

ORDINANCE NO. 835

AN ORDINANCE OF THE CITY OF WILSONVILLE ADOPTING THE WILSONVILLE TOWN CENTER PLAN AS A SUB-ELEMENT OF THE COMPREHENSIVE PLAN AND AMENDING THE TEXT OF THE WILSONVILLE COMPREHENSIVE PLAN, COMPREHENSIVE PLAN MAP, ZONING MAP, AND DEVELOPMENT CODE.

WHEREAS, in 1976 the City of Wilsonville (“City”) approved Ordinance No. 55 adopting Town Center Master Plan and established the boundary for the Wilsonville Town Center; and

WHEREAS, the 2040 Growth Concept Map of Metro’s Regional Framework Plan shows the Wilsonville Town Center as a town center and defines a town center as a focal area for growth that provides services to tens of thousands within a two- to three-mile radius and typically includes one- to three-story buildings for employment and housing; and

WHEREAS, in 2014 the City adopted Wilsonville’s Urban Renewal Strategic Plan via Resolution No. 2498 and the Tourism Development Strategy via Resolution No. 2468 and both identified a Wilsonville Town Center redevelopment plan as a priority action item and were developed with extensive public input by volunteer task forces; and

WHEREAS, the City Council established starting the Wilsonville Town Center Plan as a 2015-2017 Council Priority Goal; and

WHEREAS, in 2015 City staff applied for and was granted a Metro Community Planning and Development Grant to complete a Town Center plan, and in 2016, the City adopted Resolution No. 2577 to approve an Inter-Governmental Agreement between Metro and the City of Wilsonville, which outlined the major milestones, deliverables, and funding conditions for completing the Wilsonville Town Center Plan; and

WHEREAS, the City adopted Resolution No. 2596 authorizing the execution of a professional services agreement with MIG, Inc.; and

WHEREAS, the engagement plan was designed to reach as broad an audience as possible to gather the variety of perspectives in the community as well as targeted outreach to specific stakeholders more impacted by activity in the Wilsonville Town Center; and

WHEREAS, community involvement for the Wilsonville Town Center Plan began in February 2017 and included an advisory task force, community design workshops, focus groups, pop-up neighborhood events and idea centers, and in-person and online surveys; and

WHEREAS, over the course of the project, public input was gathered at over one-hundred public meetings and events; and

WHEREAS, the City Council held six work sessions, the Planning Commission and City Council held two joint work sessions, and the Planning Commission also held two informational sessions and six work sessions regarding the Wilsonville Town Center Plan; and

WHEREAS, the Planning Commission of the City has the authority to review and make recommendations to the City Council regarding legislative changes to, or adoption of new elements and sub-elements of, the Comprehensive Plan pursuant to Sections 2.322 and 4.032 of the Wilsonville Code (“WC”); and

WHEREAS, the Planning Director submitted a Staff Report and Findings, in accordance with the public hearing and notice procedures that are set forth in WC Sections 4.008, 4.012, 4.197, and 4.198; and

WHEREAS, following the timely mailing and publication of the required notice, the Planning Commission conducted a public hearing on March 13, 2019, wherein the Commission received public testimony, staff reports, and input, and Attachments and Exhibits, and thereafter deliberated and voted unanimously to approve Resolution No. LP19-0003 recommending adoption to the City Council; and

WHEREAS, a copy of the record of the aforementioned Planning Commission action and recommendation is marked Exhibit C, attached and incorporated herein; and

WHEREAS, following the Planning Commission public hearing, the Wilsonville Planning Director forwarded the recommended Wilsonville Town Center Plan and related amendments to the Wilsonville Comprehensive Plan Text and Map, Zoning Map, and Development Code to 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, 4.011, 4.012, and 4.198 of the Wilsonville Code; and

WHEREAS, the City Council, after Public Hearing Notices were provided to a list of interested parties, property owners, and affected agencies, and posted in three locations throughout the City and on the City website, held a public hearing on April 15, 2019 to review the proposed Wilsonville Town Center Plan and related amendments to the Wilsonville Comprehensive Plan Text and Map, Zoning Map, and Development Code, and to gather additional testimony and evidence regarding the proposal; and

WHEREAS, the City 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, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

1. FINDINGS.

The above-recited findings are adopted and incorporated by reference herein as findings and conclusions of Resolution No. LP19-0003, which includes the staff report and attachments (Exhibit C). The City Council further finds and concludes that the adoption of the proposed Wilsonville Town Center Plan and related amendments to the Wilsonville Comprehensive Plan Text and Map, Zoning Map, and Development Code are necessary to help protect the public health, safety, and welfare of the municipality by planning that will support the development of a vibrant town center within the City limits.

2. DETERMINATION.

Based on such findings, the City Council hereby adopts the Wilsonville Town Center Plan and Wilsonville Comprehensive Plan Text and Map, and Development Code amendments, attached hereto and marked as Exhibit A, and Town Center Zoning Map amendment as prescribed by Zoning Order LP19-0003, attached hereto and marked as Exhibit B, incorporated by reference as if fully set forth herein. The City Recorder is hereby directed to prepare final Comprehensive Plan and Development Code formatting to make sure such style and conforming changes match the format and style of the Comprehensive Plan and Development Code.

3. EFFECTIVE DATE OF ORDINANCE

This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

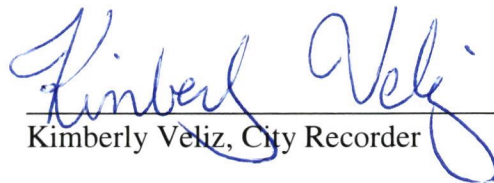
SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 15th day of April, 2019, and scheduled for a second reading at a regular meeting of the Council on the 6th day of May, 2019, commencing at the hour of 7:00 P.M. at the Wilsonville City Hall.



Kimberly Veliz, City Recorder

ENACTED by the City Council on the 6th day of May, 2019 by the following votes:

Yes: 3 No: 0



Kimberly Veliz, City Recorder

DATED and signed by the Council President this 6th day of May, 2019.



Kristin Akervall, Council President

SUMMARY OF VOTES:

Mayor Knapp	Excused
Council President Akervall	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor West	Excused

Exhibits:

- A. Ordinance No. 835 Exhibit A – Wilsonville Town Center Plan and Technical Appendices:
https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/city_council/meeting/27741/c_ord_no_835_exhibit_a.pdf
<https://www.ci.wilsonville.or.us/citycouncil/page/city-council-meeting-180>
- B. Ordinance No. 835 Exhibit B – Zoning Order LP19-0003:
https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/city_council/meeting/27741/e_ord_no_835_exhibit_b.pdf
- C. Ordinance No. 835 Exhibit C – Planning Commission Record:
https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/city_council/meeting/27741/f_ord_no_835_exhibit_c.pdf

Ordinance No. 835
Exhibit A
Wilsonville Town Center Plan:

https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/city_council/meeting/27741/c.ord.no.835-exhibit.a.pdf

Wilsonville Town Center Plan

Technical Appendices

Wilsonville Town Center Plan - Appendix A. Comprehensive Plan and Development Code Amendments

Wilsonville Town Center Plan - Appendix B. Land Use Alternatives Traffic Analysis Final

Wilsonville Town Center Plan - Appendix C. Development Feasibility Analysis

Wilsonville Town Center Plan - Appendix D. Street Cross Sections

Wilsonville Town Center Plan - Appendix E. Parking Analysis

Wilsonville Town Center Plan - Appendix F. Existing Conditions

Wilsonville Town Center Plan - Appendix G. Infrastructure Assumptions

Wilsonville Town Center Plan - Appendix H. Community Engagement Summary

Wilsonville Town Center Plan - Appendix I. Public Engagement Plan

<https://www.ci.wilsonville.or.us/citycouncil/page/city-council-meeting-180>

Ordinance No. 835
Exhibit B
Zoning Order LP19-0003

https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/city_council/meeting/27741/e_ord_no_835_-_exhibit_b.pdf

Ordinance No. 835
Exhibit C
Planning Commission Record:

https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/city_council/meeting/27741/f_ord_no_835_-_exhibit_c.pdf

ATTACHMENT 2 – ERRATA SHEET FOR ORDINANCE NO. 835 EXHIBIT A

In updating the proposed Development Code to reflect changes made to Subsection 4.132 (.06) D. at the March 13, 2019 public hearing, staff has noted the following clarifying edits from the Planning Commission recommendation. The following modifications have been included within Attachment 1, Exhibit A, Appendix A (starting on page 123 of 181, or page 13 of the Town Center Zone Section 4.132). New proposed language is in **bold underline**, deleted language has been ~~struck through~~.

D. WAIVERS TO DEVELOPMENT STANDARDS

The Development Review Board (DRB) may approve waivers to the size of the ground floor of a building floorplate and/or the number of stories of a building within the MU and C-MU sub-districts, consistent with the provisions of Section 4.118 (.03) if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond code requirements and typical building and site design to create a sense of place, and mitigate negative impacts of the project related to the reason for the waiver. **Items chosen from the menu shall account for** ~~and based on need taking account of~~ **based on** adjacent sites or the surrounding area:

Menu One

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132 (.06) M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132 (.06) K. for art within plaza areas.

**ATTACHMENT 2 – ERRATA SHEET: Page 2 (presented 4/15/2019)
FOR ORDINANCE NO. 835 EXHIBIT A**

The following modifications have been included in the Draft Wilsonville Town Center Plan. New proposed language is in **bold underline**, deleted language has been ~~struck through~~.

Page 1 (first paragraph):

Through the Wilsonville Town Center Plan (the Plan) ~~community~~ engagement process, community members **created a strong vision for the Town Center. They expressed their desire for a dynamic, thriving** ~~voiced their commitment to their desire for a~~ community hub with walkable and engaging public spaces, great parks and destinations, places and spaces that connect people to one another and the environment, and year-around activities. Realizing the community's vision for Town Center is a long-term process, but improvements can start today.

Page 7 (first paragraph)

This chapter describes the ~~community's~~ **community members'** central role in the creation of this plan and the Vision and Goals that articulate ~~the community's~~ their desired future for Town Center.

Page 17 (second paragraph):

The Town Center Plan creates new land use districts, (see Figure 3.1, page 20), which establish the urban form and desired land uses to implement the Town Center Vision. Public discussions about building scale, land use, adjacency to existing development, and the desire to create a main street environment are the foundation for the district approach. ~~The community was very clear~~ **Community members expressed** that Town Center should be a ~~location~~ **place** where many types of land uses are permitted, albeit not necessarily in every location.

Page 41 (first paragraph):

This chapter describes infrastructure systems in Town Center and system enhancements for serving future development, including approaches to minimize impacts to the environment from urban development. Much of the infrastructure in Town Center is functioning well and has adequate capacity to meet existing and projected future development in Town Center. Infrastructure, particularly stormwater treatment, provides opportunities to incorporate low impact development practices and street designs that treat stormwater onsite and minimize pollutants entering local waterways. As Town Center develops, reducing impervious surface area, providing opportunities for water reuse, and high efficiency plumbing fixtures in new buildings are also ways to reduce environmental impacts and increase the capacity of infrastructure.