

**Exhibit A to  
Resolution 2553**



**CITY COUNCIL  
STAFF REPORT**

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| <p><b>Meeting Date:</b><br/><br/>October 19, 2015</p>   | <p><b>Subject: Resolution No. 2553</b><br/>Adoption of the Frog Pond Area Plan<br/>(Phase1 - Concept Planning)</p> <p><b>Staff Member:</b> Chris Neamtzu AICP, Planning Director</p> <p><b>Department:</b> Community Development</p> |   |
| <p><b>Action Required</b></p>   | <p><b>Advisory Board/Commission Recommendation</b></p>   |   |
| <p><input checked="" type="checkbox"/> Motion<br/> <input checked="" type="checkbox"/> Public Hearing Date: 10/19/15<br/> <input checked="" type="checkbox"/> Resolution<br/> <input type="checkbox"/> Information or Direction<br/> <input type="checkbox"/> Information Only<br/> <input type="checkbox"/> Consent Agenda</p> | <p><input checked="" type="checkbox"/> Planning Commission</p>   | <p><b>Comments:</b> The Planning Commission, on a 4-2 vote, recommended approval of the Frog Pond Area Plan with recommendations.</p> |
| <p><b>Staff Recommendation:</b> Conduct a public hearing on the draft Frog Pond Area Plan and adopt the Plan.</p>   |  |   |
| <p><b>Recommended Language for Motion:</b> I move to adopt Resolution No. 2553.</p>   |  |   |
| <p><b>PROJECT / ISSUE RELATES TO:</b></p>   |  |   |
| <p><input checked="" type="checkbox"/> Council Goals/Priorities<br/>FY '13-15: Thoughtful Land Use – Complete a formal concept plan for Advance Road and Frog Pond residential areas.</p>   | <p><input type="checkbox"/> Adopted Master Plan(s)</p>   | <p><input type="checkbox"/> Not Applicable</p>  |

**ISSUE BEFORE THE COUNCIL:**

The Council will conduct a public hearing to consider the Frog Pond Area Plan for adoption. The draft plan before the Council reflects the **Option G** Land Use Framework as recommended by the Planning Commission following their September 9, 2015 public hearing. At the conclusion of that meeting, the Planning Commission added three items for the Council to consider: 1) that the neighborhood commercial area location is further evaluated as part of Master Planning for the East and South Neighborhoods; 2) that the Land Use Framework densities for the attached row homes and cottages land use category are further evaluated as part of the Master Planning for the East and South Neighborhoods; and, 3) that the Frog Pond Area Plan text is revised to include expanded use for the Grange to include theatre and arts.

This follows an 18-month process (the City entered into a contract with Angelo Planning Group on March 18, 2014) of public involvement, collaboration, balance and compromise, including two public open houses (on-line included) and numerous work sessions with the Planning Commission and City Council. The draft Concept Plan contains sections on background and context, vision and guiding principles, land use and community design, the transportation framework, parks and open space framework, infrastructure and implementation. The City Council is the final local authority on this action.

### **EXECUTIVE SUMMARY:**

The preparation of the Frog Pond Area Plan was guided by the work of a Task Force and Technical Advisory Committee and included significant public participation. The Task Force included representation from the City Council and Planning Commission as well as project area property owners (owners both inside the project area, adjacent to the project area and inside the city). The Technical Advisory Committee served in an advisory role on the project and included staff from the West Linn/Wilsonville School District, TVFR, BPA, Metro, ODOT and Clackamas County.

Over the past several months, the Planning Commission and the City Council have received significant amounts of oral and written testimony on the draft Plan. The Plan has been through numerous iterations, and currently stands as Option G as the recommended draft Plan. The project team has responded to a wide variety of citizen input, including but not limited to: the removal of multi-family housing (i.e. apartments, condos) from the entire plan area; an increase in the size of single family lots from a maximum of 8,000 square feet (SF) to 12,000 SF in the West Neighborhood; an increase in the total amount of land designated as large lot residential (approximately 11 acres); inclusion of 100 percent single-family detached homes in the West Neighborhood; a reduction in the total acreage of the neighborhood retail node, from 5 acres to 3.5 acres, to provide a more appropriate neighborhood scale; and, adjustments to the alignments of trails to address privacy concerns. All of these adjustments were made based on thoughtful public dialogue and are demonstrative of a highly responsive public process.

At their July 8, 2015 meeting, a majority of the Planning Commission favored Option G. At their August 17, 2015 work session, the City Council discussed the status of the Plan, specifically Option G, and directed staff to prepare the Plan for a public hearing before the Planning Commission at their September 9, 2015 meeting. The Council appreciated the Commission's thoughtful deliberations and responsiveness to community concerns on the Plan but maintains concern about affordability of housing for young families, singles and seniors citizens. At the September 9, 2015 meeting, the Planning Commission received testimony, deliberated and forwarded a majority vote to the City Council to approve the Frog Pond Area Plan with three specific recommendations that are addressed at the bottom of opening paragraph of this staff report.

### **EXPECTED RESULTS:**

Completion of Phase 1 of the project (concept planning) will lead to Phase 2, which includes among other things Comprehensive Plan and Development Code amendments setting the stage for the creation of the next generation of great Wilsonville neighborhoods.

### **TIMELINE:**

The Planning Commission conducted a public hearing on the proposal at its September 9, 2015

regular meeting, forwarding a recommendation of approval to the Council. Phase 2 of the project will be initiated following adoption of Phase 1, with the tentative project schedule going through August of 2016. Phase 2 of the project will include the creation of Comprehensive Plan policies, objectives and implementation measures in addition to zoning code language that will ultimately be used to guide the development of the West Neighborhood. The Phase 2 package will be a land use decision and will propose modifications to the Comprehensive Plan and Planning and Land Development Ordinance.

**CURRENT YEAR BUDGET IMPACTS:**

The city received a Metro Community Planning and Development Grant to complete both phases of the work.

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by: SCole Date: 10/9/15

**LEGAL REVIEW / COMMENT:**

Reviewed by: MEK Date: 10/8/2015

The Resolution is approved as to form.

**COMMUNITY INVOLVEMENT PROCESS:**

The preparation of the concept plan for the Frog Pond area is guided by a detailed Public Involvement Plan (PIP). Throughout the project, citizen involvement has been, and will continue to be, a focal point of the project. Over the past several months, the Planning Commission and City Council have conducted numerous work sessions in preparation for upcoming public hearings.

The Frog Pond Area Plan was prepared with extensive involvement of the Wilsonville community. The open and inclusive process began in March 2014, and continued into fall of 2015. The process included a community kick-off meeting, formation of an 18-member Task Force (four meetings), a 13-member Technical Advisory Committee (3 meetings), 2 open houses, and 2 on-line surveys.

At the mid-point of the process, a joint work session of the Planning Commission and City Council was held. Prior to hearings, two work sessions were held with the Wilsonville Planning Commission, followed by two work sessions with the City Council. Throughout the various meetings, options were presented, follow-up analysis and dialogue was conducted, and the plan was changed to incorporate community input. The project team conducted stakeholder interviews and many individual meetings with groups and individuals.

Public information was provided at many levels: the project web site; updates in The Boones Ferry Messenger; email informational updates, mailed notices for events, and a Frequently Asked Questions informational document (see Attachment 10).

Please refer to Attachment 4 (found within Attachment 5) for a complete list of all public outreach conducted for the Plan.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:**

Completing a concept plan for the Frog Pond area is a City Council goal. Conducting a thorough and thoughtful planning process will identify and resolve potential impacts to the community. The benefits to the community include the potential for well-planned new neighborhoods that are well-connected to existing neighborhoods and that include new housing opportunities, quality schools, trails, parks, sports fields and retail services to serve new and existing residents.

**ALTERNATIVES:**

The Plan has been through many revisions. The City Council may direct Staff to modify any of the recommendations contained in the Frog Pond Area Plan.

**CITY MANAGER COMMENT:**

**ATTACHMENTS:**

Attachments 1 through 4 – These are all part of the Planning Commission public hearing record and can be found in Attachment 5 and on line at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>.

Attachment 1 – Frog Pond Area Plan and Technical Report, final draft dated September 2, 2015.

Attachment 2 – Findings to Title 11 of Metro’s Urban Growth Management Functional Plan.

Attachment 3 – Planning Commission Work Session Record Index.

Attachment 4 – Public Involvement Summary and Public/Citizen Comment.

Attachment 5 – Planning Commission public hearing record (all of the documents can be found on-line at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>).

Attachment 6 – Planning Commission Decision packet (Notice of Decision, draft meeting minutes, Resolution).

Attachment 7 – “Frog Pond Area Plan – Updates and Revisions” memorandum dated October 6, 2015 prepared by APG.

Attachment 8 – “Frog Pond Area Plan – Transportation Analysis Update” memorandum dated October 1, 2016 prepared by DKS Associates.

Attachment 9 – “Frog Pond Area Plan – Concept Plan Infrastructure Analysis” memorandum dated October 7, 2015 prepared by MSA.

Attachment 10 – June 3, 2015 “Frequently Asked Questions”.

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**CONCLUSIONARY FINDINGS**  
**October 19, 2015**

**In support of Approval of Application #LP15-0002**  
**Frog Pond Area Plan**

**Definition of a Conceptual Land Use Plan:**

The Wilsonville Comprehensive Plan does not define or provide specific direction for conceptual land use plan elements. For the purpose of this staff report, the following description is used:

*A conceptual land use plan addresses the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for a study area. It uses a pictorial presentation to show the ultimate development layout of a site, which may be developed, in successive stages or subdivisions. A conceptual plan need not be completely engineered, but it should have sufficient detail to illustrate the site's inherent features and probable development pattern.*

**Comprehensive Plan Supporting Documents:**

All of the documents listed on pages 5-6 of the Comprehensive Plan, including amendments that may subsequently be made, should be considered to be supportive of the contents of the Comprehensive Plan. However, only those documents that have been specifically adopted by the City Council as part of the Comprehensive Plan shall have the force and effect of the Plan. Adoption of the Frog Pond Area Plan is not a land use decision. It is supportive of the Comprehensive Plan, but is not being adopted as a sub-element. Phase 2 will be a land-use decision.

**Comprehensive Plan: Area of Special Concern - AREA L**

*This area is located north of Boeckman Road, south of Frog Pond Lane, west of Wilsonville (Stafford) Road, and east of Boeckman Creek. It contains a mixture of rural-residential and small agricultural uses. Eventual redevelopment of the area is expected to be primarily residential. The West Linn – Wilsonville School District and a church have acquired property in the area, causing speculation that redevelopment with full urban services could occur prior to 2010. In fact construction of a new church has already commenced at the corner of Boeckman Road and Wilsonville/Stafford Road.*

*The existing development patterns, and values of the existing homes in the Frog Pond neighborhood are expected to slow the redevelopment process. Most of the land-owners in the area have expressed little or no interest in urban density redevelopment. The Metro standard for urbanizing residential land is an average residential density of at least 10 units/acre. Those densities may not appeal to many of the current residents of the area who live in large homes on lots with acreage. In view of the School District's plans to construct a school within the neighborhood, the City must prepare plans to serve the new school and the surrounding area.*

**Response:** This section of the Comprehensive Plan will be proposed to be modified in Phase 2 of the project to reflect up-to-date conditions. The West Neighborhood of the Frog Pond area was brought into the Wilsonville Urban Growth Boundary by Metro in 2002. In 2006-08, the city and private development partners initiated a concept planning process. That process was abandoned due to the Great Recession. In August, 2013, the City received a Community Planning and Development Grant from Metro to prepare a Concept Plan for the area. Preparation of this Concept Plan satisfies the action called for in the text of Area of Special Concern L.

## **WILSONVILLE DEVELOPMENT CODE**

### ***Section 4.032.            Authority of the Planning Commission.***

*(.01) As specified in Chapter 2 of the Wilsonville Code, the Planning Commission sits as an advisory body, making recommendations to the City Council on a variety of land use issues. The Commission also serves as the City's official Committee for Citizen Involvement and shall have the authority to review and make recommendations on the following types of applications or procedures:*

*B. Legislative changes to, or adoption of new elements or sub-elements of, the Comprehensive Plan;*

**Response:** The Frog Pond Area Plan is a support document of the Wilsonville Comprehensive Plan, and as such is not a land use action. However, it will guide Phase 2 of this project, which will include Comprehensive Plan and Development Code amendments. The Planning Commission conducted a public hearing on the concept plan on September 9<sup>th</sup> providing the City Council with a recommendation of approval. The City Council is the final local authority on this Plan. **These criteria are satisfied.**

### ***Section 4.033.            Authority of City Council.***

*(.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:*

*B. Applications for amendments to, or adoption of new elements or sub-elements to, the maps or text of the Comprehensive Plan, as authorized in Section 4.198.*

*E. Consideration of the recommendations of the Planning Commission.*

**Response:** The City Council has received a recommendation from the Planning Commission on the Frog Pond Area Plan. The City Council is the final local authority regarding adoption of the Frog Pond Area Plan, which will be adopted via Resolution as a supporting document of the City's Comprehensive Plan. Phase 2 of the project, which runs through summer of 2016, will include the proposed amendments to the Comprehensive Plan and follow the same adoption process. **These criteria are satisfied.**

(.02) *When a decision or approval of the Council is required, the Planning Director shall schedule a public hearing pursuant to Section 4.013. At the public hearing the staff shall review the report of the Planning Commission or Development Review Board and provide other pertinent information, and interested persons shall be given the opportunity to present testimony and information relevant to the proposal and make final arguments why the matter shall not be approved and, if approved, the nature of the provisions to be contained in approving action.*

(.03) *To the extent that a finding of fact is required, the Council shall make a finding for each of the criteria applicable and in doing so may sustain or reverse a finding of the Planning Commission or Development Review Board. The Council may delete, add or modify any of the provisions pertaining to the proposal or attach certain development or use conditions beyond those warranted for compliance with standards in granting an approval if the Council determines the conditions are appropriate to fulfill the criteria for approval.*

**Response:** Following the public hearing before the Planning Commission, the Planning Director scheduled an October 19<sup>th</sup> public hearing before the City Council, at which time the Council will review the findings and recommendations provided by the Planning Commission. **At conclusion of the public hearing process before the Council, these criteria will be satisfied.**

**Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.**

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

- A. *That the proposed amendment meets a public need that has been identified;*
- B. *That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*
- C. *That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*
- D. *That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*

**Response:** Preparation of the Frog Pond Area Plan is a City Council Goal. The Frog Pond Area Plan addresses regional requirements to responsibly plan for and ultimately serve and govern areas added to the city's Urban Growth Boundary (UGB). This package does not include any proposed amendments to the Comprehensive Plan. The Frog Pond Area West Neighborhood was added to the city's UGB in 2002. The East and South Neighborhoods are currently designated Urban Reserves, with the exception of the West Linn-Wilsonville School District's 40-acre ownership in the south neighborhood, which was added to the city's UGB in 2013. Accordingly, the Plan has been prepared in compliance with the requirements of Metro's Urban Growth Management Functional Plan Title 11 (please see Attachment 2 within Attachment 5). The Plan also responds too many of the needs and goals identified in the recently adopted Housing Needs Analysis. In addition, the Plan's vision and guiding principles follow the tenets of the Comprehensive Plan and will be the basis of future text proposals. **The above criteria are satisfied.**

## WILSONVILLE COMPREHENSIVE PLAN

### *Citizen Involvement*

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

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

**Response:** Attachment 4 within Attachment 5 contains a list of public outreach efforts that were conducted as part of the planning processes as well as a complete summary of public involvement activities and comments. The Planning Commission/Committee for Citizen Involvement hosted two widely advertised public forums to present and discuss the project's findings and recommendations, followed by on-line open houses to garner input from additional community members. At every stage of the project, documents and maps were posted to the City-hosted project web page. The project was highlighted in the City newsletter, which is mailed to every property in the 97070 zip code and the Wilsonville Spokesman.

The City Council and Planning Commission conducted numerous work sessions (including joint work sessions) on the framework plans, strategies and recommendations contained in the Frog Pond Area Plan. These work sessions were televised, streamed online, and open to the public. The Council and the Commission have received public testimony in regular meetings under citizen input regarding various aspects of the draft Plan. Public notice of the public hearing was mailed to affected agencies and a list of interested individuals, as well as posted in three locations throughout the community and emailed to the interested parties list. **The above criteria have been met.**

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

**Response:** The Planning Commission practice is to conduct a minimum of one work session per legislative agenda item allowing for early involvement into the concepts being proposed. The Commission held numerous work sessions on this project, in addition to a joint meeting with City Council. Staff reports, technical analysis and memoranda were posted on the project website throughout the project, and draft versions of the Plan and all supporting documents have been available in paper and digital form, as well as on the City web site, since project inception. **This criterion is met.**

*Implementation Measure 1.1.1.e Encourage the participation of individuals who meet any of the following criteria:*

- 1. They reside within the City of Wilsonville.*
- 2. They are employers or employees within the City of Wilsonville.*
- 3. They own real property within the City of Wilsonville.*
- 4. They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*



**Response:** Through the formation of the project Task Force and Technical Advisory Committee, public open house process, work sessions, public notification, web site and public hearing schedule, the City has encouraged the participation of a wide variety of individuals representing the groups listed above. **This criterion is met.**

*Implementation Measure 1.1.1.f Establish and maintain procedures that will allow any interested parties to supply information.*

**Response:** The established procedures, public notification processes and City web site notifications allow interested parties to supply information. The Commission and Council citizen input portions of regular meetings have also provided an important venue for citizen communication on the Plan. **This criterion is met.**

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

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

**Response:** Through the two public and on-line open houses, work session schedule, public hearing notices, e-news updates, Planning Commission meeting minutes and project-related materials and announcements on the City website, Council liaison reports and Spokesman/Boones Ferry Messenger articles, the City has informed and encouraged the participation of a wide variety of individuals. **This criterion is met.**

### ***Urban Growth Management***

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

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

**Response:** The Frog Pond Area Plan supports the Comprehensive Plan in its approach to plan for future residential development in the Frog Pond area. The West Neighborhood and the West Linn/Wilsonville School District site in the South Neighborhood are located inside the UGB. The Concept Plan is the vehicle that will lead to Phase 2 of the project, providing important plans for future urbanization of the area. **This criterion is met.**

### ***School and Educational Services***

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

**Response:** The South Neighborhood contains a future site for a shared Middle/Primary School as well as 10-acre community park. Recently, the West Linn/Wilsonville School District petitioned the city to annex the 40-acre site into the city and assigned Comprehensive Plan and Zoning Map designations. Currently, the District is working on the Stage II final plan and site design for the Middle School, which is anticipated to open in September, 2017. The City has

been a partner for many years on the planning of the site for schools, parks, circulation and recreational amenities. **This criterion is met.**

### ***Parks/Recreation/Open Space***

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

**Response:** The Frog Pond Area Plan identifies the general area for three future neighborhood parks (two in the West Neighborhood, one in the East Neighborhood) and a Community Park in the South Neighborhood. The Plan is consistent with the 2007 citywide Parks and Recreation Master Plan. The Parks and Recreation Department anticipates an update to the citywide master plan sometime in FY 15-16. The opportunity for shared recreational facilities with the School District is also a goal of the City. There has been conversations between the Parks and Recreation Department and School District staff regarding this collaboration. The boundary of the Boeckman Creek corridor will be refined and mapped as SROZ consistent with the policies of the Comprehensive Plan and the Wilsonville Development Code. Areas of the site also include a BPA powerline easement, tree groves and other natural and open areas that are supportive of the above Policy. **This criterion is met.**

### ***Transportation***

***GOAL 3.2:*** *To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principal reliance upon any one mode of transportation.*

***Policy 3.2.1*** *To provide for safe and efficient vehicular, transit, pedestrian and bicycle access and circulation.*

***Implementation Measure 3.2.1.a*** *Provide a safe, well-connected, and efficient network of streets and supporting infrastructure for all travel modes.*

***Policy 3.2.2*** *To provide for a mix of planned transportation facilities and services that are sufficient to ensure economical, sustainable and environmentally sound mobility and accessibility for all residents and employees in the city.*

**Response:** The Frog Pond Area Plan contains a transportation framework chapter that focuses on connectivity, circulation and safety. The Plan has been developed with multiple modes of transportation in mind, from the gridded street network to the identification of a hierarchy of street classifications, intersection treatments and pedestrian enhancements including potential street under-crossings, Safe Routes to Schools, off-street trail planning and transit routes. The transportation framework section of the Plan is directly supportive of the above transportation goals, policies and implementation measures. **These criteria are satisfied.**

### ***Land Use and Development***

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

**Response:** The Frog Pond Area Plan identifies a small neighborhood commercial node in the East Neighborhood. The scale of the node at 3.5-acres has been specifically drawn to provide

the opportunity for localized commercial services, including the surrounding agricultural lands. Design requirements and lists of permitted uses shall be created in Phase 2 of the project. **This criterion is met.**

*Policy 4.1.4 The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.*

*Implementation Measure 4.1.4.b Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.*

*Implementation Measure 4.1.4.d Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.*

**Response:** The Plan demonstrates that future development in Wilsonville will implement policies for creating a diverse stock of housing, and that a variety of housing types and price levels are provided in all three neighborhoods. While there has been much focus on lot size and housing for the upper class, the Plan provides a mix of housing types, excluding multi-family housing that will meet the needs of individuals of most segments of the population, including young families, singles, and older adults on fixed incomes. The recently adopted (2014) Housing Needs Analysis concluded that though Wilsonville will have an on-going need for housing affordable to lower-income households, the City is planning for needed housing types for households at all income levels. **This criterion is met.**

## STATEWIDE PLANNING GOALS

**Statewide Planning Goal #1 - Citizen Involvement (OAR 660-015-0000(1)):** *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

**Response:** Please refer to Attachment 4 within Attachment 5 for the complete public involvement summary. Two public open houses were held, both in-person and on-line. Numerous work sessions were held with both the Planning Commission and City Council throughout the project in addition to joint work sessions, including one between the City Council and the School Board. The project web site has been updated regularly containing all of the information and maps created for the project.

The City of Wilsonville has provided notice of public hearings before the Planning Commission and City Council consistent with the Planning and Land Development Ordinance requirements. Such notices were posted in the newspaper, and were provided to a list of interested agencies, emailed to interested parties, mailed to interested parties, and posted in three locations throughout the City and on the City's website. Notice was published in the Wilsonville Spokesman. At the upcoming public hearing, the public will be afforded an opportunity to provide public testimony. **This Statewide Planning Goal is met.**

**Statewide Planning Goal #2 - Land Use Planning (OAR 660-015-0000(2)):** *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

**Response:** This goal is implemented through the applicable Goals and Policies in the Land Use and Development section of the Wilsonville Comprehensive Plan. Because the Frog Pond Area Plan is a supporting element of the City's Comprehensive Plan, the application to adopt the Plan was processed pursuant to the legislative decision process outlined in the City Code. The Plan is consistent with Statewide Planning Goal 2. **This goal is met.**

**Statewide Planning Goal #5 – Natural Resources, Scenic and Historic Areas, and Open Spaces (OAR 660-015-0000(5)):** *To protect natural resources and conserve scenic and historic areas and open spaces.*

**Response:** This goal is implemented through the applicable Park/Recreation/Open Space Goals and Policies in the Public Facilities and Services sections of the Comprehensive Plan. The City Code contains specific review criteria for establishing a Significant Resource Overlay Zone (Development Code Section 4.139.00, SROZ Ordinance) to ensure that designated Goal 5 resources are appropriately considered when development is proposed. Goal 5 resources were considered as part of the Plan. Additional regulatory work and mapping of riparian corridors and wetlands will be required in Phase 2 of the project. **This goal is met.**

**Statewide Planning Goal # 7 – Areas Subject to Natural Disasters and Hazards:** *To protect people and property from natural hazards.*

**Response:** Areas subject to natural disasters and hazards, such as floodplain or steep slopes

have been considered in the development of the Buildable Lands Inventory for the Frog Pond Area Plan. **This goal is met.**

**Statewide Planning Goal #10 – Housing (OAR 660-015-0000(10)):** *To provide for the housing needs of citizens of the state.*

**Response:** The Frog Pond Area Plan builds on the findings and recommendations of the recently adopted Housing Needs Analysis specifically by providing a mix of housing types at a range of price points; providing a mix that helps to balance the city’s single-family/multi-family ratios; and recommends the inclusion of only single-family detached homes in the West Neighborhoods, with increased housing diversity and affordability in the East and South Neighborhoods. **Overall, the Frog Pond Area Plan is supportive of Statewide Planning Goal 10.**

## METRO FUNCTIONAL PLAN

**Title 1: Requirements for Housing and Employment Accommodation** – *Use land within the UGB efficiently by increasing its capacity to accommodate housing and employment. Each city and county in the region should consider actions to accommodate its share of regional growth.*

**Response:** The Plan includes findings to demonstrate that Wilsonville is surpassing its Title 1 requirements. Wilsonville is in compliance with Title 1, and has surpassed the Table 3.07-1 goal for dwelling unit capacity. No change to the capacity of any Plan designation is proposed.

**Title 7: Housing Choice** – *Establish voluntary affordable housing production goals to be adopted by local governments and assistance from local governments on reports on progress toward increasing the supply of affordable housing.*

**Response:** Wilsonville is in compliance with Title 7. No subsidized affordable housing is proposed in Frog Pond. The City of Wilsonville has a variety of publicly and privately assisted housing options, including housing for people with physical and mental disabilities. Wilsonville has seven low cost apartment complexes for low-income residents, with a total of 474 units.

**The requirements of Metro Functional Plan Titles 1 and 7 have been met.**

**Title 11: Concept Planning** – Please refer to Attachment 2 within Attachment 5 for a full analysis of the Urban Growth Management Functional Plan requirements for concept planning urban reserves. **Attachment 2 demonstrates compliance with the requirements of Title 11.**

## GENERAL CONCLUSIONARY SUMMARY OF FINDINGS

The Frog Pond Area Plan complies with, and demonstrates that the City’s adopted policies comply with applicable Statewide Planning Goals, Metro regulations including Title 11, the Wilsonville Comprehensive Plan, and applicable provisions of the City’s Development Code.

## RESOLUTION NO. 2553

### **A WILSONVILLE CITY COUNCIL RESOLUTION ADOPTING THE FROG POND AREA PLAN, ESTABLISHING A VISION FOR THE 500-ACRE FROG POND AREA, DEFINING EXPECTATIONS FOR THE TYPE OF COMMUNITY IT WILL BE IN THE FUTURE, AND RECOMMENDING IMPLEMENTATION STEPS.**

WHEREAS, the creation of the Frog Pond Area Plan was a City Council Goal for FY 2013-2015; and

WHEREAS, the West Neighborhood was added to the city's Urban Growth Boundary (UGB) in 2002; and

WHEREAS, the City is required to prepare a concept plan the entire area before a request to include the urban reserve land inside the UGB can be made; and

WHEREAS, the City received a Community Development and Planning Grant from Metro to fund the creation of the Plan and the City awarded a planning consultant contract to Angelo Planning Group (APG) to assist in the planning process to develop a concept plan; and

WHEREAS, citizens have had extensive input into the Plan, shaping many elements; and

WHEREAS, the Plan creation was guided by a Public Involvement Plan that included the involvement of a project Task Force, as well as a Technical Advisory Committee; and

WHEREAS, two widely advertised public open houses (including on-line) were conducted as part of the project; and

WHEREAS, the Wilsonville City Council and Planning Commission have held numerous work sessions on the Frog Pond Area Plan (Phase 1: Concept Planning); and

WHEREAS, the Wilsonville City Council has received public testimony on the Plan as part of the citizen involvement portion of regular Council meetings, in addition to the citizen input portions of the project; and

WHEREAS, the Planning Commission conducted a public hearing on the Frog Pond Area Plan on September 9, 2015, affording all interested parties an opportunity to provide input and following testimony, deliberated, providing a recommendation of approval to the City Council; and

WHEREAS, following the Planning Commission public hearings, the Planning Director forwarded the recommended Plan onto the City Council, along with a staff report and attachments, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the City Council, after Public Hearing Notices were provided to over 1,000 property owners, a list of interested agencies, emailed to over 300 people, and posted in three locations throughout the City and on the City website, held a Public Hearing on October 19, 2015 to review the proposed Frog Pond Area Plan, and to gather additional testimony and evidence regarding the proposed Plan; and

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Wilsonville City Council does hereby adopt the Frog Pond Area Plan and the Planning Staff Report (attached hereto as Exhibit A) with Attachments, which include the Planning Commission's recommendations.
2. Adoption of the Frog Pond Area Plan will be followed by Phase 2 of the project for the West Neighborhood, which will include Comprehensive Planning, Zoning map and code creation that will be the basis of future land use decisions ultimately guiding development for the West Neighborhood.
3. The staff recommendations contained in the APG memorandum dated October 6, 2015 titled "Frog Pond Area Plan – Updates and Revisions" shall be incorporated into the final Plan.
4. This resolution shall be effective upon adoption.

ADOPTED by the City of Wilsonville City Council at a regular meeting thereof on October 19, 2015 and filed with the City Recorder.

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TIM KNAPP, Mayor

ATTEST:

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Sandra C. King, City Recorder, MMC

**SUMMARY OF VOTES:**

Mayor Knapp

Council President Starr

Councilor Stevens

Councilor Fitzgerald

Councilor Lehan