

RESOLUTION NO. 888

A RESOLUTION SETTING A PUBLIC HEARING DATE OF FEBRUARY 18, 1992, TO HEAR A REQUEST FROM MENTOR GRAPHICS CORPORATION FOR A COMPREHENSIVE PLAN AMENDMENT FOR PROPERTY OWNED BY MENTOR GRAPHICS SOUTH OF BOECKMAN ROAD AND TO DELAY THE DESIGNATION OF BRIDLE TRAIL RANCHETTES AS AN AREA OF SPECIAL CONCERN UNTIL FEBRUARY OF 1993.

WHEREAS, the City Council has considered the Planning Commission's recommendation that the city initiate a coordinated community based planning effort to determine an appropriate housing density for the area identified as Bridle Trail Ranchettes, to designate the Mentor Graphics property and the Bridle Trail Ranchettes subdivision as an "area of special concern," to enhance and protect the natural resources of this area, to develop a facility plan for the area to insure that all utilities can be provided, to fix the final alignment of Canyon Creek South, and to determine exactly what appropriate access there would be to fully coordinate the Mentor Graphics plan amendment requested with any city initiated plan amendments; and

WHEREAS, the city did not receive the state grant anticipated to provide the staffing support necessary to undertake this community based planning effort; and

WHEREAS, the City Council has identified specific goals for the current fiscal year which preclude the existing staff from undertaking the replanning of Bridle Trail Ranchettes; and

WHEREAS, there are many issues with respect to infrastructure that must be settled before such a plan can be developed and implemented; and

WHEREAS, the protective covenants that govern Bridle Trail Ranchettes can not be amended to accommodate proposed density increases until 1995; and

WHEREAS, Mentor Graphics desires to proceed with their request for a Comprehensive Plan map amendment to change 44 acres of "residential" planned property to "industrial" and to designate the 20 acres of "residential" property for a density of 7 - 12 dwelling units per acre; and

WHEREAS, the Planning Commission has already held appropriate public hearings and made recommendations with respect to the Mentor Graphics Comp Plan map amendment request.

NOW, THEREFORE, be it resolved that the City Council set a public hearing date to hear the Mentor Graphics request for their regularly scheduled meeting of February 18, 1992,

And it is further resolved that the City Council hereby endorses the concept of a community based plan for the Bridle Trail Ranchettes area, and the City Council further directs the staff to return with a resolution by February, 1993, to initiate a plan amendment after:

- 1) the Engineering Department has fixed the road alignment for Canyon Creek South
- 2) the "open space" inventory is completed along Boeckman Creek
- 3) a water utility line is designed to serve the Bridle Trail Ranchettes
- 4) a funding source(s) is identified to complete the needed capital improvements
- 5) that the Planning staff include in their proposed program of work the Bridle Trail Ranchettes community based planning effort with a plan amendment to be initiated by February, 1993.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 6th day of January, 1992, and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:


VERA A. ROJAS, CMC/AAE, City Recorder

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>AYE</u>

PLANNING MEMORANDUM

December 27, 1991

TO: Arlene Loble, City Manager

FROM: Wayne C. Sorensen, Planning Director *WCS*

Subject: MENTOR GRAPHIC'S COMPREHENSIVE PLAN
AMENDMENT--91 PC 09

BACKGROUND

The Mentor Graphics Corporation applied for a Comprehensive Plan map amendment to change forty-four (44) acres of property from RESIDENTIAL to INDUSTRIAL on property they had purchased from Stan Ash. They applied for the plan amendment on December 14, 1990, and the hearing was initially scheduled for February 11, 1991. The corporation had purchase about 64 acres of property from Ash sometime earlier. The remaining twenty (20) acres of property that remain after the plan amendment would be (is) RESIDENTIAL with a density of 7 - 12 dwelling units per acre (du/ac). The public hearing was continued, at Mentor's request, until August, 1991. Mentor has stated that part of their reason for requesting a delay in the proceedings was due to technical legal issues between the City, Stan Ash and Mentor. Mr. Kohlhoff, City Attorney, can provide a full background of the legal proceedings that have occurred.

The Wilsonville Planning Commission did conduct a public hearing on the Plan amendment on August 12, 1991, and continued the hearing to September 9, 1991. At the September hearing, the Planning Commission adopted Resolution No. 91 PC 9 which recommends that the City Council initiate a comprehensive plan and text amendment for Bridle Trail Ranchetts which is located east of, and adjacent to, the 64 acres owned by Mentor Graphics. As explained in the Commission's Resolution, the general idea was to increase the housing density of Bridle Trail Ranchetts from 0 - 1 du/ac to 3 -5 du/ac (or higher if there was general support from the community); adopt design guidelines for both the Industrial and Residential areas through what is known in the Plan as an "Area of Special Concern"; and to fix the final alignment of what is known as "Canyon Creek South". This course of action was proposed by staff, and supported by most of the residents of the Ranchetts, in an effort to find a compromise position in the land use hearings that would minimize the total number of housing units that would be lost by the Plan amendment. There was also a realization that higher densities (i.e. apartments) were generally viewed with disfavor by area residents who attended the Commission's hearing.

No other land use hearings have been scheduled by the Planning Commission or the City Council to consider any further action on either Mentor Graphic's request or on the Commission's Resolution. My understanding is that Mentor Graphics Corp. wants to move forward with their

request regardless of what the City chooses to do. I also think that while you and I agree that a community-based planning effort to develop design controls and utility plans is a very good idea; the timing is wrong, given the importance of implementing the Council's Goals and the City's current available resources.

RECOMMENDATION

A status report, based on this memo, should be given to the City Council as an "information" item at the Council's January 6, 1992 meeting. After the Council is informed, I will send letters to Mentor Graphics and the residents of Bridle Trails Ranchetts explaining the City's (i.e. staff's) position and the schedule of hearings. At the January 6th meeting, the City Council should direct staff to schedule and advertise a public hearing on the Mentor Graphic's plan amendment for February 3, 1992 (this is the same night as the Marv Wagner hearing, so the 17th may be a great option). I would like to request that the City Council endorse the general idea of a community-based plan for the Bridle Trail Ranchetts area and Council should direct staff to return with a Resolution to initiate a Plan amendment after: (1) the Engineering Department has fixed the road alignment for Canyon Creek South; (2) the "open space" inventory is completed along Boeckman Creek; (3) a water utility line is designed to serve the Bridle Trails Ranchetts; and, (4) a funding source(s) is identified to complete the needed capital improvements. I think that some "target dates" would be good and I would suggest that February, 1993, for a Plan amendment should be strongly considered.

**PLANNING COMMISSION
RESOLUTION NO. 91PC9**

**A RESOLUTION OF THE WILSONVILLE PLANNING
COMMISSION RECOMMENDING THAT THE CITY
COUNCIL INITIATE A COMPREHENSIVE PLAN MAP
AND TEXT AMENDMENT TO INCREASE THE HOUSING
DENSITY ON BRIDLE TRAIL RANCHETTS AND TO
DESIGNATE THE BRIDLE TRAIL RANCHETTS AND THE
MENTOR GRAPHIC'S PROPERTY SOUTH OF BOECKMAN
ROAD AS AN "AREA OF SPECIAL CONCERN"**

WHEREAS, an application has been prepared by the Dorman, White & Company to support Mentor Graphics Corporation's request for a Comprehensive Plan Map Amendment to change forty-four (44) acres of "Residential" planned property to "Industrial" and to designate the twenty (20) acres of "Residential" property for a density of 7-12 dwelling units per acre (du/ac); and,

WHEREAS, the application, including planning exhibits, was submitted to the Planning Commission in accordance with the procedures set forth in Section 1 (Plan Amendments) of the Wilsonville Comprehensive Plan; and,

WHEREAS, the Planning Commission held a public hearing on August 12, 1991, at which time the Commission accepted into the public record the applicant's testimony and exhibits; the Planning Department's Staff Report; and, additionally, gathered testimony and evidence, including petitions, from interested persons who were afforded an opportunity to be heard on this subject after public notice was duly posted, published and mailed; and,

WHEREAS, the thirty-one (31) individuals who signed the petition(s) state that they could support Mentor Graphic's proposed Plan Amendment if the Industrial area was designated as an "Area of Special Concern" and developed in a similar fashion to Mentor Graphic's existing facility; that the southerly 20 acres designated "Residential" be classified as an "Area of Special Concern" and planned for a density of 3-5 du/ac; and that the westside of Canyon Creek Road (i.e. the western portion of Bridle Trail Ranchetts) be designated for a density of 3-5 du/ac to help offset the loss of dwelling units resulting from the proposed amendment; and,

WHEREAS, the Wilsonville Planning Commission continued the public hearing to September 9, 1991, and directed that the Planning Staff, the applicant and all interested persons initiate a cooperative planning effort to investigate the potential effect of establishing this area as an "Area of Special Concern" and to determine if it would be feasible to initiate a plan amendment for the Bridle Trail Ranchetts to increase the housing density if such amendment would allow the density to be decreased on Mentor Graphic's "Residential" property taking into account the Metropolitan Housing Rule, the Transportation Planning Rule, the Regional Urban Growth Goals and Objectives (RUGGO's), the Statewide Planning Goals and the City's Comprehensive Plan; and

WHEREAS, the Planning Staff recommends that the City initiate a coordinated, community-based planning effort to determine an appropriate housing density for the area identified as Bridle Trail Ranchetts, to designate the Mentor Graphic's property and the Bridle Trail Ranchetts subdivision as an "Area of Special Concern", to enhance and protect the natural resources of this area, to develop a facility plan for the area to ensure that all utilities can be provided, to fix the final alignment of "Canyon Creek South" and to determine exactly what appropriate access thereto would be, and to fully coordinate the Mentor Graphic's Plan Amendment request with any City-initiated Plan Amendments.

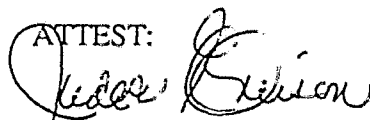
NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby recommend that the City Council of the City of Wilsonville initiate a Comprehensive Plan Text and Map Amendment to classify the Mentor Graphics Corporation's property and the Bridle Trail Ranchetts subdivision (both located south of Boeckman Road) as an "Area of Special Concern" and to develop appropriate design guidelines and objectives to ensure proper and compatible development of different uses proposed for this area and, further, to increase the planned housing density of Bridle Trail Ranchetts to offset the loss of housing resulting from an approval of the requested "Industrial" Plan designation. Such increase in any housing densities that are proposed for Bridle Trail Ranchetts shall also be reviewed to determine if the proposed 7-12 du/ac for Mentor's 20 acres can or should be reduced. The Planning Director is hereby authorized and instructed, upon adoption by the City Council, to coordinate all planning activity between City staff; the property owners; Mentor Graphics; and any affected local, regional or state agency. The Director is to initiate the necessary Comprehensive Plan Map and Text Amendments to the Commission by February, 1992, unless the Commission finds that extraordinary circumstances prevent the Director from doing so.

The Commission directs that nothing herein shall be construed in any manner that would prevent any person(s) or group, including the Mentor Graphics Corporation, from initiating an independent land-use action(s) for privately-owned property, either whole or in part.

ADOPTED by the Wilsonville Planning Commission at their regular meeting held on the 9th day of September, 1991, and filed with the Planning Secretary this same day.



Chairman, Planning Commission

ATTEST:

J. Emission
Planning Secretary

**MOTIONS FROM PLANNING COMMISSION MEETING OF AUGUST 12,
1991**

**MENTOR GRAPHICS CORP - Zone Map Amendment and Comprehensive
Plan Amendments**

Helen Burns moved to adopt the zone map amendment from PDR to RA-1 contingent upon a report in thirty days of the details worked out between the applicant, the citizens groups and staff of the density change and transfers in the area to reflect those concerns that Mike Kohlhoff just spoke of on the density, but also in part of that report, that they expand upon the details of the Area of Special Concern to insure that the development of the northern portion be compatible with the present campus design of Mentor Graphics. Marian Wiedemann seconded the motion.

Mike Williams moved to continue the hearing for thirty days pending receipt of the report referred to in Helen Burns' motion. Weldon Sloan seconded the motion.

Mike Kohlhoff noted applicant used the term "report" and Planning Commission had used the term "the conditions' application". "We look at those as synonymous". He further noted that the conditions of approval call for a separate application for this to occur. The motion used the word report. "I'm saying we're considering that synonymously".

Helen Burns called for the question. The second motion was voted on and passed 7-0 to continue the first motion.

**VISION PLASTICS - Modify Parkway Center Master Plan and approve
Stage II Site Development Plans**

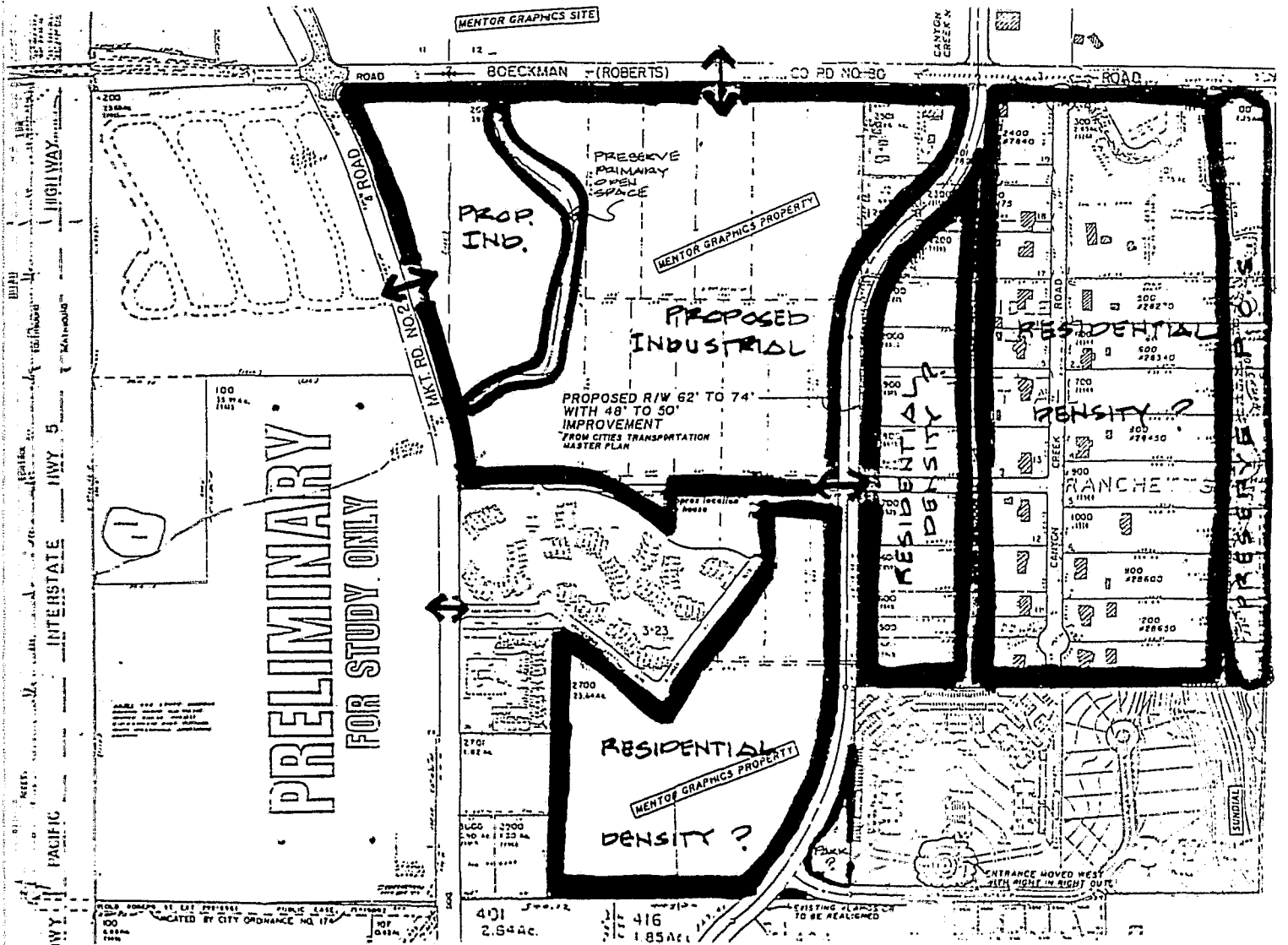
Mike Williams moved to adopt the staff report with the additional Conditions of Approval 9 and 10. Arland Andersen seconded the motion which passed 7-0.

**AUTOVILLE - Modification of Stage I Master Plan and approval of Stage II
Site Development Plans and Major Land Partition**

Helen Burns moved to accept the modified Stage I and Stage II preliminary subdivision plat with the following changes:

Amend Condition of Approval 2 to read as follows:

2. This approval does not grant a ten-foot waiver at the northerly property line behind the mini-storage building and that it does not allow open auto display for sales purposes outside of a building.

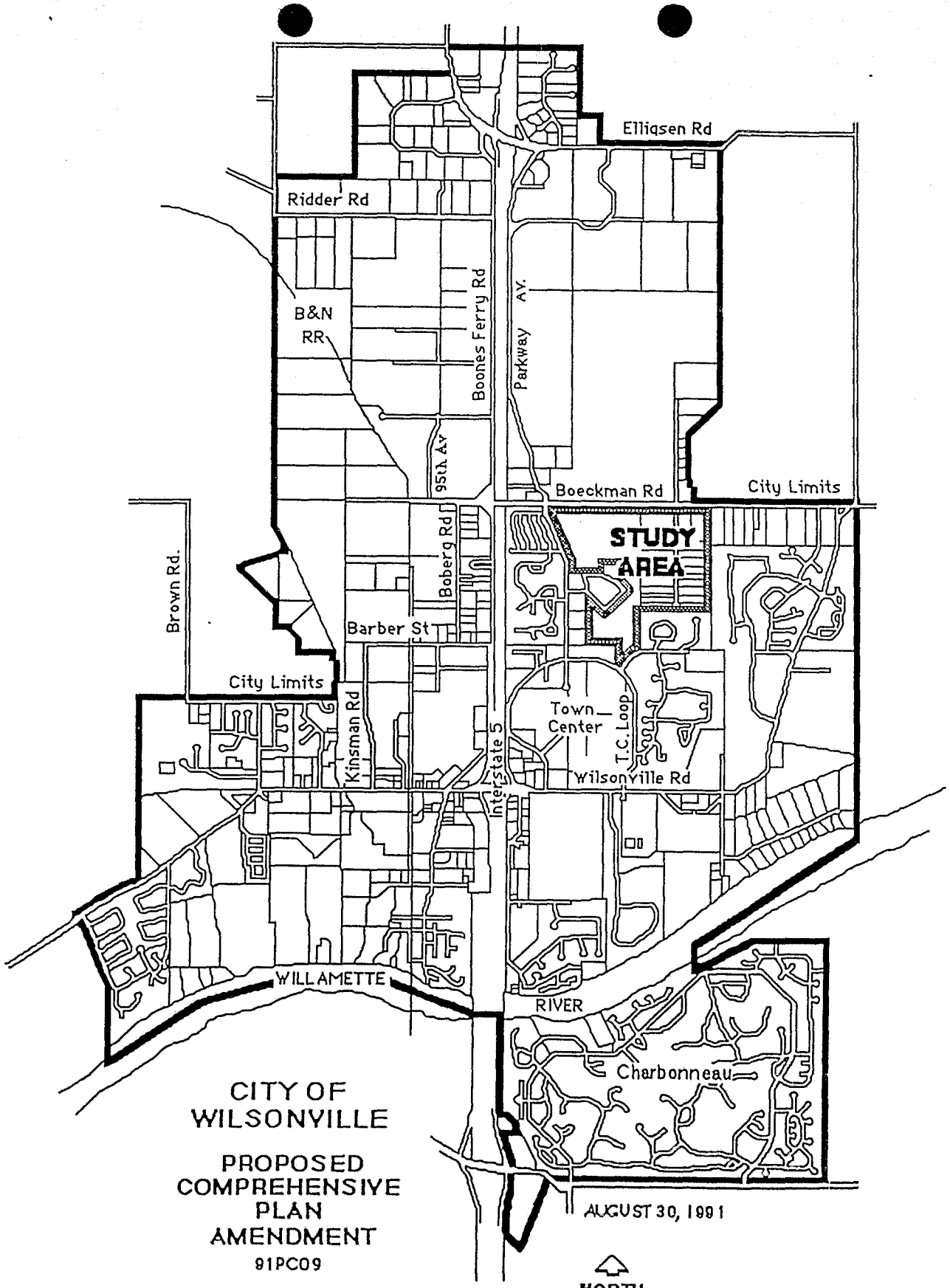


CITY OF
WILSONVILLE



PROPOSED
COMPREHENSIVE
PLAN
AMENDMENT

91PC09
AUGUST 30, 1991



CITY OF
WILSONVILLE
PROPOSED
COMPREHENSIVE
PLAN
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91PC09

AUGUST 30, 1991





Mentor Graphics Corporation
8005 S.W. Boeckman Road
Wilsonville, Oregon 97070-7777
(503) 685-7000

September 9, 1991

Planning Commission
City of Wilsonville
8445 SW Elligsen Road
Wilsonville, OR 97070

Re: Planning Commission Resolution No. 91PC09

Dear Planning Commission:

Mentor Graphics Corporation appreciates the opportunity to comment on the resolution drafted by the planning staff.

As described in our original application and at the September 12, 1991 public hearing, Mentor Graphics has requested a Comprehensive Plan amendment to change the designation of 44 acres south of Boeckman Road from Residential to Industrial. The industrial plan designation is requested to provide the planning framework for long-term expansion of the Mentor Graphics campus to the south of Boeckman. Mentor Graphics is not proceeding with detailed master planning of the industrial site at this time. However, we are prepared to address general design objectives and buffering issues through implementation of an "Area of Special Concern."

To help offset the loss of housing units resulting from the amendment on the northerly 44 acres, Mentor Graphics proposed a related amendment to designate the southerly 20 acres of their ownership for a housing density of 7-12 units/acre. Clearly, the request for an Industrial plan designation has provided the impetus for the Mentor Graphics application. The modest increase in residential density proposed for the southerly 20 acres was linked with the industrial plan amendment for the following reasons:

- The City of Wilsonville Comprehensive Plan emphasizes a "balance" of lands designated for employment and housing.
- Designating the 20 acres for development at a density of 7-12 units/acre is consistent with plan policies and location criteria for urban medium density residential development (access to a major or minor arterial or

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collector street; located near or adjacent to commercial areas, employment centers and/or mass transit routes; areas adjacent to low density developments or planning districts).

- The Metro Housing Rule requires that Wilsonville provide the opportunity for development of new housing at an overall average density of 8 units/acre.
- Mentor Graphics Corporation owns the southerly 20 acres. Therefore, the site provided an opportunity (under the applicant's ownership and control) to accommodate some of the housing density lost with the amendment to Industrial on the northerly 44 acres.

In a staff report dated August 5, 1991, the Wilsonville planning staff recommended approval of the Mentor Graphics Corporation request.

Testimony at the August 12 public hearing indicated general support for the designation of the northerly 44 acres for future industrial use, subject to the development and implementation of an "Area of Special Concern" to address general design objectives, land use compatibility and buffering/screening.

A petition and testimony submitted at the public hearing raised concerns with the increase in residential density proposed for the southerly 20 acres of the Mentor Graphics' ownership. Offered as an option to the increased housing density on the Mentor Graphics property, thirty-one (31) individuals signed a petition which proposed that the potential residential density of the Bridle Trail Ranchettes be increased from the current 0-1 unit/acre designation.

Resolution No. 91PC09 recommends that the City Council initiate a legislative Comprehensive Plan Map and text amendment to increase the housing density on the Bridle Trail Ranchettes. If the City Council supports the resolution, it is understood that the Planning Director will initiate a coordinated, community-based planning effort and return to the Planning commission with Plan map and Text amendments by February, 1992.

Mentor Graphics Corporation is agreeable to a continuance of our original request to the Planning Commission meeting following the February, 1992 date scheduled for the legislative amendment on the Bridle Trail Ranchettes and the Area of

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Special Concern. If that process moves forward smoothly, we understand that the housing density lost with the designation of the northerly 44 acres for industrial use may be shifted to the east to the Bridle Trail Ranchettes rather than to the southerly 20 acres of the Mentor Graphics ownership.

If the legislative amendment involving the Bridle Trail Ranchettes is not successful, we intend to continue with the original plan amendment application which involved only the 64 acres owned by Mentor Graphics Corporation. Therefore, moving forward with our original application is not contingent upon upzoning the Bridle Trail Ranchettes.

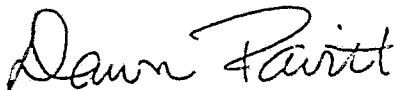
Finally, we want to emphasize again that we have requested a plan map amendment only, and we are not comfortable proceeding with specific and detailed master planning of the Mentor Graphics industrial or residential property through the vehicle of an "Area of Special Concern." The Wilsonville Development Codes require a public hearing and design review approval before the property can be developed. The Development Code includes specific standards pertaining to open space and landscaping, building orientation, parking and circulation, signs, and screening and buffering.

It does make sense to define the alignment for Canyon Creek South through the Area of Special Concern. Additionally, we can support general design objectives to guide the ultimate development of both the Mentor Graphics property and the Bridle Trail Ranchettes. However, given that the City has a Site Design Review process in place, we believe that it is inappropriate to require premature commitment to a detailed development plan for the Mentor Graphics property.

We appreciate your consideration of our comments and look forward to working with the neighbors and city staff over the next four to five months.

Sincerely,

MENTOR GRAPHICS CORPORATION



Dawn Pavitt
Manager, Facilities Planning & Projects

cc: Wayne Sorenson
Blaise Edmonds