked the City for the median going in on Wilsonville Rd and hoped it would reduce traffic speeds to 35 mph. She had talked with Council a few times, but Wilsonville Rd was really dangerous. She lived on the corner and had to put in triple pane windows so they could hear themselves, and they could not use their backyard. The main problem was the semi-trucks, which rattle the dishes and cause the light bulbs to become unscrewed as they pass by. They had seven semi-trucks go by within four hours and they were really trucking. There were two schools nearby and a third was being built, and kids ran in the bike lane for track; they jaywalked and had their bikes. Everybody knew what kids do and a semi could not stop on a dime. She had spent about two days talking to ODOT about traffic. They informed her that Wilsonville Rd was under the City's jurisdiction, and while they did approve speed limits, truck routes and speeding was up to the City and when the City came up with a plan, ODOT would look at it. If she wanted ODOT to do it, she would write them a letter, but she did not feel she should have to do that since there were people with kids that knew there was a problem, so she was bringing the problem to the Planning Commission. Some ideas that had been discussed included having no semis or big, huge trucks allowed on that road.

- Also, traffic had increased in the one year since she moved in. She could not get out onto the street without being very careful due to traffic that had increased tremendously, but the speed limit was really bad.
- She had told everybody about the speed. One person had suggested she get a speed gun and do it herself to let people know because when the trees were waving and bending when trucks go by, that was not 35 mph. The new streets recently put in that Ms. McCord had been talking about had a speed limit of 30 mph. Her neighborhood had houses and apartments that all came out onto that street with the three schools, maybe, and it was posted 35 mph, but drivers went 45 to 50 mph.
- She asked that the Commission to consider doing something about the trucks. She did not mind the cars, as she understood when she bought her home that cars traveled back and forth from West Linn and Oregon City to go to work in Salem. But even ODOT said that the trucks try to dodge everything they could, so any help with Wilsonville Rd. would be appreciated. As she told City Council, she did not want to look out her kitchen window and see a dead kid out there from being hit with a truck.

IV. CITY COUNCIL LIAISON REPORT

No City Council Liaison Report was given due to Councilor Lehan's absence.

V. CONSIDERATION OF THE MINUTES

A. Consideration of the May 13, 2015 Planning Commission minutes

The May 13, 2015 Planning Commission minutes were approved 4 to 0 to 2 as presented with Commissioners Levit and Springall abstaining.

VI. WORK SESSIONS

A. Frog Pond Area update (Neamtzu)

The following handouts were distributed to the Planning Commission at the start of the meeting:

- Frequently Asked Questions dated June 3, 2015.
- Attachment F, Citizen Input received since April 2015 Open House
 - Additional public comments received via email after the June 3, 2015 Planning Commission Packet Distribution are an addition to Attachment F.

Chris Neamtzu, Planning Director, stated tonight's extensive presentation was filled with interesting facts and new information responsive to much of the citizen input received to date. He noted the Frog Pond planning effort had been underway for well over a year and a number of meetings had been held by the Frog Pond Task Force and by the Technical Advisory Committee (TAC), as well as multiple work sessions by City Council and the Planning Commission. The City also had literally hundreds of communications with individuals about the project over the life of the project, including a lot of citizen and property owner engagement and many interested parties, so there was a very robust public involvement. The Commission seldom had people show up and tell them what they thought, so he was excited about the great citizen engagement, which always resulted in a much better process and project. He thanked everybody for their participation, adding hearing from people and working together to find solutions was what public policy and development in local government was about.

- He noted concept planning was complex, as could be seen by amount of material in the meeting packet, so he challenged the consultant team to speak in plain terms and try to make the difficult, very technical concepts of funding infrastructure, land development feasibility and concept planning as easy as possible to understand. This type of process and project also elicits a lot of emotion, since many different people were affected by these types of important plans. He believed that out of all the work the Planning Commission did, specific geographic area concept planning was the probably the most important. Concept planning leads to the creation of future neighborhoods that were real places, with real schools, parks, and trails that identify the future of our community. He knew no one on the Commission took any of those responsibilities lightly.
 - These were the places where people would live, raise families, buy their first home, and possibly retire, and upsize or downsize. It was important to note that everybody came from different backgrounds and places with different experiences and everyone wanted different things at different stages of their lives. It was often difficult to imagine what one might need at those different stages. It was difficult to imagine what one might need in 15 or 20 years, but it was important to think about such things in the context of preparing concept plans. Providing for the concept of aging in place was another important consideration when working to create future communities.
- He reviewed the work session agenda and overall project timeline, which were included in the Staff report, noting that although the project had taken a slight delay and was several months behind schedule, there was no pending decision on the urban growth boundary (UGB) so there was time to do good work. The project was still on schedule for Planning Commission and City Council work sessions in June and July, but he was unsure when a public hearing would be held given the amount of work remaining and the need to figure out what path Frog Pond was taking.

With the uncertainty of the Commissioners' summer schedules, the September meeting was a possible date for the Concept Plan hearing.

- Phase II, the implementation phase of the project, would last well into 2016 and would involve a lot of very important work on how to develop the zoning codes to guide development in Frog Pond. Lot dimensions, setbacks, building heights, urban form, and many other considerations would go into Phase II. Many details were yet to come, but the Concept plan would be the first major piece in planning Frog Pond.
- Tonight's work session was informational for the most part. Staff was not seeking anything specific direction from the Commission but wanted to give the Commission, and the public time to consider the information and hear from the public. Staff would return with another work session in July where specific direction would be requested on a land plan. The material was responsive to citizen input and the process was at the stage of working to balance a lot of different interests, ideas, and suggestions.
- He introduced the team and described the work session presentations for the evening, and also noted the new and updated documents provided in the meeting packet. With regard to the land use framework, he noted the lot sizes in all categories had increased in all segments and in all neighborhoods. As the Commission contemplated the changes, it was important to note that this was a menu of choices and the team might not have squarely hit the mark; there might be things that were appropriate in the West Neighborhood that were a different condition in the East or the South Neighborhoods. Tonight's dialogue would largely be about the menu of choices.
- The team prepared a Frequently Asked Questions (FAQs) document that would hopefully clarify some issues and address many of the common misconceptions that continually kept coming up on the project, some of which had been addressed many months ago. The FAQs were distributed to the Commission and made available to those in attendance.

Joe Dills, Project Manager, Angelo Planning Group, explained that the purpose of tonight's agenda was to connect the dots between the all public input received, the infrastructure funding and development feasibility and the land-use options, especially with regard to lot size and the available options and solutions. The intent was to inform the Commission how one piece in infrastructure would connect to lot size and also to community responses that had been heard.

Miranda Bateschell, Long-Range Planning Manager, provided a high-level summary of the results from the survey and open house via PowerPoint. Some of the results were keenly connected to the topics to be discussed during tonight's work session and would help inform the Commission's thoughts around the remaining issues. The entire report was included in the packet beginning on Page 5 of 143 in the meeting packet.

Comments and questions from the Planning Commission were as follows with Staff's responses as noted:

- Concern was expressed that the responses did not seem to correspond to the mix of demographics within Wilsonville as a whole as the responses were skewed toward very wealthy families within the city. The responses did not represent a good cross-section of Wilsonville, and perhaps the results meant the City was not necessarily getting the full input from the demographic that might impact Frog Pond residents or different residents of the wider Wilsonville
 - Ms. Bateschell replied that often, higher-income people had more time to participate in surveys, so there were times when that was skewed, which she believed was common. In this situation the City was not necessarily anticipating quite the response rate and breakdown received, which would be important to future planning and how the City conducted public outreach as far as getting the word out. The City had reached out using its

typical methods, which included the City website, Facebook, and monthly newsletter, so some outreach might not have made its way to other populations who were not online or on Facebook and paying attention in that way.

- She agreed the responses received were not representative of the community as a whole. When looking at the demographic breakdowns of the community, the respondents did not necessarily represent the entire citywide population.
- However, proximity to the project itself might have been a factor as well. The neighborhoods around the Frog Pond tended to be in the higher-income range as opposed to other locations around the city. Residents in proximity to a project were going to care more about it a more, which would most likely affect the results. There were a lot of apartments in the area as well.
 - Ms. Bateschell reviewed Slide 6, which broke down where survey respondents lived, noting the highest percentage was from East Wilsonville and the surrounding neighborhoods, but there was a pretty good split in responses from those in the east, central, and west portions of the city.
- The additional testimony in Attachment F could not be included in the analysis, which began in mid-April, but the tenor of that information and attachments played out in a lot of what was presented tonight in terms of people wanting larger lots and more large lots, and having those types of opportunities reflected in the Concept Plan. That additional input followed a lot of the same consistent messages received through the open house process.
- It was clear that some people had not actually read the plan.
 - Ms. Bateschell agreed that there was some misinformation out there, which was the main reason the team created the FAQ handout which was also posted on City website so people could get better information in terms of what was included in the plan.

Brian Vanneman, Leland Consulting Group, presented the Infrastructure Funding Strategy (Attachment C) and Land Development Financial Analysis (Attachment D) via PowerPoint. He explained that the Funding Strategy detailed what would be funded and who was expecting to pay what, while the Land Development Analysis helped connect what the City assumed developers would pay and how that factored into the land development equation with regard to what types of lots and homes were feasible while providing funds for land and infrastructure and how that would affect those homes' pricing. His key additional comments, including responses from him and Andy Parks, CPA, to Commissioner questions were as noted:

- Reimbursement districts (Slide 10) could involve one developer or a consortium of developers picking up those costs. A consortium of developers might form a separate LLC, for example, which would receive payments and then the LLC would take care of the distributions internally, or the City could end up with multiple signed agreements with the various parties.
 - The benefit to having one big district was to spread out the costs of the improvements over 600 or 700 units, rather than a smaller number of homes paying for improvements as they came on line, resulting in more costs being spread over fewer homes.
- Specific real estate information was received from at least two brokers, Debbie Laue of Hasson Group and Lori Loen of Summa, for the Land Development Analysis.
- There was clearly a market for the large homes. Slide 14 featured two lots that had sold this year. The property that sold for \$749,000 was 9,000 sq ft, and the property that sold for \$679,000 was 15,000 sq ft.
- He clarified that Days on Market (Slide 17) was the time from the point that the home was officially listed to when the sale closed, so the homes in Villebois that were unfinished and sold were not accounted for in the figures regarding 50 days on the market for new construction.

- The classifications did vary from Option D to Option E. While the visual of the Land Use Framework Plan was the same, the definitions of the lot sizes changed because they had increased in size.

Comments and discussion from the Planning Commission was as follows with responses to Commissioner questions as noted:

- Figure 11 on Page 62 of 143 showed the average home sales in Wilsonville, Tualatin, and West Linn and Figure 12 on Page 63 of 143 essentially showed the number of home sales based upon lot size, but how much was demand-based? Tualatin and West Linn were just not building smaller lots. The data on what was selling in Wilsonville seemed very supply-based because that was all Wilsonville was building, so conclusions made about people in Wilsonville wanting smaller lots was based on skewed data.
 - Wilsonville was on a push to try to attract businesses that had higher income, even executive level positions, and yet the only demand was based upon the community of the existing residents. It was interesting that the largest sector in Wilsonville was \$75,000 to \$150,000, but that was very short-sighted if the assumption was that people were going to move from one spot in Wilsonville to another. To attract jobs, the City had to assume people would come from other locations, but that data was not available.
 - Tualatin and West Linn were doing something right, perhaps it was lower land value, but they were not bothering to build smaller lots because they could sell larger sized lots at a higher amount. The volume of data provided did not address that issue.
 - Mr. Vanneman agreed similar concerns had been heard in the past when presenting the plan. He displayed the Market Area map for Wilsonville that he had presented previously. The market area, which might be redefined, was defined sometime in 2014, and shown by circles drawn around Wilsonville, Tualatin, Sherwood, and the unincorporated areas between the cities. Typically when building housing, a larger market area should be served than just the local community. Brokers and developers typically stated people were cross-shopping in Tualatin, Sherwood, Wilsonville, and those areas in between. The demographics of that market area were quite similar to Wilsonville. Rather than 9 percent of households \$150,000 or above, there was 12 percent, and the percentages of households \$75,000 to \$150,000 were very similar.
 - But Wilsonville was lower than the average, quite a bit lower than Tualatin, and drastically lower than West Linn, so the data did not say anything different than Tualatin and West Linn had been able to attract higher household incomes. Wilsonville was telling those who were looking for that size of home in the market between Wilsonville, Tualatin, and West Linn to not bother coming to Wilsonville. The City could and should aspire to be in those same ranges as Tualatin and West Linn. Wilsonville was trying to build businesses that aspired to hire those kinds of people, but did not want to build the housing to accommodate them.
 - Mr. Vanneman noted the lot sizes for Tualatin shown in blue in the graph on the right side of Page 63. He stated that the current Option D averaged lot sizes of 4,000, 6,000, and 8,000 sq ft, which was very reflective of the last ten years of development in Tualatin. Option E had 5,000, 7,000, and 10,000 sq ft lots, so that was maybe more reflective of West Linn.
 - The communities of Wilsonville and West Linn shared schools, so there was a different scenario according to this graph. One of the largest drivers of where people were going to live and how much they would spend on a home was schools. Although they had the same schools as West Linn, Wilsonville was intent on building smaller than West Linn, which was baffling.

- Although the options presented tonight would transition Wilsonville to Tualatin and West Linn, a lot of data indicated that was probably not a good idea. Was that a data problem in that the data was too limited?
 - The question was not about what was in Wilsonville and how to sell it to Wilsonville residents, the question was how could Wilsonville attract people in that market, because although the City wanted to build the employment for those people, it did not want to build houses for them. Was there a data point up to help with that? Something seemed to be missing, because the data was not there. Hopefully, developers and real estate brokers could provide some education, because they would provide some anecdotes but data was needed.
 - Mr. Vanneman confirmed the data was the actual home sales' values that he had seen. He agreed there was clearly something in the market, but believed it was beyond just lot size that people were buying in West Linn, in particular. People had opinions about what that was, and people might disagree, but he believed the reason for the disconnect was that he was looking at data that said the transition to Tualatin, in terms of achievable pricing, could not be done overnight, so maybe a phased or stepped approach was needed. It also begged questions of what other amenities in the land plan could get Wilsonville there. For example, he asked one of the brokers in the audience tonight how they could drive large lot sales in Frog Pond, and one reply was to maybe host a Street of Dreams in 2018. As Ms. Bateschell pointed out, parks, connectivity, and open space, tend to drive pricing and demand regardless of lot size.
 - He agreed schools were a factor as well. Lake Oswego was another place where the Street of Dreams pops up, and Wilsonville's schools were comparable.
 - Mr. Vanneman believed Option E was a divergence from the past, which might be good or bad. From his point of view, just looking at the data, he believed it had more risk.
- Lowering the cost of land could minimize the risk a bit. Was the price per foot for raw land in Tualatin or West Linn as divergent as it was in Wilsonville?
 - Mr. Vanneman responded really good data on land costs was difficult to come by, especially because it was rare that Clackamas County records included the home sale price, lot sale price and the end point. From the team's analysis, two main determinants of lot price and raw land price were the value of the finished home and the size of the lot. In general, the same 6,000 sq ft lot in Wilsonville would be more valuable in Tualatin because the homes sold for more.
- It was a weird anomaly because Tualatin buyers were actually paying more per foot, but building a larger home on a larger lot and selling it for a higher price for what actually ends up being a slightly lower price than what Wilsonville could do it for according to the models. Perhaps the missing data point was the actual raw, undeveloped land value.
 - Mr. Dills suggested the team could research data points that might explain some of the differences in the averages, building off some of the points that had been made, and return with that information in July. They knew it was not schools that made the difference or the proximity of managers and executives to the businesses because business was strong in Wilsonville.
- It would also be really informative to get that next level of comparison in how the house prices were set, especially in relation to West Linn because of the school district and because, as heard in some of the input, the City did not want to push people out necessarily who wanted to stay in Wilsonville but decided to live in West Linn instead.

Mr. Dills presented via PowerPoint the key issues, options, and solutions discussed in his memorandum (Attachment E) regarding the residential component and lot sizes, which was the key issue. The four other issues were really simply refinements to the plan and would be addressed

following the Commission's feedback. His key additional comments, including his responses to Commissioner questions, were as noted:

- He confirmed that in the memorandum only a portion of Morey's Landing had been measured in the list of sample neighborhoods showing typical and comparable lot sizes. Morey's Landing was still representative of large lots but the lot size was slightly larger than that included in the table.
 - Also providing the home values or recent sales prices of homes in the three neighborhoods with those lots was also suggested.
- The dashed green lines on the draft concept plans represented existing tree groves, which were included on the plans as reference points to indicate where things were.
- When comparing the Home Purchase Price Range in Figure 3, Income and Housing Affordability in Wilsonville (Slide 9), to the average home prices of Option D and Option E in Observations (West) (Slide 11), even the Small Lot in Option D would be too expensive for people earning \$75,000 to \$100,000, and the large lot was too expensive for people earning \$150,000 because it was over \$600,000. Option E was even more out of reach for those particular income ranges.
 - What was the preferred target demographic for household incomes in Frog Pond, those earning \$75,000 to \$150,000 or \$100,000 to \$200,000? What level of diversity had the Commission been picturing? This was not the level of diversity Commissioner Springall in mind.
 - Figure 3 regarded the Income and Housing Affordability of Wilsonville's demographic, and as discussed earlier, the data was from a limited pool of demographics. While a home might be out of reach based upon Wilsonville's demographic, and if Wilsonville was aspiring to a different demographic, it was not out of reach according to West Linn's demographic.
 - Secondly, \$75,000 to \$150,000 was the range for the Small Lot, but there was no upper limit for incomes higher than \$200,000 and combined incomes could get into that neighborhood, it did not mean it was unattainable for those with that income. Figure 3 regarded only Wilsonville's income demographics and not West Linn's income numbers, for example.
 - The only demographic that mattered for affordability of price range was household income, and the values for Large and Small lots did not really match up with what the Commission discussed before of \$75,000 to \$150,000.
 - The target demographic could be different in West Linn but those income figures were not provided. What percentage of West Linn residents earn between \$75,000 and \$150,000?
 - The target demographic should stretch significantly higher than \$150,000.
 - Knowing who could reasonably afford these homes went back to the discussion about the target market; if a person could only afford a certain home, Figure 3 demonstrated what the target income needed to be.
 - Mr. Dill explained now that costs were actually being loaded into the plan, the finding was that there was not much for the home buyer with under \$150,000 in income, whether they already lived in Wilsonville or were relocating here. That was a key issue that needed to be addressed.
 - His advice for the strategy for the West Neighborhood was that no matter where the floor was; a little something should be provided for everybody, as well as some variety. Although the floor was not as low as they would like, as far as having a wide demographic that could buy, but there should still be some toward the Small, Medium, and Large Lots, which was one thing they were trying to figure out.
- The tables on Pages 85 and 89 of 143 in the packet showed how many of the total dwellings in Option D and E were Large Lots. Option E had 89 Large Lots.

- Remarks in Attachment D stated that in both Option D and Option E, the Large and Estate Lots would need to sell for more than comparable homes as there was an above-market component. A decrease in the price of raw land would be one way for developers to offset their costs a bit, although it would only go so far. Was there way to estimate what prices raw land might sell for under Option D and Option E?
 - Mr. Vanneman explained there was a floor for land value. People want to sell their land for something, or they would not sell it. They could also sell their land to someone who did not want to connect to the city systems or wanted a farm, horse stable, etc. There were not many of those transactions so it was difficult to see what that market was, and agricultural prices were also a factor. Considering all those things in Frog Pond and semi-comparable areas, transactions had been seen between \$1 per sq ft, probably for agricultural land, and \$3 per sq ft for raw land. The higher values were probably for people living on the property. If the land values drop too much below \$4 per sq ft then the Concept Plan might not happen because people would either not sell their land or sell it to somebody who wanted to farm it or have acreage.
- Mr. Dills assured that designated areas of significant tree groves would not be impacted by Option D or E. The City had a regulatory construct for significant resources, so protecting the tree groves was assumed to be a constant. While the green dotted lines illustrated where a tree grove was located, they were not intended to be the same as the Significant Resource Overlay Zone (SROZ).
- It seemed the basic unanswerable question seemed to be if they build it, would they come.
 - Mr. Dills responded a key way to look at it was if Frog Pond was planned so people could afford it, they would come; and if it was planned so that it was the quality Wilsonville expected, they would come. The key was to make the numbers and the livability work.
 - The premise in the Concept Plan there was that “they” would be a spectrum of buyers. In the West Neighborhood, 50 percent of the homebuyers were people who could afford the Medium Lot choice, with 15 percent of the homebuyers at the Large Lot end of the spectrum, and he agreed there was no ceiling on that. The right project would sell expensive homes, same with the small. “They” were a different array of home buyers all artfully planned over 180 acres of land connected by beautiful public realm improvements.
- The reason the City was in this position was because State Planning Goal 10 required diversity of housing costs and styles; it did not say each project had to be diverse within that project, only within the community, and the Commission was losing sight of that when determining what the floor should be.
 - Figure 12 of Attachment D (Page 63 of 143) clearly showed that based on Tualatin, and West Linn, the City of Wilsonville did not currently meet State Planning Goal 10. It was time for Wilsonville to get out of its comfort level, which currently stopped with lots at about 7,500 sq ft, according to Figure 12. Wilsonville had a great housing base of lots in the 2,000 to 4,000 sq ft range, a mediocre second-tier base of 4,000 to 7,000 sq ft, and then Wilsonville fell off the map; whereas West Linn, Wilsonville’s school sister, really picked up the game at 7,500 to 14,000 sq ft.
 - Was the City government interested in providing Section 8 housing or following the mandate of State Planning Goal 10 which said provide diversity of housing at all levels in the community. Wilsonville was failing at that and would need to get out of its comfort zone to comply.
 - No more economic data was needed or statistics about what was or was not affordable. Not everyone could buy a \$1.2 million home, but plenty of people within the metro area could. Portland was a great example of diversity in housing and had homes in the \$4 million to \$7 million range, but Wilsonville did not have anything even 1/10 of that.

Vice-Chair Greenfield called for public comments.

Jim Wolfston, 7331 SW Boeckman Rd, stated he found the conversation interesting and helpful. In addition to owning a home in Frog Pond, he also owned land in West Linn. He felt he had a solution to the conundrum of what West Linn was doing right to attract wealthier people, which seemed to be a quiet ambition, at least amongst some members of the Commission. Looking at the demographics, there was probably no statistical significance in the differences between Wilsonville versus Tualatin. However, the major differences between Wilsonville and West Linn were the geography features and natural views that were not found in Frog Pond. If Wilsonville wanted to be more like West Linn, the best place would be closer to the Willamette River; the City needed to grab onto something that created differentiation. As someone in the wealthier demographic, he would not buy a \$750,000 home in Frog Pond when a \$750,000 home in West Linn had views of the Cascade Range, Willamette River, and enjoy huge Douglas fir trees. Even if these views were not available from his property, he could walk down the street to see them. Such amenities did not show up in computer-aided design programs. No images were presented of the view of Mt. Hood from Frog Pond because it did not exist. These amenities made a huge difference, so Wilsonville needed to be realistic about what was achievable. Even if the ambition to step up and compete with West Linn was bona fide, it should not be pursued in Frog Pond, which also had powerline towers that devalue the grandeur factor.

Janice Johnson said she was a former realtor that had lived in West Linn for 33 years and moved to Wilsonville a year ago. She moved for the good schools, even though she had no children, because it did make a difference. In West Linn, she lived in Hidden Springs on a quarter acre. She had a beautiful home, but it was too big for her and husband so they sold it. They chose Wilsonville because it had a unique character. West Linn had beautiful homes and she could see all the trees and Mount Hood, until the tree grew and blocked the view. She liked her current smaller home, except for the road, and the City would have trouble with that road with big homes, too. Wilsonville needed to get with the century. When she was a realtor, people were looking at the West Linn-Wilsonville schools, but Wilsonville did not have any splash. When she was a realtor, she had a lot of clients who were CEOs and they always chose West Linn and Lake Oswego because they had the beautiful, big homes, and they wanted acreage and a gentleman's ranch-style property. There was a lot of money out there; people with money were coming up from California and even if Oregonians could not afford them, a lot of people could. If the homes were built with some class and a Street of Dreams look, not all junked up, they would sell fast. She believed the City was missing a lot of money and a big opportunity with CEOs to bring Wilsonville up to the level of West Linn.

Doris Wehler, 6855 SW Boeckman Rd, Wilsonville, commented that citizens wanted larger homes in Wilsonville because the big demand was not being met for current residents who wanted a yard, or want to build a bigger house or have a three-car garage. She liked Option E and agreed that diversity on this particular piece of land was unnecessary because the City already had less expensive lots. She believed there should be some Small, Medium, and Large Lots, which Option E provided, but she was concerned about the balance of lots. There were only 93 large lots and 50 percent were medium-sized lots, so some of the medium-sized lots needed to be converted into Large Lots. She added that she was volunteering her property for the larger lots.

- With regard to the funding discussion, she believed the City was about to embark on spending urban renewal money for the Coffee Creek Industrial Development. When recalling the millions of dollars of urban renewal money spent on Villebois, she found it interesting that no urban renewal money was marked for Frog Pond. Funding on the part of the City was only from the CIP, the Capital Improvement Projects. She questioned whether the Frog Pond development was being treated fairly on what they had to pay for.

Gordon Root, Stafford Land Company, 485 S State St, Lake Oswego, said he was one of the developers of the 2016 Street of Dreams on Pete's Mountain. He applauded the City's effort in getting and actually being responsive to the public's input. He suggested that the City look at Wilsonville's net employment market as about 83 percent of the people that worked in Wilsonville commuted to their jobs. He also suggested talking to business owners and senior-level managers at Wilsonville's businesses to see where they lived and why. Many commuted to West Linn or Lake Oswego because there was no housing option for them in Wilsonville. They grow their roots in their community and skew the demographics of that community because they take the money they generate in Wilsonville to that nearby city.

- People grow roots in Wilsonville because it was a great place. There were a whole bunch of medium-lot homes, but where did homeowners go from there? Their choice was to move out of the community or stay in a home with which they were less than satisfied. Wilsonville needed to provide that move-up opportunity for people in the community.
- If his company had the ability to build on a 10,000 to 15,000 sq ft lot, they would overshoot the required home prices because the market demand was there. His company bets every day on what the market would be when building spec homes and installing infrastructure. The market did exist, it was just an unfilled need here in the marketplace.
- He liked Option E. He recalled in 1984, only so many units were allowed on a particular parcel of land. Now, with minimum density standards and the UGB, you cannot build less than a certain number of units. The City had a very unique opportunity to provide large lots because they were going to become an extinct beast going forward. The City needed to seize the moment, get the large lots while they could, and provide the housing choice for people in Wilsonville.

Commissioner Postma asked for his assessment as a developer, if the City planned for that, did it pencil out from a developer's standpoint; if they built it would they come.

Mr. Root replied absolutely, adding that the City's consultant had done a wonderful job assessing the costs in the tables that they had; it was dead-on and very good. If Wilsonville built it, they would come, because they were already there.

Dorothy Von Eggers, 6567 SW Stratford Ct, said she lived in the Landover Development. She noted that a lot of this plan was not targeting the people who already lived in Wilsonville. As far as the "if we build it will they come?" question, she reminded about the unrelenting snowfall, flooding, tornadoes, hurricanes, and droughts occurring in other parts of the country. Oregon was a paradise and people would want to move here from other areas of the United States. People were willing to pay a premium for quality of life.

Baby boomers were also returning to Oregon, like her sister and her husband who moved back to retire after becoming empty nesters. They wanted some room and would love to live on an acre parcel. People in general wanted room to roam, room for their adult children coming home, and room for their future grandchildren to visit. They wanted to be near a large city, an international airport, and doctors and hospitals, especially baby boomers. But, they did not want to be in the Portland city limits or out in the sticks in rural areas on five-acre parcels, which was why Wilsonville was a prime area. Wilsonville had the Willamette River, a country setting, and they could make Frog Pond what they desired. She also believed that if they built it, they would come.

Todd Tolboe, 30400 SW 35th Ave, said that unlike what the Mayor did at the last City Council meeting, he hoped he would not be discriminated against because he did not live within the city limits. He was a 17-year resident of the area. He started in an apartment and lived in two other homes, but as his family grew, he needed more room. His daughter wanted to raise chickens, the family needed a pool, and they had cars to work on. But there was no place to do all this in town; the

room was not there. He and his wife love the Wilsonville community. His wife was very active in the school and he ran a local Boy Scout troop, so they were “Wilsonville.”

- He believed Option E was a great start, and agreed that Wilsonville had a great opportunity to follow the State guidelines, which he had printed out. He had worked with Mr. Neamtzu in the past while president of his homeowners association. He quoted Mr. Neamtzu, “This is the future of the community. This is our chance to provide for lifetime stages not just of Frog Pond, but for the entire Wilsonville community.” He stated that since Wilsonville was already over-indexed in high density, small and medium lots, now was the chance to create an Option F even and look for more large lots.

Elizabeth McCord, 7893 SW Rockford St, said she spoke at the City Council meeting a few weeks ago and was struck by what she had heard both at the Council meeting and tonight that some people did not want her to stay in Wilsonville. She was in the higher income bracket. She did not have more time than somebody who might live in an apartment, a smaller home, or on a smaller lot. She was missing her daughter’s softball game tonight, had to arrange carpool for her son at soccer, and was supposed to be grocery shopping but the Commission did not take public comment first, so she was going after the meeting. She worked and commuted every day to Lake Oswego on Stafford Rd. They chose to live in Wilsonville rather than West Linn or Lake Oswego because of the community of Wilsonville. They enjoyed the small town feel, that it was a city with a country feel. They enjoyed that many of the lots were flat. Unlike an earlier description of West Linn, they did not want a hill; a view was not important. They had kids and wanted a yard and to be able to entertain and have barbecues with their family. She believed that was missing in Wilsonville if they wanted to move up. They had a 6,000 sq ft lot and were actively looking for a larger lot but they were hard to come by. On Stafford Rd, they would have to consider buying something five acres or larger because the smaller acreage or larger lots outside of the city limits were bought up pretty quickly and not on the market long. There were people who could afford and wanted to buy and live in Wilsonville.

- Part of her problem with the survey and with some of the demographics provided was that data could be skewed, both by the information one was able to gather and by information that was not available. The reason lower-income people were able to live in Wilsonville was because the city had one of the largest apartment ratio, which would draw lower incomes by its very nature. And, that was not bad; She had friends who lived in apartments and apartment residents were great people, but they were just in a different demographic. If they were able to move up and wanted to stay in Wilsonville, they would, but the City should not put her out of Wilsonville simply because she was not falling into the smaller demographic of what already existed in Wilsonville.
- Wilsonville needed diversity, which was present in other communities. The newer, west side community had diversity. She would not name the community since Council seemed to think that community was being discriminated against, which it was not. That community was not utopia; it had problems. Those residents loved where they lived, but did not realize the size lot they were buying was only big enough for their dog to use as a restroom and not for their small child could go out and play. Where would one move to if they wanted a larger lot? Wilsonville did not have those options.
 - The older, larger homes in Wilsonville Meadows sell very quickly and some people like to buy older homes, but some people want new homes or homes built within the last 10 years, and where did that exist in Wilsonville?
 - Two weeks ago, Renaissance Boat Club had six lots that were sold. Out of the six, only two buyers were boat owners. The other four were people who wanted to play golf and enjoy Charbonneau, but wanted a new house. She was shocked that people were buying the larger homes with a medium sized lot that were not even buying for the river access. There was a desire for bigger lots and homes.

- She moved to Wilsonville for the school district and chose Wilsonville over West Linn because of the hills, the house, and they wanted a flat lot. But Wilsonville schools were slipping in their grading of being a top school. West Linn carried the school district for being a top school district, and that needed to be looked at and known. Wilsonville had great schools, great teachers, and a great community, but the schools were slipping and that needed to be addressed. She moved her daughter to a charter school in West Linn because she needed something different, and thankfully, that was an option in the school district. People did come to Wilsonville for the school district, but more things needed to be provided, like housing.
- She noted that the Mayor had mentioned that Villebois was a 17-year project before it actually came to fruition so she urged the Commission to vet this process out. There was time. She liked Option E as a good starting point, but still believed it was skewed more towards Small and Medium Lots than larger lots. A Street of Dreams was built not too long ago in an unincorporated area, and she understood all of those homes were sold, so people did buy them and they came.
- She urged the Commission to vet this process and not be held back by a need for diversity in Frog Pond when Wilsonville itself already had the diversity. The diversity of larger homes, larger lots or just larger lots without the larger home, was needed. The Commission had a very interesting proposal before them and had an opportunity to control growth and allow Wilsonville to still be the community people were drawn to and wanted to move to without allowing Wilsonville to become a Beaverton, Tualatin, or Tigard which were dense, had a lot of traffic, and people were trying to move out of.

John Ludlow, Wilsonville, thanked the volunteer Commissioners for their hard work, noting the additional time required to read and digest all the material prior to meetings.

He briefly reviewed the history and growth of Wilsonville. When he moved to Wilsonville, he met a man who had moved here in 1955 who was a visionary and an architect. After he got elected as first mayor of Wilsonville, he became the first chairman of CRAG, the Columbia Region of Associated Governments, the forerunner of Metro. He got Wilsonville incorporated in 1969 despite protests from people to the west who thought it would impede upon their one-acre parcels surrounded by 20-acre lands. The next year, Tektronix wanted to build in Wilsonville, and again, people protested that it was the beginning of the end for the city.

- He participated in the first General Plan of Wilsonville in 1973 or 1974. They agreed they did not want to look like Beaverton, but in a lot of ways Wilsonville did. When he first came to town, there were no subdivisions, just Old Town with a motel and a few restaurants and taverns; then came the first subdivision, Serene Acres, and then Montebello, Daydream Ranch, Courtside Estates, Wilcox Acres, now known as Fox Chase, and Wilsonville Meadows. Ever since Meadows, lot sizes had become smaller and smaller.
- He was against urban renewal because it took tax money away from schools, police, fire, libraries, and parks. For example, all the lots in Villebois were frozen at the dirt value. Every improvement that went in at Villebois was taxed at the assessed value, and all of that money went to pay off the bonded indebtedness. The public tax payers invested \$50 million in Villebois, but he had not heard anything about money for Frog Pond. Urban renewal was an incorrect form of scraping money away from vital services to the extent that California quit doing urban renewal districts; there was a reason.
- He appreciated the questions about balance and pointed out that this year the Clackamas County Board of Commissioners finally told Metro enough was enough. Wilsonville had 54 percent apartment housing, and he heard all this about balance and choices, but the choices were out there. With 54 percent apartments, there had to be parity, equity, and some kind of line in the sand where enough was enough and the City could tell Metro that. Currently, any land brought into UGB must be at least eight units per acre, inclusive/exclusive of the roads. If it did

not include even one road on that acre, that would only equate to 3,000 sq ft lots. That was not what Wilsonville should be or what it wanted. As a broker in Wilsonville for 40 years, he knew the demand was there. Wilsonville had become something that was never envisioned by the old-timers. He had talked to City Council about large lots and many people with a lot of history in this town wanted Wilsonville to return to at least 50 percent single family, which was surpassed a long time ago. There was a desperate need and desire for large lots as heard at City Council, during tonight's public testimony and certainly in the letters received. There was a demand for large lots. No one was trying to be West Linn or be snobby, but there needed to be some fairness in Wilsonville. Wilsonville had been a good partner with Metro and had the density. It was time to allow large lots in Frog Pond to bring balance back to Wilsonville.

Lori Loen, 28237 SW Wagner St, Real Estate Broker, Summa, said she was also a former member of the Frog Pond Task Force. She thanked the Commission for bringing up Statewide Planning Goal 10 and all of their comments, and Staff and the consultants for their great presentations. She was pushing for larger lots due to the market's desire for them. She believed there was a natural gateway from Lake Oswego, West Linn, through Tualatin, and into Wilsonville via Stafford Rd. Median home prices in Lake Oswego were much higher than Wilsonville. From Lake Oswego, down Stafford Rd into Wilsonville, they had an opportunity to attract that buyer that wanted to come there and the buyers the City wanted to attract, including some of the executives that drive home on Stafford Rd. Frog Pond was a natural spot to build large homes, but it could not be done with 3,000 and 4,000 sq ft lots like Villebois. She chose Wilsonville for the country feel. She had lived in Wilsonville for about nine years and was not excited by the nature of the changes taking place. It was hard to ask people to move to Wilsonville when most of the 54 percent of apartment housing was on Wilsonville Rd.

- She agreed with Ms. Wehler that there were not enough large lots, although it was starting to look better and she did appreciate the changes that had been done. So much resource protection was on the 89 large lots that she asked how much of those lots were really usable because they were backed up to the creek and there were tree groves. People wanted large lots that they could use; they wanted flat lots, three-car garages, and a single-level 3,000 sq ft home. That could not be done in the building envelope if the lots were all resource protected, so that was another thing that she wanted the Commission to look at.
- She questioned the income levels of the demographic profiles that were presented tonight. Ms. Bateschell's presentation stated that the income levels from a majority of the respondents were well over or close to \$100,000 a year. Looking at the general population, Wilsonville's average income was \$75,000. How many of the people added into the demographic profile were transient residents that were renting and might be moving on and how did that equate to homebuyers? This was another issue for the Commission to consider.
- The side yard setbacks of the 5,000 sq ft lots also really needed to be looked at. Her lot in Landover was about 6,600 sq ft and her house was much too close to her neighbor. She drove through Villebois and took pictures, and those houses were so close together one could hear their neighbor sneeze. When planning even the small lots, she would appreciate it if the Commission would consider how people were being squeezed together.
- Wilsonville was at 54-percent rental; there was no diversity in that and it really needed to be considered.
- Regarding days on the market and price ranges for houses, they were looking at apples and oranges because it was not just new construction. Homes that were older and not updated, like Charbonneau for example, with really big, substantially built homes but zero updates, were going to take longer to sell than newer homes or homes on a large lots that were completely updated, so the days on the market figures were a bit skewed. As stated, statistics could really be manipulated.

- She urged the Commission to please keep all these things in consideration. She reiterated that they had buyers who wanted these large lots and were willing to pay for them. If Wilsonville could utilize the natural transition from the other parts of the community and the county to the north, and keep this corridor, perhaps, to meet a higher demographic profile, everyone would benefit.

Debi Laue, 12340 SW Wilsonville Rd, Wilsonville, said she wanted to present some testimony from people who could not be at the meeting. Pahlisch Homes built two homes in the NW Natural Street of Dreams at Stonehenge, and the margins on those homes allowed for costs associated with infrastructure to be fully covered. Pahlisch truly believed that a third acre of flat land could support a very lovely home that could most undoubtedly support the infrastructure the City was concerned about. They understood the concern and agreed it needed to be addressed, but they believed that if Wilsonville had the right-size lot, buyers would come, and it would be for that main level living that was so desperately needed in Wilsonville.

- As mentioned, the inventory at Charbonneau was all 25-years old. She had people who bought those homes because they were the only single-level home they could find over 2,000 sq ft. But if people had a choice north of the Boone Bridge, they certainly would take it to avoid the traffic mess going to Charbonneau.
- She read an email from another company that did executive homes stating, “We believe if larger lots were created in the planned communities the values of the homes would easily cover any additional infrastructure costs that would be incurred by creating those lots.” Currently, this company was taking their clients who wanted a single-level home out to the country and spending \$400,000 for a piece of property, and then putting in a well, septic, etc., which pumped the price way up. They would definitely rather bring their clients to Wilsonville on a third- to half-acre lot, if it was available. So, would they come? Yes, they would.
- She had sent an email to the Hasson company agents asking three questions: Did they have clients that wanted new, single-level homes, would they build in Wilsonville if the inventory of lots was available, and what would their clients pay for a new, single-level home of approximately 3,000 sq ft with a three-car garage if it was available today? Her favorite answer was, “To answer your question if buyers want a big, single-level home on a large lot, does a bear sleep in the woods?”
 - She got answers from at least ten agents within five minutes of sending out the email that ranged from 2,000 sq ft for \$600,000 up to 3,000 sq ft for \$900,000. People were desperate for flat lots with single-level homes, or at least main-level living; extra bedrooms upstairs were okay, but a great room and nice master down on the main level. Again, if they build it, would they come? Yes.
- Her last point regarded skewing the data. The RHPE category lot of the \$773,000 home was being compared to the price on the \$773,000 RHP for a 10,000 sq ft lot. She suggested not comparing to something that was not new construction. There was very little data for Wilsonville and she appreciated the difficult work Mr. Vanneman had done, but only he had only four data points for large homes, which brought the average price down to about \$595,000. If the two new pending constructions that Peter Kusyk was doing had been included, that price would have went to \$773,000 in a minute, but the properties had not closed, so that data could not be used. At present, things were changing so rapidly that data in six months would be totally different from what was heard tonight. The City was talking about having buildable lots in two to three years, maybe, but the market was moving in that direction, and she urged the Commission to think future, not past.

Mr. Wolfston, 7331 SW Boeckman Rd, said it was an interesting and educational conversation. With regard to the “if you build it will they come” question, he was not sure whether the lots would be two

to three years out, but some other demographic and economic considerations should be in play. He clarified he was not advocating for Option D or E, which were wonderful options. However, he did not believe it was simply a matter of competing with West Linn or attracting a rich demographic and he pointed to some statistics. The country was in an economic upturn currently, but he was worried about future recessions. The United States had a special problem because among developed nations, the United States was the least economically mobile nation in the world. Thomas Piketty's *Capital in the Twenty-First Century* was an important book for understanding where the country was economically in the world. Since the last Great Recession, 90 percent of the income gains in the country had gone entirely to the top 10 percent of the wage earners, compared to the recovery in the Truman Era after World War II when 80 percent of the income gains after that recession went to 90 percent of the population. These were important things to consider in terms of economic mobility. It was not the pretty picture that was sold all the time by politicians. Globally, the statistics just did not show it, even within the United States.

- He also noted that interest rates were at an all-time low, rock bottom zero for the banks, which were not going anywhere but up, and that would affect affordability. The Federal Reserve was talking about raising interest rates six months from now. That would impact affordability.
- So, to the question "if you build it, will they come", "they" included developers. In his business, he could not get trapped in what was called presentism, which was "what was going on today would rule tomorrow", because tomorrow would likely be different. He recommended keeping these practical things in mind. Everyone was involved in the very difficult process of trying to predict the future.

Bill Ciz, 28300 SW 60th Ave, said he lived in what would be the South Neighborhood of the Frog Pond Area Plan and was also on the Frog Pond Task Force. He noted a lot of discussion was focused on the West Neighborhood and lot size increases, and it seemed that there was an overall idea of shifting lot sizes. He found the conversation very informative and helpful. One thing that jumped out at him was that the plan had merely taken the existing idea of the plan and boosted up the size of lots. It seemed like there might need to be some consideration in the overall plan, maybe in the West Neighborhood also, about changing the positioning of the Small versus Medium and Large Lots, because the Concept Plan was built on certain ideas and concepts about laying housing out. Some of those concepts with larger lots or the idea of even larger lots, the 8,000 to 12,000 sq ft lots, might need to be reexamined based on where those lots could be positioned in the overall area, and where they might best be positioned based on the size of housing that they would typically draw. He suggested looking at that.

Mr. Dills continued his presentation, reviewing the remaining four issues or refinements discussed in his memorandum (Attachment E), which regarded the street framework, parks and open space, neighborhood commercial design, and zoning standards.

Mr. Neamtzu responded to questions from the Commission's on the Frog Pond Area Plan as follows:

- Only part of the surplus funds shown in the tables Page 44 of 143 of the meeting packet would be used for the City's commitments in Frog Pond, because the System Development Charge (SDC) methodology was set up to address projects across the entire city, which was how the rate was established. Not all the revenues generated from Frog Pond SDCs would remain in Frog Pond. He confirmed that the CIP funds required for Frog Pond would come from other existing SDC funds.
 - He confirmed the funding surpluses and gaps shown in Tables 8 and 9 on Page 45 of 143 were relatively good numbers and pretty close to neutral. No giant amounts were involved as seen reported for South Hillsboro and other large concept plan areas.

- He clarified that the total off site infrastructure costs were applied per lot, but only a proportionate amount of that cost was used in the calculations; for example, if only 20 percent of the West Side Reservoir was needed to ultimately serve Frog Pond. All the infrastructure costs were divided to provide the total cost of \$14,000 to \$17,000 per unit.
 - Although debated internally, there was simply no way to quantify how much more Large Lots might use than Small Lots. One person might live on a 5,000 sq ft lot and 50 people might live in a 200 sq ft house. A sliding scale based on lot size might be a solution, but there was no way to actually quantify or get a fair and appropriate methodology based on the size of a structure. Having more bathrooms did not mean the toilet was used more than in a small home.

Commissioner Hurley left the meeting at 9:03 p.m.

Mr. Neamtzu's responses to Commissioner questions continued as follows:

- Accessory Dwelling Units (ADUs) were calculated as an extra unit, which was why City Council waived the SDCs on ADUs about six years ago to incentivize building more ADUs in the city, realizing it was a pretty small impact on the whole system. Unfortunately, it had not incentivized the construction of ADUs.
 - As part of Phase 2, the policy discussion would include whether to allow ADUs, and whether a full SDC, reduced SDC or something else should be involved. He confirmed ADUs were currently limited to 800 sq ft in size under the Development Code.
- He confirmed that when adopted, the Frog Pond Area Plan would be for all three neighborhoods, unless Staff was directed to work more on the East and South Neighborhoods and proceed with the West Neighborhood. However, the contract and scope of work were set up to do one concept plan for the three neighborhoods and then do the master plan for only the West Neighborhood, which would get the full implementation and zoning strategy and could result in more work being needed for the East and South Neighborhoods due to the retail use and different housing type in the East Neighborhood. Much of what was done for the West Neighborhood in Phase 2 could apply to the East and South Neighborhoods, though more work would be needed for implementing East and South.
- He clarified that Options D & E were part of a menu of choices; different options could be considered so everything would be kept a bit fluid.

Commissioner Springall noted that during public testimony, it was suggested that an Option F be developed to consider moving some of the Medium Lots to Large Lots. It would be interesting to see the impact that option would have on the price range and infrastructure costs. He was uncertain how to quantify how many Medium Lots should become Large Lots.

Simon Springall moved to direct Staff and the consultant team to develop an Option F, converting 50 Medium Lots in the West Neighborhood into an equivalent area of Large Lots, and show the financial impacts to infrastructure and housing price. Eric Postma seconded the motion.

Commissioner Millan was concerned about having larger lots in the West Neighborhood, only to find that the East and South Neighborhoods would have to absorb a higher density. She understood it could be two separate issues, but she was concerned about making such decisions in a vacuum.

Vice Chair Greenfield believed the point was made that there was wiggle room in West Neighborhood that might not be available in East Neighborhood, but that was well down the road.

Commissioner Millan responded because technically, the City could not even plan that area because it did not exist, but it had to have some planning because of the Concept Plan. She did not disagree with the proposal, but did not want to make the decision in a vacuum.

Commissioner Postma suggested amending the motion to be proportional, so that a number of Medium Lots were increased into Large Lots in all three neighborhoods to provide some flexibility on those numbers.

Vice President Greenfield preferred to defer that to the discussion regarding the East and South Neighborhoods.

Commissioner Postma understood the Commission was discussing the East and South Neighborhoods at the same time.

Commissioner Millan added that even though the West Neighborhood would develop quicker.

Commissioner Springall interjected, saying he agreed with Vice Chair Greenfield. Because of the UGB situation, it seemed that all bets were off for the East and South Neighborhoods in the near term, and there was clearly a lot of interest in moving forward with the West Neighborhood. He agreed the Frog Pond Concept Plan was conceptually for a single, cohesive neighborhood, although the East Neighborhood was different in concept and a lot more dense than the West.

- He believed the Commission was leaning toward addressing the balance of density citywide rather than within Frog Pond, and he had heard some convincing testimony and Commissioner comments along those lines. He was inclined to leave the concept plan for the East and South Neighborhoods alone, adding Options E and F would remain the same for the East and South Neighborhoods, but they would be different for the West Neighborhood.

Mr. Neamtzu noted that additional landscape architecture work was underway to develop some illustrative diagrams of the attached product, including some cottage product, which would be presented to the Commission in July to inform that housing type. He recommended continuing with the motion as made, adding significant adjustments had been made to the East and South Neighborhoods, and more discussions information was underway, so he suggested not jumping too far ahead of that pending information.

The motion passed 5 to 0.

Vice Chair Greenfield noted he was not committing to vote for Option F, but it was good to step a bit more outside the field of comments.

Commissioner Levit stated that based on public input, Large Lots should be placed in the most attractive areas. Placing them right on Boeckman Rd might not be as attractive as somewhere else. There should be a reason for where the Large Lots were placed; perhaps, there was a better location than what the City normally considered the gradual transition of the size of the property.

Commissioner Postma added that placing more of the Large Lots along the Significant Resource Overlay Zone (SROZ) actually provided the opportunity to have larger lot sizes. The homes would not abut the SROZ, but there would be usable, though not buildable, space.

Mr. Neamtzu replied that was conceptually possible. The team viewed the SROZ as a public amenity and was not looking to privatize it, which was discussed with the Task Force. The lotting was not envisioned to go down the canyon. The SROZ was considered more as a collective

resource that benefited the entire community. Having the trail interface and linear greenway crossing private property on public easements would not work well. It was better planning to think of it as a community asset.

- He clarified that the reason for locating the cluster of small lots next to creek was due to the proximity to the job base and Town Center.

Commissioner Springall clarified the Commission was asking for a financial analysis, not the actual lot locations.

Mr. Neamtzu said Staff had guiding principles to inform how to develop Option F, which would be a very thoughtful process and Staff would return with an explanation in July.

Vice Chair Greenfield called for a brief recess at 9:20 pm and reconvened the meeting at 9:24 pm.

B. Transportation Performance Modeling - Preliminary Look (Adams)

A 4-page handout titled, "Why a New Performance Report?" was distributed at the beginning of the meeting.

Steve Adams, Development Engineering Manager, explained that starting this type of performance monitoring of the City's transportation network had been discussed for a three or four years to ensure what was being modeled and built actually translated into Wilsonville's transportation system and that nothing was being missed.

- The impetus for this project was when Day Rd was designed and built 15 years ago. Transportation planning was done based on traffic increasing at an average of 2 percent over a 20-year time period, but Day Rd had increased at about 4 percent per year. Although the City had no development there, many people from Tualatin and those using the Tualatin-Sherwood Hwy were using Day Rd, which broke the street down physically much faster than expected, putting a lot more strain on the City's transportation system. Staff decided to review the system every couple of years to ensure that other outside development was not straining certain City intersections or roads, and that the City was up to date on what was happening.
- The City contracted with DKS Associates to conduct a performance monitoring of the City's network, which examined a variety of options for the City to consider. The performance report would be presented to the Commission in July.

Brad Coy, DKS Associates (DKS), noted that DKS worked with the City in 2013 to complete the Transportation System Plan (TSP). Chapter 2 of the TSP outlined the City's vision for the transportation system and seven goals were identified, which he noted. Questions were often asked about the City's progress in achieving those goals, and the metrics were often auto-centric, but a lot of effort was being made in the industry to gather additional data to better understand how cities were doing with regard to safety, cost effectiveness, reliability and livability. Chapter 7 of the TSP addressed performance and set the stage a bit for the Transportation Performance Modeling project, which would focus on developing metrics. The Performance Report was envisioned to be a regular yearly or biyearly report that looked at each of the TSP's goals to track progress and see the impact of the City's decisions on the transportation system.

Mr. Adams and Mr. Coy reviewed the handout "Why a New Performance Report?" which discussed Performance Measures and provided an example of how the modeling would be used to determine whether the City was meeting TSP Goal 3: Functional and Reliable (Page 9 of handout).

- Next time, some recommendations would be made about other metrics and sources of additional data to collect. Many sources were considered and Staff talked with partner agencies to get a better feel for what data was available. Some metric would have placeholders in the next report and the Commission would see some recommendations about collecting additional data to better understand the situation at I-5 at Wilsonville Rd, as well as connectivity and how to measure how connected the city was.

Discussion and feedback from the Planning Commission was as follows with responses to Commissioner questions as noted:

- Mr. Adams confirmed the timing of five of the five intersections, shown in the graph on the last page of the handout, were controlled by ODOT, though the City could work with ODOT to tweak the timing to improve delays at intersections. DKS also worked with the connectivity on the signals to get them to flow from east to west all along the road.
 - ODOT was sometimes responsive, but they had a hierarchy of needs and their first priority was traffic flowing smoothly on I-5. The second priority was ensuring the interchange ramps, particularly for I-5 were being served, which was partially why the congestion on I-5 backs up to Wilsonville on local streets.
 - Again, the issue was not the signal timing; the congestion was due to spillback from the interchange ramps on I-5. The analysis showed that the signals were adequate and that building more lanes would not solve the problem either.
- Wilsonville Rd, especially at the intersections of Brown Rd and Boones Ferry Rd, seemed to be a bigger problem in the morning for those driving to and from Boones Ferry Primary School. The standard was to always measure at the PM Peak Hour, from 5 pm to 6 pm, so the problems in the morning was not accounted for.
 - When school was not in session, one could travel from the west end of Wilsonville to I-5 without stopping in the morning; however, at other times of the day, drivers were stopped at every light. The signal timing seemed to be changing over the course of the day, which would affect some of the statistics, depending on when the data was gathered.
 - Another part of the traffic problem was that people kept their kids at Boones Ferry Primary even though they were out of the bussing district, which increased traffic.
 - Mr. Adams explained that in the morning, the majority of people were going to I-5 so the City directed DKS to time the signals to get traffic from the west side of Wilsonville to I-5 in the AM Peak Hour. In the PM Peak Hour, the signal timing changed to get people from I-5 to west Wilsonville, which was the opposite of the traffic going to and from Boones Ferry Primary.
- The statistics shown for the Wilsonville/Brown Rd intersection were just not possible for the morning or afternoon. It often took 10 minutes to get onto Wilsonville Rd and to I-5 in the morning, as well as back from I-5 in the afternoon.
 - Additionally, for a long time Villebois traffic had no other option except to be on Brown Rd, so the 0 percent could not be accurate. (Page 15 of the hand out) Brown Rd was the only place Villebois traffic could access Wilsonville Rd and traffic was continuing to increase, so again, the statistics were inaccurate.
 - Data in the example was collected on one day between two years and could have been a high day in the past and a low day in the future, which could be why Brown Rd at Wilsonville Rd had a lower percentage. Many factors could affect the data, so it was good to have someone who lived there and knew exactly what was happening.
- Boeckman Rd westbound from Villebois was also getting bad in the morning as the alternative from Villebois, which was due to the density of Villebois.
- After a development project was complete or significantly completed, the City should see if its traffic projections for the project were correct. Otherwise, there might be another Day Rd

situation. Issue would continue to propagate if the traffic model being used was not right for the Wilsonville area; perhaps it was a grand scale model for traffic everywhere. The Engineering Staff might find that making certain tweaks to the model would make the traffic projections more accurate.

- When considering whether road counts were accurate for bikes or not, counting bicyclists was difficult. Counts were often done when it was raining or in the winter, which did not accurately indicate what was happening with bike riding, which would only be magnified if studied over time.
- The bike and pedestrian counts done in September were not very accurate. At one intersection, the track team came through and were all counted as pedestrians, which was not a valid number.
- With regard to public comments on semi-trucks, Mr. Adams clarified that traffic counts done on a roadway include volume, speed, and vehicle type, which was broken down into a specific table. Several residents in the Landover neighborhood have raised concerns about truck traffic and he did summarize the data for City Manager Bryan Cosgrove and Community Development Director Nancy Kraushaar, which he would also provide to Mr. Neamtzu to send to the Commissioners.
- Both Wilsonville Rd and Boeckman Rd were identified in the TSP as arterials, which are identified as carrying truck traffic so the roads were planned, designed and built for truck traffic.
 - Stafford Rd was currently under the County's jurisdiction, but when it came under City control, it was identified as an arterial in the Frog Pond Concept Plan. Stafford Rd would be designed as a three-lane road when it first came into Frog Pond, and the long-range 20-year plan identified Stafford Rd as a five-lane road, which would occur when the South and East Neighborhoods come into the city. According to the Frog Pond traffic study, Stafford Rd with three-lanes would support all of Frog Pond's traffic, but Stafford Rd went to five lanes in Metro's model when other lands were annexed.
 - That segment of Stafford Rd would be collecting from 65th Ave and Elligsen Rd, which would be a lot of traffic. Two traffic lights would eventually be installed on Stafford Rd at Boeckman Rd and at Kahle Rd.
- Data was collected in the afternoon, but conditions were often worse in the morning. AM data collected in all areas would be significantly different, including wait times. When considering performance, PM data alone might not provide a broad enough picture, so collecting and considering AM data should be considered.
- Other difficult, high traffic areas were 95th Ave and Town Center Lp at Elligsen Rd.

Commissioner Millan applauded Staff's efforts and noted that doing the Performance Measurements was an excellent idea. She looked forward to seeing more on the project.

VII. INFORMATIONAL

A. Basalt Creek Concept Plan update (Bateschell)

The Staff report for the June 15, 2015 City Council meeting was distributed at the beginning of the meeting, with a memorandum titled, "Basalt Creek: Guiding Principles and Evaluation Criteria," dated December 29, 2014.

Miranda Bateschell, Long Range Planning Manager, noted the Staff report packet distributed to the Commission was provided for City Council's Monday work session to prepare for a Joint Work Session with the Tualatin City Council on June 17, 2015. The two colored maps in the packet illustrated two land use scenarios that included two different boundary options, and the last page

was the Basalt Creek Concept Plan Timeline, where stars indicated where the concept plan was in the process. Next month, she would return to share more detail on the two land use alternatives and boundary options and provide an update on the Joint City Council Work Session. She addressed questions and comments from the Commission with these comments:

- The two City Councils directed their staff to look at boundary alternatives that did not solely follow the Basalt Creek Parkway. In Boundary Option 2, the City of Wilsonville would have land north of the parkway into the Tonquin Loop area for additional employment opportunities. The concept behind Boundary Option 1 was to continue the existing residential use along the wetland drainage area and keep the residential area whole up Boones Ferry Rd.
 - She confirmed Boundary Option 1 recognized Tualatin's primary interest in having residential in Basalt Creek and Wilsonville's interest, which was primarily industrial.
- Employment Transition was a mixed land use type. One direction from the Joint City Council was to be creative with the employment types, but also think about the transition between residential and employment areas. The Employment Transition included some live/work space, fewer big manufacturing/warehouse spaces and more small tenants focused on creative industries, as well as additional open space to help landscape and buffer some of the uses from one another. The use would be more refined when the two cities began the master planning process.
- Though Tualatin was expected to choose Boundary Option 1 and Wilsonville, Boundary Option 2, both Cities' Staff's would be reminding the Councils about how the different indicators for both options played into the Guiding Principles, which were included in the packet, to help the Joint Council balance those different principles.

VIII. OTHER BUSINESS

A. 2014 Planning Commission Work Program

Commissioners Levit and Springall confirmed they could not attend the August Planning Commission meeting.

Mr. Neamtzu said he would email the Commissioners for their schedules to confirm whether a quorum would be present.

IX. ADJOURNMENT

Vice Chair Greenfield adjourned the regular meeting of the Wilsonville Planning Commission at 9:55 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Linda Straessle, Administrative Assistant III