



Ordinance No. 853 Exhibit B  
Zone Map Amendment Compliance Findings

Meridian United Church of Christ (Frog Pond Church)  
Zone Map Amendment

City Council  
Quasi-Judicial Public Hearing

---

**Hearing Date:** December 6, 2021

**Date of Report:** November 8, 2021

---

**Application Nos.:** DB21-0029 Zone Map Amendment

**Request/Summary:** The request before the City Council is a Zone Map Amendment for approximately 2.39 acres.

**Location:** 6750 SW Boeckman Road. The property is specifically known as Tax Lot 5500, Section 13AA, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

**Owner/Applicant:** Meridian United Church of Christ (Contact: Marsia Gunter)

**Applicant's Rep.:** Pioneer Design Group (Contact: Ben Altman)

**Comprehensive Plan Designation:** Residential 6-7 dwelling units per acre (du/ac)

**Zone Map Classification:** Current: RA-H (Residential Agricultural-Holding)  
(renamed by Ordinance No. 851 to Future Development  
Agricultural-Holding (FDA-H) effective November 18, 2021)  
Proposed: Planned Development Residential-4 (PDR-4)

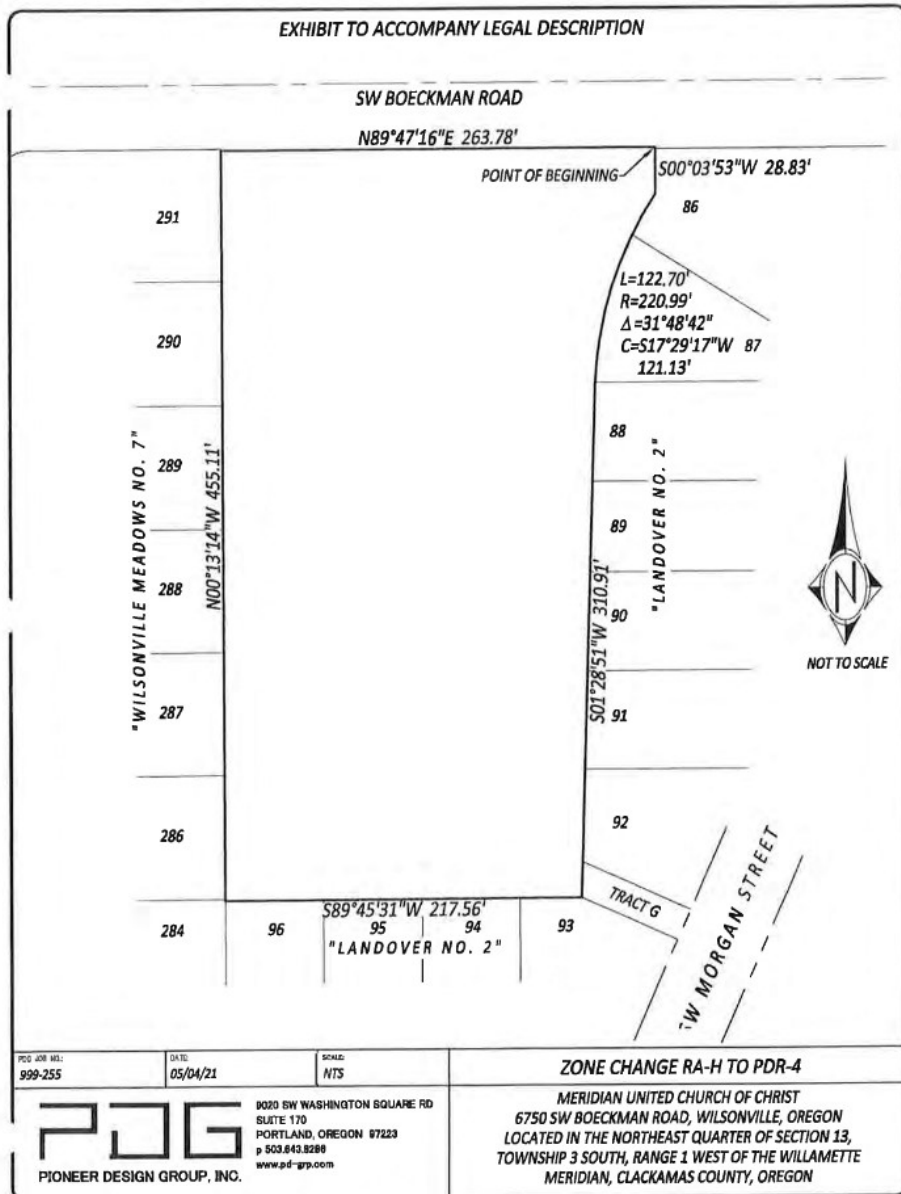
**Staff Reviewers:** Cindy Luxhoj AICP, Associate Planner  
Matt Palmer, PE, Associate Engineer  
Kerry Rappold, Natural Resources Program Manager

**DRB/Staff Recommendation:** Adopt the requested Zone Map Amendment

**Applicable Review Criteria:**

<b>Development Code:</b>	
Section 4.110	Zones
Section 4.124.4	Planned Development Residential (PDR-4) Zone
Section 4.197	Zone Changes
<b>Other City Planning Documents:</b>	
Wilsonville Comprehensive Plan	
Previous Land Use Approvals	

**Vicinity Map:**



## Summary:

Zone Map Amendment (DB21-0029)

The proposed Zone Map Amendment is to rezone the subject 2.39-acre property from the Residential Agricultural-Holding (RA-H) Zone (renamed by Ordinance No. 851 to Future Development Agricultural-Holding (FDA-H) effective November 18, 2021) to the Planned Development Residential-4 (PDR-4) Zone. The rezone is required to allow partition of the subject property as proposed by the applicant.

## Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

### General Information

Application Procedures-In General  
Section 4.008

The application is being processed in accordance with the applicable general procedures of this Section.

Who May Initiate Application  
Section 4.009

The application has been submitted on behalf of the property owner, Meridian United Church of Christ, and is signed by an authorized representative, Marsia Gunter.

### Request: DB21-0029 Zone Map Amendment

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

## Comprehensive Plan

Diversity of Housing Types  
Implementation Measure 4.1.4.b. and d.

**A1.** Based on data used for the City of Wilsonville 2020 Annual Housing Report, the City has 11,275 housing units in the following mix:

- 45.2% Apartments
- 40.7% Single-Unit Dwellings
- 7.8% Middle Housing (including duplexes, attached single-family homes, ADUs and cottage-style homes)
- 4.6% Condominiums
- 1.3% Mobile Homes

The City has approved hundreds of new residential lots, mainly in Villebois and Frog Pond West, for development over the next few years. The proposal will provide additional residential development options outside of Villebois and Frog Pond West within the existing City limits.

Safe, Convenient, Healthful, and Attractive Places to Live  
Implementation Measure 4.1.4.c.

- A2. The proposed Planned Development Residential-4 (PDR-4) zoning allows the use of planned development to enable development of safe, convenient, healthful, and attractive places to live.

Residential Density  
Implementation Measure 4.1.4.u.

- A3. The subject property is proposed to be zoned PDR-4, consistent with the existing Comprehensive Plan designation of Residential 6-7 du/ac.

**Development Code**

Zoning Consistent with Comprehensive Plan  
Section 4.029

- A4. The applicant requests a zone change concurrently with a Stage I Master Plan, Stage II Final Plan, and other related development approvals. The proposed zoning designation of PDR-4 is consistent with the existing Comprehensive Plan designation of Residential 6-7 du/ac. The Zone Map Amendment is contingent on City Council approval.

List of Base Zones  
Subsection 4.110 (.01)

- A5. The requested zoning designation of PDR-4 is among the base zones identified in this Subsection.

**Standards for All Planned Development Residential Zones**

Typically Permitted Uses  
Subsection 4.124 (.01)

- A6. The list of typically permitted uses includes residential building lots for development of allowed residential uses, open space, and churches (subject to a Conditional Use Permit), covering all existing and proposed uses on the subject property.

Appropriate PDR Zone  
Subsection 4.124 (.05)

- A7. PDR-4 is the appropriate PDR designation based on the Comprehensive Plan designation of Residential 6-7 du/ac.

### Zone Change Procedures

Subsection 4.197 (.02) A.

**A8.** The applicant submitted the request for a Zone Map Amendment as set forth in the applicable code sections.

### Conformance with Comprehensive Plan Map, etc.

Subsection 4.197 (.02) B.

**A9.** The proposed Zone Map Amendment is consistent with the Comprehensive Plan designation of Residential 6-7 du/ac. As shown in Findings A1 through A3, the request complies with applicable Comprehensive Plan text.

### Specific Comprehensive Plan Findings for Residential Designated Lands

Subsection 4.197 (.02) C.

**A10.** Findings A1 through A3 under this request provide the required specific findings for Implementation Measures 4.1.4.b, d, e, q, and x.

### Public Facility Concurrency

Subsection 4.197 (.02) D.

**A11.** The applicant's materials and plan set demonstrate the existing primary public facilities are available or can be provided in conjunction with the project.

### Impact on SROZ Areas

Subsection 4.197 (.02) E.

**A12.** There is no SROZ area on the property; therefore, this standard does not apply.

### Development within 2 Years

Subsection 4.197 (.02) F.

**A13.** Related land use approvals will expire after 2 years, therefore, requesting the land use approvals assumes development would commence within two (2) years. However, in the scenario where the applicant or their successors do not commence development within two (2) years, thus allowing related land use approvals to expire, the zone change shall remain in effect.

### Development Standards and Conditions of Approval

Subsection 4.197 (.02) G.

**A14.** As can be found in the Findings for the accompanying requests, the proposal meets the applicable development standards either as proposed or through a condition of approval.