

RESOLUTION NO. 3121

A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE FROG POND EAST AND SOUTH INFRASTRUCTURE FUNDING PLAN.

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

WHEREAS, the Area Plan included Appendix H, an Infrastructure Funding Plan “Area Plan IFP”; 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, “West Master Plan”, for the area within the UGB which included more detail about transportation and other infrastructure for the subject area; and

WHEREAS, the Frog Pond West Master Plan included Appendix D, an Infrastructure Funding Plan “West IFP” further refining the Area Plan IFP for the area covered by the West Master Plan; and

WHEREAS, both the Area Plan and West Master Plan set a foundation for future master planning of and infrastructure funding planning for 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, 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 “East and South Master Plan” in Ordinance No. 870; and

WHEREAS, the East and South Master Plan provides for, among other things, the provision of necessary infrastructure; and

WHEREAS, on April 17, 2023, the City Council adopted an amendment to the Transportation System Plan in Ordinance No. 877 integrating transportation infrastructure from the East and South Master Plan; and

WHEREAS, the City desires, building on the Area Plan IFP and West IFP, to create a Infrastructure Funding Plan specific to infrastructure as shown in the East and South Master Plan and Transportation System Plan “East and South Infrastructure”; and

WHEREAS, both the Area Plan IFP and West IFP rely on and reflect the general citywide policies and practices regarding provision of infrastructure improvements as part of development; and

WHEREAS, these previously adopted City policies will continue to establish the baseline assumptions for the East and South IFP; and

WHEREAS, the East and South IFP intends to provide an overarching strategy for future financing tools or strategies that may be used to support specific development projects and related infrastructure; and

WHEREAS, the East and South IFP is not intended to limit or to define the specific financial package that may be needed to support particular developments and projects; and

WHEREAS, the East and South Infrastructure has been grouped into three different categories: off-site infrastructure, on-site infrastructure, “Framework” or “Master Plan” infrastructure; and

WHEREAS, the Framework or Master Plan infrastructure projects are the primary focus of the East and South IFP; and

WHEREAS, in accordance with existing City policies and practices, there will be sufficient SDC revenue generated from development within the East and South Master Plan area to account for both City SDC infrastructure funding responsibilities and SDC credits issued to developers for the “oversized” portion of developer-constructed infrastructure, based on the anticipated development phasing as documented in Attachment 1 to Exhibit A; and

WHEREAS, the City finds it prudent to focus on the well-established methodology of a developer constructing the required infrastructure and the City issuing SDC credits for the “oversized” portion as well as a menu of alternative infrastructure financing strategies for potential use on a case-by-case basis; and

WHEREAS, the City Council held a public hearing on November 18, 2024 regarding the East and South IFP; and

WHEREAS, the City Council, at the November 18, 2024, public hearing, afforded all interested parties an opportunity to be heard, 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 RESOLVES AS FOLLOWS:

Section 2. The City Council does hereby adopt the Frog Pond East and South Infrastructure Funding Plan and its Attachments as presented in Exhibit A to the Resolution.

Section 2. The City Council does hereby adopt the findings as presented in Exhibit B to the Resolution.

Section 3. Effective Date. This Resolution shall take effect upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 18th day of November, 2024, and filed with the Wilsonville City Recorder on this date.

Julie Fitzgerald, Mayor

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Fitzgerald

Council President Akervall

Councilor Berry

Councilor Dunwell

Councilor Linville

EXHIBITS:

- A. Frog Pond East and South Master Plan Infrastructure Funding Plan (November 1, 2024)
 - Attachment 1. Technical Attachment (November 1, 2024)
 - Attachment 2. Supporting Documentation for Technical Attachment (November 1, 2024)
- B. Compliance Findings Report (November 5, 2024)