

**RESOLUTION NO. 1964**

**A RESOLUTION OF THE CITY OF WILSONVILLE CONTINUING ORDINANCE NO. 594 AND 595 PENDING FURTHER AMENDMENTS TO THE VILLEBOIS VILLAGE MASTER PLAN REGARDING PARKS AND OPEN SPACE.**

WHEREAS, the City of Wilsonville, in partnership with Villebois LLC, Master Planner for "Villebois," a mixed use urban village based upon the principles of connectivity, diversity and sustainability, has developed a comprehensive land use regulatory scheme for Village development; and,

WHEREAS, as project of special, unique and often "cutting edge" design, the process of Villebois concept planning, master planning, design review and building oversight has, of necessity, been an emergent and collaborative process, with development proposals and development regulations being refined together over time; and,

WHEREAS, in the process of applying and approving refinements to the Villebois Master Plan regarding parks and open spaces, the "conceptual" nature of Figure 5 (Parks and Open Space Plan, Master Plan Chapter 3, Parks and Open Space/ Off-street Trails and Pathways) has not proven to be sufficient guidance for park design and approval, particularly as regards the designation and programming of "usable" parks and appropriate pathway connections between recreational facilities and neighborhoods. In several instances, parks and pathways not shown on Figure 5 of the Master Plan were offered by developers and/or otherwise approved at the Preliminary Development Plan (PDP) stage of the approval process, reflecting the fact that Figure 5 does not contain sufficient parks or recreational amenities when applied at the sub-Master Plan level, and,

WHEREAS, Figure 5 was adopted prior to a Village Zone amendment enabling developers to shift rain water management facilities from private lots to public areas, and in the planning and development of parks, it has become apparent that a conflict exists between the presence of rain/storm water elements on park land ( e.g., the Villebois Greenway), exacerbating the problem of providing "usable" parks, and,

WHEREAS, in order to provide the recreational facilities intended for Villebois residents, the rain/storm water vs. park land conflict must be resolved either by providing more park land or relocating rain/storm water facilities, and,

WHEREAS, the Council and the Villebois Master Planner have recognized this problem and, with city staff, the Master Planner has spent several months reviewing Village park lands and the provision of amenities sufficient to meet the need of Villebois residents, and,

WHEREAS, city staff, the Master Planner and other landowners in the Village have been developing a park matrix to identify the extent of parks ownership and System Development Charge imposition and crediting, and,

WHEREAS, resolution of the insufficiency of Master Plan figures and policies regarding parks and open space and clarification of the extent to which non-park elements may be located on park lands will necessarily influence the nature of pending Master Plan amendments and Village Center text amendments before Council in the form of Ordinance 594 and 595, and,

WHEREAS, it is in the interest of Village landowners, the Master Planner, City Council, city staff, and the future residents of the Villebois to amend the Village Master Plan, Parks and Open Space Chapter 3 and Figure 5 to provide certainty in the development process; to modify it from the source of "conceptual" guidance to a become a document of sufficient detail as to make known just what park amenities and connections will be provided, and to confirm that the area devoted to such areas is adequate to satisfy the needs of Villebois residents in keeping with the guiding principles of the Village.

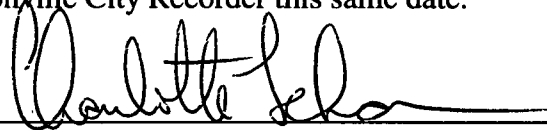
NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS  
FOLLOWS:

Section 1. Findings. The City Council hereby adopts the foregoing as findings and conclusions.

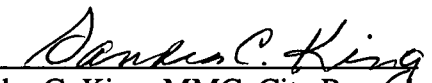
Section 2. Order. Based upon the forgoing findings and conclusions, the City Council hereby continues Ordinance Nos. 594 and 595 pending completion of current efforts to resolve park land conflicts, develop a parks matrix, explore needed pathway connectors, and otherwise identify and adopt needed revisions to the Parks and Open Space elements of the Village Master Plan.

Section 3. Effective date. This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 3rd day of October, 2005, and filed with the Wilsonville City Recorder this same date.

  
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CHARLOTTE LEHAN, MAYOR

ATTEST:

  
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Sandra C. King, MMC, City Recorder

SUMMARY of Votes:

Mayor Lehan	<u>Yes</u>
Councilor Kirk	<u>Yes</u>
Councilor Holt	<u>Yes</u>
Councilor Knapp	<u>Yes</u>
Councilor Scott-Tabb	<u>Yes</u>