

**PLANNING COMMISSION
RESOLUTION NO. LP24-0003**

A RESOLUTION OF THE CITY OF WILSONVILLE PLANNING COMMISSION RECOMMENDING ADOPTION OF DEVELOPMENT CODE AMENDMENTS TO IMPLEMENT THE FROG POND EAST AND SOUTH MASTER PLAN AND MAKE RELATED UPDATES TO RESIDENTIAL DEVELOPMENT REGULATIONS CITYWIDE.

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 of adoption a portion of the land covered by the Area Plan was within the Urban Growth Boundary (UGB) and a portion was designated as Urban Reserve; and

WHEREAS, in 2017 the City adopted the Frog Pond West Master Plan for the 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 Urban Reserve land not yet in the UGB; and

WHEREAS, in 2018 Metro, through Ordinance 18-1427, expanded the UGB to include the Urban Reserve 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, on December 19, 2022 the City Council adopted a Master Plan for Frog Pond East and South in Ordinance No. 870; and

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

WHEREAS, the Master Plan focused on the provision of a variety of housing throughout the Master Plan area, including lower-cost options; and

WHEREAS, the Master Plan directs addressing housing affordability in two specific ways, first, by requiring development of specific housing types expected to provide market-rate options for households making between 80 percent and 120 percent of MFI with potentially some units for households between 60 percent and 80 percent MFI, and second, by removing regulatory

barriers to development of housing affordable for households making less than 80 percent of MFI; and

WHEREAS, Ordinance No. 870 added Implementation Measure 4.1.7.D. to the City's Comprehensive Plan Text, which includes specific requirements for implementation of the Master Plan, specifically with Development Code amendments; and

WHEREAS, the Master Plan contains other language providing specific direction for implementing Development Code amendments, including, but not limited to, those under *Coding For Variety and Priority Housing Types* and *Coding for Main Street* in Chapter 8 of the Master Plan; and

WHEREAS, the City desires to fully implement the Development Code amendments as directed by the Master Plan; and

WHEREAS, a number of Development Code amendments necessary for and supportive of implementation of the Master Plan can be applied similarly to the entirety of the Residential Neighborhood (RN) Zone or all residential land in Wilsonville, as applicable; and

WHEREAS, the City finds it prudent where amendments can be applied similarly to residential land beyond Frog Pond East and South to adopt amendments in a manner that make such regulations apply more broadly, either to the entirety of the Residential Neighborhood (RN) Zone or Citywide; and

WHEREAS, the City desires to ensure that residential development can be reviewed using clear and objective criteria; and

WHEREAS, the City is obligated to satisfy requirements related to stormwater in its NPDES MS4 Permit issued in 2021, and modified May 5, 2023 and effective until September 30, 2026; and

WHEREAS, the City desires and is required to take a stormwater management approach that prioritizes a low impact development in addition to using green infrastructure; and

WHEREAS, low impact development stormwater management approach is best served by having standards integrated into the Development Code in addition to being in the Public Works Standards to support clear consideration during land use planning and site planning; and

WHEREAS, the standards aim to mimic predevelop hydrology by installing stormwater management facilities as close to the source as practicable; and

WHEREAS, managing stormwater as close to the source as practicable can reduce the cost of piping stormwater and reduce the amount of land used by larger stormwater facilities; and

WHEREAS, the City finds the lifecycle cost of stormwater facilities, including vegetation management and irrigation, is not substantially different than or less than other public, semi-public, or private irrigated landscaping, particularly considering stormwater facilities require use of native plants that need less maintenance and irrigation than turf grass and other formal landscaping; and

WHEREAS, the Planning Commission held thirteen public work sessions from January 2023 to June 2024, to review the proposed Development Code amendments; and

WHEREAS, interested parties have been afforded the opportunity to participate and inform the development of the proposed Development Code amendments; and

WHEREAS, required notice of a public hearing has been provided to affected property owners and nearby properties 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 4.197 of the Wilsonville Code; and

WHEREAS, the Planning Commission held a public hearing on July 10, 2024 meeting to review the proposed Development Code amendments and which time the Planning Commission continued the public hearing to a time and date certain of October 9, 2024; and

WHEREAS, the Planning Commission held the continued public hearing on October 9, 2024; and

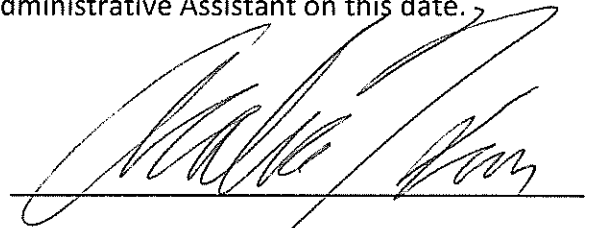
WHEREAS, the Commission afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

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:

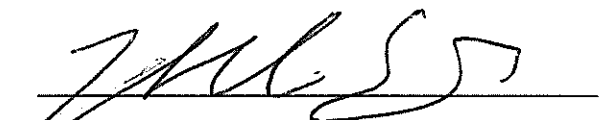
- Section 1. The Wilsonville Planning Commission does hereby adopt the Planning Staff Report and Attachments (attached hereto as Exhibit A and Exhibit B), as presented at the public hearing, including the findings and recommendations contained therein.
- Section 2. The Planning Commission does hereby recommend that the Wilsonville City Council adopt the proposed Development Code amendments.
- Section 3. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville Planning Commission at a regular meeting thereof this 9th day of October, 2024, and filed with the Planning Administrative Assistant on this date.



PLANNING COMMISSION CHAIR KARR

ATTEST:



Mandi Simmons, Administrative Assistant III

SUMMARY OF VOTES:

- Andrew Karr, Chair *Yes*
- Ronald Heberlein, Vice-Chair *Yes*
- Matt Constantine *Yes*
- Nicole Hendrix *Yes*
- Samuel Scull *Yes*
- Yana Semenova *Yes*
- Jennifer Willard *Absent*

EXHIBITS:

- A. LP24-0003 Staff Report and Attachments
- B. October 9, 2024 Memorandum from Daniel Pauly AICP, Planning Manager to Planning Commission RE: Additional Edits to Frog Pond East and South Master Plan Implementing Development Code Amendments, Resolution No. LP24-0003