

ORDINANCE NO. 394

AN ORDINANCE ADOPTING FINDINGS AND AMENDING THE COMPREHENSIVE PLAN MAP TO APPLY PRIMARY OPEN SPACE AND URBAN MEDIUM RESIDENTIAL (5-7 DU/AC) TO 23.95 ACRES AND TO AMEND THE OFFICIAL ZONING MAP TO APPLY RESIDENTIAL AGRICULTURAL ONE ACRE MINIMUM (RA-1) ZONING ON 6.35 ACRES OF RECENTLY ANNEXED PROPERTY FOR MARVIN AND BONNIE WAGNER - TAX LOTS 100 AND 200, SECTION 13A, T3S-R1W AND TAX LOT 2200, SECTION 18, T3S-R1E, CLACKAMAS COUNTY, OREGON.

WHEREAS, Richard Whitman, representing Marvin and Bonnie Wagner, submitted a full and complete application requesting a Comprehensive Plan and Zoning Map amendment for the Wagner property on October 28, 1991; and,

WHEREAS, the attorney for the applicants submitted an application to the Portland Metropolitan Service District (Metro) requesting an Urban Growth Boundary (UGB) amendment; and,

WHEREAS, the attorney for the applicants also submitted an application to the Portland Metropolitan Area Local Government Boundary Commission (PMALGBC) requesting annexation to the City of Wilsonville; and,

WHEREAS, the PMALGBC acted on March 7, 1991, to annex the Wagner's property (i.e. the 6.35 acres) to the City of Wilsonville and Metro subsequently adopted Ordinance No. 91-395 on June 13, 1991, and amended the UGB to include the subject property; and,

WHEREAS, the Wilsonville Planning Commission, after providing public notice and holding hearings, finds that it is necessary and appropriate to apply the City's land use and zone designations to the subject property in accordance with state law, the statewide planning goals and the Comprehensive Plan; and,

WHEREAS, the Planning Commission held two public hearings regarding this matter on December 9, 1991, and January 13, 1992, at which time the Commission reviewed the staff report, accepted oral and written testimony and exhibits from the applicant and other interested parties, and duly considered all the evidence and testimony submitted to them; and,

WHEREAS, the Commission adopted Planning Commission Resolution No. 91 PC 45 which forwards a recommendation to the Wilsonville City Council that that portion of the Wagner property located west of the realigned Wilsonville Road (as shown on the City's Comprehensive Plan map) and south of Boeckman Road be designated as **RESIDENTIAL (5-7 DU/AC)** and the property located east of the realigned road be designated as **RESIDENTIAL (7-12 DU/AC)** excepting the drainages, stands of trees and open space which would be designated as **PRIMARY OPEN SPACE**. Additionally, the Commission recommends that all access to the property be from Wilsonville Road and that access to Advance Road be prohibited; and,

WHEREAS, the Planning Commission recommends that the City Council designate the 6.35 acres that was annexed to the City as **RESIDENTIAL ONE-ACRE MINIMUM (RA-1)** on the City's Zone map;

WHEREAS, the City Council, after providing the required public notice, held a public hearing on February 18, 1992, to review the hearings record, including the Planning Commission's recommendation and to gather additional testimony and evidence; and

WHEREAS, the City Council, after careful consideration of the evidence and testimony, decided to modify the Planning Commission's recommendation and findings and adopt additional findings.

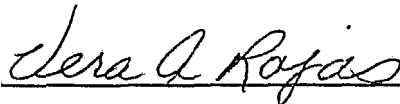
NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

1. The City Council adopts the findings and conditions 1, 2, and 5 of the Planning Commission, including those submitted by the applicant as set forth as "Exhibit A"; with the exception of Findings No. 12 (page 7 of 12), Findings (A) (1) (d) (ii) and (iii) of Wagner Application (p. 6), Finding No. (2) (e) of Wagner Application (p. 7 & 8), and Finding No. 3 (c) and (d) of Wagner Application (p. 8 and 9) and Condition No. 3 and 4 of the Planning Commission Resolution
2. The City Council replaces the aforementioned findings by adopting the three (3) proposed findings submitted by staff which are labelled "Exhibit A-1" attached hereto and incorporated by reference. These findings shall take precedence over any other findings in the event of conflict. Based on the full record, the property's development shall be limited to single family dwellings.
3. The Planning Director shall change the City's Comprehensive Plan map to designate the Wagner property as **RESIDENTIAL (5-7 DU/AC)**, except for the natural drainages and associated stands of trees which shall be designated as **PRIMARY OPEN SPACE**.
4. The 6.35 acres of property annexed to the City shall be designated as

RESIDENTIAL ONE-ACRE MINIMUM (RA-1) on the Official Zoning Map.

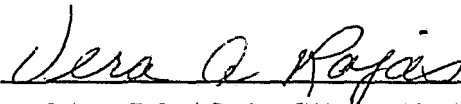
5. The future road section of the proposed alignment of Wilsonville Road shall conform to the current design as built in connection with Wilsonville Meadows. Staff is directed to work with Carl Buttke in determining the alignment's location. Staff shall obtain input from the applicant who is conditioned herein to dedicate the necessary right-of-way.

SUBMITTED to the Wilsonville City Council and read the first time at a regular meeting thereof on the 3rd day of February, 1992, commencing at the hour of 7:00 o'clock p.m. at the City Hall Annex and continued until February 18, 1992. The Ordinance was read again at a regular meeting set for the 18th day of February, 1992 and after public hearing amended and continued for further reading as amended at a regular meeting set for the 2nd day of March, 1992 at the before mentioned time and place.



VERA A. ROJAS, CMC/A&E, City Recorder

ENACTED by the Wilsonville City Council on the 2nd day of February, 1992 by the following votes: YEAS: 4 NAYS: 1



VERA A. ROJAS, CMC/A&E, City Recorder

DATED and signed by the Mayor this 6th day of March, 1992.



GERALD A. KRUMMEL, Mayor

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Van Eck	<u>NO</u>

EXHIBIT "A"

**PLANNING COMMISSION
RESOLUTION NO. 91PC45**

A RESOLUTION FORWARDING THE COMMISSION'S RECOMMENDATION THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN TO APPLY URBAN MEDIUM DENSITY RESIDENTIAL (7-12 DU/AC) AND (5-7 DU/AC) TO 23.95 ACRES AND TO APPLY RESIDENTIAL AGRICULTURAL ONE-ACRE MINIMUM (RA-1) ZONING ON 6.35 ACRES OF ANNEXED PROPERTY FOR MARVIN AND BONNIE WAGNER - TAX LOTS 100 & 200, SECTION 13A, T3S-R1W AND TAX LOT 2200, SECTION 18, T3S-R1E, CLACKAMAS COUNTY, OREGON.

WHEREAS, Richard Whitman, representing Marvin and Bonnie Wagner, submitted a full and complete application requesting a Comprehensive Plan Map and Zoning Map amendment for the above-described property on October 28, 1991; and,

WHEREAS, the Wagners had submitted an application requesting an Urban Growth Boundary amendment from the Portland Metropolitan Service District (Metro) and, additionally submitted an application requesting annexation to the City of Wilsonville to the Portland Metropolitan Area Local Government Boundary Commission (PMALGBC); and,

WHEREAS, the PMALGBC acted on March 7, 1991, to annex the Wagner's property to the City of Wilsonville and the Metro Council adopted Ordinance No. 91-395 amending the Urban Growth Boundary on June 13, 1991, after holding the required public hearings and duly considering all evidence and testimony brought before them; and,

WHEREAS, the Wilsonville Planning Commission held a public hearing on December 9, 1991, at which time the Commission reviewed the proposed amendments to the Comprehensive Plan and Zoning maps, duly considered the recommendations of City staff, gathered testimony from the applicant and other interested parties; and,

WHEREAS, at the close of the public hearing, the Planning Commission received requests from Mr. Whitman and Sparkle Anderson to hold the record open for a period of seven (7) days to allow the submission of additional written materials for the Planning Commission's record; and,

WHEREAS, the Commission granted the request to hold the record open and continued this application to January 13, 1992, at which time the applicant's attorney, Mr. Whitman, requested additional time to rebut the submitted written materials and the Commission granted his request and re-opened the public hearing; and,

WHEREAS, the Commission heard Mr. Whitman's rebuttal testimony and, in accordance with State law, allowed additional testimony from opponents who had not appeared at the previous hearing.

WHEREAS, the Commission, after providing public notice of the hearings in accordance with State law and Chapter 4 of the Wilsonville Code, having duly considered all evidence and testimony resolves as follows:

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt and forward a recommendation that the Wilsonville City Council approve the Comprehensive Plan and Zoning map amendments requested by Marvin and Bonnie Wagner. The Commission adopted the findings contained in the Staff Report, added the following Conditions of Approval and adopted the Exhibit map attached hereto:

4. Designate the area west of the realigned Wilsonville Road from Boeckman Road south as 5-7 dwelling units per acre (du/ac) and 7-12 du/ac east of the realigned Wilsonville Road. However, that density does not void the need to protect the drainageways, the stands of trees and the open space in those areas.
5. That, as traffic is a concern, this project (i.e. future development of this property) must be "flagged" at all levels of planning to place the access and the exits off of Wilsonville Road and away from Advance Road. There shall be no entrance and exit directly onto Advance Road from this project.

ADOPTED by the Wilsonville Planning Commission at their regular meeting held on the 13th of January, 1992, and filed with the Planning Secretary on the 16th of January, 1992.



Chairman, Planning Commission

Attest:

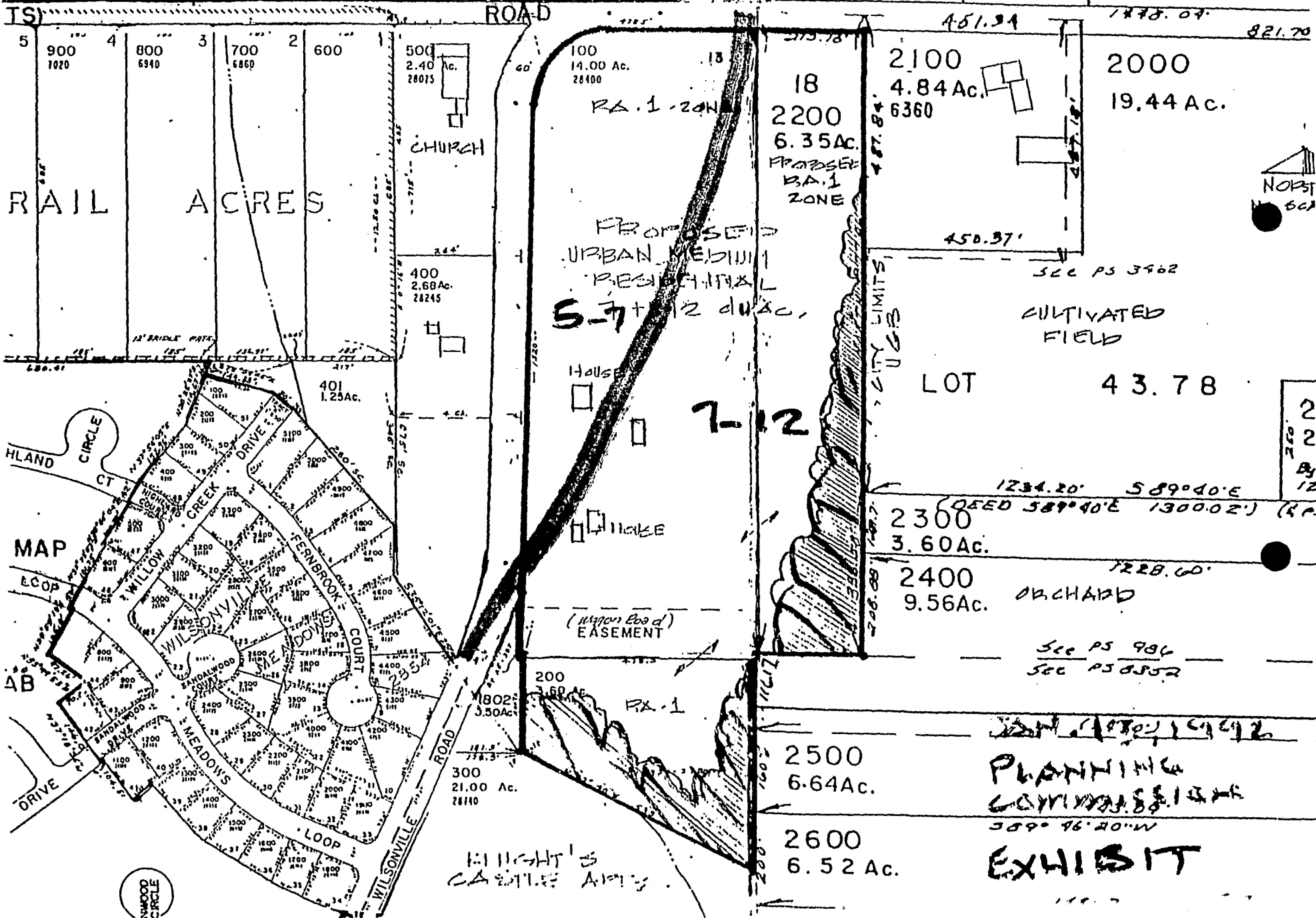


Judée Emison, Planning Secretary

UGB CITY LIMITS

OPEN FIELD

TREE FARM



5 900 1020
 4 800 6940
 3 700 6860
 2 600
 1 500 2.40 28075
 400 2.68Ac. 28245
 401 1.25Ac.

RAIL ACRES
 12' BRIDLE PATH
 HLAND CT
 WILLOW CREEK DRIVE
 FERNBROOK COURT
 WILSONVILLE ROAD
 MEADOWS LOOP
 WOOD CIRCLE

100 14.00 Ac. 28400
 RA.1 ZONE
 CHURCH
 PROPOSED URBAN MEDIUM RESIDENTIAL
 5-7 + 12 du/c
 HOUSE
 HOUSE
 (WAGON ROAD) EASEMENT
 200 3.60 Ac. 28102
 300 21.00 Ac. 28110
 1802 3.50Ac.
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18 2100 4.84Ac. 6360
 2000 19.44 Ac.
 2200 6.35Ac. 6360
 PROPOSED RA.1 ZONE
 450.37'
 SEE PS 3462
 CULTIVATED FIELD
 LOT 43.78
 2300 3.60Ac.
 2400 9.56Ac. ORCHARD
 1234.20' 589°40'E
 (SEE 589°40'E 1300.02') (RAS)
 1228.60'
 SEE PS 984
 SEE PS 8502
 2500 6.64Ac.
 2600 6.52 Ac.
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PLANNING COMMISSION
 589°46'20"W
 EXHIBIT

**PLANNING DEPARTMENT
STAFF REPORT**

DATE: December 9, 1991

TO: Planning Commission

PREPARED BY: Blaise Edmonds

REQUEST: 91PC45 Marvin and Bonnie Wagner - Request for Comprehensive Plan Amendment to apply Urban Medium Residential 7-12 du/ac on recently-annexed property and on the balance of the property - amend Ordinance 318. Zone Map Amendment to apply Residential Agricultural one-acre minimum (RA-1) on the annexed portion of the property.

CONCLUSIONARY FINDINGS

This application ensues recent approvals by Metro and the Portland Boundary Commission granting a minor adjustment of 6.35 acres to Metro's and the City's Urban Growth Boundary and annexation into the City Limits.

Metro has projected a density target for Wilsonville at 8 du/ac. Metro's Community Profile Report indicates that the City will build out to eight dwelling units per acre given existing and buildable acres within the City's Urban Growth Boundary. Therefore, the proposed plan amendment would further bring the City with Metro's projected density target.

Dedication of right-of-way is necessary for the reconfiguration and future development of Wilsonville Road. Dedication should occur at the time an engineered final alignment is confirmed by the City.

Approval of the subject Comprehensive Plan Map amendment is consistent with all applicable Comprehensive Plan policies, goals and objectives.

Adequacy of public facilities, traffic and site design are considered at Stage II Site Development review.

Approval of the zone map amendment to change the Clackamas County zoning to the RA-1 zone classification is contingent on the approval of the plan amendment.

RECOMMENDATION: Based upon the findings prepared by Planning staff and by the applicant, the Comprehensive Plan Map amendment, together with the zone map amendment, should be approved and this Recommendation, together with Conditions of Approval, be advanced to the City Council.

ZONE MAP AMENDMENT
(Amend County Zoning to RA-1 - portion of site)

COMPREHENSIVE PLAN AMENDMENTS
Create Residential 7 to 12 du/ac.
Create Primary Open Space
Amend Ordinance 318

Applicant: Marvin and Bonnie Wagner

Applicant's attorney: Richard M. Whitman

Site Identification: Approximately 23.95 acres identified as Tax Lots 100 and 200 of Section 13A, T3S-R1W and Tax Lot 2200 of Section 18, T3S-R1E, Clackamas County, Wilsonville, Oregon.

Vicinity Information: The subject property is bordered on the west by Wilsonville Road and beyond is Frog Pond Church; to the north and east are the Wilsonville City Limits and Urban Growth Boundary, beyond are properties in agricultural use; adjoining to the south is Knight's Castle Apartments.

Applicable Criteria for Review:

Section 4.187(1)(c)WC:
Section 4.120:

Zone Map Amendment
RA-1 Zone

Comprehensive Plan:

Plan Amendment, Planning/Zoning
procedures
Urbanization
Primary Open Space, drainageways
Residential designation
Roads and Transportation

Ordinance No. 318
OAR 660, Division 7
ORS 215.015
Oregon Statewide Goals

Balanced Housing
Metropolitan Housing Rule
See Finding 1.

DESCRIPTION OF PROPOSAL

- A. Amend the Comprehensive Plan to reflect recent adjustments made to the City's Urban Growth Boundary and City Limits. More specifically, the Comprehensive Plan amendment will increase the residential density from Urban Low Density Residential (U.L.R) 3 to 5 du/ac. to Urban Medium Residential (U.M.R.), 7 to 12 dwelling units per acre applied over the entire property. This amendment further replaces the Agricultural/GAD Clackamas County designation on Tax Lot 2200 which comprises 6.35 acres.
- B. Amend the Comprehensive Plan to apply Secondary and/or Primary Open Space on the drainageway that traverses the property.
- C. Apply Residential - Agricultural one-acre minimum (RA-1) zoning which is a holding zone, on Tax Lot 2200. The balance of the property is already in RA-1 zoning. No Stage I Master Plan is being proposed at this time.
- D. Review the Master Street Plan of the Comprehensive Plan to confirm a conceptual alignment of a minor arterial (Wilsonville Road) shown to traverse the property and reconfigured at its intersection with Advance Road, Boeckman Road and Stafford Road.
- E. Amend Ordinance 318 in the Comprehensive Plan to adjust the balanced housing ratio for Traffic Zone no. 7 of said Ordinance.

COMPREHENSIVE PLAN AMENDMENT PLANNING DEPARTMENT PROPOSED FINDINGS

- 1. The Wilsonville Comprehensive Plan provides the operative document in which Comprehensive Plan Amendments are reviewed. In order to grant a plan amendment, the Planning Commission will render the initial recommendation for the City Council and with findings that:
 - a. The proposed amendment is in conformance with the text portions of the Plan not being considered for amendment.
 - b. The granting of the amendment is in the public interest.
 - c. The public interest is best served by granting the amendment at this time.
 - d. The factors in ORS 215.055 were consciously considered. These factors

future development of the area; transportation of the area; transportation access; natural resources and the public need for healthful, safe and aesthetic surroundings and conditions.

2. The applicant's legal representative has prepared findings that respond to the standards set forth in Finding 1, and are identified as Exhibits D-1 and D-2 and are incorporated as Supplemental Findings to this staff report.

Regional Urban Growth

3. Policy 1.1 Metropolitan Housing Rule: The Metropolitan Rule has effectively resulted in the preparation of local comprehensive plans in the urban region that:

Provide for the sharing of regional housing supply responsibilities by ensuring the presence of single and multiple family zoning in every jurisdiction; and

Plan for local residential housing densities that support net residential housing density assumptions underlying the regional urban growth boundary.

4. The City of Wilsonville is unique from the other cities in the Metropolitan Service District in that the City Limits and the Urban Growth Boundary have identical boundary locations. As a consequence, all land inventories discussed in this staff report include the entire land base within Wilsonville proper. With exception to the possible UGB amendment to take in the built and committed area of Dammasch Hospital and the Callahan Center, the City does not anticipate major adjustments of the Urban Growth Boundary for several years. This does not preclude adjoining property owners to the UGB from making application to Metro for UGB adjustments.
5. Metro's growth policy is designed to help contain sprawl. Housing policies that accommodate development inside the UGB help ease pressures to develop beyond the line and expand it outward. Metro's policies includes two key provisions:
 - a. A requirement that each of the region's three counties and 24 cities develop comprehensive plans that allow for a new housing construction "mix" that includes at least 50% multi-family or single-family attached (i.e. townhome) units.
 - b. A requirement that the plans allow for certain minimum "target" housing densities. For the City of Wilsonville, the objective is eight units/acre. Clear numeric objectives provide a yardstick by which community efforts to provide more compact housing can be measured.

The 1982 Metropolitan Housing Rule that includes these provisions requires only that local plans allow for the mix and density objectives.

6. The Comprehensive Plan clearly governs residential densities for new development in Policy 4.4.7. This policy states:

"To provide variety and flexibility in site design and densities, residential lands shall be divided into land use planning districts with the following-prescribed density ranges for each district:"

In this case, the applicant's property is designated as Urban Low Density Residential (U.L.R.) Density 1-3, 3-5 range.

7. As stated by the applicant's finding to Comprehensive Plan criteria referenced above as 1-a, the requested plan amendment will result in an increase in residential density. The effect of the proposed plan amendment on long-range housing densities in Wilsonville is assessed in Exhibit D-1.
8. Conclusions in the 1990 Community Development and Land Use Survey are as follows:
 - a. As of November 1990, the average housing density for single-family and multi-family housing types is 4.84 du/ac. This is a slight increase from 4.8 du/ac for 1989. As previously stated, the Metropolitan Housing Rule has established a housing target for Wilsonville at 8 du/ac.
 - b. The projected new housing capacity indicates the potential amount of dwellings that could be accommodated. The actual number of housing units that will be constructed may actually be far less than the 11,039 dwelling units projected by the Comprehensive Plan. The 11,039 housing capacity projection was acknowledged by LCDC as a part of Wilsonville's periodic review order in 1988 and is a target figure in which LCDC measures for built on 722 acres (62% of the total Residential designated land area). At the rate of land consumption for residential development, it is estimated that an additional 2641 dwelling units could be constructed at full build-out. This would bring the housing total at approximately 7015 du (4024 dwelling units below the Comprehensive Plan housing target). Unfortunately, there is no easy method for projecting the maximum or minimum dwelling units that may be built.
 - c. That Metro has projected in the January 1991, Community Profile, Research Report 91-1 (Exhibit L), 12.8 dwelling units per acre at total residential build-out. The City of Wilsonville Planning Department has provided to Metro base land inventory and development data for the research report. The Metro report shows a higher projected housing density than the City's (4.84 du/ac current density average). This discrepancy reflects different methodologies used to determine projected housing density, and does not discredit housing data presented in either report. Since Metro is the regional planning body, staff has incorporated Metro's community profiles as the basis to judge housing density.
9. An approval of this application would permit up to 287 dwelling units at 12 du/ac on Tax Lots 100, 200 and 2200. The existing density of 3-5 du/ac on Tax Lots 100 and 200 would permit up to 88 dwelling units.
10. **Objective 4.3.4:** Balance ratios (targets) are to be set as follows - 40% single-family (including manufactured housing located in subdivisions and modular homes) and 10% for mobile homes and manufactured housing located in mobile home parks.

Because of normal building cycles, it would be expected that any single-family projection for a specific type of housing might vary by 50% from the units calculated for a specific housing type. Interim targets are to be established for a five-year interval and will be allocated to vary by as much as 30%, but shall not exceed the long term goal. Permits exceeding more than 30% of an interim goal or exceeding the long term goal may be specifically excepted by the City Council on a case-by-case basis.

To assure balance in location of housing types, no traffic zone shall have a single housing type exceeding 60% of the long term goal calculated for the sum total of the traffic zone and all adjacent traffic zones. The balance targets shall be as follows:

11.		* 1990 %	Target %	No.of Units
	Single-family	41.47	40	4415
	Mobile homes	.03		
	Duplexes	<u>1.30</u>		
	Total	42.80		
	Multi-family	44.00	50	5520
	Condos	<u>3.00</u>		
	Total	47.00		
	Mobile home parks	<u>10.2</u>	<u>10</u>	<u>1104</u>
	Total	100%	100%	11,039 Total Buildout

*Source: Comprehensive Plan and 1990 Wilsonville Community Development and Land Use Survey

12. Ordinance 318 is intended to promote a balanced mix of housing. In this case, the subject property is in Traffic Zone no.7. The applicant's findings summarize current housing mix and a long-term goal and demonstrates that Traffic Zone no.7 will have a balanced mix of housing with the net increase in housing density as proposed.

13. **Objective 2.1.2** Allow urbanization to occur to provide adequate housing for employment within the City.

14. An analysis of the number of acres allocated for future development indicates that balanced jobs/housing does appear possible in Wilsonville. Recent data reflects that 7,593 people are employed in Wilsonville. It is estimated that 9,375 people reside in Wilsonville by tabulating 4,393 du. x 2.13 people per household. However, the employment level may exceed the City's population since many employees are in construction trades at many sites throughout the city and are not counted in the overall employment level.

15. **Objective 2.1.6** Allow zoning to proceed when services are scheduled, but actual development only when public services and facilities are available.
16. The availability of sanitary sewer, storm sewer and water are evaluated at such time planned development applications (Stage II) are submitted for site development of the property. In this case, the applicant is seeking a zone map amendment to change County zoning on the easterly property to an RA-1 zone classification. The purpose of this zone, as it applies to the subject site, is to preserve it in the RA-1 holding zone for future residential development on the property.
17. **Goal 3.1:** Plan for and provide adequate public facilities and services closely tied to the rate of development.
18. Full public facilities review is generally conducted in a zone map amendment or at Stage II site development review and governed by the Comprehensive Plan..
19. **Policy 3.3.1:** The Street Master Plan (Map I) has been designed to meet projected year 2000 traffic volumes. It specifies standards for each arterial and collector street. The conceptual location of the proposed new major streets are also identified. However, actual alignments may vary from the conceptual alignments based on detailed engineering specifications and design considerations, provided that the intended function of the street is not altered. While local residential streets are considered a part of the Master Street System, they are not shown on the Master Plan. The alignment of local streets shall be evaluated on a project-by-project basis. Other streets shall also be considered, if determined necessary for safe and convenient traffic circulation.
20. The Wilsonville City Council recently adopted and updated the City's Transportation Master Plan. The purpose of the Transportation Master Plan is to guide the City to fulfill its goals and objectives for implementation of improved transportation facilities into the 21st century. The planning process consisted of a technical analysis combined with input and review by the City's Transportation Advisory Commission (TAC) throughout the process. Refer to Exhibit F for street standards and a map of the streets proposed in the updated Transportation Master Plan.
21. The Transportation Master Plan identifies a minor arterial with an "E" design classification to traverse the subject site in a northeasterly direction. This alignment is intended to create a safer radius and intersection with Wilsonville Road, Advance Road, Boeckman Road and Stafford Road. The submittal maps show the reconfigured Wilsonville Road consistent with the Transportation Master Plan. Refer to Figure 20, Exhibit F of the Transportation Master Plan for a pictorial representation of existing and future City street alignments.
22. Detailed levels of traffic generated by the subject site will be reviewed at Stage II Site Development review. At such time, the City will review necessary street systems improvements associated with the site development.
23. **Policy 3.4.3:** Major drainageways shall be established as the backbone of the drainage system and designated as open space. The integrity of these drainageways shall be maintained as

development occurs. Where possible, on-site drainage systems should be designed to complement natural drainageways and designate open space to create an attractive appearance. Alternations of minor drainageways may be allowed provided that such alternations do not adversely impact stream flows and in-stream water quality of the major drainageways and provide for more efficient use of the land. Such alternations must be approved by the City.

24. The drainageway shown between Tax Lots 100 and 2200 is proposed to be designated in Secondary and/or Primary Open Space. Primary Open Space is intended to remain undeveloped and they include the following:
- a. 100 year floodways.
 - b. Slopes greater than 20%.
 - c. Significant stands of trees.
 - d. Major natural drainage channels.

The drainage channel described above consists of elements b and c and should be classified in Primary Open Space. This natural area is generally shown on the submittal plans and would need further analysis to better define the boundary of the area at Stage II Site Development review of the property. Secondary Open Space may be applied to serve as a buffer to the Primary Open Space area.

ZONE MAP AMENDMENT

25. The application is seeking a zone map amendment to change the Clackamas County Agricultural/GAD zone to the RA-1 holding zone on the 6.35 acres being proposed in the Residential plan designation.
26. The purpose of the RA-1 zone is set forth in Section 4.120 of Chapter 4 of the Wilsonville Code.
- a. The purpose of this zone is to provide large-lot residential areas, incidental agricultural use and small-scale livestock raising within areas designated for 0-3 dwelling units per acre on the Comprehensive Plan.
 - b. It is further the purpose of this zone to serve as a holding zone to preserve the future urban level development potential as undeveloped property designated for industrial or more intensive residential development. This zone shall be applied to all urbanizable properties within the City which are planned for industrial and residential development greater than three units per acre and which have not been previously zoned or preliminarily planned in accordance with the Comprehensive Plan.
27. As set forth in Section 4.187 of the Wilsonville Code, in recommending approval or denial of a proposed zone map amendment, the Planning Commission shall, at a minimum, adopt findings addressing Criteria 1-7. Approval of this application requires affirmative findings to Criteria 1-7 for the zone map amendment.

28. In order to fulfill the objectives of improved transportation facilities in Wilsonville and to serve the subject site, dedication of sufficient right-of-way is necessary for creation of a minor arterial with bike lanes and utility easements to align over and upon the subject site from Wilsonville Road to Boeckman Road. The final width and alignment of the ROW will be determined by the City Engineering Department in accordance with the updated Transportation Master Plan.
29. Metro has projected a density target for Wilsonville at 8 du/ac. Metro's Community Profile Report indicates that the City will build out to 8 dwelling units per acre given existing and buildable acres within the City's Urban Growth Boundary. Therefore, the proposed plan amendment would further bring the City with Metro's projected housing target.
30. Dedication of right-of-way is necessary for the future development of Wilsonville Road. Dedication shall occur at the time an engineered final alignment is confirmed by the City.
31. Approval of the subject Comprehensive Plan Map amendment is consistent with all applicable Comprehensive Plan policies, goals and objectives.
32. Adequacy of public facilities, traffic and site design are considered at Stage II Site Development review.
33. Approval of the zone map amendment to change the Clackamas County zoning to the RA-1 zone classification is contingent on the approval of the Plan amendment.

COMPREHENSIVE PLAN MAP AMENDMENT
and
ZONE MAP AMENDMENT
PROPOSED CONDITIONS of APPROVAL

1. The approval of this zone map amendment has no expiration date.
2. The applicant/property owner shall dedicate all necessary property to accommodate right-of-way and utility easements on their property, necessary for the future development of Wilsonville Road and intersectional right-of-way at its northerly terminus in accordance with the general alignment shown on the City Transportation Master Plan. The applicant/owner shall dedicate the right-of-way at such time the City Engineering Department determines its final alignment.
3. Present to the City Council a generalized area delineating the Primary Open Space area for approval.

EXHIBITS

The following Exhibits are hereby entered into the public record by the Planning Commission as confirmation of its consideration of the application as submitted.

- A. Findings and Conditions of Approval
- B. City of Wilsonville Comprehensive Plan
- C. Chapter 4 of the Wilsonville Code, including Section 4.162
- D. Applicant's submittal documents:
 - 1. Report - separate document from exhibits attached to the Staff Report. This report includes the applicant's Findings for approval.
 - 2. Final Order - Metro Boundary Commission.
- E. City Engineer's Report
- F. Table 6 and Figure 20 of updated Transportation Master Plan prepared by Carl Buttke.
- G. Map 7 - Residential Housing Acreage by Traffic Zone.
- H. Map 8 - Residential Housing Units by Traffic Zone.
- I. Chart - Residential Housing Units by Traffic Zone.
- J. Charts 8 and 9 - Residential Types and Distribution of Residential.
- K. Oregon Statewide Planning Goals - separate document in Planning Commission file.
- L. Metro Report - Community Profiles - separate report in Planning Commission file.

**COMPREHENSIVE PLAN
AND ZONING MAP AMENDMENT APPLICATION**

Applicant: Marvin and Bonnie Wagner
28400 Wilsonville Road
Wilsonville, Oregon 97070

Applicant's Representative: Richard Whitman
Ball, Janik & Novack
101 S.W. Main Street, Suite 1100
Portland, Oregon 97204
(503) 228-2525

Site Identification: The subject property is bordered on the north by Advance/Boeckman Road; on the west by Wilsonville Road; on the east by the Wilsonville city limits; and on the south by a seasonal drainageway. The site consists of three tax lots: TLs 100 and 200 in T3S. R1W. S13, and TL 2200 in T3S. R1E. S18.

Applicable Criteria for Review:

Section 4.187(1)(c)WC:	Zone Map Amendment
Section 4.120:	RA-1 Zone
Comprehensive Plan:	Plan Amendment, Planning and Zoning Procedures Urbanization Primary Open Space, Drainageways Residential Designation Roads and Transportation Balanced Housing
Ordinance No. 318:	Metropolitan Housing Rule
OAR 660, Division 7:	See Finding 1
ORS 215.015	
Oregon Statewide Goals	

I. INTRODUCTION

A. Description of the Proposal

This application provides the evidence to support Planning Commission and City Council approval of a Comprehensive Plan amendment for property recently annexed to the City of Wilsonville, along with adjacent property also owned by the Wagners. This annexation, and the Metropolitan Service District's (Metro) final approval of the addition of this property to the City of Wilsonville's Urban Growth Boundary, resulted from a series of hearings before the City of Wilsonville, Clackamas County, the Boundary Commission, and Metro.

Under Metro's rules and other applicable state law, this property must now be classified with the appropriate Comprehensive Plan and Zoning of the City of Wilsonville. The subject property is currently split into two plan and zone designations: Residential/RA-1 for the two tax lots to the west (TLs 100 and 200); and Agricultural/GAD for the tax lot to the east (under the former Clackamas County designations).

Mr. and Mrs. Wagner are requesting that the entire property be given a Comprehensive Plan designation of Residential, and that the RA-1 "holding" zone be applied. In addition, the Wagners are requesting that a density range of 7-12 units per acre be applied to the site, and that the eastern portion of TL 2200 be designated for primary open space. This proposal is consistent with the density requirements under the Metropolitan Housing Rule and the city's residential development policies.

No development of this property is proposed at this time. Rather, the RA-1 "holding" zone is proposed for the property. When development becomes appropriate, it will be accomplished through the Planned Development Review (PDR) process. It is expected that this will occur in two to five years.

B. Prior Land Use Actions

The eastern portion of this site was added to the city's UGB and annexed to the city in the Spring of 1991. As part of the proceedings leading up to these actions, the proposal was reviewed and approved by the following entities: the Wilsonville City Council, the Wilsonville Traffic Advisory Committee, the Clackamas County Board of Commissioners, the West Linn School District, Tualatin Valley Fire and Rescue, the Metropolitan Area Boundary Commission, and Metro.

Under Metro rules, the comprehensive plan and zoning designation for this portion of the property must be brought into conformance with the UGB change by applying appropriate urban designations within one year of final Metro approval. This proposal accomplishes that change.

II. GENERAL INFORMATION

A. Vicinity Conditions

1. Property Location

This property is located at the southeast corner of Wilsonville and Boeckman/Advance Roads. The site immediately north and east of the Wilsonville Meadows development and the new Boeckman Elementary School.

2. Surrounding Land Uses and Conditions

Existing land use designations for the surrounding area are shown on Exhibit 1. Actual uses on adjacent parcels are as follows:

- South: 296 unit multifamily development (Wilsonville Meadows) on TLs 1800 and 300.
- East: Across Wilsonville Road: 105 unit single family development (Wilsonville Meadows), _____.
- North: Across Boeckman/Advance Road in unincorporated Clackamas County: rural residential single family development on lots ranging from one to three acres (northwest), and agricultural uses on two lots (one of 80 acres and one of 4 acres) (northeast).
- West: On other side of seasonal creek: rural residential and agricultural uses on lots ranging from 3.6 acres to 19.44 acres.

3. Planned Transportation Improvements

The property is bounded on the west and north by minor arterials. Wilsonville Road is planned for realignment through the site in order to eliminate two existing 90 degree turns in the existing roadway. These two corners have been a serious public safety concern for the City of Wilsonville and Clackamas County, and there have been at least five major accidents at this location in recent years. The realignment of Wilsonville Road is called for in the comprehensive plans of both the City of

Wilsonville and Clackamas County, and will have to be accomplished before this property is developed. The need for the realignment has increased due to the recent opening of Boeckman Elementary School and the Wilsonville Meadows development. Additional traffic at this intersection is also expected to result from the Mentor Graphics development, approximately one-half mile to the west.

B. Site Characteristics

1. Topography, Soils, Vegetation and Drainage

The topography and vegetation of the site falls into two categories: the vast majority of the property is relatively level and contains a filbert orchard. Slopes range from zero to three percent, and the soils are classified as Aloha silt loam. The southern and eastern edges of the property each contain seasonal drainageways with steeper slopes averaging up to 20 percent or more. This area is vegetated by deciduous trees and shrubs, and contains soils classified as Xerochrepts and Haploxerols. The main limitations on development for these soils is wetness and slow permeability.

2. Existing Facilities and Services

Water and sewer lines were extended along Wilsonville Road to the south of the Subject Property in conjunction with the development of Wilsonville Meadows and improvements to Wilsonville Road. These lines, which were sized to accommodate service to the property, now terminate at the southwest corner of the property. The proposed realignment of Wilsonville Road is planned to include extension of water and sewer lines along the new alignment. The city has indicated in the course of the prior land use proceedings concerning this property that sewer and water capacity are adequate to serve the proposed development.

The city's Comprehensive Plan Policies 3.4.3 and 3.4.4 provide that natural drainageways shall be utilized for storm water drainage. As described above, there are existing drainageways along the eastern and southern boundaries of the property that can be used to provide storm water drainage.

The Tualatin Valley Fire and Rescue District and the West Linn School District have indicated that they have adequate facilities to serve this property, and that the proposed realignment of Wilsonville Road will be to their benefit. The Clackamas County Sheriff's Department has also stated that the proposed road realignment would be to the public's benefit by eliminating a major traffic hazard.

III. COMPREHENSIVE PLAN AND DEVELOPMENT CODE CRITERIA:
PROPOSED FINDINGS

A. Comprehensive Plan Map Amendment Criteria and Findings

1. General Plan Amendment Standards

a. *The proposed amendment is in conformance with the text portions of the plan not being considered for amendment.*

Proposed Findings: Approval of the requested plan amendment will result in an increase in the city's inventory of residential lands. Findings for specific elements of the plan text that are applicable to this proposal are provided below.

b. *The granting of the amendment is in the public interest.*

Proposed Findings: The eastern portion of this property has been annexed to the City of Wilsonville. Other applicable plan policies, and Metro code criteria, call for this land to be designated for urban levels of development. The proposed plan amendment would bring this land into the city's residential land inventory at a density level that conforms to the Metropolitan Housing Goal, and will help the city attain its residential development targets. At the same time, the proposed density level provides for a wide range of housing types, as called for in other applicable plan policies. Development of this property will enable the city and the property owner to achieve the realignment of Wilsonville Road to eliminate a serious public safety hazard, and to improve traffic capacity to the benefit of other developments to the south and west.

c. *The public interest is served by granting the amendment at this time.*

Proposed Findings: This property is not expected to be developed within the next two years, and as a result the applicant is proposing that the city's RA-1 zone be applied to the property. It is, however, appropriate to change the plan designation on the property at this time due to the requirements of Metro, which include the requirement that the property be given an appropriate urban land designation within one year of its inclusion within the city's UGB.

d. *The factors in ORS 215.055 were consciously considered. These factors include the various characteristics of the areas in the City; the suitability of the various areas for the particular land uses and improvements; the land uses and improvements in the areas, trends in land improvement, density of development; property values; the needs of economic enterprises in the future development of the area; transportation of the*

area; transportation access; natural resources and the public need for healthful, safe and aesthetic surroundings and conditions.

Proposed Findings: Amending the city's comprehensive plan map to designate this site for Medium Density Residential is consistent with the factors in ORS 215.055 for the following reasons:

- (i) The property is adjacent to the Wilsonville Meadows project which has been, or will be, developed at similar densities. In particular, the property immediately to the south is designated for development as a multifamily project at a relatively high density level.
- (ii) It has been the city's policy to designate large blocks of undeveloped land for density levels corresponding to the Metropolitan Housing Rule (i.e. at 7-12 du/acre). This density range allows the flexibility to do both single-family housing and multi-family housing as also required by the Metropolitan Housing Rule.
- (iii) A high level of public facility improvements will be required to develop this property. In particular, the realignment of Wilsonville Road is projected to cost approximately \$780,000. Given the cost of these improvements, development may not be feasible at a density level below that proposed.

2. Urban Growth Management Standards

a. *Goal: Allow growth to continue at a rate consistent with: the economics of development; the economics of city administration; and the economics of providing public services and facilities, provided that such development is consistent with livability.*

Proposed Findings: See above findings. In addition, the following site features contribute to the proposals compatibility with adjoining properties:

- (i) The site is separated from properties to the west and north by Wilsonville Road and Boeckman/Advance Road.
- (ii) The site is separated from properties to the east and south by seasonal drainageways that

are either already classified as primary open space, or which will be as part of this application. This open space area is already densely vegetated and will remain in its natural condition as a buffer between any development on the property and adjoining uses.

b. *Objective 2.1.1: Allow development with the City where zoning has been approved and other basic considerations and requirements are met.*

Proposed Findings: No actual development is proposed at this time, rather the property is proposed to be designated RA-1. At the time development is anticipated, a zone change to PDR and master plan approval will be required. Detailed infrastructure and design issues will be addressed at that time.

c. *Objective 2.1.2: Allow urbanization to occur to provide adequate housing for employment within the City.*

Proposed Findings: A major expansion in the city's employment base is expected to result from approval of the Mentor Graphics application. This proposal will help regain a portion of the residential land inventory lost through the Mentor Graphics expansion, and assure that the city's goals for a balance between employment and housing are met.

d. *Objective 2.1.6: Allow zoning to proceed when services are scheduled but allow actual development only when public services and facilities are available.*

Proposed Findings: As stated above, services are available to the edge of this site. Extension of services through the site will occur at the time a specific development proposal is made, in conjunction with a zone change from RA-1 to PDR.

e. *Metropolitan Housing Rule: The Metro Housing Rule (OAR 660-07-035) requires the City to provide for an overall residential density of eight dwelling units per acre. It also requires the City to provide for at least 50 percent of new residential units to be attached single family or multiple family housing.*

Proposed Findings: As of November, 1990, the average housing density in the city was 4.84 du/ac. As previously stated, the Metropolitan Housing Rule establishes a target residential density for the city of 8 du/ac. Current estimates are that the city will be approximately 4,024 dwelling units below the plan target of 11,039 units for the year 2000. This proposed plan

amendment would add a net of approximately 199 units to the city's inventory of potential residential units (or about five percent of the projected shortfall) (Net potential = (23.95 acres x 12 du/ac) - (17.6 acres x 5 du/ac)).

The city's balance ratio targets of 50% multi-family, 40% single family and 10% mobile homes is most likely to be met at a density level corresponding to the proposed medium density designation of 7-12 du/ac. At this density, portions of the property are expected to be developed for small lot or zero lot line single-family use, while the remainder would be developed for multi-family use. A lower density level would preclude any significant multi-family development on the property.

3. Housing Development Standards (as amended by ORD 318)

a. *Goal 4.3: Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this Goal while maintaining a reasonable balance between the economics of building and the cost of supplying public services. This Goal identifies the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. This Goal 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.*

Proposed Findings: This proposal is in line with the Metropolitan Housing Rule target density for Wilsonville of 8 du/ac. The proposed density is also consistent with the targets for housing mix of 50% multifamily, 40% single family, and 10% mobile home. No development is proposed on this site at this time, however it is clear that adequate services can be provided to the property based upon the service provider comments prepared in conjunction with the addition of the property to the UGB, and the annexation of the property to the City of Wilsonville.

b. *Objective 4.3.1: Establish residential areas that are safe, convenient, healthful and attractive places to live while encouraging variety through the use of planned developments and clusters.*

Proposed Findings: This site will be developed through the PDR/master plan process. This process will assure that the property is planned as a safe, convenient, healthful and attractive place to live, and that an appropriate mix of types of housing is provided.

c. *Objective 4.3.3: Encourage the construction and development of diverse housing types; but maintain a general balance according to housing types 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.

Proposed Findings: No specific mix of housing types is being requested at this time. That mix will be established through the PDR/master plan process. The proposed density level is, however, conducive to a broad range of housing types:

d. *Objective 4.3.4: Balance Ratios (see Plan for text).*

Proposed Findings: The property is in Traffic Zone Seven, and borders on Traffic Zone Six. As described above, the exact mix of housing types for this property will be determined through the PDR/master plan process. Nevertheless, it is clear that the proposed density level will help the city attain its target housing levels under the Metropolitan Housing Rule, both in terms of overall density and housing mix. As of November, 1990, the city was at an average density of 4.84 du/ac, while the target density for the year 2010 is 8 du/ac. Attaining the target density level will require fairly dense levels of new development in the city over the next 18 years. At a density level of 7 to 12 du/ac, this site will at the very least not detract from this effort, and may help.

In terms of housing mix, the proposed density -- Urban Medium Density, allows for single-family, multi-family, and mobile home parks (in contrast to the Urban Low Density District). Thus, the proposed designation will help assure the target mix is attained. Further review of the mix of uses will occur at the PDR/master plan stage.

e. *Objective 4.3.6: Make housing available for a reasonable proportion of the employees and their families who work in the City.*

Proposed Findings: With the Mentor Graphics expansion and the corresponding decrease in the city's residential lands inventory, there is an increased need for residential development. This site, particularly because it is in close proximity to Mentor Graphics, is supportive of this objective.

f. *Objective 4.3.8: Require new housing developments to pay an equitable share of the cost of required capital improvements for public services.*

Proposed Findings: As stated above, the expected cost of public service improvements needed to serve this property are substantial. These costs are the major reason why development of this site is not expected to occur immediately. The applicant is

committed to continuing to work with the city to explore the most efficient and equitable means to finance the realignment of Wilsonville Road.

g. **Urban Medium Density Residential (UMR) Standards:**
The following areas should be designated and developed as urban medium density:

(a) areas with access to a major or minor arterial or collector street. Siting should not, however, result in significant traffic impacts through low density residential areas.

(b) areas located near or adjacent to commercial areas, employment centers and/or mass transit routes.

(c) Areas adjacent to urban low density developments or planning districts.

Proposed Findings: As described above, this site is adjacent to two arterials: Wilsonville Road and Boeckman/Advance Road. The site is also within one half mile of the Mentor Graphics property and other industrial properties along I-5. The site adjoins a small urban low density district to the west.

4. Agricultural Lands Standards

a. **Goal 4.4:** Develop a City that helps to preserve agricultural land by serving and protecting agricultural lands outside its urban boundary. Discourage agricultural uses within the urban boundary.

Proposed Findings: This property is currently in agricultural use. The property owner intends to keep the property in agricultural use so long as the RA-1 holding zone is applied, and until development becomes appropriate.

b. **Objective 4.4.1:** Provide a buffer or transition zone between urban and adjacent agricultural areas.

Proposed Findings: As a component of this proposal, the drainageway on the eastern edge of the property is proposed to be added to the city's inventory of primary open space. Specific mapping of this area will be done at the time of PDR/master plan review. This area will remain in its natural state for storm drainage and buffering purposes, and will assure a proper separation between urban and agricultural uses to the east.

c. **Objective 4.4.2:** Protect existing agricultural uses if so desired by the owner.

Proposed Findings: As stated above, the owner does desire to continue the existing agricultural use at this time.

5. Public Facilities and Services

a. Sanitary Sewer Service (Policies 3.1.2 to 3.1.5)

Proposed Findings: As stated above, sanitary sewer lines, adequate to serve this proposal, were extended within 800 feet of the Subject Property as part of a recent development immediately to the south. The cost of extending a sewer line along the new Wilsonville Road alignment is included in the city's estimate of \$785,400 for this improvement.

b. Water Service (Policies 3.2.1 to 3.2.3)

Proposed Findings: Water and sewer lines were extended along Wilsonville Road to the south of the Subject Property in conjunction with a recent residential development. These lines, which were sized to accommodate service to the Subject Property and the adjoining Wilsonville Property (see sewer and water master plan, attached as Exhibit ___), now at the southern edge of the property. The proposed realignment of Wilsonville Road is planned to include extension of water and sewer lines along the new alignment.

Mr. Richard Drinkwater, City Engineer for the City of Wilsonville, testified at the public hearing for the UGB locational adjustment that the water supply demand created by this proposal will not materially affect the supply capacity of the city, and that the city has the capacity to serve this development.

c. Roads (Policies 3.3.1 to 3.3.15)

Proposed Findings: The northern edge of the property is bounded by Advance/Boeckman Road. This road is identified as an arterial in the city's and county's comprehensive plans. Stafford/Wilsonville Road forms the western boundary of the site. This road ends at its intersection with Advance/Boeckman Road, and then continues at a right angle (to the south) approximately 475 feet to the west on Advance/Boeckman. Stafford/Wilsonville Road is designated as a major arterial in both the county's and the city's comprehensive plans. There have been five reported (e.g. injury) accidents at the intersections of Stafford/Wilsonville and Advance/Boeckman Roads in the past three years according to accident reports on file with the Clackamas County Sheriff's Office.

This proposal will allow the Wagners and the City of Wilsonville to complete the planned realignment of Stafford/Wilsonville Road to eliminate its current "S" turns onto

and off of Advance/Boeckman Road. This improvement is called for in both the city's and the county's comprehensive plans. The need for the improvement is substantially increased by recent development immediately to the south, including both new residential units and the construction of a new school.

d. *Storm Drainage (Policies 3.4.1 to 3.4.5)*

Proposed Findings: The city's comprehensive plan Policies 3.4.3 and 3.4.4 provide that natural drainage ways shall be utilized for storm water drainage. As described in Exhibit C, there is an existing natural drainage way along the eastern half of the Subject Property. This will be used to provide storm water drainage to the property, subject to final review and approval by the city at the PDR/master plan stage.

e. *Fire, Police Protection and Other Services (Policies 3.5 to 3.7)*

Proposed Findings: The Tualatin Valley Fire and Rescue District and the West Linn School District are on record as supporting this proposal and have indicated both that the realignment of Wilsonville Road will be to their benefit, and that any additional development resulting from the proposal can be adequately served. The Clackamas County Sheriff's Department has also stated that the realignment would be to the public's benefit by eliminating a major traffic hazard.

6. **Open Space (Policy 4.5.1)**

Proposed Findings: As described above, portions of the property are already designated as primary open space, while the eastern edge of the property is appropriate for addition as primary open space.

B. **Zoning Map Amendment Criteria and Findings**

1. **RA-1 Zone Criteria (Section 4.120)**

Proposed Findings: The purpose of this zone is to act as a holding zone to preserve future urban level development potential, particularly where the area has not previously been zone by the city. This site will be rezoned to PDR at such time as development becomes appropriate. In the meantime, the property owner intends to continue the existing agricultural use.

2. **General Criteria for Zoning Map Amendments (Section 4.187(c))**

a. *Compliance with procedures in Section 4.008.*

Proposed Findings: This application complies with Section 4.008.

b. *Consistency with the Comprehensive Plan Map, and substantial compliance with the applicable goals, policies and objectives.*

Proposed Findings: For the reasons stated above, this proposal is substantially in compliance with the applicable portions of the comprehensive plan.

c. *Substantial compliance with Plan Goal 4.3, Objective 4.3.3, Objective 4.3.4, Policy 4.4.2 and Policy 4.4.8.*

Proposed Findings: Findings for each of these criteria are provided above.

d. *Adequacy of existing primary public facilities, or that adequate facilities can be provided in conjunction with project development.*

Proposed Findings: As provided above, adequate public facilities can be provided to this site in conjunction with project development.

e. *The proposed development does not have a significant adverse impact on primary open space or identified natural or geologic hazards.*

Proposed Findings: No impacts are expected to occur on primary open space, in fact this proposal will add to the city's inventory of primary open space.

f. *Development is reasonably expected to commence within two years.*

Proposed Findings: This criterion is not applicable to proposals for the RA-1 holding zone.

g. *The proposed development and uses can be developed in compliance with the applicable development standards.*

Proposed Findings: For the reasons stated above, this criterion is met.

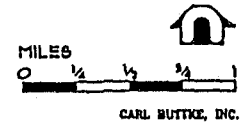
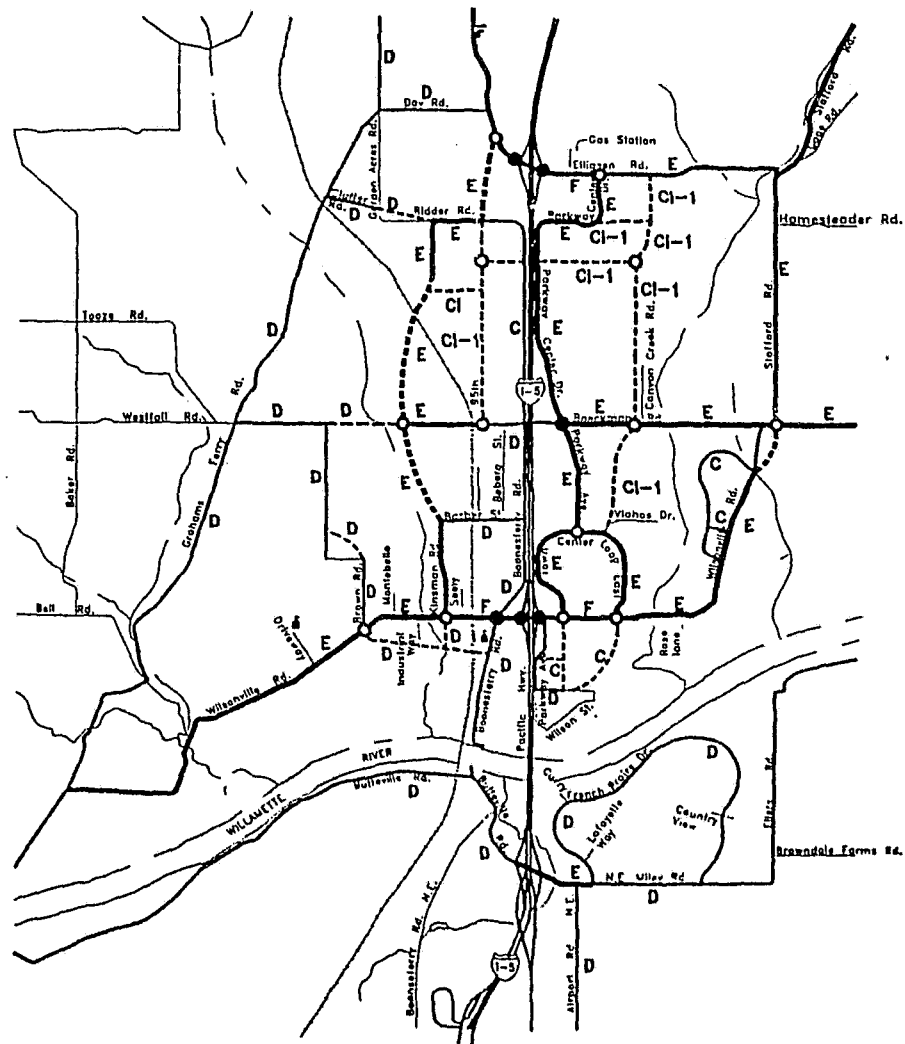
C. **Compliance with Statewide Goals and Metro/PMALGBC Standards.**

See attached findings by Metro and the PMALGBC.

RMW\WAGNER\APPLCTN.010

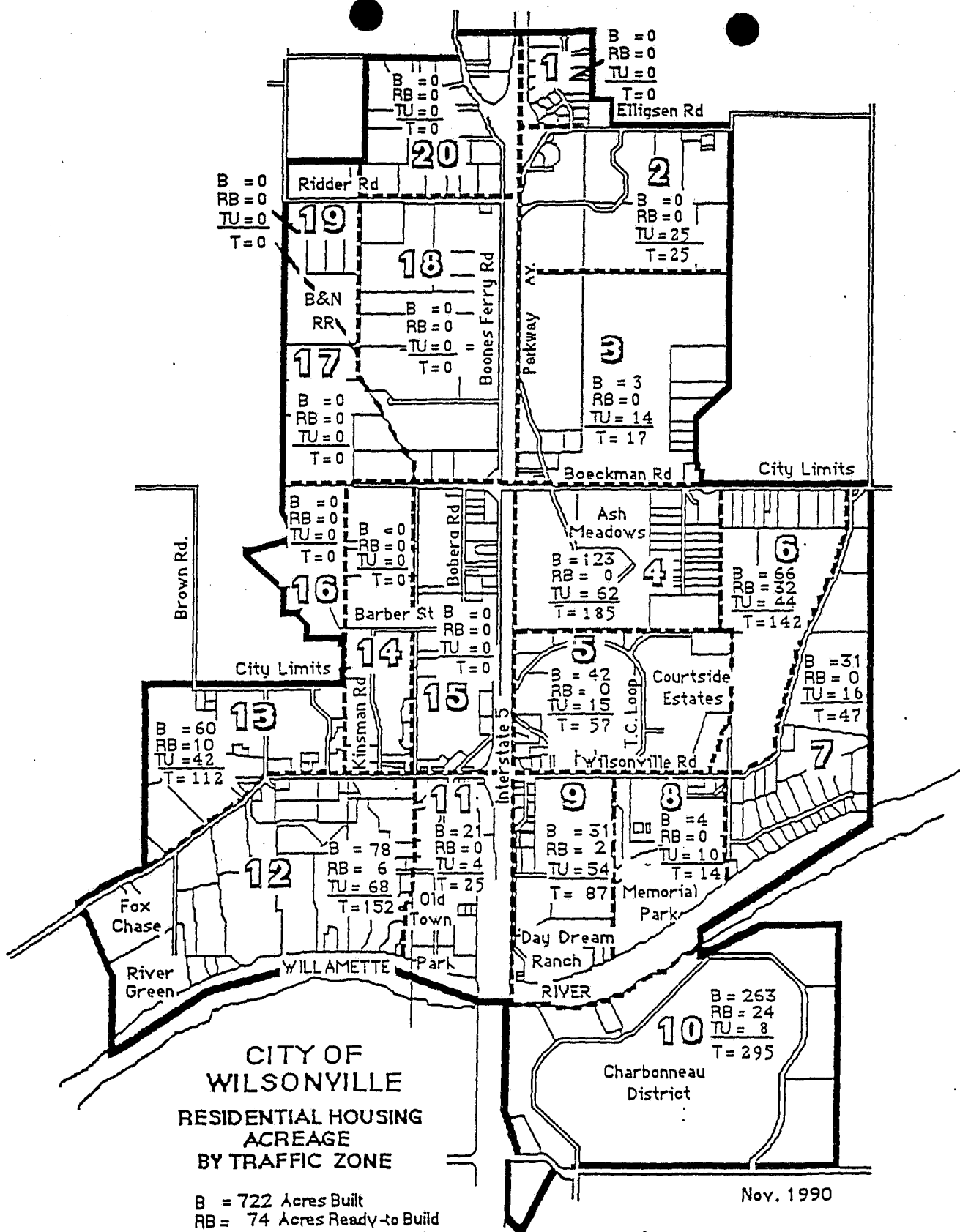
LEGEND:

	EXISTING	PROPOSED
COLLECTOR STREETS	————	-----
ARTERIAL STREETS	————	-----
TRAFFIC SIGNALS	●	○
DESIGN STANDARDS		C TO F
MINOR COLLECTORS		C
MAJOR COLLECTORS		D
COMMERCIAL INDUSTRIAL WITH BIKELANES		CI-1
MINOR ARTERIALS		E
MAJOR ARTERIALS		F



**FIGURE 20
TRANSPORTATION
MASTER PLAN**

EXHIBIT F
 VII X0005 LMS 06/06/1991 J 1020



**CITY OF WILSONVILLE
RESIDENTIAL HOUSING
ACREAGE
BY TRAFFIC ZONE**

B = 722 Acres Built
 RB = 74 Acres Ready to Build
 TU = 362 Acres Undeveloped

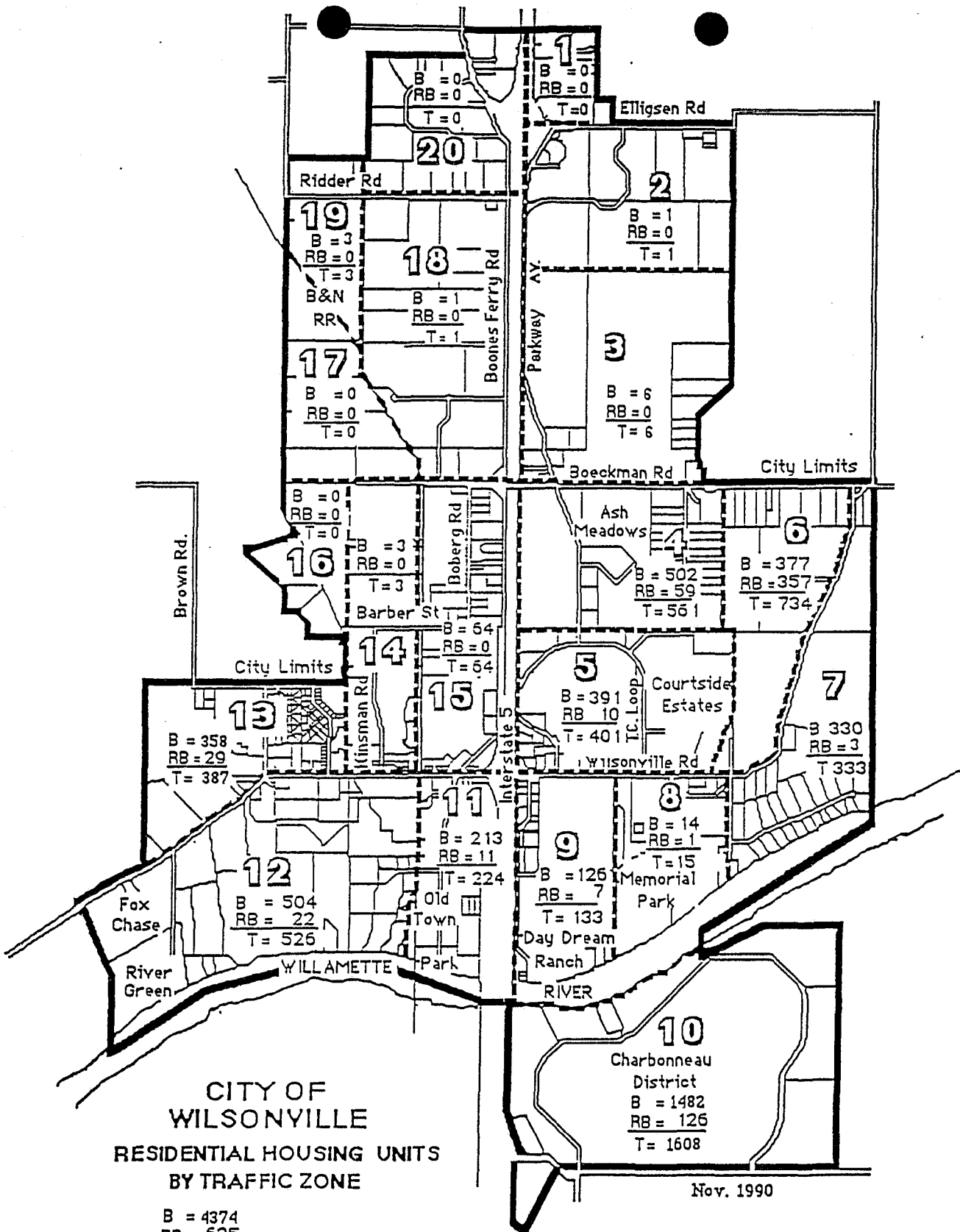
Total Acreage = 1158

Nov. 1990



MAP 7

EXHIBIT G

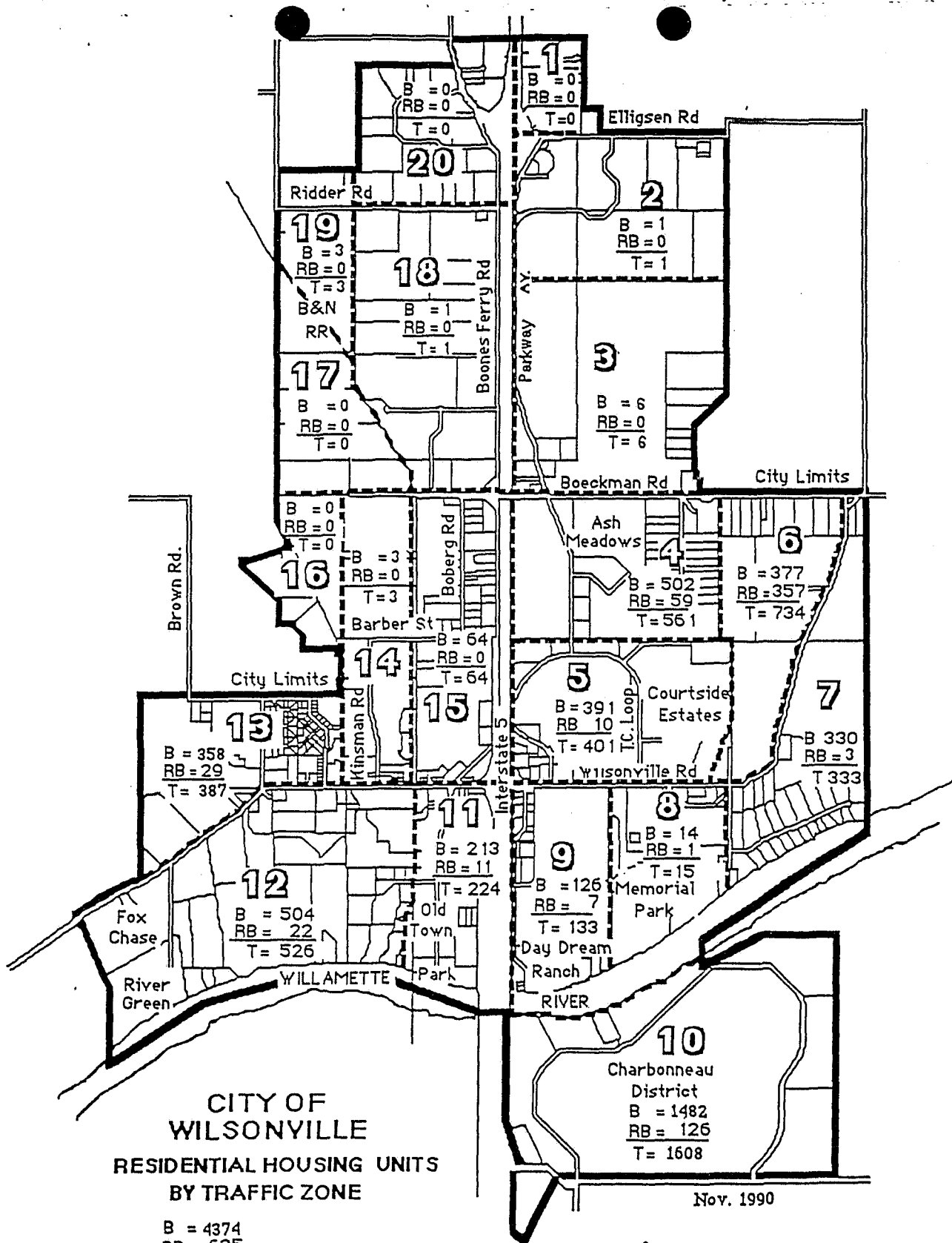


B = 4374
 RB = 625

4999 = Total Housing Units



MAP 8



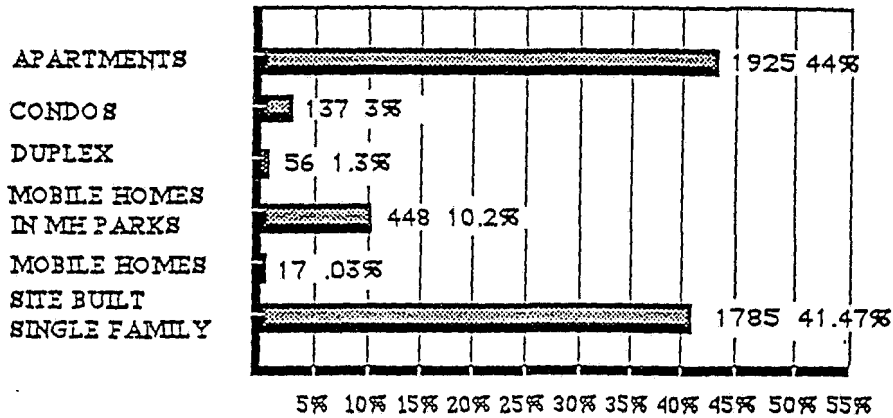
Nov. 1990



MAP 8

EXHIBIT I

RESIDENTIAL TYPES



TOTAL DWELLING UNITS..... 4374 Nov. 90

CHART 8

DISTRIBUTION OF RESIDENTIAL LAND

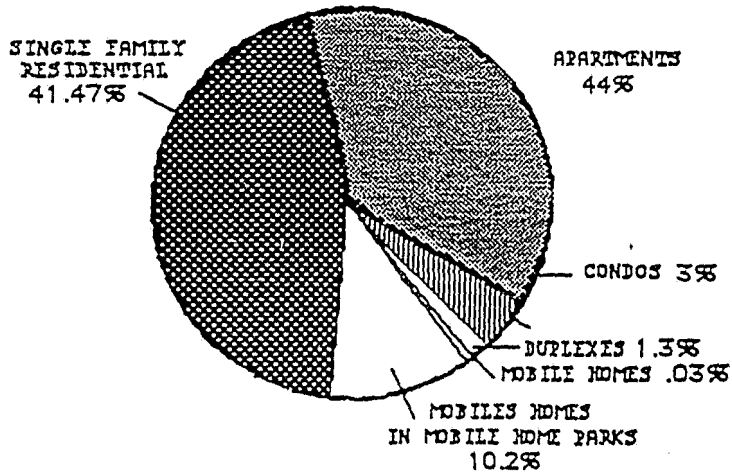


CHART 9

EXHIBIT J

CITY COUNCIL FINDINGS

CITY COUNCIL FINDING NO. 1

The City has established a policy to provide a balancing of housing types consistent with State Land Conservation Goal #10 and the Metropolitan housing rule. The policy establishes both a City-wide standard and a locational adjustment standard. Comprehensive Plan Objective 4.3.4.

The City-wide standard provides for 50% of the housing types to be multi-family (in keeping with the Metro housing rule). However, in recognition of existing siting and market functions, but in an effort to avoid location of only one housing type in an area, a location adjustment standard has been adopted as follows:

To assure balance in location of housing types, no traffic zone shall have a single housing type exceeding 60% of the long-term goal calculated for the sum total of the primary traffic zone, and all adjacent zones.

The Council finds the dwellings unit count for traffic zone #6 is 1530, for traffic zone #8 is 318, and for traffic zone #7 is 407 without the annexed 6.35 acres and could range from 413 to 483 (1 to 12 units per acre), with the annexed 6.35 acres. Thus, the City-wide standard provides a base total of 2258 units without and a range of 2261 to 2331 with the annexed parcel. Applying 50%, there are 1129 multi-family units without and a range of 1132 to 1166 multi-family with the 6.35 acres.

The following Tables #1 & #2 illustrate the multi-family units projected per traffic zone when the 50% City-wide balance ratio is applied:

TABLE 1

	Zone 6	Zone 7	Zone 8	Total 6, 7 & 8
Total Units Built and Projected	1530	407	318	2255
MF-Projected 50% City-wide	765	204	159	1128

TABLE 2

	Zone 6	Zone 7 & 6.35	Zone 8	Total 6, 7 & 6.35 & 8
Total Units Built and Projected	1530	413-483	318	2261-2331
MF-Projected 50% City-wide	765	207-242	159	1132-1166

When the 60% locational adjustment rule is applied to the total units, this results in the following projected multi-family units for the three zones: 1353 multi-family units without the 6.35 acres and a range of 1357 to 1399 multi-family units with the 6.35 acres. There are two basic interpretations of this rule. One is to calculate 60% of the long term (50%) goal of the total of the three (3) traffic zones and apply it to the primary traffic zone. The other is to take 60% of the 60% and apply it to the primary zone. This is illustrated in Table 3.

TABLE 3

	Long Term Goal MF	60%	Long Term Total Units	60%
Zone 7	1129	667	2255	1353
Zone 7 + 6.35	1132-1166	679-700	2261-2331	1357-1399

Either application results not only in exclusively multi-family in the primary traffic zone #7, but also in more total multi-family units than the total of all units planned for the traffic zone even with the 6.35 acres. It also does not give any accord to previously built multi-family units in adjacent zones and this was not the intent of the rule. The rule is intended to provide both a balance and mix of diverse housing types. Such other application is per se unreasonable.

The better interpretation following the language of the rule is to calculate 60% of the total long term units and take into account built and/or previously calculated multi-family units for each of the traffic zone to reach a determination for the primary traffic zone #7.

The total multi-family units for the three zones applying the 60% adjustment rule is 1353. If each zone were treated equally on pro rata basis of 60% of total units per traffic zone, the result is traffic zone #6, 918 multi-family units; zone #8, 191 multi-family units and zone #7 without the 6.35 acres, 244 multi-family and with the 6.35 acres, a range of 248 to 290 multi-family units.

A review of previous developments within traffic zone #6, Bridge Creek, 309 multi-family units and Wilsonville Meadows, 604 multi-family units, total 913 multi-family

units, finds a pro rata approach was applied. Moreover, the Wilsonville Meadows development is also in traffic zone #7 and used zone #7's allotment in its calculation. Additionally, proposed development in traffic zone #8 is based on a calculation of 60% pro rata.

Therefore, it is reasonable to account for built and planned multi-family units in the adjacent zones. Applying this accounting, the range of permissible multi-family units in traffic zone #7 is 244 to 290 multi-family units.

Since 296 multi-family units have been constructed in traffic zone #7 as part of Wilsonville Meadows, the 60% adjustment rule does not permit any further multi-family housing units.

The Council further finds that, upon good reason shown, it may make an exception to the long term goal on a case by case basis which might allow for an increase in multi-family units in a traffic zone. One factor in such consideration is the economics of providing needed infrastructure. However, the Council finds that this issue can be adequately addressed under separate issues of density and a development agreement discussed below, rather than by housing type.

CITY COUNCIL FINDING NO. 2

The Council finds under the Metropolitan Housing Rule that the Wilsonville target density is 8 residential units per net residential acre. According to Metro's projection, the City would need to develop its remaining acreage at 12.8 units per acre to reach a build-out of 11,039 dwelling units. The City has provided density ranges that meet the goal. However, the market place has in effect caused the City to develop at a rate of 4.8 units per acre, and the Metro Housing Rule does not require a minimum density. The City Council finds that some overall density increase is warranted by this application because an increase in density may allow a lesser per unit cost of infrastructure development which could encourage the development of affordable housing.

The Council finds, however, that the Planning Commission in providing different density ranges west (5-7) and east (7-12) of the new proposed road alignment did consider an additional factor: compatibility with existing neighborhoods and neighborhood development patterns which should be maintained and would not be maintained if applicant's request for a full 7-12 du/ac were allowed.

The Council finds some increase in density is warranted, but to maintain compatibility with existing neighborhoods and neighborhood development patterns, applying the 5-7 du/ac on the entire 24 acres is a more reasonable approach and is consistent with the Metro Housing Rule. However, notwithstanding the increase in density, in accordance with City Council Finding No. 1 additional multi-family units in traffic zone #7 are not permitted unless a specific exception is granted by the City Council at the time Stage II plans are submitted and the zone designation is determined.

CITY COUNCIL FINDING NO. 3

As noted above, the City Council is concerned with the cost of infrastructure and affordable housing. In determining financial alternatives, the City Council must weigh and balance a variety of factors, many of which are outside the land use process. However, the Council has found, on a case by case basis, that the public may be best served by entering into development agreements to provide for infrastructure. Estimated cost of building Wilsonville Road to an arterial standard is \$750,000.00. Therefore, staff shall negotiate a development agreement with respect to improvement of Wilsonville Road prior to approval of development plans and subject to approval by the City Council.