

**ORDINANCE NO. 790**

**AN ORDINANCE OF THE CITY OF WILSONVILLE APROVING A COMPREHENSIVE PLAN MAP AMENDMENT FROM RESIDENTIAL 0-1 DWELLING UNITS PER ACRE TO RESIDENTIAL 4-5 UNITS PER ACRE ON APPROXIMATELY 4.37 ACRES LOCATED AT 28500 AND 28530 SW CANYON CREEK ROAD SOUTH – COMPRISING TAX LOTS 900 AND 1000 OF SECTION 13B, TOWNSHIP 3 SOUTH, RANGE 1 WEST, CLACKAMAS COUNTY, OREGON, BETH ANN BOECKMAN AND KAREN AND MARVIN LEWALLEN – OWNERS, SCOTT MILLER, SAMM-MILLER LLC – APPLICANT.**

**RECITALS**

WHEREAS, Beth Ann Boeckman and Daren and Marvin Lewallen (“Owners”) and Scott Miller of SAMM-Miller LLC (“Applicant”) have made a development application requesting, among other things, a Comprehensive Plan Map Amendment of the Property; and

WHEREAS, the development application form has been signed by the Owners of the real property legally described and shown in Attachment 1, attached hereto and incorporated by reference herein (“Property”); and

WHEREAS, THE City of Wilsonville Planning Staff analyzed the Comprehensive Plan Map Amendment request and prepared a staff report for the Development Review board, finding that the application met the requirements for a Comprehensive Plan Map Amendment and recommending approval of the Comprehensive Plan Map Amendment, which staff report was presented to the Development Review Board on March 28 and April 25, 2016; and

Whereas, the Development Review Board Panel B held a public hearing on the application for a Comprehensive Plan Map Amendment on March 28 and April 25, 2016, and after taking public testimony and giving full consideration t the matter, adopted Resolution No. 324 which recommends that the City Council approve a request for a Comprehensive Plan Map Amendment (Case File DB 15-0108); and

WHEREAS, on May 16, 2016, the Wilsonville City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the Development Review Board and City Council staff reports; took public testimony; and upon deliberation, concluded that the proposed Comprehensive Plan Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code; and

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Findings. The City Council adopts, as findings and conclusions, the foregoing Recitals and Comprehensive Plan Map Amendment Findings in Attachment 2, as if fully set forth herein.

Section 2. Order. The official City of Wilsonville Comprehensive Plan Map is hereby amended by Comprehensive Plan Map Order DB15-0108, attached hereto as Attachments 1 from Residential 0-1 dwelling units per acre to Residential 4-5 dwelling units per acre.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 16<sup>th</sup> day of May 2016, and scheduled for the second reading on June 6, 2016, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

\_\_\_\_\_  
Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 6<sup>th</sup> day of June 2016 by the following votes:

Yes:   4  

No:   0  

\_\_\_\_\_  
Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this \_\_\_\_ day of June, 2016.

\_\_\_\_\_  
TIM KNAPP, MAYOR

**SUMMARY OF VOTES:**

Mayor Knapp - Yes  
Councilor Starr - Yes  
Councilor Fitzgerald - Excused  
Councilor Stevens - Yes  
Councilor Lehan - Yes

**Exhibits and Attachments:**

- Attachment 1 – Comprehensive Plan Map Order DB15-0108 including legal description and sketch depicting map amendment
- Attachment 2 – Comprehensive Plan Map Amendment Findings, April 26, 2016

**ORDINANCE NO. 790 – ATTACHMENT 1**

**BEFORE THE CITY COUNCIL OF THE  
CITY OF WILSONVILLE, OREGON**

In the Matter of the Application of )  
SAMM-MILLER LLC for an ) **Comprehensive Plan Map**  
Amendment of the City of Wilsonville ) **Order DB15-0108**  
Comprehensive Plan Map )

The above entitled matter is before the Council to consider the application of DB15-0108, for a Comprehensive Plan Map Amendment and an Order, amending the official Comprehensive Plan Map of the City of Wilsonville.

The Council finds that the subject property (“Property”), legally described and shown in the attached legal description and sketch, has heretofore appeared on the City of Wilsonville Comprehensive Plan Map with a designation of Residential 0-1 dwelling units per acre.

The Council having heard and considered all matters relevant to the application for a Comprehensive Plan Map Amendment, including the Development Review Board record and recommendation, finds that the application should be approved.

THEREFORE, IT IS HEREBY OREDERD, that the Property, consisting of approximately 4.37 acres located at 28500 and 28530 SW Canyon Creek Road South, comprising tax lots 900 and 1000 of Section 13B, T3S, R1W, Clackamas County, Oregon, as more particularly shown and described in the attached legal description and sketch, is hereby designated as Residential 4-5 dwelling units per acre, subject to conditions detailed in this Order’s adopting Ordinance. The foregoing designation is hereby declared an amendment to the Wilsonville Comprehensive Plan Map and shall appear as such from and after entry of this Order.

DATED: June 6, 2016

\_\_\_\_\_  
TIM KNAPP, MAYOR

APPROVED AS TO FORM:

\_\_\_\_\_  
Barbara A. Jacobson, City Attorney

ATTEST:

---

Sandra C. King, MMC, City Recorder

Attachment:

Legal Description and Sketch Depicting Properties subject to the Comprehensive Plan Map Amendment.

# EMERIO *Design*

Civil Engineering  
Land Survey  
Land Use Planning  
Construction Management

ZONE CHANGE  
CANYON CREEK ROAD SOUTH

JOB NO. 500-015  
APRIL 27, 2016

## EXHIBIT A (PAGE 1 OF 2)

LOTS 5 AND 6, "BRIDLE TRAIL RANCHETTS", AND OTHER LAND LOCATED IN THE N.W. 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

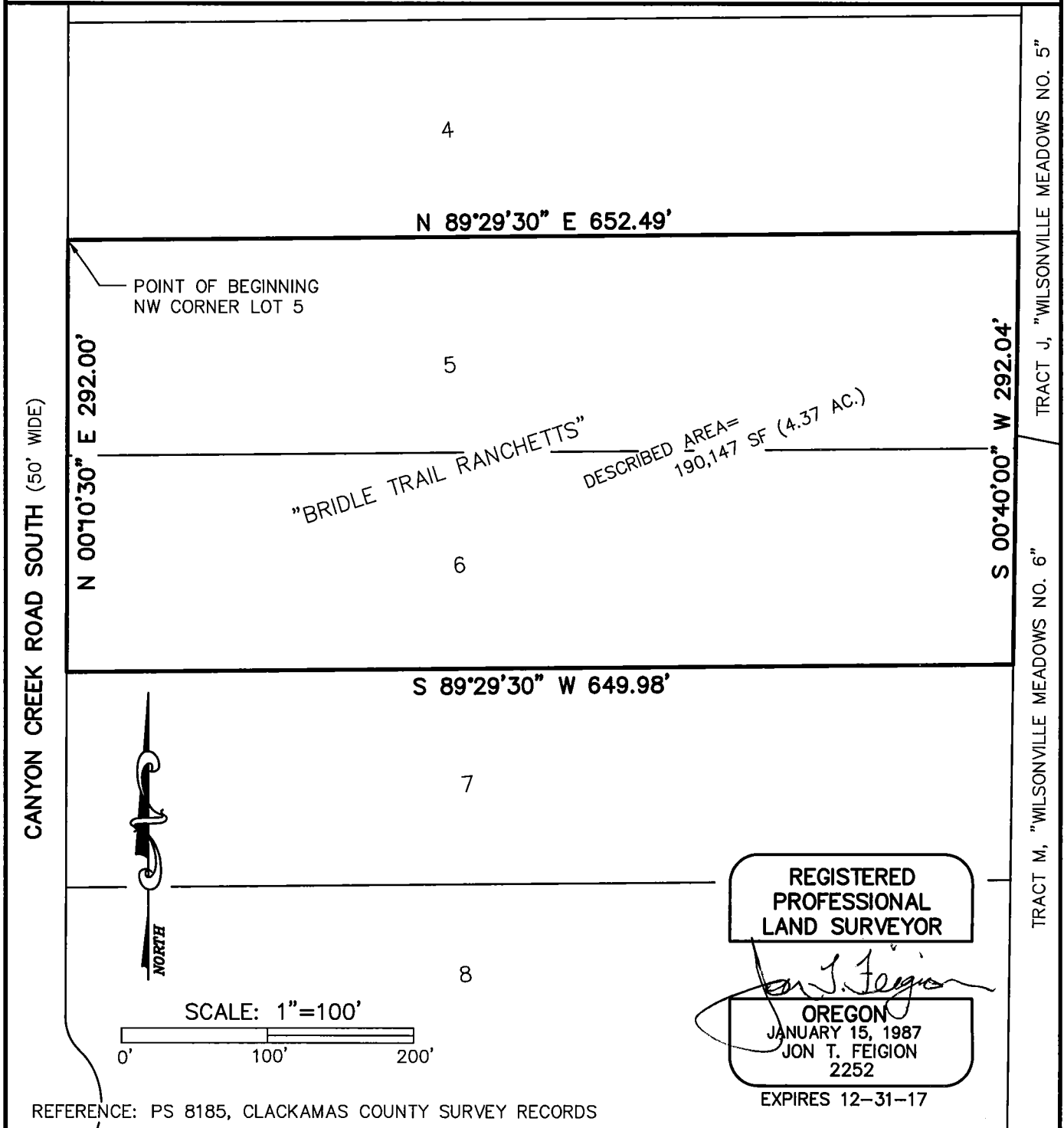
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, "BRIDLE TRAIL RANCHETTS", BEING ON THE EAST RIGHT OF WAY LINE OF CANYON CREEK ROAD SOUTH (50.0 FEET WIDE); THENCE ALONG THE NORTH LINE OF SAID LOT 5 AND ITS EASTERLY EXTENSION, NORTH 89°29'30" EAST, 652.49 FEET TO THE WEST LINE OF TRACT J, "WILSONVILLE MEADOWS NO. 5"; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF TRACT M, "WILSONVILLE MEADOWS NO. 6", SOUTH 00°40'00" WEST, 292.04 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6, "BRIDLE TRAIL RANCHETTS"; THENCE ALONG SAID EASTERLY EXTENSION AND SOUTH LINE, SOUTH 89°29'30" WEST, 649.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6 ON THE EAST RIGHT OF WAY LINE OF CANYON CREEK ROAD SOUTH; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°10'30" EAST, 292.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 190,147 SQUARE FEET (4.37 ACRES), MORE OR LESS.



REFERENCE: PS 8185, CLACKAMAS COUNTY SURVEY RECORDS

**EXHIBIT A (PAGE 2 OF 2)**  
 LOTS 5 AND 6, "BRIDLE TRAIL RANCHETTS" AND  
 OTHER LAND LOCATED IN THE  
 N.W. 1/4 OF SEC. 13, T.3S., R.1W., W.M.  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



DRAWN BY: JTF	
JOB NO.: 500-015	ZONE CHANGE
SCALE: 1" = 100'	
DATE: 4-27-16	

**EMERIO**  
*Design*

8285 SW NIMBUS AVE, SUITE 180  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com

Ordinance No. 790  
Staff Report  
Wilsonville Planning Division

14-Lot Single-Family Subdivision at 28500 and 28530 SW Canyon Creek Rd. South  
Comprehensive Plan Map Amendment

City Council  
Quasi-Judicial Public Hearing

---

<b>Hearing Date:</b>	May 16, 2016
<b>Date of Report:</b>	April 26, 2016
<b>Application No.:</b>	DB15-0108 Comprehensive Plan Map Amendment

---

**Request:** The City is being asked to review a Quasi-judicial Comprehensive Plan Map Amendment for a 14-lot single-family subdivision.

**Location:** Approximately 4.37 acres at 28500 and 28530 SW Canyon Creek Road South. East side of SW Canyon Creek Road South at and just south of SW Daybreak Street. The property is specifically known as Tax Lots 900 and 1000, Section 13B, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon

**Owners:** Beth Ann Boeckman (28500 SW Canyon Creek Rd. S.)  
Karen and Marvin Lewallen (28530 SW Canyon Creek Rd. S.)

**Applicant:** Scott Miller, Samm-Miller LLC

**Applicant's Representative:** AnneMarie Skinner, Emerio Design

**Comprehensive Plan Designation (Current):** Residential 0-1 dwelling units per acre  
**Comprehensive Plan Designation (Proposed):** Residential 4-5 dwelling units per acre

**Staff Reviewer:** Daniel Pauly AICP, Associate Planner

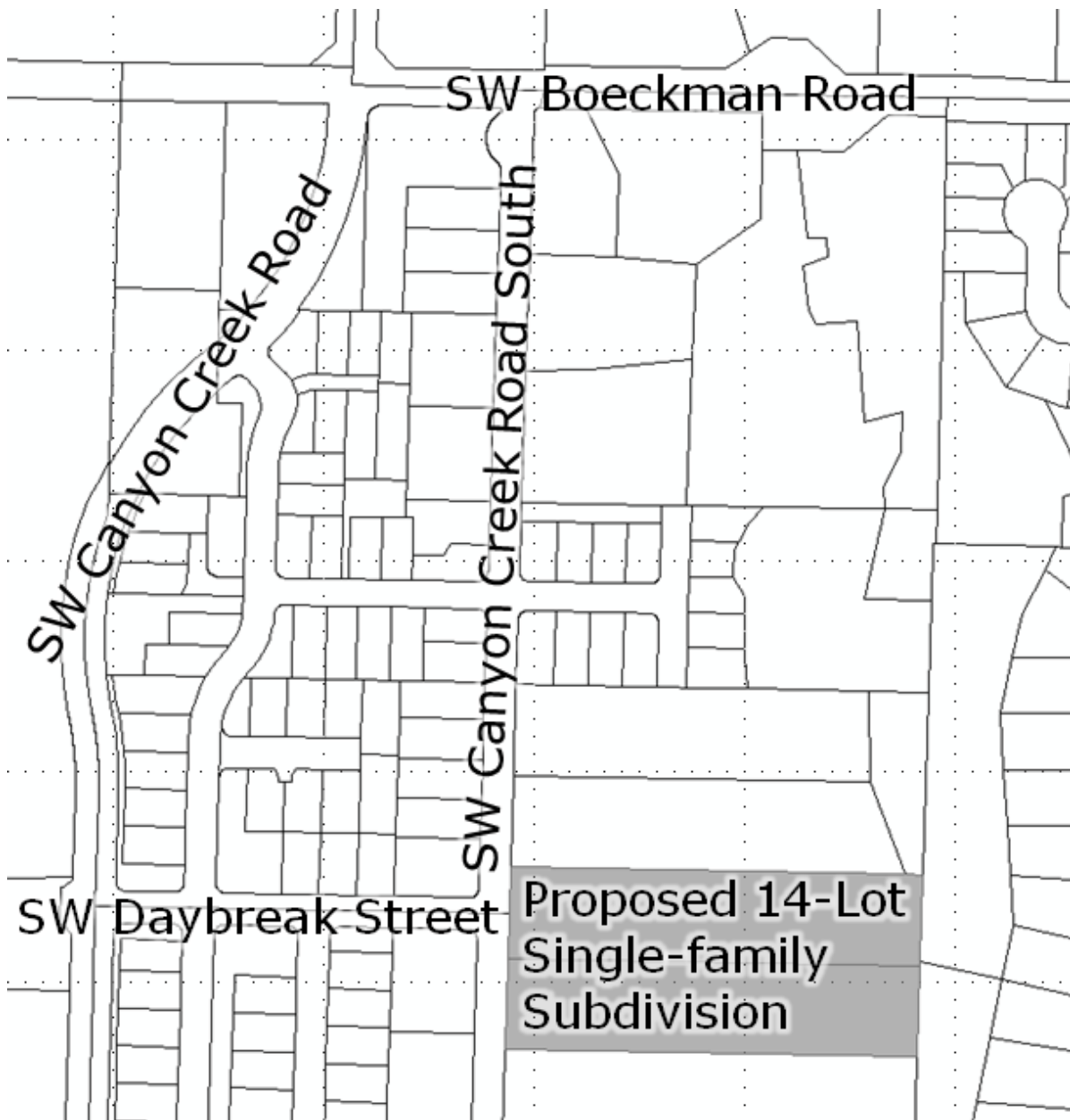
**Staff Recommendation:** Approve the requested Comprehensive Plan Map Amendment.

**Applicable Review Criteria:**

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application

Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.198	Comprehensive Plan Changes
<b>Other Documents:</b>	
Comprehensive Plan	
Oregon Statewide Planning Goals	

**Vicinity Map**



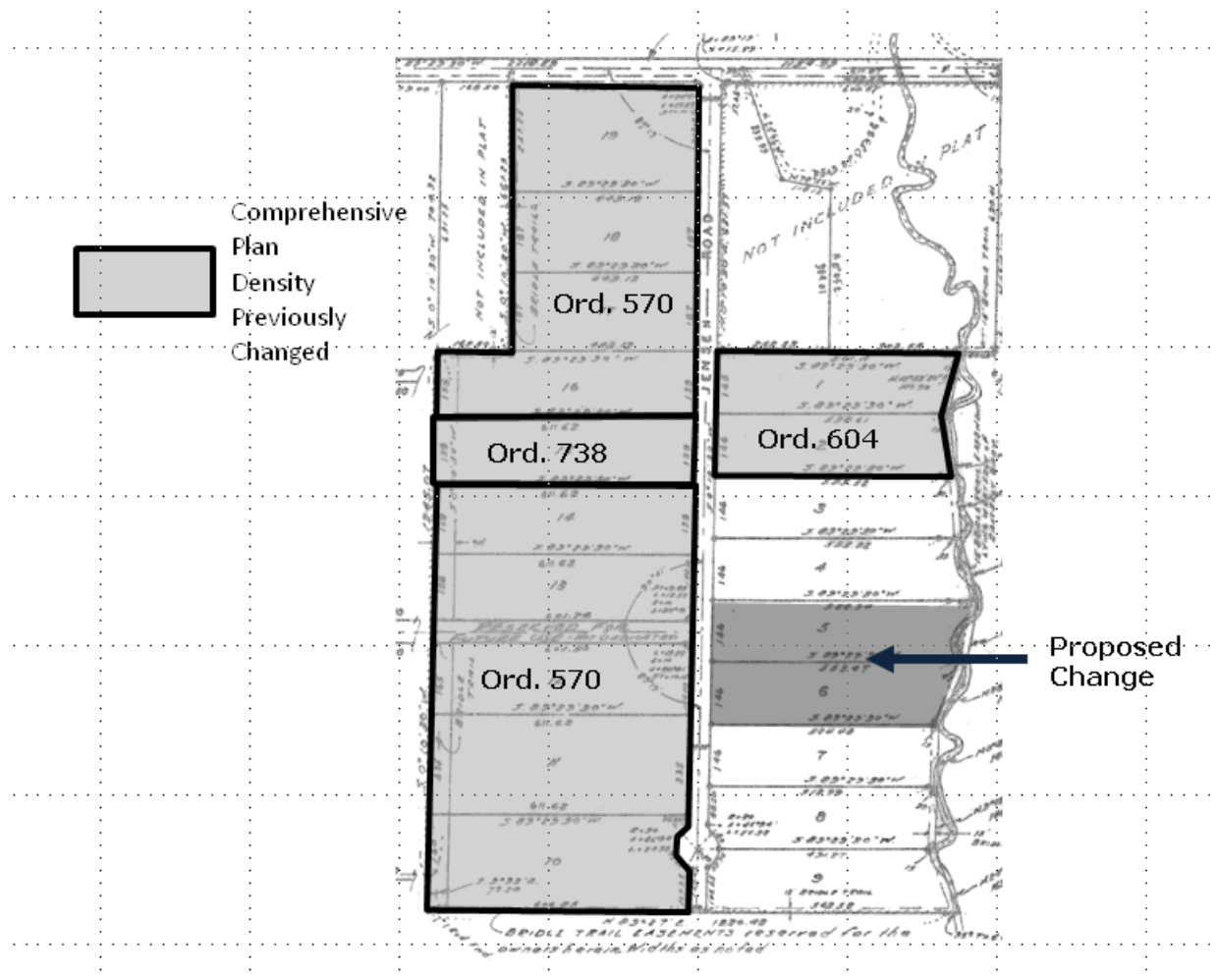


## Background/Summary:

### Comprehensive Plan Map Amendment (DB15-0108)

For areas of the City designated as residential on the Comprehensive Plan Map, planned densities are also indicated in dwelling units per acre. The applicant requests a change of the planned residential density of the subject properties from 0-1 dwelling units per acre to 4-5 dwelling units per acre.

The subject properties are part of the 1964 Bridle Trail Ranchettes subdivision where each lot was approximately 2 acres. When the current Comprehensive Plan Map was adopted the density for this area reflected the existing subdivision. Beginning in the mid 2000's, many of the Bridle Trail Ranchette lots were approved for Comprehensive Plan Map amendments to increase the density from 0-1 to 4-5 dwelling units an acre. Currently 12 of the original 19 Bridle Trail Ranchette lots have been approved by the City for increased density.



The first and largest approved change in this area from 0-1 to 4-5 dwelling units was in 2004 with the adoption of Ordinance No. 570 for Renaissance at Canyon Creek. The supporting staff

report discussed the need of additional single-family homes to provide housing for people working in Wilsonville as well as others desiring to live here. In addition, the findings point out the limited amount of vacant residential land within the City, and that the subject area is surrounded by residential designations for higher density.

In early 2006, Ordinance No. 604 similarly changed the comprehensive plan designation for approximately 4 acres on the east side of Canyon Creek Road South from 0-1 to 4-5 dwelling units an acre for the development of the 13-lot Cross Creek Subdivision. The same findings regarding the need of additional housing units, the limited amount of vacant land within the City, and the density of surrounding areas were made.

More recently, Ordinance No. 738 approved the same density change in 2014 for a property whose owners had elected not to participate in the 2004 project and now desired to redevelop.

The owners of the subject properties and their development partner now desire for a similar change of density for the subject property for similar reasons as the other lots redeveloped in Bridle Trail Ranchettes.

**Conclusion:**

Staff and the DRB have reviewed the application and facts regarding the request and recommend the City Council approve the Comprehensive Plan Map Amendment (DB15-0108).

**Findings of Fact:**

1. The statutory 120-day time limit applies to this application. The application was received on December 23, 2015. On January 21, 2016 staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete. On February 1, 2016, the Applicant submitted new materials. On February 17, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by June 16, 2016.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	RA-H	Single-family Residential
East:	PDR-4	Single-family Residential
South:	RA-H	Single-family Residential
West:	PDR-3	Single-family Residential

3. Previous Planning Approvals:  
Current subdivision (Bridle Trail Ranchettes) approved prior to City incorporation.

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

### **Conclusionary Findings:**

NOTE: Pursuant to Section 4.014 the burden of proving 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

**Review Criteria:** This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville’s development review process.

**Finding:** These criteria are met.

**Details of Finding:** Processing of the application follows the applicable general procedures of this Section.

### Initiating Application

Section 4.009

**Review Criterion:** “Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply.”

**Finding:** This criterion is satisfied.

**Details of Finding:** Applications have been signed by property owners of both properties involved.

### Pre-Application Conference

Subsection 4.010 (.02)

**Review Criteria:** This section lists the pre-application process

**Finding:** These criteria are satisfied.

**Details of Finding:** A Pre-application conferences was held on April 23, 2015 (PA15-0008) in accordance with this subsection.

### Lien Payment before Approval

Subsection 4.011 (.02) B.

**Review Criterion:** “City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are

no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No applicable liens exist for the subject property. The application can thus move forward.

#### General Submission Requirements

Subsection 4.035 (.04) A.

**Review Criteria:** “An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.” Listed 1. through 6. j.

**Finding:** These criteria are satisfied.

**Details of Finding:** The applicant has provided all of the applicable general submission requirements contained in this subsection.

#### Zoning-Generally

Section 4.110

**Review Criteria:** “The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.” “The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.”

**Finding:** These criteria are satisfied.

**Details of Finding:** This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

## DB15-0108 Comprehensive Plan Amendment

### Zoning and Land Development Ordinance

#### Comprehensive Plan Amendment Process

##### Procedures and Criteria in Comprehensive Plan

Subsection 4.198 (.01)

A1. **Review Criteria:** “Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The lot of the subject development site is of sufficient size to be developed in a manner consistent with the purposes and objectives of Section 4.140.

Review Bodies  
Subsection 4.198 (.02)

**A2. Review Criteria:** “Following the adoption and signature of the Resolution by the Development Review Board or Planning Commission, together with minutes of public hearings on the proposed Amendment, the matter shall be shall be scheduled for public hearing before the City Council.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The DRB and City Council are considering the request as described.

Applicant Agreeing to Conditions of Approval  
Subsection 4.198 (.05)

**A3. Review Criteria:** “In cases where a property owner or other applicant has requested an amendment to the Comprehensive Plan map and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the Comprehensive Plan map shall be changed.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The owner will be required to sign a statement accepting conditions.

### Comprehensive Plan Amendment Required Findings

Meets Identified Public Need  
Subsection 4.198 (.01) A.

**A4. Review Criteria:** “Each such amendment shall include findings in support of the following: That the proposed amendment meets a public need that has been identified;”

**Finding:** These criteria are satisfied.

**Details of Finding:** The “Residential Development” portion of the Comprehensive Plan (Policy 4.1.4) identifies the need for additional housing within the City to serve housing and economic needs of residents and employees working within the City.

On the basis of the Housing Data used for the 2015 City of Wilsonville Housing Report, of the City’s 10,283 housing units, 55% are multi-family (apartments and condos), 45% are single-family.

Policy 4.1.4 and its implementation measures seek to “provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.” The proposal provides additional single-family homes supporting an ongoing desire for single-family homes at various price levels as part of Wilsonville’s strong diversity of housing unit types.

Meets Identified Public Need As Well As Reasonable Alternative  
Subsection 4.198 (.01) B.

A5. **Review Criteria:** “Each such amendment shall include findings in support of the following: That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed subdivision has similarities in site density and housing product to other subdivisions nearby such as Renaissance at Canyon Creek and Cross Creek, and provides a consistent density and development type as the area becomes more dense and urban over time. The consistency with nearby development, while accommodating the required usable open space, makes the proposed continued residential use at the proposed density meet the need for a variety of single-family homes better than other density or design options for the site.

Supports Statewide Planning Goals  
Subsection 4.198 (.01) C.

A6. **Review Criteria:** “Each such amendment shall include findings in support of the following: That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate;”

**Finding:** These criteria are satisfied.

**Details of Finding:** With the implementation of the proposed conditions of approval, the project supports the applicable Statewide Planning Goals.

No Conflict with Other Portions of Plan  
Subsection 4.198 (.02) D.

A7. **Review Criteria:** “Each such amendment shall include findings in support of the following: That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The applicant is requesting an amendment of the Comprehensive Plan Map for the subject properties. The applicant does not propose to modify or amend any other portion of the Comprehensive Plan or Plan Map.

## **Comprehensive Plan and Plan Components**

### **Initiating, Applying for, and Considering Plan Amendments**

#### Who May Initiate Plan Amendments Introduction Page 7 “Plan Amendments” 1.

A8. **Review Criteria:** “An Amendment to the adopted Plan may be initiated by: a. The City Council, b. The Planning Commission (for legislative amendments) or Development Review Board (for quasi-judicial amendments); or c. Application of property owner(s) or contract purchaser(s) affected or their authorized agents, as specified in #2 below.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed amendment has been initiated by the property owners of the subject lots.

## How to Make Application

Introduction Page 7 "Plan Amendments" 2.

**A9. Review Criteria:** "An application for an amendment to the Plan maps or text shall be made on forms provided by the City. The application, except when initiated by the City Council, DRB, or Planning Commission, as noted in #1, above, shall be accompanied by a Plan Amendment Fee.

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed amendment has been initiated by the property owners of the subject lots who have submitted signed application forms provided by the City and paid the required application fee.

## Consideration of Plan Amendments

Introduction Page 7 "Plan Amendments" 3.

**A10. Review Criteria:** This language specifies how the City should consider a plan amendment including: requiring the City Council consider a plan amendment only after receiving findings and recommendation from the Planning Commission or Development Review Board; having sufficient time before the first evidentiary hearing for public notice and staff report preparation, considering compliance with Statewide Planning Goals and applicable Metro Plans.

**Finding:** These criteria are satisfied.

**Details of Finding:** The City Council will consider the plan amendment only after receiving a recommendation from the Development Review Board.

## Standards for Approval of Plan Amendments

### Conformance with Other Portions of the Plan

Introduction Page 7 "Plan Amendments" 4. a.

**A11. Review Criterion:** "The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment."

**Finding:** This criterion is satisfied.

**Details of Finding:** The change of residential density for the subject properties does not lead to nonconformance with other portions of the Comprehensive Plan.

### Public Interest

Introduction Page 7 "Plan Amendments" 4. b.

**A12. Review Criterion:** "The granting of the amendment is in the public interest."

**Finding:** This criterion is satisfied.

**Details of Finding:** The request is in the public interest by providing needed housing. See

also Finding A4.

Public Interest Best Served by Timing of Amendment  
Introduction Page 7 "Plan Amendments" 4. c.

**A13. Review Criterion:** "The public interest is best served by granting the amendment at this time."

**Finding:** This criterion is satisfied.

**Details of Finding:** The timing of the amendment is appropriate. See Finding A5.

Factors to Address in Amendment  
Introduction Page 7 "Plan Amendments" 4. d.

**A14. Review Criterion:** "The following factors have been adequately addressed in the proposed amendment:

- the suitability of the various areas for particular land uses and improvements;
- the land uses and improvements in the area;
- trends in land improvement;
- density of development;
- property values;
- the needs of economic enterprises in the future development of the area;
- transportation access;
- natural resources; and
- the public need for healthful, safe and aesthetic surroundings and conditions.

**Finding:** This criterion is satisfied.

**Details of Finding:** The area is suitable for the proposed development as it is in a residential area with similar development and has the necessary public services, including streets, available. It is similar to and follows the trends in recent nearby developments such as Renaissance at Canyon Creek and Cross Creek. The density is consistent with these other recent nearby developments. No evidence has been presented that the development would negatively impact property values. Preservation of Natural Resource areas is part of the development. Healthful, safe and aesthetic surroundings are ensured by application of design standards.

Conflict with Metro Requirements  
Introduction Page 7 "Plan Amendments" 4. e.

**A15. Review Criterion:** "Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements."

**Finding:** This criterion is satisfied.

**Details of Finding:** No conflicts with Metro requirements have been identified. Particularly, Wilsonville's housing mix continues to exceed Metro's requirements.

Public Notice Requirements  
Introduction Page 8 "Plan Amendments" 5.



- A16. Review Criterion:** This language describes the noticing requirements implemented by the City’s noticing requirements for quasi-judicial review.  
**Finding:** This criterion is satisfied.  
**Details of Finding:** Public hearing notices have or will be sent as required.

## **Urban Growth Management**

### Urbanization for Adequate Housing Implementation Measure 2.1.1.b.

- A17. Review Criteria:** “Allow urbanization to occur to provide adequate housing to accommodate workers who are employed within the City.”  
**Finding:** These criteria are satisfied.  
**Details of Finding:** The proposal provides for additional housing density to accommodate those employed with the City. See also Finding A4.

### Revenue Sources for Urbanization Implementation Measure 2.1.1.d.

- A18. Review Criteria:** “Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.”  
**Finding:** These criteria are satisfied.  
**Details of Finding:** Existing requirements for improvements and systems development charges apply to the development proposed concurrently with the Comprehensive Plan Map amendment.

### New Development and Concurrency Implementation Measure 2.1.1.e.

- A19. Review Criteria:** “Allow new development to proceed concurrently with the availability of adequate public services and facilities as specified in Public Facilities and Services Section (Section C) of the Comprehensive Plan.”  
**Finding:** These criteria are satisfied.  
**Details of Finding:** The City’s concurrency requirements in the Development Code apply to the concurrently proposed development.

### Encourage Master Planning Implementation Measure 2.1.1.f.2.

- A20. Review Criteria:** “To maximize design quality and conformity to the Comprehensive Plan, the City shall encourage master planning of large land areas. However, as an added growth management tool, the Development Review Board may, as a condition of approval, set an annual phasing schedule coordinated with scheduled Capital Improvements, particularly streets and related transportation facilities.”  
**Finding:** These criteria are satisfied.  
**Details of Finding:** The subject properties are large enough, being greater than the 2 acre

threshold for planned development established in Section 4.140, to be designed consistent with the City's planned development regulations to support design quality and conformity with the Comprehensive Plan.

## Public Facilities and Services

### Urban Development Only Where Facilities and Services Can Be Provided

Implementation Measure 3.1.2.a.

**A21. Review Criterion:** "Urban development will be allowed only in areas where necessary facilities and services can be provided."

**Finding:** This criterion is satisfied.

**Details of Finding:** Application of the concurrency standards of the City's development code ensure the development proposed concurrently with this amendment request will have all necessary facilities and services provided. See Stage II Final Plan in Request D.

### Paying for Facilities and Services

Implementation Measures 3.1.3.a., 3.1.4.f., 3.1.5.c., 4.1.4.h.

**A22. Review Criteria:** "Developers will continue to be required to pay for demands placed on public facilities/services that are directly related to their developments. The City may establish and collect systems development charges (SDCs) for any or all public facilities/services, as allowed by law. An individual exception to this standard may be justified, or SDC credits given, when a proposed development is found to result in public benefits that warrant public investment to support the development." "The cost of all line extensions and individual services shall be the responsibility of the developer and/or property owners(s) seeking service. When a major line is to be extended, the City may authorize and administer formation of a Local Improvement District (LID). All line extensions shall conform to the City Sanitary Sewer Collection System Master Plan, urbanization policies, and Public Works Standards." "Extensions shall be made at the cost of the developer or landowner of the property being served." "Require new housing developments to pay an equitable share of the cost of required capital improvements for public services."

**Finding:** These criteria are satisfied.

**Details of Finding:** The City has all necessary codes and processes in place to ensure the development pays for public facilities/services directly related to the development.

### Growth and Sewer Capacity

Implementation Measure 3.1.4.b

**A23. Review Criterion:** "The City shall continue to manage growth consistent with the capacity of sanitary sewer facilities."

**Finding:** This criterion is satisfied.

**Details of Finding:** The City will not allow development without adequate sanitary sewer capacity. As reviewed in the Stage II Final Plan, adequate sanitary sewer capacity exists by connecting to the existing sewer in Canyon Creek Road South.

## Land Use and Development

### Variety of Housing Types

Implementation Measures 4.1.4.b, 4.1.4.j., and 4.1.4.o.

**A24. Review Criterion:** “Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.” “The City shall have a diverse range of housing types available within its City limits.” “The City will encourage the development of housing of various types and densities. Guided by the urbanization, public facilities, and economic elements, the City will, however, manage residential growth to ensure adequate provision of public facilities and that proposed housing satisfies local need and desires, i.e., type, price and rent levels.”

**Finding:** This criterion is satisfied.

**Details of Finding:** Wilsonville has a rich diversity of housing types. Infill in other areas of the Bridle Trail Ranchettes involved single-family residential development of a similar density as proposed (including Renaissance at Canyon Creek and Cross Creek subdivisions). The proposal supports the area's continued role as a single-family area amongst Wilsonville's housing mix.

### Encouraging Variety

Implementation Measure 4.1.4.c

**A25. Review Criterion:** “encouraging variety through the use of planned developments and clusters.”

**Finding:** This criterion is satisfied.

**Details of Finding:** Being relatively small for a planned development, not a lot of variety would be expected within the development. However, a variety of lot sizes and widths are provided allowing diversity of housing products.

### Housing Balance

Implementation Measure 4.1.4.d

**A26. Review Criteria:** “Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.”

**Finding:** These criteria are satisfied.

**Details of Finding:** On the basis of the Housing Data for the 2015 City of Wilsonville Housing Report of the City's 10,283 housing units, 55% are multi-family and 45% are

single-family.

The proposal adds single-family to the housing mix having a minor impact on making single-family housing more balanced with multi-family. In addition, the development is proposed in a single-family area of the community where multi-family is not planned thus supporting the planned geographic distribution.

#### Housing Needs of Existing Residents

Implementation Measure 4.1.4.f.

**A27. Review Criteria:** “Accommodate the housing needs of the existing residents of the City of Wilsonville.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed housing will fit into the rich diversity of Wilsonville’s housing to allow existing residents to move up or move down, thus opening their units to others.

#### Housing Development and the Social and Economic Needs of the Community

Implementation Measure 4.1.4.g.

**A28. Review Criteria:** “Coordinate housing development with the social and economic needs of the community.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Wilsonville has a rich diversity of housing types, to which these additional single-family homes would contribute. The diversity of housing types supports the variety of needs of members of the community.

#### Jobs Housing Balance

Implementation Measures 4.1.4.l. and 4.1.4.p.

**A29. Review Criteria:** “The City shall work to improve the balance of jobs and housing within its jurisdictional boundaries.” “In an effort to balance residential growth with the City’s employment base, the City shall encourage the development of housing to meet the needs of the employees working in the City.”

**Finding:** These criteria are satisfied.

**Details of Finding:** It is anticipated the planned homes could be occupied by people working in Wilsonville. The location is close to employment centers including Town Center and the industrial area north of Boeckman between Canyon Creek and Parkway.

#### Residential Districts and Density

Implementation Measures 4.1.4.u. and 4.1.4.z.

**A30. Review Criteria:** “To provide variety and flexibility in site design and densities, residential lands shown on the Land Use Map of the Comprehensive Plan have been divided into districts, with different density ranges for each district. In all residential developments, other than those that are so small that it is not mathematically feasible to achieve the

prescribed minimum density, the 80% minimum shall apply. The following density ranges have been prescribed for each district:

- Density: 0-1 units/acre
- 2-3 units/acre
- 4-5 units/acre
- 6-7 units/acre
- 10-12 units/acre
- 18-20 units/acre"

"The City shall continue to apply a minimum density standard to all zones allowing residential use, such that all development, including subdivisions, will result in the eventual build-out of 80 percent or more of the maximum number of dwelling units per net acre permitted by the zoning designation for a given development. The minimum density requirement does not apply inside areas designated by the City as open spaces or significant resource sites. The maximum-zoned density does not include the density bonus for zones that allow them."

**Finding:** These criteria are satisfied.

**Details of Finding:** The applicant requests the density to change from 0-1 dwelling units per acre to 4-5 dwelling units per acre in an area transitioning from rural residential to denser urban residential. Similar changes have occurred on other nearby properties including the areas currently occupied by Renaissance at Canyon Creek and Cross Creek subdivisions.

#### 2-3 or 4-5 Dwelling Unit Per Acre Residential District

"Residential Planning Districts" page D-19

**A31. Review Criteria:** "The purpose of this district is to provide for low density residential areas. The 2-3 du/acre density would generally fall under the PDR-2 zoning district category as outlined in the Development Code. The 4-5 du/acre density would generally fall under the PDR-2 and PDR-3 (or other categories that could work out to this level of density) zoning district category as outlined in the Development Code.

The following areas should be designated and developed at this density:

1. Areas with access to a minor arterial, collector, or local streets. However, direct vehicular access from individual lots onto a minor arterial will be restricted.
2. Undeveloped areas adjacent to existing lower density developments, or near the fringe of the Urban Growth Boundary.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density."

**Finding:** These criteria are satisfied.

**Details of Finding:** The 4-5 dwelling units designation is appropriate as adequate access to streets is available creating traffic volumes within the limits set by the City, it is adjacent to a variety of residential densities, including low density, and it is an appropriate density to allow development while preserving the natural slope and riparian areas of the properties.

## Metro Urban Growth Functional Plan

### Maintaining or Increasing Housing Capacity

Title 1 3.07.110

**A32. Review Criteria:** “Requiring each city and county to maintain or increase its housing capacity . . .”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposal will increase the City’s housing capacity within the current City limits.

## Statewide Planning Goals

### Citizen Involvement

Goal 1

**A33. Review Criteria:** “To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

**Finding:** These criteria are satisfied.

**Details of Finding:** A thorough citizen involvement process, as defined in Wilsonville’s Development Code and Comprehensive Plan, ensures citizen involvement in the decision.

### Land Use Planning

Goal 2

**A34. Review Criteria:** “To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The Comprehensive Plan Amendment is required to meet policies based on the statewide framework and is required to provide adequate facts to make a decision based on the applicable review criteria.

### Agriculture Lands

Goal 3

**A35. Review Criteria:** “To preserve and maintain agricultural lands.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The areas proposed for new housing development are not currently in commercial agriculture use. Increasing development within the City limits has the potential to slightly lessen the demand for housing on land currently in use for commercial agriculture.

Natural Resources, Scenic and Historic Areas, and Open Spaces  
Goal 5

**A36. Review Criteria:** “To protect natural resources and conserve scenic and historic and open spaces.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The City’s SROZ overlay standards are ensuring significant natural resources on the eastern portion of the subject properties are protected.

Air, Water and Land Resources Quality  
Goal 6

**A37. Review Criteria:** “To maintain and improve the quality of the air, water and land resources of the state.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The requirements to preserve the natural area as well as storm water requirements help maintain water quality. No significant negative impacts to air and land resources can reasonably be anticipated.