

**RESOLUTION NO. 2324**

**A RESOLUTION OF THE CITY OF WILSONVILLE ACCEPTING THE OLD TOWN NEIGHBORHOOD PLAN WITH ARCHITECTURAL PATTERN BOOK AND PROVIDING GUIDANCE TO STAFF TO IMPLEMENT.**

WHEREAS, the *Old Town Neighborhood Plan* (the 'Plan') is the City's first neighborhood level plan for an existing neighborhood; and

WHEREAS, the Plan was prepared in response to citizen testimony at City Council hearings opposing a development application (Wilson Village) that was perceived by neighbors to be out of character with the neighborhood; and

WHEREAS, there was substantial community engagement over many years in creating the Plan from residents, property owners and business interests; and

WHEREAS, the purpose of the OTNP is to *"identify the essence of what makes Old Town a special place, and to provide guidance on how to move Old Town into the 21<sup>st</sup> Century while maintaining its unique character. The intent of the OTNP is to retain those aspects that contribute to its unique character: older buildings with simple design and small scale, stands of mature trees, and rural streets which are safely shared with bikes and pedestrians. To accomplish this, the OTNP proposes land use, transportation, utilities, parks/trails/trees/open space, and architectural guidelines."* (OTNP - Page 7)  
; and

WHEREAS, adoption of the Old Town Plan by the City Council is non-regulatory but will provide Staff with an important planning tool to inform and educate customers about the desired development pattern in Old Town; and

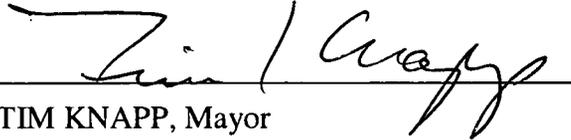
WHEREAS, there are 46 specific policy recommendations contained in the Plan that could have a variety of potential effects on private property; and

WHEREAS, these recommendations have been discussed and prioritized by the City Council through the public hearing process with the implementation priorities listed in Attachment 1; and

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

1. The City Council hereby accepts the Plan and directs staff to implement the Old Town Neighborhood Plan through the actions described in Attachment 1.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 19<sup>th</sup> day of September 2011, and filed with the Wilsonville City Recorder this date.

  
TIM KNAPP, Mayor

ATTEST:

  
Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

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

Accept the Old Town Neighborhood Plan with the following modifications:

1. Strike requirement in 6.2.a and 8.3 that an alternative access to the Wastewater Treatment Plant must be established;
2. Decision to convert industrial zoned property to commercial use will not be determined solely by highest and best use, and evidence of need must also be established;
3. Remove reference and photos related to a future bridge concept across the Willamette River;
4. Make revisions to the architectural pattern book to show current zoning;
5. Direct staff to implement the five sections outlined on page 4 of the staff report:
  - a. Review and incorporate all or parts of the Architectural pattern Book into WC 4.138 – Old Town Overlay Zone to create process related efficiencies and a hierarchy of process types for different construction activities;
  - b. Amend the Code related to ADU's (WC 4.113) to address size (no larger than 600SF), number (10% neighborhood wide) and associated parking (require 1 off-street space) in the Old Town neighborhood;
  - c. Amend the Public Works Standards to allow "rural" street sections for development proposals in the residential area (gravel edge without curbs or gutters);
  - d. Continue to evaluate the transportation related options with the TSP update.
  - e. Review requests for Comprehensive Plan Map or test changes and re-zoning only when initiated by individual property owners.
6. Include pre-European history information kiosks to reflect the rich contributions of Native Americans to the area.