

RESOLUTION NO. 2320

A RESOLUTION OF THE CITY OF WILSONVILLE IN SUPPORT OF ADDING 316 ACRES OF LAND KNOWN AS THE "ADVANCE ROAD AREA" (METRO UGB ANALYSIS AREA 4H) TO THE REGIONAL URBAN GROWTH BOUNDARY FOR RESIDENTIAL USES.

WHEREAS, the City's "20-Year Look," a pro-active process that resulted in community-supported recommendations for residential expansion, vetted through the Planning Commission and City Council in 2007 with an extensive public process, identified the Advance area as the top-priority for future residential development in conjunction with Frog Pond;

WHEREAS, the Metro Council brought into the UGB in 2002 a 181-acre area immediately east of the City of Wilsonville city limits known as Frog Pond for eventual annexation by the City for residential development;

WHEREAS, the "Great Recession" that commenced in 2008 resulted in private-sector residential developers being unable to complete concept planning for residential development in Frog Pond;

WHEREAS, the Frog Pond area lacks a concept plan to guide infrastructure planning and development and the City of Wilsonville is required to complete a concept plan for that area by the end of 2015;

WHEREAS, the Advance area is located immediately east of the City of Wilsonville city limits and is located adjacent to the Frog Pond area;

WHEREAS, the two urban-growth expansion areas known as Frog Pond and Advance together compose a 497-acre area that could be concept planned together, thereby providing economies of scale for both planning and infrastructure development;

WHEREAS, a nearly 500-acre area for residential development represents a significant opportunity for homebuilders that is unique in size for the Portland Metro region and would provide economies of scale for residential development;

WHEREAS, the opportunity to plan in an integrated, holistic manner for both Frog Pond and Advance urban reserve areas represents a comprehensive way to plan for whole community needs rather than one subdivision development at a time;

WHEREAS, the City of Wilsonville continues to experience residential development even during the "Great Recession" due to market demand for Wilsonville location and amenities;

WHEREAS, the West Linn/Wilsonville School District and the City of Wilsonville completed concept planning in 2011 for 40-acres in the Advance area for two new schools and adjacent sports fields. Further, initial concept plans were produced for the Frog Pond area by three local area homebuilders in collaboration with the City.

WHEREAS, Wilsonville has continued to grow in spite of the recession and now has a 2010 Census estimated population of over 19,500 people, which means that growth has exceeded the projections of the City's *20-year Look*,

WHEREAS, City staff has assessed the street Infrastructure cost estimates provided in the Metro analysis of the Advance Road area and believes that those costs have been significantly over-estimated. As such, City staff believes that adding the Advance Road area to the Frog Pond area provides tremendous synergy for infrastructure cost reductions.;

WHEREAS, Since the City of Wilsonville has both a Transportation Systems Plan update and a Water Master Plan update under way at this time, as well as initial planning to provide sewer service to the Frog Pond area, now is the perfect time to address the infrastructure needs of the subject land in hopes to reduce the cost per acre to serve this larger area.;

WHEREAS, the City of Wilsonville continues to have a jobs-housing imbalance where a large majority estimated at approximately ninety percent (90%) of Wilsonville workers commute from other locations to jobs in Wilsonville;

WHEREAS, the City seeks to provide employees who work in Wilsonville with the option to reside in the City of their employment reducing traffic congestion on I-5 and overall vehicle miles traveled;

WHEREAS, the City anticipates eventually annexing the approximate 216-acre Coffee Creek urban reserve area brought into the UGB by Metro in 2002 and a significant portion of the Basalt Creek urban reserve area brought into the UGB by Metro in 2004 as employment lands;

WHEREAS the addition of several hundred acres of Coffee Creek and Basalt Creek urban reserve areas to the City limits as employment lands will further exacerbate the existing jobs-housing imbalance by providing more opportunities for people to work in Wilsonville unless new residential lands are also added;

WHEREAS, the West Linn-Wilsonville School District has passed Resolution No. 2011-05, a "RESOLUTION IN SUPPORT OF THE INCLUSION OF THE ADVANCE ROAD PROPERTY INSIDE THE UGB (URBAN GROWTH BOUNDARY)" on September 13, 2010, that supports the City's request to Metro for inclusion of the Advance urban reserve area inside the UGB;

WHEREAS, the West Linn-Wilsonville School District plans to build a new elementary and a new middle school on land located in the Advance area and to trade land located there with the City for development of a regional park that includes sports fields;

WHEREAS, the transfer of land between the City and School District and development of the schools and regional park cannot occur until the Advance area is brought into the UGB;

WHEREAS, the Advance area is the only area in Clackamas County being considered by Metro for UGB expansion that is sought by the adjacent city and all other UGB expansion areas now under consideration are in Washington County; and

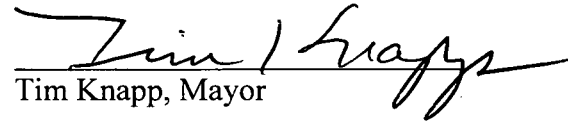
WHEREAS, the Metro-area principle of regional equity would suggest that development opportunities be distributed in a fair and equitable fashion across the region;

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

1. The City of Wilsonville requests that that the Metro Council add the 316-acre Advance area (Area 4H) to the Regional Urban Growth Boundary during the pending UGB expansion process.

2. This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a rescheduled special meeting thereof this 7th day of September 2011 and filed with the Wilsonville City recorder this date.


Tim Knapp, Mayor

ATTEST:


Sandra C. King, City Reorder

SUMMARY OF VOTES:

Mayor Knapp	Yes
Council President Núñez	Yes
Councilor Hurst	Yes
Councilor Goddard	Yes
Councilor Starr	Yes