

**PLANNING COMMISSION
RESOLUTION NO. LP22-0002**

A RESOLUTION OF THE CITY OF WILSONVILLE PLANNING COMMISSION RECOMMENDING ADOPTION OF THE FROG POND EAST AND SOUTH MASTER PLAN AND RELATED COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS TO THE WILSONVILLE CITY COUNCIL.

WHEREAS, The City adopted the Frog Pond Area Plan in 2015 setting a vision for urban growth on the East side of Wilsonville; and

WHEREAS, at the time a portion of the land covered by the Area Plan was within the Urban Growth Boundary (UGB); and

WHEREAS, in 2017 the City adopted the Frog Pond West Master Plan for this area within the UGB; and

WHEREAS, both the Frog Pond Area Plan and Frog Pond West Master Plan set a foundation for future master planning of the remainder of the land covered by the Area Plan not yet in the UGB; and

WHEREAS, in 2018 Metro, through Ordinance 18-1427 expanded the UGB to include the remainder of the area covered by the Area Plan; and

WHEREAS, a condition of approval of the 2018 UGB expansion was that the City adopt a Master Plan for the area added to the UGB within four years;

WHEREAS, the area added to the UGB in 2018 became known as Frog Pond East and South; and

WHEREAS, the City desires to adopt a Master Plan for Frog Pond East and South within the four years conditioned; and

WHEREAS, the Master Plan provides the guiding principles and policies for future land uses, public realm development, and provision of necessary infrastructure, among other related elements; and

WHEREAS, like many communities Wilsonville needs more housing, including for households that cannot afford to rent or buy many of the housing options available in Wilsonville today; and

WHEREAS, the Equitable Housing Strategic Plan adopted by the City in 2020 included specific implementation steps related to housing and Frog Pond East and South; and

WHEREAS, in 2021 the Middle Housing in Wilsonville Project adopted a number of new policies related to how housing and the number of allowed units of housing are calculated; and

WHEREAS, the City Council's current goals include a goal focused on exploring ways to provide more affordable home ownership opportunities; and

WHEREAS, the City performed an Affordable Housing Analysis as part of the Master Planning effort to determine need and strategies to address the needs; and

WHEREAS, a condition of Metro's UGB expansion and City policy directed finding ways to incorporate more Accessory Dwelling Units (ADUs) into the fabric of the future neighborhoods; and

WHEREAS, a condition of Metro's UGB expansion, State statute and rules related to the 2019 House Bill 2001 and implementing local policies adopted with the Middle Housing in Wilsonville Project require Middle Housing, as defined by the State and in Wilsonville's Development Code, be widely allowed in the future neighborhoods; and

WHEREAS, the Frog Pond East and South Master Plan provides the opportunity for development a wide variety of housing meeting a variety of needs; and

WHEREAS, the City desires the design of the new neighborhoods to complement and connect to existing nearby neighborhoods and the City as a whole; and

WHEREAS, the City desires safe, functional, and comfortable transportation options for a variety of modes of travel; and

WHEREAS, the City performed public engagement including six focus groups, three surveys, and eight other public events to gather a variety of input, including from individuals not historically well represented in planning processes; and

WHEREAS, the Planning Commission held ten public work sessions regarding the Frog Pond East and South Master Plan providing ample input to guide the development of the plan along with City Council and the public; and

WHEREAS, interested parties have been afforded the opportunity to participate and inform the development of the Master Plan and review it in draft form; and

WHEREAS, required notice of a public hearing has been provided to affected property owners, nearby properties, and interested parties, as well as published in the *Wilsonville Spokesman*, posted on the City's website, and posted in a variety of public areas in City buildings, all in accordance with the public hearing and notice procedures that are set forth in Sections 4.012, and 4.198 of the Wilsonville Code; and

WHEREAS, the Planning Commission held a public hearing on November 16, 2022 meeting to review the proposed Master Plan and Comprehensive Plan text and map amendments; and

WHEREAS, the Commission afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

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

Section 1. The Wilsonville Planning Commission does hereby adopt the Planning Staff Report (attached hereto as Exhibit A) and Attachments, as presented at the November 16, 2022, public hearing, including the findings and recommendations contained therein.

Section 2. The Planning Commission does hereby recommend that the Wilsonville City Council adopt the Frog Pond East and South Master Plan and proposed amendments to the Wilsonville Comprehensive Plan Text and Map.

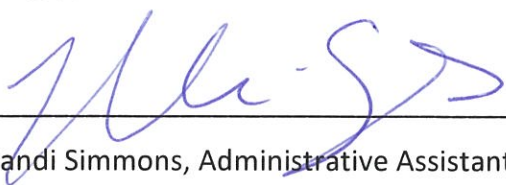
Section 3. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville Planning Commission at a regular meeting thereof this 16th day of November, 2022, and filed with the Planning Administrative Assistant on this date.



PLANNING COMMISSION CHAIR HEBERLEIN

ATTEST:


Mandi Simmons, Administrative Assistant III

SUMMARY OF VOTES:

Ronald Heberlein, Chair *Yes*
Jennifer Willard, Vice-Chair *Absent*
Olive Gallagher *Yes*
Andrew Karr *Yes*
Kamran Mesbah *Yes*
Breanne Tusinski *Yes*
Aaron Woods *Absent*

EXHIBITS:

- A. Staff Report and Attachments