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September 1, 2021
Middle Housing in Wilsonville Project
LP21-0003

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Public Comment

Email:

08.23.21 Baughman, Marilou
05.31.21 Budaio, John
05.31.21 Budaio, Kat
06.07.21 Dicken, Kevin
06.06.21 Dunwell, Katie
06.07.21 Edwards, Jay
06.02.21 Ericson, Cathie and Nels
06.07.21 Evert, Brian
06.07.21 Evert, Jennifer
06.07.21 Grano, Karin
06.07.21 Greenfield, Kate
06.07.21 Jeffries, Margaret

05.27.21 Mager, Steve
06.07.21 McClelland, Emily
06.07.21 McImoil, Karen
06.07.21 McKnight, Alys
06.01.21 Meacham, Tony
01.19.21 Moody, Bruce
06.07.21 Pettenger, Mary
06.07.21 Prior, Garet
06.06.21 Reep, Susan
01.20.21 Riewald, Claudia
02.11.21 Rudnitsky, Vlad
06.07.21 Truitt, Rich
08.19.21 Walsh, Mike
01.21.21 Wehler, Doris
07.09.21 Wehler, Doris
07.13.21 Wehler, Doris

Letters, etc

07.13.21 Wehler, Doris (petition)
05.26.21 Wehler, Doris (with attachment)
07.14.21 Taylor Morrision



PLANNING COMMISSION

WEDNESDAY, FEBRUARY 12, 2020

II. WORK SESSION

- B. Wilsonville Housing Variety Implementation Plan Kickoff (Pauly)
(45 Minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: February 12, 2020		Subject: Housing Variety/Middle Housing Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Review and provide direction on proposed scope of work for the Middle Housing Project.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Review proposed scope for the Middle Housing Project and provide feedback.

EXECUTIVE SUMMARY:

In 2019, the Oregon legislature passed House Bill 2001, which directs cities throughout Oregon to take a number of actions concerning allowing more middle housing, the most noteworthy being the requirements to:

- Adopt regulations allowing duplexes on each lot or parcel zoned for residential use that allows for development of detached single-family dwellings.
- Adopt regulations allowing triplexes, quadplexes, cottage clusters, and townhouses “in areas zoned for residential use” that allow for the development of detached single-family dwellings.

House Bill 2001 likely requires changes to Wilsonville’s Development Code, Comprehensive Plan text, legislative master plans (Villebois Village Master Plan and Frog Pond West Master Plan), and other documents. The changes will enable duplexes and other middle housing (triplexes, quadplexes, cottage clusters, and townhouses) to be built in areas of the City previously developed and/or planned for single-family residential development.

As a result of these changes, staff sees additional key areas to address, including design guidelines that promote the integration of a variety of housing types successfully into neighborhoods, a robust community engagement process, and plans that account for potential future impacts of additional housing units on existing and planned infrastructure. The Planning Commission work session will focus on the initial draft scope of work for this project, tentatively labeled as the “Middle Housing Project”. This scope of work exceeds the minimum necessary code changes to comply with the new State legislation in an effort to adopt locally-tailored standards that also meet best practices and community expectations.

As drafted, the Middle Housing Project will address five barriers to development of duplexes and middle housing. The project helps the City meet the mandates of House Bill 2001, but also implements key strategies around housing variety as outlined in the Wilsonville Equitable Housing Strategic Plan. The proposed project goes beyond meeting the minimum requirements of state law, seeking to provide a variety of middle housing units of quality design with broad community support that substantially increase the number of units attainable to a variety of households and incomes. A primary focus will be on new urban areas. However, the project will also address barriers throughout the City to support infill and variety in smaller housing developments. The project will address barriers around (1) public opinion and perceptions; (2) design compatibility with detached single-family dwelling units; (3) comprehensive plan policies, legislative master plans, and development code in need of updating; (4) provision of adequate infrastructure; and (5) funding infrastructure. The project addresses these barriers through public outreach and education, updating of plans and code, developing architectural standards, reviewing and updating infrastructure plans, and exploring options for infrastructure funding.

The Middle Housing Project will also be a key link between two other City projects that address pressing housing issues, the Equitable Housing Strategic Plan and the Frog Pond East and South Master Plan. The Equitable Housing Strategic Plan identifies strategies to explore design standards and other incentives, including infrastructure funding options, to encourage the production of a variety of middle housing units in a context that can get support of the

community. The Middle Housing Project will subsequently inform the next major residential area master planning effort in the Frog Pond East and South areas added to the Urban Growth Boundary in 2019. Metro's conditions for the expansion include many of the same housing variety requirements as House Bill 2001. These expansion areas were included in the 2015 Frog Pond Area Plan, where the indicated housing variety included attached and cottage housing. The Frog Pond East and South Master Planning effort will be on the City's work program within the year following the completion of this project.

EXPECTED RESULTS:

Feedback on scope of Middle Housing Project.

TIMELINE:

A tentative project timeline is as follows:

- May 2020- Adoption of Equitable Housing Strategic Plan
- May-June 2020- Begin work on Middle House Project
- December 2020- DLCD rulemaking related to House Bill 2001 adoption and state model code adoption
- Early 2021- Begin Frog Pond East and South Master Plan project
- January 2021 to February 2022- Finalization and adoption of Middle Housing Project components
- June to August 2022- Adoption of Frog Pond East and South Master Plan
- June 30, 2022 Deadline for compliance with House Bill 2001 to avoid state model code going into effect.
- December 13, 2022 Deadline for adoption of Frog Pond East and South Master Plan per Metro Ordinance.

CURRENT YEAR BUDGET IMPACTS:

This project intends on using a combination of internal staff resources, budgeted professional services, and grant funds during the current fiscal year. Current year expenditures will vary based on timing and amount of grant funds received. The City anticipates knowing about grant funds from the Oregon Department of Land Conservation and Development (DLCD) in mid-April 2020 and grant funds from Metro by late May 2020. The Planning Division is also requesting additional professional services budget during the 2020-2021 fiscal year to fund a portion of project costs. Staff will explore efficiencies between the Middle Housing project and the Frog Pond East and South Master Plan project to minimize costs.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: Date:

LEGAL REVIEW / COMMENT:

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS:

The draft scope of work reflects extensive community involvement, but is dependent on being fully funded. Staff anticipates the involvement to at least include survey content on Let's Talk, Wilsonville! as well as pop-up activities at other public events.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes and choices.

ALTERNATIVES:

The Commission may recommend additional, modified, or prioritized tasks in the proposed scope of work; recommend a different approach to comply with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan; or recommend no action at this time. No action by June 30, 2022 will lead to state model code coming into effect for Wilsonville.

CITY MANAGER COMMENT: N/A

ATTACHMENTS:

1. Middle Housing Project Draft Goals and Objective and Draft Products and Outcomes

Housing Variety/Middle Housing Project

A. Draft Project Goals and Objectives

The Middle Housing Project will address five barriers to development of duplexes and middle housing. The project helps the City meet the mandates of House Bill 2001, but also implements key strategies around housing variety as outlined in the Wilsonville Equitable Housing Strategic Plan. The proposed project goes beyond meeting the minimum requirements of state law, seeking to provide a variety of middle housing units of quality design with broad community support that substantially increase the number of units attainable to a variety of households and incomes. A primary focus will be on new urban areas. However, the project will also address barriers throughout the City to support infill and variety in smaller housing developments. The project will address barriers around (1) public opinion and perceptions; (2) design compatibility with detached single-family dwelling units; (3) comprehensive plan policies, legislative master plans, and development code in need of updating; (4) provision of adequate infrastructure; and (5) funding infrastructure. The project addresses these barriers through public outreach and education, updating of plans and code, developing architectural standards, reviewing and updating infrastructure plans, and exploring options for infrastructure funding.

The Middle Housing Project will be a key link between two other projects to address pressing housing issues, the Equitable Housing Strategic Plan and the Frog Pond East and South Master Plan. The Equitable Housing Strategic Plan identifies strategies to explore design standards and other incentives, including infrastructure funding options, to encourage the production of a variety of middle housing units in a context that can get support of the community. The Middle Housing Project will subsequently inform the next major residential area master planning effort in the Frog Pond East and South areas added to the Urban Growth Boundary in 2019. Metro's conditions for the expansion include many of the same housing variety requirements as House Bill 2001. These expansion areas were included in the 2015 Frog Pond Area Plan, where the indicated housing variety included attached and cottage housing. The City plans the Frog Pond East and South Master Planning effort to be on the City's work program within the year following the completion of this project with potentially some overlap.

A major component of the recommended project is to modify the 2017 Frog Pond West Master Plan to comply with House Bill 2001 as well as follow strategies of the Equitable Housing Strategic Plan. Frog Pond West was included in the same 2015 Area Plan as Frog Pond East and South discussed above, but as it was already in the UGB (added in 2002), master planning moved forward independent of Frog Pond East and South. During the master planning process residents voiced concern about Wilsonville having more multi-family residential than single-family residential. Adding to the sentiment that there is a relatively large amount of multi-family housing in Wilsonville, was sentiment amongst many of the same residents against the perceived density and closeness of building development prevalent in the new-urbanist style Villebois neighborhood. Villebois has limited setbacks required, and some detached single-family lots are just over 2,000 square feet. Accordingly, the Frog Pond West Master Plan called for primarily detached single-family homes with larger lot sizes than Villebois (4,000 square feet to 8,000 plus

square feet). Thus far, developers have obtained land use approval for 197 of the approximately 500 planned lots in Frog Pond West (with just over 20 of the lots built as of June 30, 2019). With the majority of development yet to be approved or built, changes to the allowed housing variety in the master plan have the potential for a significant impact in Frog Pond West.

The whole community does not share the sentiments discussed in the previous paragraph regarding multi-family housing and density. As mentioned above, the Equitable Housing Strategic Plan includes strategies to increase housing variety. A recent survey as part of the Equitable Housing Strategic Plan shows a majority of respondents, who were predominately homeowners, feel there is not enough housing variety in Wilsonville. The proposed project, through community outreach and education, and development of design guidelines, along with supporting products, will seek a solution with the broadest possible community support.

B. Draft Project Products and Outcomes

Product 1 Public Outreach and Education and Recommendations from Public Engagement around the Idea of Duplex and Middle Housing Design

Expected Outcome Educate Wilsonville residents and stakeholders about the regulatory requirements, benefits of housing variety from economic development and social equity perspectives, gather input on what is important in housing design and neighborhood character. Address issues such as walkability, bulk of buildings, space between buildings, and location of parking to inform the architectural standards effort in product 3.

Barriers Addressed: public opinion and perceptions; design compatibility with single dwelling units

Product 2 Research, Recommendations, and Adoption Package for Revisions to Legislative Master Plans, Comprehensive Plan, and Development Code

Expected Outcome Identification of regulatory barriers to duplex and middle housing development and needed updates for regulatory compliance, guidance and recommendations on how to address to remove barriers and come into compliance with House Bill 2001 and implement strategies from Wilsonville's Equitable Housing Strategic Plan. The end result will be a package of usable policies and code edits to meet regulatory requirements within Wilsonville's unique context

Barrier Addressed Unsupportive comprehensive plan policies, legislative master plans, and development code

Product 3 Architectural Standards for Duplexes and Middle Housing

Expected Outcome Duplex and middle housing design options that have community support, create quality design and compatibility of a variety of housing types on a street and in a neighborhood, and are likely to be built by the private market.

Barriers Addressed Public opinion and perceptions; design compatibility with single dwelling units

Product 4 Public Facility and Infrastructure Planning Updates to Ensure Capacity for Added Housing

Expected Outcome Conduct analysis of likely redevelopment rates, assumptions for growth. Report/memo with information to plan for and anticipate infrastructure needs as housing mix changes from what was originally planned for the various neighborhoods in the city. Information to conduct future updates to various infrastructure master plans.

Barrier Addressed Planning and funding infrastructure

Product 5 Recommendations Regarding Variations in Infrastructure Funding Methods for Different Housing Types and Sizes

Expected Outcome Analysis of options and recommendation of preferred option(s) to ensure infrastructure and public service charges during the development and permitting process are equitable in the context of a variety of housing types. This product will include analysis of variable SDC's. The City expects this product to potentially reduce upfront costs of duplexes and middle housing to make them more financially attainable.

Barrier Addressed Planning and funding infrastructure



Middle Housing (House Bill 2001 Compliance) Project Scope

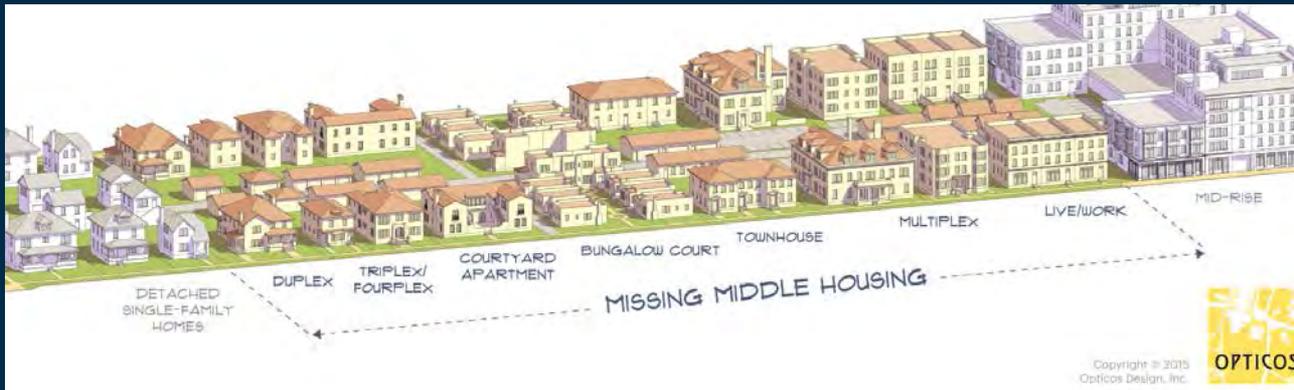
Planning Commission Work Session

February 12, 2020

Presented by Daniel Pauly AICP, Planning Manager

Background

- House Bill 2001
 - Duplexes on each lot allowing single family homes
 - Middle Housing in “areas zoned for residential use”



Options for Compliance

State Model
Code

vs.

Locally Tailored
Code

What to Examine for Compliance



City of Wilsonville
Comprehensive Plan

**CITY OF WILSONVILLE
PLANNING
AND
LAND DEVELOPMENT
ORDINANCE**

 **FROG POND WEST**
Master Plan


Villebois
Villebois Village Master Plan

 **FROG POND AREA PLAN**
Creating a great community

**Infrastructure
Master Plans**

Context

Equitable House
Strategic Plan

State Rulemaking
and Model Code
Adoption



Frog Pond
East and South

Timeline

May 2020

Adoption of Equitable Housing Strategic Plan

May-June 2020

Begin work on Middle House Project

December 2020

DLCD rulemaking related to House Bill 2001 adoption and state model code adoption

Early 2021

Begin Frog Pond East and South Master Plan project (public launch Q3 2021)

Timeline

January 2021 to February 2022

Finalization and adoption of Middle Housing Project components

June to August 2022

Adoption of Frog Pond East and South Master Plan

June 30, 2022

Deadline for compliance with House Bill 2001 to avoid state model code going into effect.

December 13, 2022

Deadline for adoption of Frog Pond East and South Master Plan per Metro Ordinance.

Project Funding

- Grants
 - State via DLCD (hopeful)
 - Metro (exploring)
- Existing Resources
 - Staff time
 - Professional services budget
- 2020-2021 Budget Add Package
 - Additional professional services budget



PROPOSED PROJECT PRODUCTS

1. Audit and Recommendations



- Recommended Text Changes
 - Comprehensive Plan
 - Development Code
 - Legislative Master Plans
- Memo recommending updates
 - Infrastructure Master Plans

1. Audit and Recommendations

3 Phases

Phase 1: Audit Q2 2020-Q4 2020

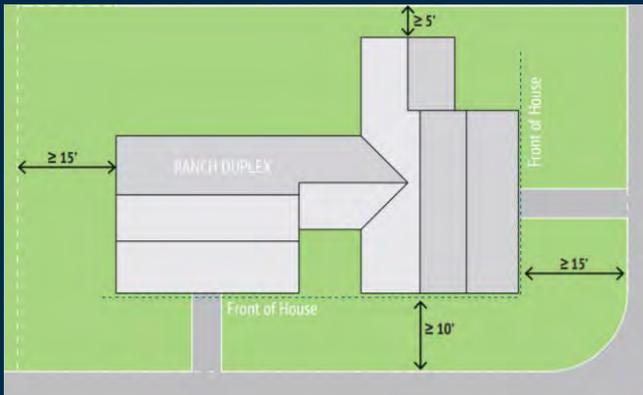
Phase 2: Targeted Outreach Q4 2020-Q1 2021

Phase 3: Recommendations

Draft Q1 2021

Final Q4 2021

2. Design and Siting Standards



- Focus of public Involvement
- Standards for a mix of housing types
- Quality design and compatibility
- Q1 2021-Q3 2021

3. Infrastructure Funding Methods



- Analysis of a variety of options
- Includes exploring variable SDC's
- Aim to reduce/minimize impact on cost of housing
- 2022

Key Question for Commission

- Who are key stakeholder groups that should be engaged in project?
- What may have been overlooked in terms of concerns?
- What may have been overlooked in terms of priorities?
- Any great ideas for a project name?



Questions for Staff?

**PLANNING COMMISSION
WEDNESDAY, FEBRUARY 12, 2020
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*MINUTES WERE APPROVED
WITH NOTED CORRECTIONS
AT THE MARCH 11, 2020 PC
MEETING*

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Kamran Mesbah called the meeting to order at 6:00 p.m. Those present:

Planning Commission: Kamran Mesbah, Ron Heberlein, Jerry Greenfield, Phyllis Millan, Aaron Woods, and Jennifer Willard. Simon Springall arrived during Citizen Input. ~~Work Session II.A.~~

City Staff: Miranda Bateschell, Amanda Guile-Hinman, Daniel Pauly, Kimberly Rybold, and Georgia McAlister

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda.

ADMINISTRATIVE MATTERS

A. Consideration of the January 8, 2020 Planning Commission minutes

Chair Mesbah noted there were missing words in the second bullet of Vice Chair Heberlein's comments on Page 4 of 10.

Commissioner Greenfield moved to approve the January 8, 2020 minutes as corrected. Commissioner Millan seconded the motion, which passed unanimously.

II. WORK SESSION

A. Equitable Housing Strategic Plan (Rybold)

B. Wilsonville Housing Variety Implementation Plan Kickoff (Pauly)

Miranda Bateschell, Planning Director, summarized the background on House Bills 2001 and 2003 that were passed last year in the State legislature to address some statewide housing needs, which some might call a housing emergency. While some communities had two distinct zoning types, Wilsonville had a lot of neighborhoods with detached, single-family alongside a lot of middle housing types, so that had not been an issue with much of the City's zoning. However, that was not necessarily the case statewide. HB 2001 looked at how to increase the variety of middle housing or housing types in neighborhoods traditionally zoned single-family. With the passage of HB 2001, every jurisdiction in the state had to review their zoning code and identify any limitations and how their zoning and development codes needed to change in order to encompass the middle housing types the State legislature wanted cities to allow.

- The City was very supportive of the overall goal of the bills and was involved in the process of forming those bills, helping to formulate and modify the language for a best case outcome. The State had guided the City to either adopt something by June of 2022, or use the State's model code.

- Staff had spent the last four months reviewing the bills as well as the City's Code to determine how best to approach this project handed to them by the state. Staff was working to fulfill Council goals and on other projects the City had been pursuing over the last few years. Staff wanted to build on the great work done with the Equitable Housing Strategic Plan and Town Center Plan, as well as the work done throughout the city over the years to try to create a diversity of housing types and take that information into this project. The City's MO was to do more than what was needed to simply check the box, to really think about and figure out what made the most sense for the community and to follow best practices moving forward.
- Staff would discuss how the City would bridge this work with the work being wrapped up now on housing, as well as the future planning work in Frog Pond East and South, and how this project would connect the two. Tonight, Staff would provide some context to inform the Commission about Staff's thought processes around this project and to outline the general approach and timing of how Staff expected the project to roll out. Part of this project would be dependent on funding, as the project was not in the work program. There were funding resources with the State, and the grant application was currently open, so Staff was looking to the State and other sources to try to find funding for some of this project.
- Tonight's presentation would update the Planning Commission on the project and Staff also sought the Commission's input on the approach, especially given all the multiple pieces moving in the city related to this issue, and to add anything that might be missing from Staff's approach, especially if the City was able to get funding to do the work.

Daniel Pauly, Planning Manager, presented the Middle Housing Project Scope (HB 2001) via PowerPoint, reviewing the background and requirements of the project, options for compliance, the audit and recommendation processes, interrelated project timelines and deadlines, as well as possible funding sources. He highlighted Staff's discussion regarding the project so far, noting Staff recommended the City use a locally tailored Code for compliance with HB 2001.

Discussion and feedback from the Planning Commission and responses by Staff to Commissioner questions was as follows:

- Mr. Pauly explained DLCD staff would be comb through the City's documents and determine if the City was in compliance. Staff anticipated the State would be reviewing any proposed changes to ensure they were in compliance.
 - He clarified the City would conduct the audit internally, looking through the lens of the State requirements, as well as other things, such as components of the Equitable Housing Strategic Plan could be incorporated into the audit process. The City would hire a consultant, similar to what was done for having commercial recreation in the industrial zone, to identify the issues in the Code that the City needed to address.
- Mr. Pauly confirmed Staff had considered different phasing and different alternatives on what to prioritize based on funding, and was ready to have those conversations in case of a funding shortfall.
- Ms. Bateschell clarified that the first critical step for the City was the Code audit, which would provide a good understanding of any changes that had to be made. And then, the goal was to make modifications in order to come into compliance.
 - Staff hoped to receive funding to get that piece done at minimum or be able to do with Staff funding or other funding through the budget process. If the funding fell short and the City did not have an alternative in place by June of 2022, then the State's model code would come into place.
 - The other pieces of the work program were additional components Staff believed were necessary in order to really make this up to best practices and get the City where it want to go; not just to adopt language that allowed, but that actually promoted that diversity of housing types with architectural design standards that were also affordable to make sure the City was trying to remove barriers as much as possible. Those were the additional pieces Staff hoped to receive additional funding for in order to go that extra step. That was the breakdown of what Staff saw as the order of magnitude if the City did not receive all the funding.

- Commissioner Greenfield applauded Ms. Bateschell for her comments and asked for clarification that the project referred to future development and redevelopment and would have no impact on existing stock.
 - Mr. Pauly clarified the project could have an impact on the existing housing stock as it would apply everywhere in the city. Granted, a majority of the city, the Planned Development Residential Zones, already allowed a variety and were tied by previous land use approvals and many by private covenants that would limit the impact of any Code changes. Similar to how the Code changes on the residential modernization project, technically, it would apply to all those zones but it would not have an impact because of the existing land use approvals, etc.
 - Ms. Bateschell noted there was a component of HB 2001 that the State would be working on Building Code related to conversions, but that was still in progress.
 - Mr. Pauly explained that basically, anything beyond two units got into commercial building code and how to address that barrier if someone had a 3,000 sq. ft. house and wanted to turn it into a triplex and not be pushed into a much more complicated, expensive building code. These were big questions that need to be answered in that realm and the State's Building Code Division had been directed to work on it.
- The goals of HB 2001 relating to middle housing were around middle price point, as well as size, shape, and function, but was additional language needed in the description about the emphasis on price point. As noted, one could have a duplex with high end finishes that completely changed the price point.
 - Mr. Pauly understood the State law did not particularly address price point, but made some assumptions that unit type and size would, to some level, drive price point.
 - Adding language regarding price point might be a priority if it was a goal for the City and for best practices.
- The goal of the State in all of this was really not that different from where the City viewed itself at this point. Wilsonville did not seem that far out of alignment.
 - Mr. Pauly acknowledged the City was already doing a lot on housing, especially with regard to HB 2003, the Housing Needs Analyses and Housing Production Strategies. As far as HB 2001, the City already allowed a variety of housing, as well as in Villebois. The audit would likely show some areas that need to be affected. For example, a lot of Frog Pond West was identified for single-family, and if every lot in the City that allowed single-family needed to allow a duplex, that would be one example that would need to be addressed.
- As far as how Wilsonville was doing compared to its neighbor cities, it depended on neighbor city. Some cities did not have done much, while other cities, like Beaverton and Tigard, were well along on this path. In January, Tigard adopted new development code that addressed a lot of the requirements in terms of different housing types, and Beaverton also had an active project on this matter.
- In Attachment 1, the third paragraph of Section A. Draft Project Goals and Objectives, stated, "A major component of the recommended project is to modify the 2017 Frog Pond West Master Plan to comply with House Bill 2001..." The report noted 197 of 500 planned lots. Was that current state? Had almost half of the development already been permitted?
 - Mr. Pauly confirmed that was correct, and agreed the City's ability to influence Frog Pond West, or revise it, was quickly disappearing. He added if something ended up being advantageous to a developer, there was nothing saying they could not come back and revise their plan. Whatever applications come in for land use approval prior to the effective date of these ordinances, prior to March to April of 2022, would be under the current standards.
- Mr. Pauly clarified that before getting input from developers about the City's potential changes or the impact to Frog Pond West and potential build options, the audit was needed first to really understand the scale of what was involved. Part of the Phase 2 outreach would perhaps be to the neighbors and developers currently involved or those who were involved in that master planning process. No developers had approached the City about the bill's changes.
- Mr. Pauly confirmed the Commission should anticipate revisiting topics like setbacks and parking. He believed siting and design standards would absolutely look at those sorts of issues, particularly parking,

and how parking could be designed to be compatible to a lot with multiple units and work without being overly onerous. He agreed it would involve a robust community conversation

- This project essentially dealt with density or the perception of density, which was perhaps why price point was not included. Was Staff leaving that open?
 - Ms. Bateschell said it was not a requirement by the State legislation, but Staff understood the action item coming out of the Equitable Housing Strategic Plan would be to look at it with that lens going into this work. So if when looking at design standards, Staff was not looking at things that would add a lot of cost to the middle housing types, and that they were aware of the implications of those decisions. While the City did not control the market, Staff would hopefully be mindful so these housing types would have more affordable price points based on the City's requirements. However, the City did not control the market

Chair Mesbah said he was seeing these as distinct elements of a whole. They were dealing with them separately because they had to, because of the number of planners the City had, and the time, money and this, that, and the other thing. Otherwise, the Commission would be looking at the whole thing holistically. The issue of the development of a fast growing urban area, in all of its aspects was hard to deal with, so it ended up being segmented. He did not want to have arbitrary lines between these things when they were supposed to be integrated. The Equitable Housing Strategic Plan basically said any decision made on housing would have a lens of equity, not just what the City was requiring, because planning decisions go beyond what the City required as an element of zoning or whatever.

Ms. Bateschell asked if the Commission had ideas about how to integrate the Strategic Plan into the work program. Obviously, there was the State component the City had to address, but Staff would like to go beyond that and get the resources to do that, which could involve getting additional funding and pause other priorities in order to make it happen. Staff was trying all of those things.

- If the Commission had ideas on how to approach this in a way that addressed affordability or equity and inclusion to a greater extent than it would otherwise, those were things Staff wanted to hear. Staff would like to integrate that into the work program, if possible because the City was on the record, testifying in front of the State that Wilsonville believed in this. Producing middle housing types did not necessarily result in affordable housing, or even housing at more affordable price points, as seen all over Portland. The overall goal, however, was good. The more supply and the more supply of diversity would result in more availability across the board, eventually. And, people living in a more affordable house, who could afford to be in a townhome, even if it was on the expensive side, could do that, which would open up that more affordable house to somebody that really needed that price point. It was all interrelated, but there was also a way of doing middle housing that was more affordable, and that was what the City wanted to do. This was the time to be creative and think about how to integrate what they were learning through the Equitable Housing Strategic Plan into this work program as much as possible. Staff wanted this dialogue with the Planning Commission to continue.

Chair Mesbah stated that was why he raised the cost factors during the Equitable Housing work session. It created openings for the City strategically. The City could not control the market, but if the City could buy land and partner with nonprofits to build middle housing affordably it would create within that range of housing an affordable section not subject to market forces. Otherwise, the City might not see that as a strategic opening.

- In some applications in the country, the same single-family house in the same neighborhood with the same design had four units in it. There were ways of dealing with design and position as Staff was working on here. The missing variable was whether a developer would want to do that, which led to thoughts about Habitat and other nonprofits, as well as the cost of land. If the City owned it, maybe the development costs were different as well because it was a City project. A number of things start leading to one another.
 - Mr. Pauly agreed there was a lot of interrelation.

Commissioner Willard noted she was not familiar with all the planning tools available, and asked if any variable incentives based on the market had ever been explored for developers to build a certain housing

type. What levers did they have to pull, based on the market at the time of the development, to incentivize one type of construction or one price point over another?

- Mr. Pauly replied that historically, the City had not really used that type of tool, but it was certainly something that was identified in the Equitable Housing Strategic Plan to explore. SDCs were a large ticket item, so they would certainly consider how SDCs and variable SDCs could affect what developers chose to build and could make a profit on.

Commissioner Heberlein:

- Referred to the questions on Slide 14, noting he could not think of key stakeholder groups to engage. Staff was asking for overlooked concerns and priorities, but he did not recall any priorities or concerns being listed to add to or know what had been overlooked.
 - Mr. Pauly explained the presentation was a summary, but Attachment 1 discussed the concerns about barriers a bit more and included public opinion and perception, design compatibility, policies in need of updating, provision of adequate infrastructure, parking and transportation, etc.
 - Ms. Bateschell added that whether listed or overlooked, Staff was interested in whether the Commissioners have specific concerns or priorities for what Staff looked at through this work program.
- Stated his only priority would be to make sure Staff did what was right for the city and that was in line with Wilsonville's beliefs, which should be achievable given a lot of what the City was doing was already in line with HB 2001 in trying to provide for diverse housing types to begin with. He did not believe he had any specific concerns that there would not be robust public discussion about, like parking and all the typical things the Commission saw. He had no idea for a project name.

Chair Mesbah:

- Asked how HB 2003 fit into this work.
 - Mr. Pauly replied that HB 2003 was not about Code standards. The City would have to do the Housing Needs Analysis (HNA) at a certain time, and the State was ramping up enforcement of HNA. Staff would also need to follow that up with a Housing Production Strategy, which probably had some similarities to what was being worked on now. City Staff was staying engaged in the rulemaking. Ms. Bateschell was on the Technical Advisory Committee for the Housing Production Strategy. Otherwise there were no work program items the City needed to do regarding the level of changes or efforts required by HB 2001.
- Explained he was thinking more about the target numbers. If the City did its best, the merits should get Wilsonville to the target numbers if the target numbers for affordable housing were fairly distributed. Wasn't that the eventual outcome of HB 2003?
 - Ms. Bateschell noted the interesting thing was that the Housing Production Strategy was not even specific to affordable housing. When the State looked at when cities most recently adopted their HNA, a number of cities had not had a recent HNA. She believed part of the objective of HB 2003 was to essentially try to reinstate that regularity and ensure every city was actually taking stock of their housing demand and supply and whether that matched up. HB 2003 was related to housing diversity and should hopefully be looking at affordability. It did put in new requirements of looking at price points and market, but she understood that would feed into the Housing Production Strategy. What needed to go into a Housing Production Strategy was not very well defined yet which was the purpose of the Technical Advisory Committee that was serving as the rulemaking committee that she was participating in. There was a lot more to come and HB 2003 was not as clear as HB 2001, except that the City knew when it would be expected to do the next HNA.
 - In some ways, the timing fit well because in the last HNA, the City was looking at expansion into Frog Pond and redevelopment of Town Center and the HNA identified those as areas of need. As seen in tonight's presentation, there was kind of a nexus between Equitable Housing feeding into this work, and this work feeding into the master planning and development for Frog Pond East and South. The next step would to look at the HNA and now that the City had done planning work for the Frog Pond area as well as Town Center, what were the housing needs and what targets had been set? But a

whole new analysis, in terms of the City's demand, supply, market shifts, demographic shifts, and where Wilsonville was trending in terms of the next set of needs for housing production and supply, would evolve into a Housing Production Strategy after the HNA was adopted.

Commissioner Millan asked about Town Center fitting in and needing to comply with this component. Was it under a different Code structure given the Town Center Master Plan? Where did it fall in the middle housing piece?

- Ms. Bateschell replied it would probably not be affected because the area already called for multi-family. Town Center was not zoned for single-family residential. She confirmed single-family was not wanted and not called for in the Town Center Plan.

Commissioner Springall stated HB 2001 did affect existing neighborhoods in the Town Center area. In some of the older neighborhoods in Wilsonville, like Courtside for example, some older houses might redevelop. The Old Town Master Plan was another one that Staff would definitely need to include in the umbrella. They have already talked about that a lot with the updates to the Old Town Design Standards.

- Mr. Pauly noted Old Town already had duplex design standards.

Commissioner Millan understood the duplex design standards would have to be looked at in terms with how they fit in with HB 2001.

- Mr. Pauly noted the HB 2001 Code changes were specific for Old Town and the different styles. There was a lot of conversation that the neighborhood really did not want duplexes, but the City saw the writing on the wall for this sort of requirement at that point, and encouraged them to include it in their design standards because they would be required to have them.

Commissioner Greenfield suggested Housing Production Strategies as a project title, noting it had a neat acronym, HPS.

Mr. Pauly explained as far as the next, immediate steps, he would be finishing a number of grant applications with upcoming deadlines this month and next month, and once that funding was solidified, the next step would be to get a consultant on board his spring to do the Code audit and audit all these documents.

Ms. Bateschell added the other immediate item was that Staff was currently going through the budget process, and these projects would be part of that larger discussion on the budget.

Commissioner Heberlein:

- Asked if Staff had identified any key stakeholder groups.
 - Mr. Pauly replied that if any drastic changes were identified for the Frog Pond Area Plan and Frog Pond West Master Plan, certainly those people that were engaged there would be stakeholders. The grant and Metro's requirements for the grant and additional funding opportunities were tied to the outreach to communities that had been historically marginalized. So, in addition to the equity lens, that was certainly a group the City wanted to make sure was included. The outreach that had occurred with Equitable Housing related to the next steps with this project.
- Believed it would make sense to ensure that input was received from a diverse group of stakeholders, such as homeowners and renters, and to make sure a vocal minority was not driving the responses, which could happen from time to time, especially on contentious issues like parking. Making sure the City found a way to engage all of those different types and to hear from everybody would be beneficial.

III. INFORMATIONAL

- A. City Council Action Minutes (Jan. 6 & 23, 2020)
- B. 2020 PC Work Program

IV. ADJOURNMENT

Attachment 9

Chair Mesbah adjourned the regular meeting of the Wilsonville Planning Commission at 8:34 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Tami Bergeron, Administrative Assistant-Planning

PLANNING COMMISSION
PEOPLE IN ATTENDANCE
FEBRUARY 12, 2020

Name & Company <i>(Print Legibly, please)</i>	Mailing Address, City, Zip Code	Email Address <i>(If you prefer to receive notices via email)</i>	PLACE ON MAILING LIST? <i>(PLEASE CHECK IF YES)</i>	
			WORK SESSION: EQUITABLE HOUSING STRATEGIC PLAN	WORK SESSION: HOUSING VARIETY IMPLEMENTATION
Andrew Karr	7700 SW Carriage Oaks Ln Wilsonville 97070	dreudawn69@gmail.com	✓	✓



PLANNING COMMISSION

WEDNESDAY, NOVEMBER 12, 2020

II. WORK SESSIONS

B. HB 2001 Compliance Middle Housing (Pauly) (45 Minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: November 12, 2020	Subject: Middle Housing in Wilsonville Project Staff Member: Daniel Pauly, Planning Manager Department: Community Development	
Action Required	Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide feedback on key issues and the direction of Comprehensive Plan and Development Code changes		
Recommended Language for Motion: N/A		
Project / Issue Relates To:		
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment' Equitable housing study and develop affordable housing strategies	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable

ISSUE BEFORE PLANNING COMMISSION:

Review the attached memorandum prepared by Angelo Planning Group and provide feedback on the content of the memorandum including responding to key issues and providing other feedback on the Comprehensive Plan and Development Code audit.

EXECUTIVE SUMMARY:

As the Commission will recall, in 2019, the Oregon legislature passed House Bill 2001 (HB 2001), which directs cities throughout Oregon to take a number of actions concerning allowing more middle housing, the most noteworthy being the requirements to:

- Adopt regulations allowing duplexes on each lot or parcel zoned for residential use that allows for development of detached single-family dwellings.
- Adopt regulations allowing triplexes, quadplexes, cottage clusters, and townhouses “in areas zoned for residential use” that allow for the development of detached single-family dwellings.

To assist in this important middle housing work, the City hired a consultant team led by Angelo Planning Group (APG). APG is supported by EcoNorthwest and SERA Architects. The team has prior experience working with Wilsonville on the Frog Pond Area Plan, Frog Pond West Master Plan, Equitable Housing Strategic Plan, and the Town Center Streetscape Plan. Members of the consultant team also supported the Oregon Department of Land Conservation and Development (DLCD) in the development of the middle housing rules and model code for HB 2001. With this and other experience, the consultant team will be a great resource as the City works through this middle housing project.

In addition to compliance with state statute and rules, the audit looks at implementation items from the Equitable Housing Plan. This includes Implementation Action 1B to “Incorporate Equitable Housing into Middle Housing Planning.”

The first major step in the project is to audit the Comprehensive Plan and Development Code and suggest changes that would ensure these documents meet the compliance standards laid out in state administrative rules. Reflective of the compliance requirements from the state and the City’s equitable housing policies, the audit uses the following three lenses:

1. Compliance with HB 2001 and the administrative rules;
2. Likelihood of use by developers/property owners resulting in actual development of middle housing; and
3. Support for equitable housing outcomes.

The draft code audit memorandum covers many details of the Comprehensive Plan and Development Code, but in particular calls out a number of key issues on which the project team are looking for the Commission’s careful attention and targeted feedback (see Attachment 1). These key issues are:

- Should the City allow duplexes, triplexes, and quadplexes to be detached on a lot?
- Should the City allow cottage clusters on separate, individual lots?

- How should the City address middle housing on smaller lots zoned Residential Agriculture-Holding (RA-H) with a Comprehensive Plan designation of residential?

EXPECTED RESULTS:

Guidance on key issues and recommended changes identified by the Comprehensive Plan and code audit.

TIMELINE:

Planning Commission review follows the overall project timeline. In early 2021, work sessions will cover master plan audits, siting and design standards, middle housing site studies and architectural renderings. These will be further refined over the spring through public input and additional work sessions. Public hearings and recommendation to City Council are anticipated by summer 2021.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City's FY 2020-2021 Budget. Specific outreach to the Latino community and other historically marginalized communities is funded by an \$81,200 Metro grant.

COMMUNITY INVOLVEMENT PROCESS:

Extensive community outreach will occur over winter and into spring 2021, including to the Latino community and other historically marginalized communities.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

1. Memorandum from Angelo Planning Group: Middle Housing in Wilsonville Plan and Code Audit



Middle Housing Code Update

Plan and Code Audit
Wilsonville Planning Commission
Work Session
November 12, 2020

Topics for Discussion

- Focus on Key Issues
- Other code/plan audit topics, as needed



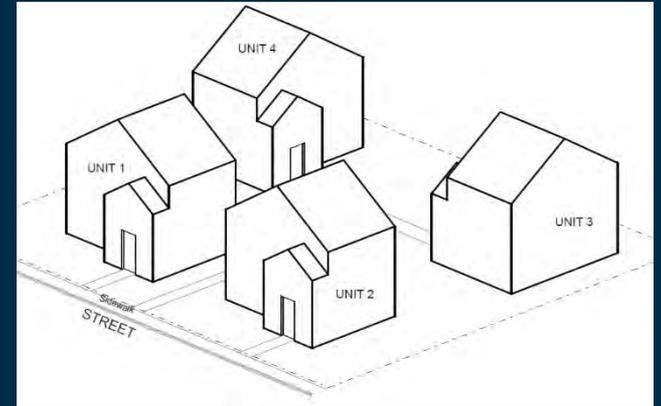
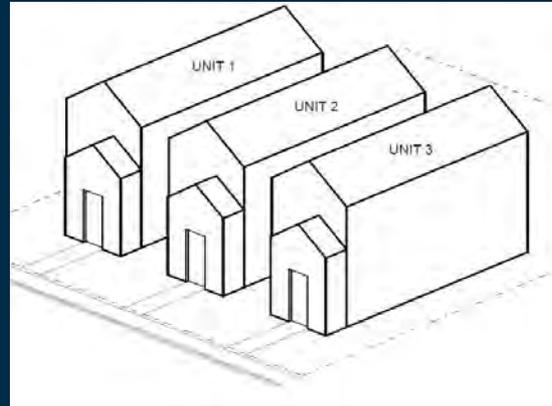
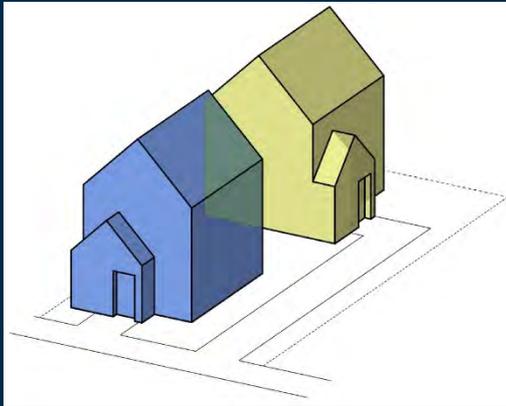
Project Lenses

- Compliance
- Usability and practicality
- Equitable housing outcomes



Issue #1: Detached Plexes

Should the City allow duplexes, triplexes, and quadplexes to be detached on a lot?



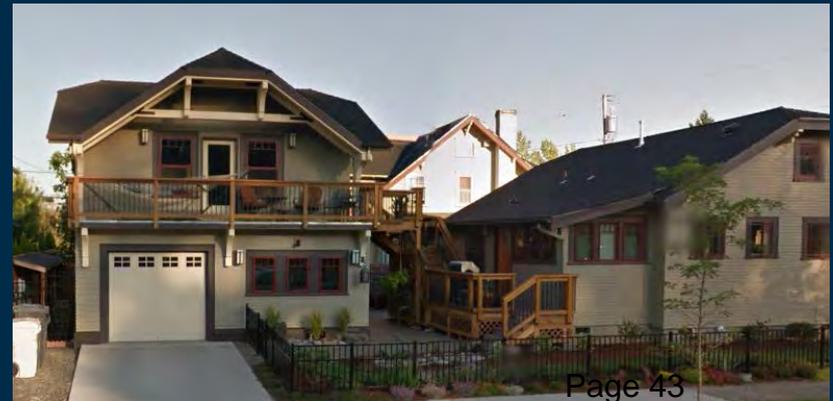
Issue #1: Detached Plexes

Pros

- Promotes preservations of existing SFDs
- Increased flexibility for unusual site configurations or constraints
- Can resemble single-family detached homes

Cons

- Conventional understanding and typical definition is attached units
- Adds complexity to the code



Issue #1: Detached Plexes

Example:

City of Bend allows detached duplexes and triplexes

Preliminary

Recommendation:

Allow detached plexes



Issue #2: Cottage Clusters on Individual Lots

Should the City allow cottage clusters on separate, individual lots?



Issue #2: Cottage Clusters on Individual Lots

Pros

- Desirable option for builders – lots can be owned “fee simple”
- More paths for homeownership

Cons

- Clear and objective land division standards may be challenging
- Code needs to address shared tracts, cross-access easements, etc.

Issue #2: Cottage Clusters on Individual Lots

Examples:

- Oregon City allows on either individual lots or single lot
- Milwaukie allows on individual lots only
- Tigard allows on single lot only

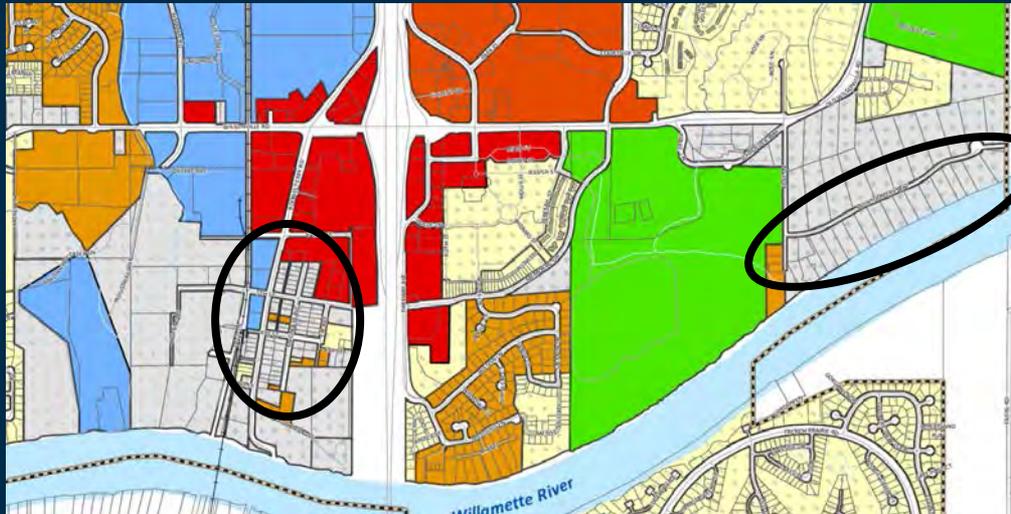
Preliminary Recommendation:

Allow for both situations



Issue #3: RA-H Zoned Lots

How should the City address middle housing on smaller lots zoned RA-H with a residential Comprehensive Plan designation?



Issue #3: RA-H Zoned Lots

- Development on RA-H requires rezoning (except for single-family dwelling)
- Significant barrier to middle housing:
 - Requires DRB and City Council approval
 - Adds to time and cost
 - Introduces uncertainty and risk
 - Neighbors receiving notice have little ability to influence outcomes

Issue #3: RA-H Zoned Lots

Options:

1. **Legislative rezoning** for residential RA-H lots
2. **Conditional rezoning** pending property owner approval
3. **Amend RA-H zone** to permit middle housing without a rezone
4. **Streamline or expedite** the required process for Zoning Map amendments

Other Topics

- Housing definitions
- Density exceptions
- Review procedures



Other Topics continued

- Residential development standards (general)
- Design standards
- Villebois updates
- RN zone updates
- Old Town updates



Other Topics continued

- Status of old planned development approvals
- Parking
- Private streets
- Site design review exception



**PLANNING COMMISSION
WEDNESDAY, NOVEMBER 12, 2020
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*Meeting Minutes approved as
amended at the January 13,
2021 PC Meeting*

Minute Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Kamran Mesbah called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Kamran Mesbah, Ron Heberlein, Jerry Greenfield, Phyllis Millan, Aaron Woods, and Breanne Tusinski

City Staff: Miranda Bateschell, Ryan Adams, Daniel Pauly, Kim Rybold, Jordan Vance, Phillip Bradford, and Tami Bergeron.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

A. Consideration of the October 14, 2020 Planning Commission minutes

II. WORK SESSION

A. Town Center Streetscape Plan (Bradford)

B. HB 2001 Compliance Middle Housing (Pauly)

Miranda Bateschell, Planning Director, said she spent most of the day in the Department of Land Conservation and Development (DLCD) hearing on HB 2001 and HB 2003. The DLCD was adopting administrative rules for both bills. The rules for HB 2003 was adopted today and the commission had requested one more meeting of the rulemaking advisory committee to work through issues with HB 2001. She hoped the administrative rules for HB 2001 would be adopted in December. The timeline of the middle housing project had been dictated by the bill. The City recently adopted the Equitable Housing Strategic Plan, which would influence Development Code and Comprehensive Plan revisions related to residential land uses.

Daniel Pauly, Planning Manager, stated Staff first briefed the Commission in December on the new State statutes and shared the scope of this project in February. There must be duplexes on every lot or every lot that allows single-family units must also allow duplexes. Tri-plexes, quad-plexes, cottage clusters, and town houses must be allowed in areas zoned for single-family residential. This project was built on Wilsonville's history of a variety of housing. Staff would be looking at areas of new growth and changes in existing areas of the city. Staff conducted an audit of the Comprehensive Plan and Development Code. The presentation to follow would be on the consultant's audit of Staff's work and recommendations. He listed next steps, which would include an audit of master plans, a discussion on siting and design standards, work sessions, and public outreach. Staff planned to propose amendments by May and have all amendments adopted by the end of 2021. He introduced the project team, including Mr. Weber and others who had been involved in the project, as well as the lawmaking process.

Joe Dills, Senior Project Manager, Angelo Planning Group (APG), said this Code update would involve a lot of detail and the search for those details really mattered. The presentation would cover three goals of the necessary Code amendments: compliance with HB 2001 and the administrative rules; the likelihood of use by developers and property owners that would result in actual change; and equitable housing outcomes. The project team was requesting feedback on how to achieve those goals.

Kate Rogers, APG, presented the Middle Housing Code Update via PowerPoint, reviewing the purpose and approach of the project (Page 4, Staff report), the three goals being applied to the Code update process (Pages 6, Staff report), key issues (Pages 8, 9, 13, & 14) and recommendations. She noted that the key issues mentioned in the presentation were identified in the Staff report and detailed in the memorandum.

Discussion regarding the options to address key issues included the following comments with responses to Commissioner questions as follows:

Key Issue: Allowing Detached Plexes (Page 8, Staff report)

- Ms. Rogers confirmed that detached triplexes did not share walls and differed from accessory dwelling units (ADUs), which had size limitations. A triplex could be defined as three units on a lot in any configuration, regardless of whether they were attached or detached, or could be called something else. However, HB 2001 specifically defined plexes. If multiple detached units were allowed, the standards would have to address setbacks and other options that would apply to the buildings on the site. The project team could look further into the semantics and find out if the term "plex" must be used. However, the team sought input from the Commission on the desired outcome.
- Commissioner Heberlein believed the cost of building attached units would be less than detached units. However, many new and young homeowners would be amenable to either attached or detached from a

cost perspective. Therefore, the aesthetics of the area should be retained, regardless of whether there were two or three houses on a lot.

- Ms. Rogers responded that the Code changes required by the bill would most likely result in a single-family unit on a large lot being torn down or adding one or two infill houses, depending on the lot. This could also help preserve existing single-family units that were more affordable.
- Ms. Rogers explained that as defined by HB 2001, cottage cluster housing must be limited to a 900 sq ft building footprint and have a shared courtyard. A detached quad development could also have those features, so a cottage cluster development could be differentiated by requiring a minimum of five units. Alternatively, the City could allow the Applicant to decide whether to permit a development as a detached quad plex or cottage cluster.
- Mr. Pauly said Staff had not yet ironed out the possibility of a lot being subdivided after detached triplexes were built.
- Commissioners Woods, Tusinski, Greenfield, and Chair Mesbah each stated they preferred to allow units to be either attached or detached.
 - Chair Mesbah believed that balancing density with equity and affordability might result in a tendency towards detached plexes because they are more like single-family units, which would encourage gentrification. He also believed that if the definitions of triplexes and duplexes is going to be retained, a lot of education would be necessary for the residents. He did not want it to appear that the City was zoning for duplexes but allowing single-family houses.
- Commissioner Millan questioned how building individual units would help accomplish the City's goal of more affordable housing. The cost of building individual units seemed to be more expensive.
 - Ms. Pauly responded that allowing middle housing would not make housing affordable. New construction tends to be more expensive than existing homes. However, allowing flexibility to add units would increase housing supply, which will bring housing costs down over time.

Key Issue: Cottage Cluster Units on a Single Lot vs. Individual Lots (Page 9, Staff report)

- All the Commissioners stated that they supported maximum flexibility by allowing cottage clusters on single lots and individual lots.
 - Commissioner Greenfield added that the cottage clusters on Wood Ave were attractive. He did not know if they were on a single lot or individual lots, but that did not seem to make any difference.
 - Commissioner Tusinski expressed concern that individual lots would drive up prices.
 - Chair Mesbah believed that flexibility ~~would~~could allow the City to buy lots and develop affordable housing.

Key Issue: Enabling New Housing on Small RA-H Zoned Lots, Including Old Town (Page 13, Staff report)

- Mr. Pauly explained the City would not be rezoning residents' properties without the owner's consent. In a conditional rezoning, property owners have the opportunity to have a say about what happens to their property. Additionally, both the zoning and the Comprehensive Plan must designate an area as residential in order for the middle housing rules to apply.
- Chair Mesbah did not believe conditional rezoning would be reassuring to residents who had trepidations about what Old Town would become unless design standards were in place. He confirmed with Staff that only the regular sized lots in Old Town would be impacted by conditional zoning.
- Mr. Pauly stated the financial impact of conditional rezoning would be minimal compared to legislative rezoning.
- Commissioner Heberlein believed the City should allow either conditional rezoning or legislative rezoning, and that the City should not amend the RA-H zone or expedite the Zoning Map amendment process, because the two rezoning options would be a lot less work and take less time.
 - Mr. Dills noted that through the rezoning process, the City could have different RA-H zones that create sub-areas with unique plans. Mr. Pauly added that this would be a complex process because separate standards would need to be created for residential and for non-residential.

- Commissioner Millan supported amending the RA-H zone because she could not see where doing so would cause a problem. She also supported legislative rezoning. Simply changing the zone would make the requirements unilateral and easier to explain to people.
 - Mr. Pauly reiterated that the RA-H zone included residential and non-residential areas. Future development should not have such a high value that redevelopment of the property became economically unfeasible. Within most of the RA-H zone, land divisions and future urban development was expected. However, the smaller lots in Old Town were single-family residential where a change in use was not anticipated. Additionally, the area along Montgomery Way had restrictive covenants. He also noted there would be issues with the RA-H zoned lots on Wilsonville Rd, Brown Rd, and Canyon Creek Rd.
- Chair Mesbah believed that learning the history of the RA-H zoning in Old Town might help the Commission make a decision. He supported legislative rezoning. Commissioner Greenfield agreed.

Mr. Dill noted he would present more on Frog Pond in January.

Mr. Pauly noted the old planned development approvals for the new Town Center zoning would apply to the new rules in the Stage II Master Plan. So, the Commission would need to decide when the grandfathered status should expire. The Code edits could have substantial impacts throughout the city.

Commissioner Heberlein believed all of the Code changes would be contentious with residents, as parking was always a very hot topic.

- Mr. Pauly responded that if garages were to count as parking, they would actually need to be available for parking.

Mr. Rogers stated the project team's presentation in January would focus on master plans, siting, and design standards.

IV. ADJOURNMENT

Chair Mesbah adjourned the regular meeting of the Wilsonville Planning Commission at 9:15 p.m.

III. INFORMATIONAL

- A. Wilsonville Investment Now (WIN) Program (Yancey)
Respectfully submitted,
- B. City Council Action Minutes (October 5, 12 & 19, 2020) (No staff presentation)
- C. 2020 & 2021 PC Work Programs (No staff presentation)
By Paula Pinyerd of ABC Transcription Services, Inc. for
Tami Bergeron, Administrative Assistant-Planning

IV. ADJOURNMENT

Chair Mesbah adjourned the regular meeting of the Wilsonville Planning Commission at 9:15 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Tami Bergeron, Administrative Assistant-Planning



PLANNING COMMISSION

WEDNESDAY, JANUARY 13, 2021

II. WORK SESSIONS

- A. HB 2001 Compliance Middle Housing (Pauly) (90 Minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: January 13, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide feedback on key issues and the direction of Master Plan revisions, updates on Development Code concepts, and basis of siting and design standards supportive of middle housing.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable housing study and develop affordable housing strategies	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Review and provide feedback on the attached memorandums prepared by the project team, particularly related to key policy issues and the Master Plan audit. Provide further direction on

Staff Report

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Page 1 of 6

the Development Code updates and feedback on background information for middle housing siting and design standards.

EXECUTIVE SUMMARY:

As a reminder, House Bill 2001 (HB 2001) directs cities throughout Oregon to take a number of actions allowing middle housing in single-family neighborhoods, the most noteworthy being the requirements to:

- Adopt regulations allowing duplexes on each lot or parcel zoned for residential use that allows for development of detached single-family dwellings.
- Adopt regulations allowing triplexes, quadplexes, cottage clusters, and townhouses “in areas zoned for residential use” that allow for the development of detached single-family dwellings.

In addition to compliance with state statute and related rules, the City’s Middle Housing Project looks at implementation items from Wilsonville’s Equitable Housing Plan adopted last year. This includes Implementation Action 1B to “Incorporate Equitable Housing into Middle Housing Planning.”

The scope of the Middle Housing Project includes two main tasks:

- Audit the Development Code, Comprehensive Plan, and legislative master plans and create recommended updates
- Develop siting and design standards for middle housing

To assist in this important middle housing work, the City hired a consultant team led by Angelo Planning Group (APG). APG is supported by EcoNorthwest and SERA Architects.

At the November work session, the Commission discussion focused on the audit of the Development Code and Comprehensive Plan. Tonight’s work session will focus on the audit of legislative master plans as well as some follow up to the Development Code audit. In addition, this work session will introduce the background that will serve as a foundation for the siting and design standards work.

The specific feedback the project team is looking for from the Commission during this work session is:

- Confirmation of compliance approach for the Villebois Village Master Plan
- Recommendation on a compliance approach for the Frog Pond West Master Plan
- Feedback and guidance on the potential of requiring additional open space in Frog Pond West
- Confirmation of compliance approach for the Old Town Neighborhood Plan
- Additional feedback on Development Code related to detached middle housing and land divisions
- Feedback on the background information for siting and design standards

Future work sessions will discuss detailed code and master plan changes as necessary, but primarily focus on development of the siting and design standards.

Legislative Master Plan Audit

The project team has prepared an audit of the City's Frog Pond West Master Plan and the Villebois Village Master Plan. The focus on these two plans is a result of administrative rules adopted by the Oregon Land Conservation and Development Commission (LCDC) which provide unique treatment of master-planned areas during initial development. Built-out master planned areas, such as Charbonneau, are not included in the audit as there is no unique treatment under the LCDC adopted rules and minimum compliance applies the same as non-master planned areas. In addition, the project team reviewed the Old Town Neighborhood Plan as it provides recommendations related to future development and redevelopment of housing in the neighborhood that need to comply with the State's minimum compliance standards.

Reflective of the compliance requirements from the state and the City's equitable housing policies, the audit uses the following three lenses:

1. Compliance with HB 2001 and the LCDC adopted administrative rules;
2. Likelihood of use by developers/property owners resulting in actual development of middle housing; and
3. Support for equitable housing outcomes.

The draft master plan audit memorandum (Attachment 1) covers many details of master plan audit. For existing Master Plans like Villebois and Frog Pond West, the LCDC adopted administrative rules to implement House Bill 2001 allow the continued build out of these master plan areas without meeting all the minimum compliance standards of the rules as long as they:

- will produce a minimum of 8 dwelling units per net acre,
- allow at least single-family homes and duplexes on each unbuilt lot, and
- allow future redevelopment of all middle housing types across the master plan area.

Villebois exceeds the 8 dwelling units per net acre and so compliance is easily met by allowing duplexes on undeveloped lots and allowing the future redevelopment of middle housing. Some relatively minor changes to the master plan and implementing zoning language allow this to happen.

For Frog Pond West, the currently adopted density (6.7 du/acre) is below the 8 dwelling units per acre threshold. In order to comply with State law, the Plan can either be amended to get to the 8 dwelling units per acre minimum, or the master plan area would need to comply with the minimum compliance standards the same as non-master planned areas and fully-developed master plan areas of Wilsonville. This situation provides a few compliance options. The project team would like the Planning Commission's feedback on the compliance options and recommendation for a preferred option. The compliance options, as detailed in Attachment 1, can be classified by the extent the likely outcomes in housing variety is different than the adopted 2017 Master Plan. Option 1 being the least different and Option 3 being the most different.

- Option 1: Keep the Master Plan's current housing unit counts, but allow each single-family lot to be a duplex as required by House Bill 2001. The added capacity of the duplex allowance increases the net density above 8 dwelling units per net acre but does not identify where the added density is likely to be.

- Option 2: Modify the Frog Pond West Master Plan to allow a specific increase in the number of units in various sub-districts to increase the residential net density to at least 8 units per acre. Allow all dwellings to be either single-family detached or duplexes. This option provides developers guidance of where to put additional density.
- Option 3: Modify the Master Plan to allow all middle housing types and to reflect the minimum standards laid out in the state’s adopted administrative rules. This option would likely see the most additional units and middle housing.

With additional units possible under all options the provision of open space may need to be reevaluated. In adoption of the Frog Pond West Master Plan additional open space, beyond master plan identified parks and open space, was not required for medium and large lot areas. For small lot areas an additional 10% was required. The project team would like the Commission’s feedback on the open space discussion in Attachment 1, specifically on potential triggers for additional open space requirements.

While the Old Town Neighborhood Plan was adopted by resolution with recommended actions, the plan is not legally binding on the City and is not an adopted sub-component of the Comprehensive Plan. While the City could disregard aspects of the neighborhood plan that do not comply with updated state statute and rules, it is recommended the plan be updated to reflect the current legal landscape related to housing to reduce confusion and set clear expectations. This includes updating specific language about accessory dwelling units and middle housing. Old Town does not qualify for any special methodologies for compliance like Villebois and Frog Pond, so it will need to fully comply with the generic minimum compliance standards in adopted state administrative rules. This includes allowing duplexes on all single-family lots, and the other middle housing types on all lots where minimum lot size set by LCDC adopted rules are met.

Development Code Audit Follow Up

During the November meeting the Planning Commission provided comments on a number of key questions. Two of which were: whether middle housing “plexes” should be allowed to be detached, and whether the City should explore allowing land divisions for certain middle housing types? The project team would like further guidance from the Planning Commission on these two questions.

Regarding whether “plexes” can be detached, the project team understands there is general support for the idea in an effort to provide flexibility and more opportunity for middle housing. The only concern raised is whether the definition makes sense, as “plexes” are commonly understood to be attached units. One code concept the project team would like the Commission’s feedback on is leaving the definition of “plex” as attached structures, but introducing a separate definition for multiple detached units in a middle housing development (see Attachment 2).

Regarding land divisions for middle housing projects, Planning Commissioners commented potential support for the idea, as it could provide more affordable ownership opportunities. The project team began to explore potential code concepts to address this but has run into a number of roadblocks. One critical road block is that housing types, both on a local and state level, are defined by land division. For example, a single-family home is defined as a single detached unit

on a lot and duplex two units on a lot. Once land divisions occur, it changes the definition of the unit type and the new lots from the land division have certain new allowances under State law. Legislative concepts are being explored by various groups for the upcoming Oregon legislative session on this issue. Because of the definition difficulties and potential changes to State law, staff recommends tabling this discussion for now. The project team would appreciate confirmation of the level of interest and priority on the land division issue and whether the Commission supports deferring it to a later time.

Introduction to Siting and Design Standards

A major component of the Middle Housing Project is to explore and define siting and design standards. The siting and design standards work is important to the project in two key ways. First, siting and design standards work will be a key piece of the public outreach and education, helping residents and other stakeholders visualize and understand how middle housing may look integrated into existing and new neighborhoods. Second, it allows the City to define how middle housing can best meet the needs of community members and integrate compatibly into existing neighborhoods, while still being feasible to develop.

Attachment 3 is a memorandum that reviews background information and best practices to build a foundation for the siting and design standards component of the work. The project team welcomes the Commission's feedback on this information.

EXPECTED RESULTS:

Guidance on key issues and recommended changes identified by the Master Plan audit, further direction on the Development Code updates, and input on siting and design standards background information.

TIMELINE:

Planning Commission review follows the overall project timeline. The Planning Commission will participate in a number of work sessions over the coming months to provide project feedback. The City Council will also review during work sessions beginning in February. The project will be further refined over the spring through public input and additional work sessions, particularly focused on siting and design standards. Public hearings and recommendation to City Council are anticipated by summer 2021.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City's FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant.

COMMUNITY INVOLVEMENT PROCESS:

Community outreach will occur over winter and into spring 2021, including to the Latinx community and other historically marginalized communities.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

1. Memorandum from Angelo Planning Group: Middle Housing in Wilsonville Master Plan Audit
2. Example of definitions to address detached "plexes"
3. Memorandum from SERA Architects: Background and Best Practices for Siting and Design Standards



Middle Housing Code Update

Master Plan Audit and Siting & Design Standards

Wilsonville Planning Commission

Work Session

January 13, 2021

Topics for Discussion

- Master Plan Audit
 - Frog Pond West (*focus of discussion*)
 - Villebois Village
 - Old Town Neighborhood Plan
- Siting & Design Standards Background Research (*general feedback*)
- Attached/Detached Plexes and Land Divisions (*further guidance*)



Project Lenses

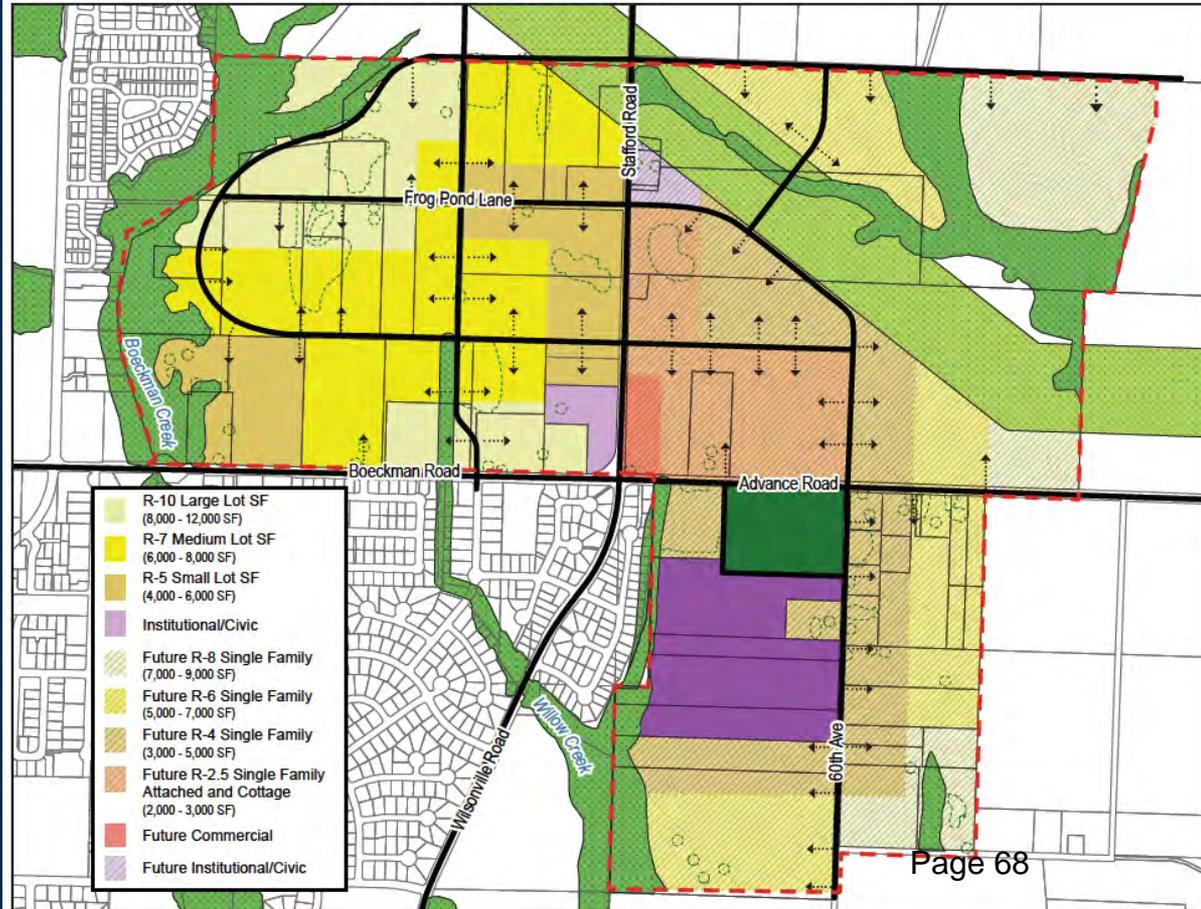
- Compliance
- Usability and practicality
- Equitable housing outcomes



Frog Pond West Master Plan

- Adopted in 2017
- Envisioned primarily as single-family homes with a few duplexes
- Portions are annexed and under development

Figure 4. Land Use Framework from Frog Pond Area Plan



Frog Pond West Master Plan

- HB 2001 rules provide alternative options for Existing Master Planned Communities
- City can limit middle housing other than duplexes if permits an overall residential density of 8 units per acre and permits duplexes on every lot
- Frog Pond West currently planned for ~6.7 units per acre

Frog Pond West Master Plan

Primary Options for Compliance:

- **Option 1** – Keep Master Plan’s current housing unit counts, but allow each single-family lot to be a duplex. Added capacity of duplex allowance increases density above 8 dwelling units per net acre.
- **Option 2** – Modify Master Plan to specifically increase the number of units in various subdistricts to increase residential net density to at least 8 units per acre.
- **Option 3** – Modify Master Plan to allow all middle housing types and to reflect the OAR minimum standards.

Frog Pond West Master Plan

Option 1 – Keep min and max unit counts, but do not count duplex units toward maximums. Permit additional units during development review.



Frog Pond West Master Plan

Option 1 – Considerations:

- Somewhat different housing concept for Frog Pond West – allows more middle housing but doesn't go as far as Option 3.
- Infrastructure impacts and feasibility would need to be verified.
- Density allowance increases by 80-90%.
- Enables more middle housing and implementation of City's Equitable Housing goals.

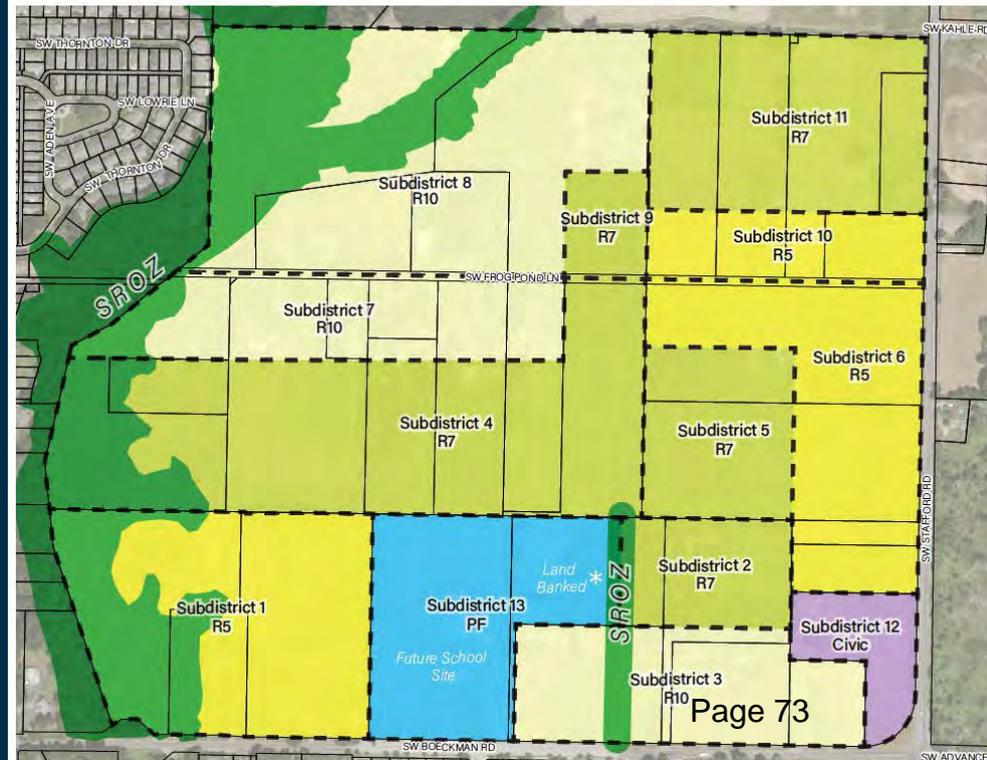
Frog Pond West Master Plan

Option 2 – Increase density allowance to 8 units per acre.

Could be achieved in a few ways:

1. Increase max dwelling unit counts and lower min lot sizes as needed
2. Modify subdistrict boundaries to increase the area of the Small Lot subdistricts
3. Allow lot size reductions on a limited basis—say, as a percentage of lots within a given block

Figure 6. Frog Pond West Land Use and Subdistricts



Frog Pond West Master Plan

Option 2 – Considerations:

- Fairly consistent with original housing intent of Frog Pond Area Plan.
- Fairly consistent with original infrastructure plans for Frog Pond West. Infrastructure systems would be more cost-effective.
- Approximately 120-130% increase in density allowance.
- Moderate implementation City's Equitable Housing goals.

Frog Pond West Master Plan

Option 3 – Allow all middle housing types in Frog Pond West and do not limit density. Focus on modifying Residential Neighborhood (RN) zone rather than Master Plan.



Frog Pond West Master Plan

Option 3 – Considerations:

- Different housing concept for Frog Pond West. Maximizes opportunity for middle housing.
- Would require re-analysis of infrastructure systems. The cost per dwelling for infrastructure would be less, potentially substantially.
- Theoretical density allowance increases by approx. 300%.
- Robust implementation of city's Equitable Housing goals.

Frog Pond West Master Plan

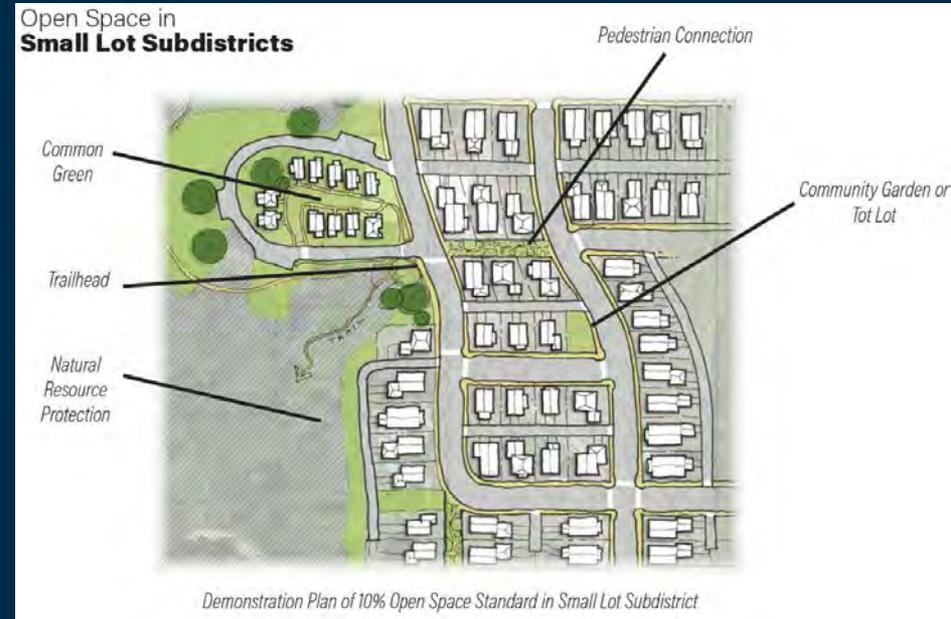
Amendments to Frog Pond West Master Plan (generally)

- Proposed revisions to Master Plan depend on which option is selected.
- Most of the amendments needed for compliance with state law are in the Development Code. Amendments to Master Plan itself will be limited.

Frog Pond West Master Plan

Key Issue: Open Space

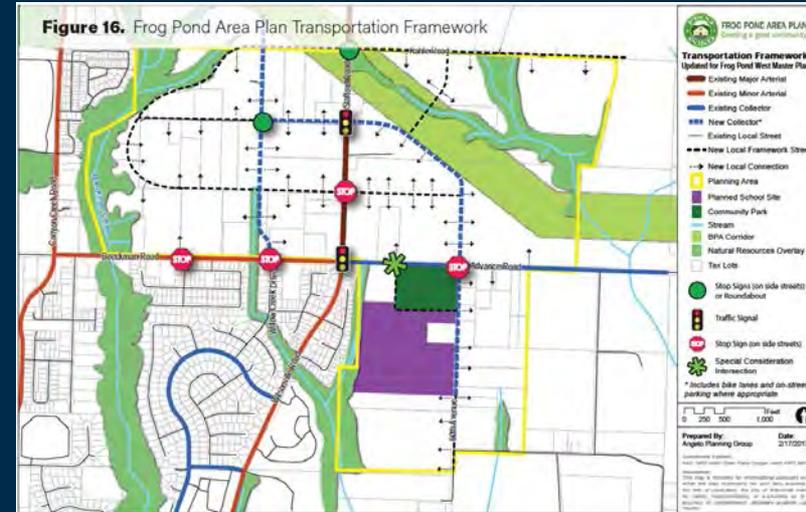
- Parks and open space are integral components of the vision for Frog Pond West.
- Addition of middle housing may necessitate additional open space.
- **Possible approach:** Require 10% open space set-aside per development when additional units proposed (already in place for the Small Lot subdistricts).



Frog Pond West Master Plan

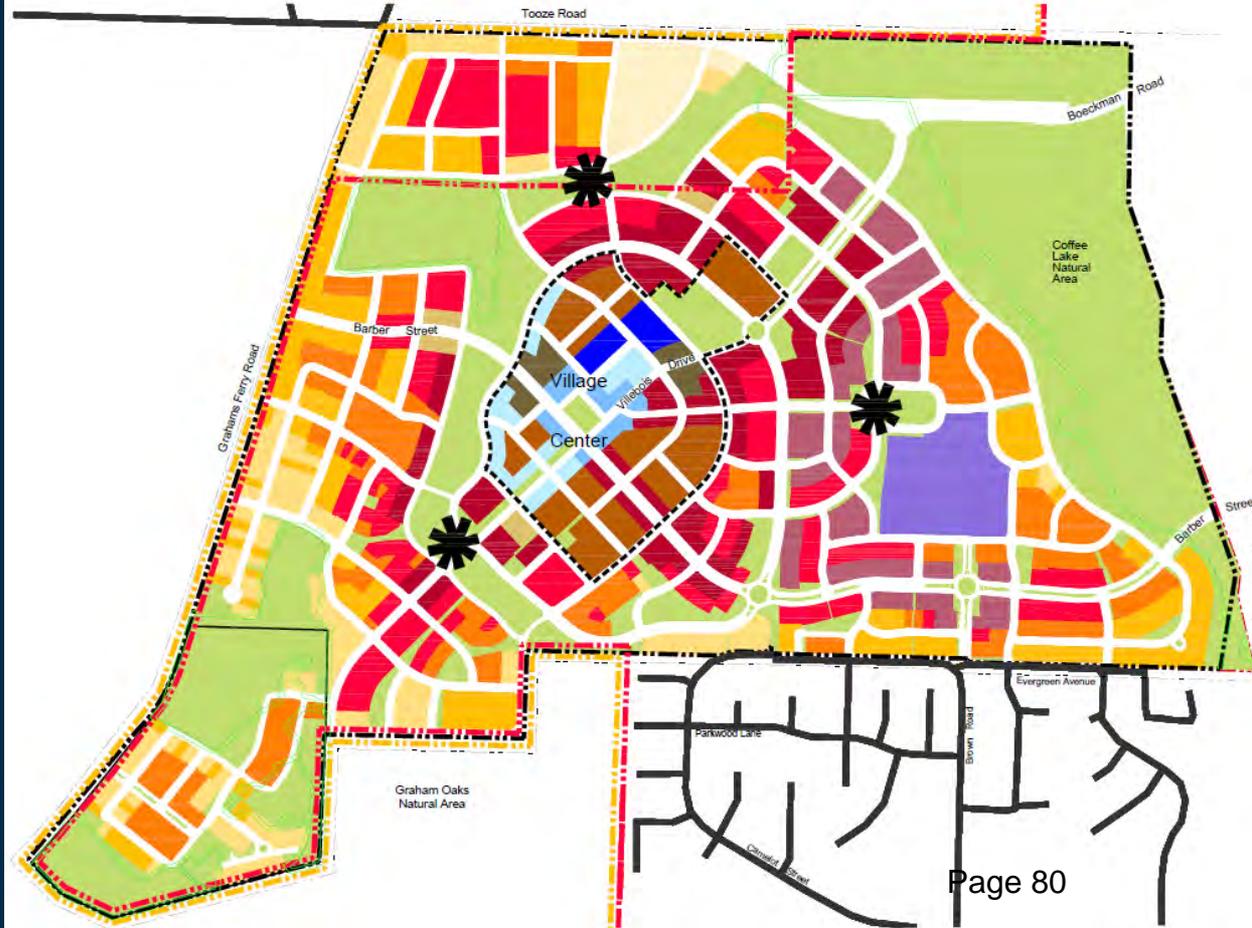
Key Issue: Infrastructure Funding Strategy

- Supplemental fee intended to fund improvements to Boeckman Road, Stafford Road, and Neighborhood Park.
- How should fee be structured given middle housing allowances?
- **Options:**
 - Apply same fee per unit, regardless of housing type
 - Apply fee based on land area and allow middle housing to pay only a percentage of the fee



Villebois Village Master Plan

- Adopted in 2003
- Planned as mixed-use community – already includes several types of middle housing
- Largely built-out already



Villebois Village Master Plan

- Planned density is over 10 units per acre
- Master Plan / code amendments primarily needed to allow middle housing as infill/redevelopment in the future
- However, redevelopment unlikely for many years



Old Town Neighborhood Plan

- Adopted by resolution in 2011
- Amendments not necessary for compliance with HB 2001; however, needed to ensure plan continues to be a useful policy document going forward.
- Proposed revisions focus on recommended policies and actions.



Old Town Neighborhood Plan

- Update narrative summarizing state and Metro regulations.
- Update Comp Plan recommendations to reflect recent development plans.
- Potentially update zoning recommendations, depending on selected approach to RA-H zoned lands.

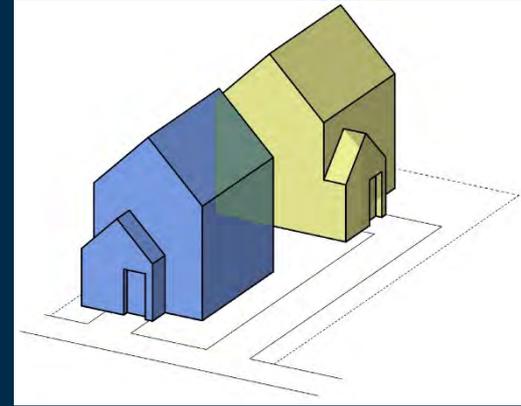


Siting and Design Standards

- General feedback or questions on Background Research memo?

Further Guidance?

- Attached vs. detached duplexes, triplexes, quadplexes
- Middle housing land divisions



**PLANNING COMMISSION
WEDNESDAY, JANUARY 13, 2021
6:00 P.M. – (VIRTUAL)**

**WILSONVILLE CITY HALL
29799 SW TOWN CENTER LOOP EAST
WILSONVILLE, OREGON**

*PC Minutes reviewed and
approved at the Feb. 10, 2021
PC Meeting*

Minute Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Kamran Mesbah called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Kamran Mesbah, Ron Heberlein, Jerry Greenfield, Breanne Tusinski, Jennifer Willard, Aaron Woods, and Olive Gallagher

City Staff: Miranda Bateschell, Ryan Adams, Daniel Pauly, and Tami Bergeron

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

Chair Mesbah welcomed new Planning Commissioner Olive Gallagher and invited all the Commissioners to briefly introduce themselves.

A. Planning Commissioner Chair and Vice Chair Nominations

Ryan Adams, Assistant City Attorney, reviewed the rules for nominating and electing the Planning Commission Chair and Vice Chair for 2021.

B. Consideration of the November 12, 2020 Planning Commission minutes

II. WORK SESSION

A. HB 2001 Compliance Middle Housing (Pauly)

Miranda Bateschell, Planning Director, noted the work session was focused on Wilsonville's Middle Housing project, which would help the City achieve compliance with State House Bill 2001 Middle Housing provision. The project also implemented actions from the City's Equitable Housing Strategic Plan, adopted in 2019. The project team prepared additional information on the work presented in November, including how the Comprehensive Plan and the City's Development Code related to the new policies in HB 2001. Updates were provided in the packet based on the Commission's input and feedback from a high policy level. The team also prepared a Master Plan memo to see how some of the city's master planning areas intersected with the changes in HB 2001. Frog Pond was one such anticipated significant growth area where changes might be necessary or relevant.

Attachment 9

Daniel Pauly, Planning Manager, introduced project team members Joe Dills and Kate Rogers from Angelo Planning Group. Mr. Pauly, Mr. Dills, and Ms. Rogers presented the Middle Housing Code Update via PowerPoint, which included reviewing key components of and issues specific to the Frog Pond West Master Plan and presenting three options for modifying the Master Plan to bring it into compliance with HB 2001. (Slides 1-15)

Discussion and feedback from the Planning Commission on the three options regarding the Frog Pond West Master Plan was as follows with responses by Staff to Commissioner questions as noted:

- Mr. Pauly explained that public feedback on the Master Plan revision process depended on the option chosen. The Code changes were required by the State, as would be explained to the community, so the focus was on both compliance and the best interests of Wilsonville. For example, density changes would occur, so the question was how to implement design standards to ensure potential density worked the best it could in existing and future neighborhoods. Modifications of the Master Plan Map would involve more public outreach with neighbors and property owners.

- Ms. Bateschell suggested discussing the scope of outreach that was going to occur through the project depending on the options, including outreach to the East and South Frog Pond areas.
- Mr. Pauly responded that stakeholder outreach would occur to developers and neighbors, as well as broader community outreach using online tools, such as *Let's Talk*, due to COVID-19 restrictions. Targeted sessions regarding siting and design standards would present the history and address any questions in order to get community feedback. Staff was also working with Centro Cultural of Washington County with funding from Metro to support outreach to the Latinx community and other historically marginalized communities of color. Outreach was coordinated with the diversity, equity, and inclusion process that was ongoing in the City. The project was interesting in that outreach involved education on the technical requirements from the State and then focusing on what the community could have an impact on; making sure people were aware and targeting the areas the community could define as a local jurisdiction, which were primarily the siting and design standards.
- Mr. Pauly confirmed that HB 2001 did not require any actual production strategies, but rather looked at the zone capacity and allowed it in the Zoning Code. Additionally, HB 2003 required cities to regularly perform a Housing Needs Analysis followed with a housing production strategy, which could bring in different tools to produce middle housing. HB 2001 was more about zoning to allow middle housing. Under Option 1, nothing required developers to build duplexes if the market did not support them, so the existing Master Plan could be built out and it did require 10 percent duplexes in certain districts.
 - He further noted that both Option 1 and Option 3 could result in no middle housing, though Option 3 would allow more rowhouse or townhouse development, which might be more attractive to certain developers. Option 2 increased the density, but also included limitations, such as the land consuming requirements given the limited amount of land on which to put units. The added units in Option 2 could be additional single-family homes and not necessarily middle housing.
 - Ms. Bateschell added that while not necessarily relevant to Frog Pond West, HB 2001 had different requirements for areas that had prior master plan approval versus areas that would be master planned. Density expectations for development would be significantly higher for future master plan areas. The minimum planning requirements for development would be significantly higher, which combined with the interaction of different planning rules and minimum and maximum densities would push developers to higher minimums as well. Therefore, Frog Pond East and South would have more than eight dwelling units per acre.
- Mr. Dills confirmed that Option 1 was indeed what the State minimally required. Studies had been done during the State rule making process, which generally showed that attached townhomes were the most familiar and the most likely to be developed. However, no work had been done yet to test feasibility specific to Wilsonville and Frog Pond West. The outreach process beginning in February with developers that already built this kind of housing and were working in Frog Pond would provide more information. ECONorthwest was also on the team and could provide some quantitative analysis to estimate return on investment and other metrics. He confirmed that Option 1 would meet the State's goal of eight units per acre. The City would comply with the State's requirements with regard to the zoning code, but until building actually occurred, it was uncertain whether compliance would be met a little, a lot, or something in between.
 - Ms. Rogers clarified the State required the City to allow eight dwelling units per acre, not that those units actually be built. By allowing eight dwelling units per acre, the City would be compliant with the State rules.
 - Mr. Dills added that all three options met the State's minimum requirement for Wilsonville, but the Commission could choose to require more duplexes or more particular housing forms or to increase the minimum densities in Frog Pond West to move toward the guaranteed end of the spectrum. The options had been crafted to provide the potential for middle housing.
 - Commissioner Greenfield noted the Commission was bound by City Council to take account of the Equitable Housing Strategy in planning and should be promoting the development of at least duplexes in Frog Pond West.

- Mr. Pauly confirmed that Option 1 increased density the least amount and would not result in as many homes as the other options. He also noted that once a development was initially built out, all middle housing types were allowed on redevelopment. New neighborhoods would likely not be redeveloped for quite some time. However, any redevelopment of existing development or related to existing master plans] could be from the entire menu of options. The State's requirements, and therefore the options presented, all applied to initial buildout, which meant when any vacant lot was built. A house built on an unbuilt subdivision lot would not likely be torn down next year to build a duplex.
- Ms. Bateschell noted that five subdivision approvals in Frog Pond West were developing according to the original development plans. The next proposals received would be developed in accordance to what was adopted for the Master Plan provisions. Once all of those builds were completed, 10 or 20 years in the future, any one of those lots could be redeveloped in accordance with the HB 2001 provisions that applied everywhere in the city, regardless of the initial Master Plan buildout and code language. Even in an area like Frog Pond West, where perhaps only single-family detached was allowed in specific subdistricts, those lots could redevelop in the future into other middle housing types according to HB 2001.
 - She confirmed that the chosen option would apply now as the Frog Pond West Master Plan area was built out. However, if a property redeveloped in the future, any of the other middle housing types allowed by HB 2001 could be constructed if the site design standards were met. HB 2001 standards applied to all areas in all cities not at the edge of an urban growth boundary going through a master plan, and after initial buildout.
 - She confirmed that existing approved developments could not change development plans without going through the Development Review Board process. And, the proposal for what could be different would be based on the option chosen and when it became effective in the Code. Once a development was built, then another set of rules would apply.
 - Homeowners who had already moved into a brand-new development would have no control over density changes once the option was decided. Homeowners could participate in the current process to make decisions about modifying policy. Some standards were required by State law and then the City also had some leeway in making certain policy decisions. The community would have a voice in the process via the outreach plan and Planning Commission meetings
- Mr. Dills clarified that infrastructure changes related to Option 3 would involve a process of first studying the capacities of the existing infrastructure and systems planned to date, including water, sewer, stormwater, and potentially a traffic impact analysis, to inform the City's decision about amendment of the Code.
 - Mr. Pauly confirmed looking at infrastructure was part of the project, noting the City had 20-year outlook plans for major infrastructure. Capacity, development, and market projections were continually considered to estimate needs and update infrastructure master plans, as well as how to finance them.
 - Ms. Bateschell noted changing unit counts in Frog Pond West could change the per-door infrastructure funding fee. Infrastructure analyses could inform the policy decision being made and/or be used to reassess the infrastructure fee and whether the infrastructure improvements were related to those framework projects that were part of that fee.
 - Mr. Dills stated the existing water and sewage systems in Frog Pond West were designed with looking ahead to accommodate Frog Pond East and South. Because there was a larger area of consideration involved, studies needed to be done to answer whether the existing systems could handle the extreme case of doubling the number of units.
 - Mr. Pauly noted that imposing a fee on projects that exceeded the capacity was also a key question to explore within the scope of all Frog Pond development. Any fee would have to be applied equally across the different housing types and considering what made sense for different housing types would need to be explored. Development paying for itself was likely a policy that would move forward unless directed otherwise by City Council, perhaps to incentivize certain types of housing.
 - Ms. Bateschell stated the minimum compliance for HB 2001 allowed for time to perform assessments on infrastructure with proposals for improvement in redevelopment areas. The City would want to be

setting provisions during the master plan that the infrastructure was sufficient and that the City was comfortable with it. That analysis was already in the scope, but she would not want to rely on having such a provision when master planning in the beginning, especially since redevelopment would allow the middle housing types over time as well.

- Mr. Pauly added the City had the ability to figure out funding for any of the options in terms of supporting them with infrastructure, but there were many factors to consider, and further analysis would be done.

Commissioner Greenfield noted the great amount of community involvement in the density and lot size considerations made in master planning Frog Pond West, which ultimately resulted in a compromise in response to community input. He cautioned that choosing Option 3 would require a larger community input process than would be involved with Options 1 or 2 and would be like starting over with the zoning for the entire West development.

Commissioner Woods agreed, noting the Option 3 density would result in 25 units per acre, which would be a major issue.

Chair Mesbah noted when discussing the Equitable Housing Strategy and the changes to the State law, the Planning Commission and City Council decided to do what was right instead of just meeting the letter of the law. Option 1 met the letter of the law, but it opened all of the available lots to a duplex which was not designed for in the site design. Option 2 allowed the City to look at existing undeveloped areas and find where duplexes would work best in the design of the overall development, which seemed a more thoughtful approach to increasing density. He agreed Option 3 would completely open up the entire thing for reconsideration, and those who had invested in single-family houses in the neighborhood would likely be opposed. He believed all of the options required outreach, but Option 3 would require major outreach and re-discussion of the design of the Frog Pond West neighborhood.

Commissioner Heberlein noted when putting together the Frog Pond Master Plan, equitable housing was not a topic of discussion. The entire process focused on the need for more large lots to offset the high number of apartments. He agreed Option 3 was a test of the City's commitment to equitable housing. While technically feasible, did the City and the citizens have the will to make Option 3 happen?

Mr. Pauly clarified that while Option 2 did specify where some density went, duplexes still had to be allowed on every lot.

Commissioner Willard said that because Frog Pond East and South were not built out yet and would adhere to the new master plan rules per State law, she believed a more conservative approach would be appropriate in Frog Pond West.

Chair Mesbah inquired if achieving eight units per acre would preclude joining Frog Pond West with either South or East to create a bigger neighborhood. Was there an option to expand the neighborhood boundaries?

- Mr. Pauly responded the standards from the State were different for existing master plans, but the current adopted rules obligated the City to plan infrastructure for 20 units an acre in Frog Pond East and South. The substantial differences in density requirements would not lend to combining neighborhoods, though wayfinding, design elements, etc. would make the three neighborhoods mesh together.
- Ms. Bateschell confirmed Frog Pond West had an adopted master plan and therefore, different provisions. Frog Pond East and South only had an area plan, not an adopted master plan, so the provisions for new master planning applied to East and South. If the boundaries of Frog Pond West were changed to encompass East and South, she believed the new density minimum would still apply to those areas and might then also apply to West.

Commissioner Greenfield stated that the compromise made in planning density in Frog Pond West was being changed to increase the density in a way that would not have been acceptable when creating the original master plan. He had wanted more density in West at the time, but the community outreach process impacted the outcome. The State's requirement to increase densities in both West and East required more community discussion, emphasizing the City was under the State's requirements and noting the Council's commitment to equitable housing, which was not taken into account in master planning Frog Pond West. Any mitigation in West to better account for equitability would involve a lot of community persuasion.

Mr. Pauly asked the Commissioners to state their preferred option and why, as well as any feedback they wished to forward to Council.

Commissioner Greenfield noted he was in favor of Option 2, but would like it to include the intention to increase the number of units in the middle- and low-density neighborhoods and to leave the small lot size neighborhood subdistricts as they were.

Commissioner Woods preferred Option 2, stating that even though the City would not have to allow any more than duplexes for middle housing, he believed it was the best overall choice.

Commissioner Willard stated her last preference was Option 3. She had started the discussion preferring Option 1, but after learning of the compromises mentioned by Commissioner Greenfield, she was leaning toward Option 2, and so she was in between Options 1 and 2.

Commissioner Tusinski also preferred Option 2, stating it would keep the original intent of the neighborhood intact and would be more palatable to existing homeowners.

Commissioner Gallagher favored Option 2, stating that Option 3 was a "no." She expressed concern over green space and tree preservation and noted there might be more control over those issues with Option 2.

Commissioner Heberlein believed Option 2 was the minimum standard that should be aimed for and noted his residence was across the street from the development. If the City was serious about equitable housing and meeting the needs of all of the residents, then effort should be focused on Option 3. He agreed with Commissioner Greenfield about wanting a more distributed allocation of density throughout the entire Frog Pond development, but as three years had passed since the original planning, this was an opportunity to revisit that conversation with a different lens.

Chair Mesbah:

- Said he saw Option 1 as only meeting the letter of the law. While he did not know what the market preference was in the neighborhood, he was not convinced duplexes would be built over single-family homes and was open to seeing a market analysis. He believed Option 2 was the minimum that should be done as a city. He agreed with Commissioner Heberlein about considering Option 3 to address equity and inclusion. He further added there was a need for a commission to inform, educate, and build consensus around inclusion and equity, rather than trying to build inclusion and equity by force. Jumping to Option 3 did not seem realistic at this time for a built neighborhood, but hearing from residents of the city would inform where the community stood. He inquired how many lots had been built in Frog Pond West and how many lots remained to be built.
 - Mr. Pauly replied approximately 75 to 100 lots had been built, with the greatest number being built by Pahlisch Homes in Morgan Farm along southwest corner next to the creek, as well as the Street of Dreams and the homes just north. He confirmed about 500 lots remained. Quite a few houses would be built between now and when the City adopted the Code Update around the fall, but once the update was in effect, any vacant lot in those existing subdivisions could potentially be changed to whatever was allowed by the Code update.

- Commissioner Heberlein confirmed that three-quarters of the development would be influenced by the Commission's decisions.
- Stated the low number of lots built made Option 3 more realistic than he had previously noted, but his preference was Option 2.

Commissioner Gallagher agreed with Chair Mesbah, taking back her previous statement regarding Option 3.

Commissioner Greenfield stated he believed it was possible to devise a hybrid of Options 2 and 3.

Mr. Pauly inquired whether the Commission believed the density increase as noted in Option 2 should be middle housing units or if it could be any type of unit.

Commissioner Greenfield responded that the purpose was for middle housing.

Chair Mesbah rephrased the question, asking whether the middle housing should be limited to duplexes or open to quadplexes, triplexes, and the other types of middle housing types.

Commissioner Greenfield noted he would be open to more than duplexes, but he was not sure he would go all the way to quadplexes.

Ms. Bateschell clarified that the State only required a minimum density in the master plan areas, and the number of units in different subdistricts could be increased without making a distinction on what those units needed to look like. She confirmed that Mr. Pauly was asking if the additional density beyond what was originally in the plan should be middle housing or to just additional units or single-family dwellings instead.

All the Commissioners agreed they should be middle housing units.

Mr. Pauly thanked the Commissioners for their clarification and input, stating the information would allow the project team to move forward and present to Council, and continue to refine the process.

Ms. Rogers continued the PowerPoint presentation, highlighting the Villebois Village Master Plan and Old Town Neighborhood Plan, noting their backgrounds, key components, and the amendments expected to those Plans and the Development Code, with additional comments by Mr. Pauly. (Slides 16 and 17)

Discussion and feedback from the Planning Commission on the rezoning in the Villebois Village Master Plan and Old Town Neighborhood Plan were as follows with responses by Staff to Commissioner questions as noted:

Commissioner Woods asked if preserving the Old Town Neighborhood's character would be taken into account when considering rezoning to ensure that new homes fit the look of the area.

- Mr. Pauly confirmed the intent was to continue with the Old Town Neighborhood design regulations, but they would need to apply uniformly to middle housing as well as single-family dwellings. Single-family design standards would need to be changed to residential design standards to guide the development.
- Ms. Rogers added that if developing anything other than a single-family detached house, property would still have to be rezoned to go through the development process. The Code update would not necessarily change what zoning applied to the property, but rezoning ahead of time might make the development process easier.
- Mr. Pauly noted having a public process on only one option was awkward, so making the process simpler and having standards everyone could agree upon now would ease future development projects.

Ms. Rogers continued the presentation, noting the project team was currently in the Siting and Design Standards phase, which was being led by SERA Architects. SERA was developing the middle housing siting and design standards and had produced a memo on background research to ground the development of those

standards in best practices and in the Equitable Housing Strategic Plan, as well as the City's goals and actions related to equitable housing. The memo summarized the findings and how the research might influence the process of developing new standards or amending the existing standards. No specific information was available to present on the Siting and Design standards yet, but more details would be provided at the next meeting. (Slide 20)

Commissioner Greenfield noted the siting requirements would impact the housing types and number of units that were feasible on a given lot and were quite germane to how much density could be squeezed into a given area. Siting requirements would influence how the developers would actually respond to the allowed densities.

- Ms. Rogers agreed, noting at minimum, the City generally had to apply the same standards to middle housing as were applied to single-family detached housing, but SERA Architects would look at whether some of the standards might make it so no middle housing could possibly be built. SERA would also look at how siting and design standards could be used to make the implementation of middle housing more palatable and to potentially ease the transitions between single-family and middle housing. It would be important to consider how Frog Pond West could potentially be built out in terms of density and how density corresponded to the siting standards.

Commissioner Heberlein added that the City had done a great job to date of ensuring good design standards with high quality housing products. He believed middle housing could be allowed while maintaining that same quality of design and aesthetics.

Mr. Pauly highlighted some key concepts regarding additional research Staff had done as a follow up to the Old Town discussion in November with regard to attached versus detached plexes, as well as information regarding middle housing land divisions. Staff suggested expanding the definition of cluster housing to still allow the flexibility of the detached units, but not call them duplexes. Given the complexities of subdividing land combined with detached units and the uncertainty of what the legislature might adopt, Staff recommended tabling the issue regarding middle housing land divisions at this time.

The Commission agreed the definition and language around cluster houses should be revised to replace the idea of a detached plex.

- Mr. Pauly explained the definition was revised to address common use of the language, for example, most people consider a duplex as one building with multiple units, and because the revised definition offered the City flexibility about when detached duplexes or cluster housing would be allowed. Further discussion would be needed in the future regarding to what extent cluster housing units should be allowed once more was known about land divisions.

The Commission agreed to defer the topic of middle housing land divisions in order to get legal questions answered and see what potential changes occurred in State law.

Commissioner Heberlein noted it was difficult to identify a level of priority for land divisions without good examples of what it looked like. He questioned the need for land divisions if cluster houses were allowed.

Mr. Pauly concluded that the next presentation would provide more information regarding the site design standards.

III. INFORMATIONAL

A. City Council Action Minutes (Nov. 2 & 16, 2020 and Dec. 7 & 21, 2020)

B. 2021 PC WORK PROGRAM

IV. ADJOURNMENT

Chair Mesbah adjourned the regular meeting of the Wilsonville Planning Commission at 8:33 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Tami Bergeron, Administrative Assistant-Planning



**CITY COUNCIL
MONDAY, FEBRUARY 1, 2021**

WORK SESSION

Middle Housing in Wilsonville Project (Pauly)



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: February 1, 2021		Subject: Middle Housing Project	
		Staff Member: Daniel Pauly	
		Department: Planning Division, Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments:	
Staff Recommendation: Staff recommends that Council provide feedback on the desired outcomes of the project as well as provide direction to staff on key questions/decision points.			
Recommended Language for Motion: NA			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable Housing Strategic Plan	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Review the desired outcomes of the project as well as attached memoranda and provide direction on key questions and decision points for the project.

EXECUTIVE SUMMARY:

Background

House Bill 2001 directs cities throughout Oregon to take a number of actions allowing more middle housing development; the most noteworthy being the requirements to:

- Adopt regulations allowing duplexes on each lot or parcel zoned for residential use that allows for development of detached single-family dwellings.
- Adopt regulations allowing triplexes, quadplexes, cottage clusters, and townhouses “in areas zoned for residential use” that allow for the development of detached single-family dwellings.

City Council previously discussed steps for the City to comply with House Bill 2001 in November 2019 and September 2020 work sessions. In these work sessions, Council indicated support of a project to conform to the new laws by developing updates tailored to Wilsonville rather than adopting the state’s model code. In addition to compliance with state statute and rules, the project looks at implementation actions from the Equitable Housing Plan adopted by City Council last year. This includes Implementation Action 1B to “Incorporate Equitable Housing into Middle Housing Planning.” (see Attachment 4)

Project Outcomes for Council Review

Staff drafted a list of project outcomes based on Council Goals adopted in 2019, the City’s Equitable Housing Strategic Plan, discussions with Council regarding middle housing and HB 2001, and recent community conversations around equity and inclusion. Staff requests City Council review these outcomes and offer input to refine and update them.

The Wilsonville Middle Housing project shall:

- Support the vision of a thoughtful, inclusive built environment.
- Comply with House Bill 2001 and related administrative rules adopted by the Land Conservation and Development Commission.
- Increase the opportunity for the development of more middle housing to help meet the housing needs of our diverse community.
- Include public outreach to inform middle housing design, particularly from historically marginalized communities of color.
- Create standards that have a high likelihood for use by developers/property owners and result in actual development of middle housing.
- Update infrastructure plans, as needed, to support additional middle housing production.
- Understand options for infrastructure financing related to middle housing.
- Evaluate and update parking strategies and policies to minimize parking congestion.

Comprehensive Plan, Development Code, and Master Plan Audits, Update on Planning Commission Work

City staff, supported by a consultant team, audited the City’s Comprehensive Plan, Development Code, and Legislative Master Plans for compliance with House Bill 2001, related state administrative rules, and the Equitable Housing Strategic Plan. Based on the audit, the project

team of City staff and consultants began drafting updates to the City's various codes and plans. During a November work session with the Planning Commission, the project team presented the audit of the Comprehensive Plan and Development Code and sought recommendations on key policy questions. Staff recommends the Council review Memorandum 1.1: Comprehensive Plan and Development Code Audit (Attachment 1) with particular attention to the Planning Commission recommendations and provide additional feedback and guidance.

In January, the project team presented the audit of legislative master plans, particularly the Villebois Village Master Plan and the Frog Pond West Master Plan. In addition, the project team looked at the Old Town Neighborhood Plan for updates that would make the Plan more consistent with updated state law. Staff recommends the council review Memorandum 1.2: Legislative Master Plans Audit (Attachment 2) and confirm the project team's recommended approach for Villebois and Old Town. Staff recommends the Council specifically consider the options for compliance for Frog Pond West and provide direction on which option to pursue. Feedback from the Planning Commission supported the approach for Villebois and Old Town as outlined in the memo. Discussion among the Commission regarding Frog Pond West was to how to balance the 2017 Frog Pond West Master Plan and the Equitable Housing Strategic Plan where the desired mix of housing do not agree. The Planning Commission supports some level of Middle Housing occurs in Frog Pond West while remaining consistent overall with the 2017 plan.

EXPECTED RESULTS:

Provide necessary guidance on the Middle Housing Project including confirming goals/outcomes for the project and providing guidance on key questions related to the Comprehensive Plan, Development Code, and Legislative Master Plan audits. Guidance from the City Council will inform draft code and plan updates that will be presented to the public.

TIMELINE:

Planning Commission and Council review follows the overall project timeline. Over the coming months the project team will focus on outreach and developing siting and design standards. At the same time, the project team will continue to refine code and plan updates identified in the audit process and as a result of discussions with the City Council and Planning Commission. The project team plans monthly Planning Commission work sessions as well as Council work sessions in April and May. In April and May the Council will be briefed on the outreach efforts and receive updates on the working amendments to the code and plans. The project schedule has a "hearings ready" package of updates substantially complete by late May. Additional work sessions will occur as necessary afterwards to review and update the package, followed by public hearings anticipated in the late summer/fall. The state requires the City to adopt updates complying with House Bill 2001 by June 2022. Grant funds received from the State, require major deliverables to be complete by the end of the 2020-21 Fiscal Year.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City's FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro

grant.

FINANCIAL REVIEW / COMMENT:

Reviewed by: Date:

LEGAL REVIEW / COMMENT:

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS:

Community outreach will occur over winter and into spring 2022, including to the Latinx community and other historically marginalized communities.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Council may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

CITY MANAGER COMMENT:

ATTACHMENTS:

1. Memorandum 1.1 Comprehensive Plan and Development Code Audit
2. Memorandum 1.2 Legislative Master Plan Audit
3. Primer on Middle Housing in Wilsonville
4. Equitable Housing Strategic Plan Strategy 1B



Middle Housing Project

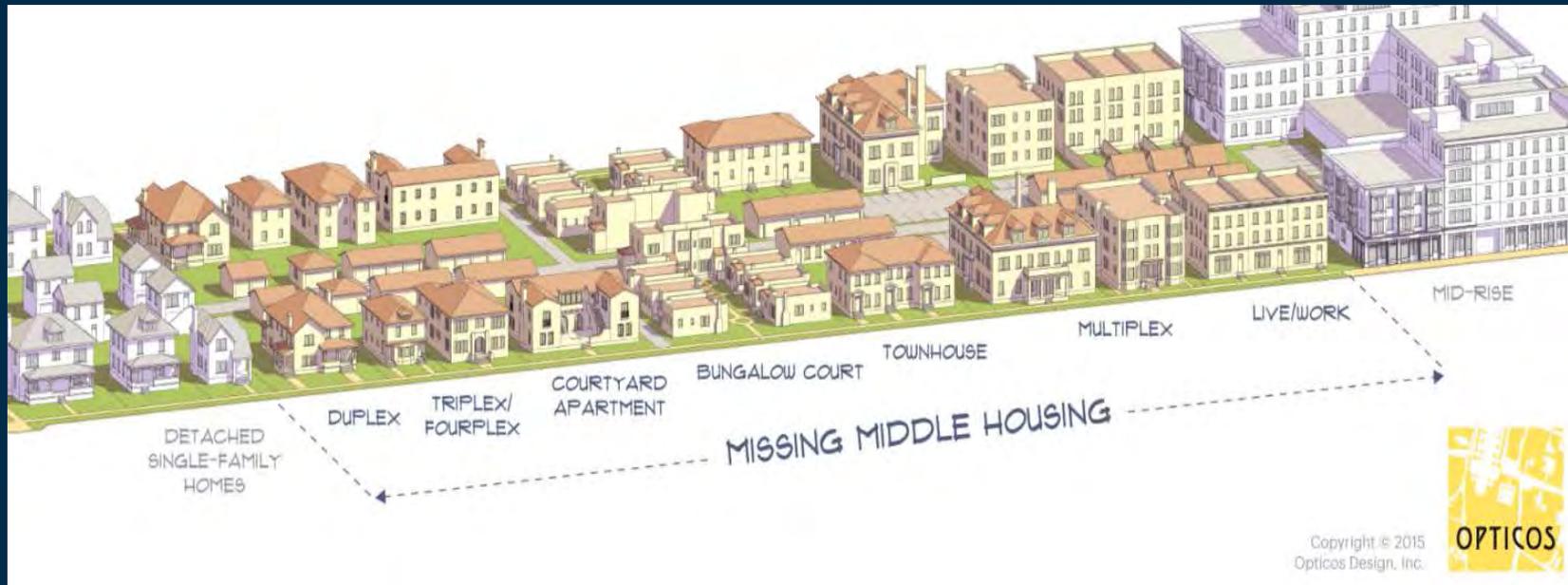
City Council
Work Session
February 1, 2021

Topics to Focus Discussion

- Project Objectives
- Frog Pond West Compliance Options



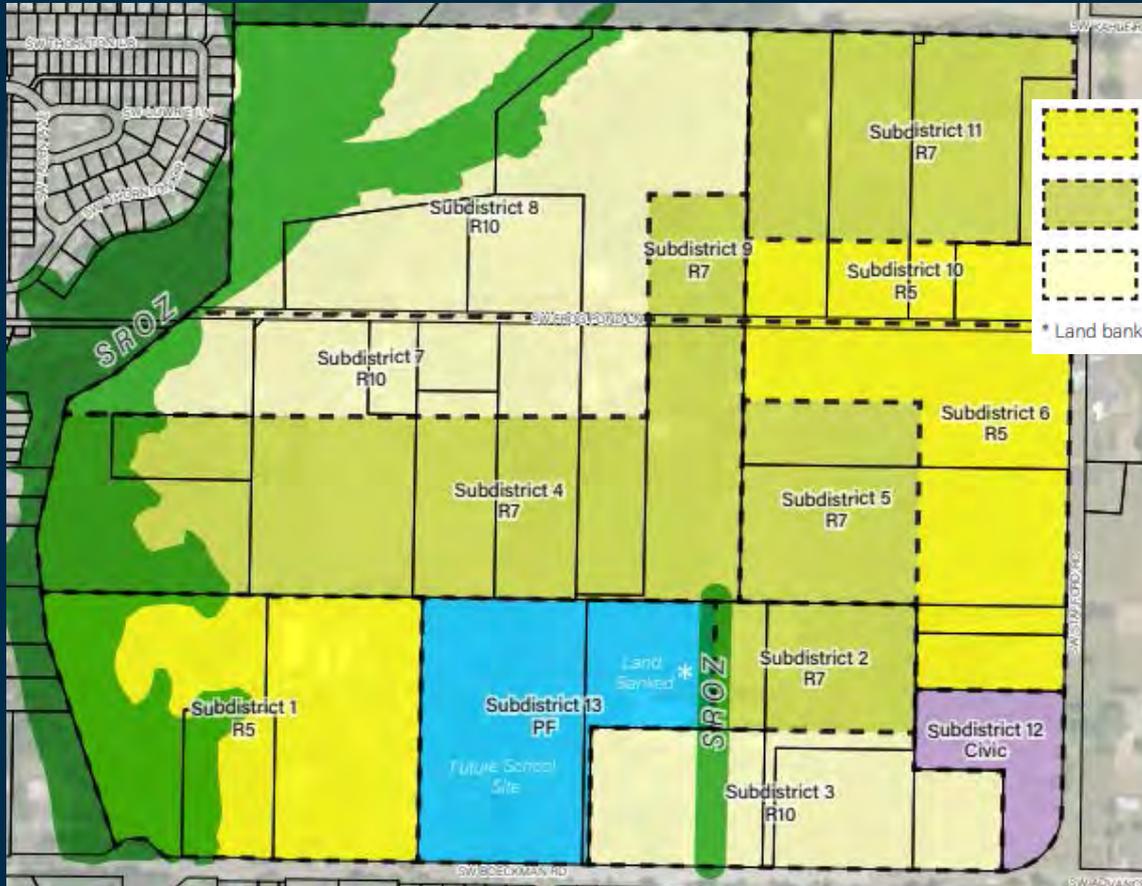
Background and Project Update



Project Objectives

- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion

Frog Pond West Master Plan



	R5 - Small Lot Single Family		Public Facilities
	R7 - Medium Lot Single Family		Civic
	R10 - Large Lot Single Family		Significant Resources Overlay Zone (SROZ)

* Land banked for school facilities, a neighborhood park, and/or residential use.

**Additional Questions or
Discussion?**





PLANNING COMMISSION

WEDNESDAY, FEBRUARY 10, 2021

II. WORK SESSION

- A. HB 2001 Compliance Middle Housing (Pauly) (60 Minutes)



**PLANNING COMMISSION WORK SESSION
STAFF REPORT**

Revised 2/5/2021

Meeting Date: February 10, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide additional feedback on updated Development Code concepts, legislative master plan amendments, siting and design cut standards, and the project outreach plan.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable housing study and develop affordable housing strategies	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Review and provide feedback on updated concept for revisions to the Frog Pond West Master Plan, siting and design cut sheets, and the project outreach plan. Review and provide specific

feedback on code concepts for allowing modification of existing planned unit development approvals.

EXECUTIVE SUMMARY:

In their February 1 work session City Council confirmed with staff the desired outcomes of the Middle Housing in Wilsonville Project. As the Planning Commission continues work on the project, continue to thoughtfully consider how to best ensure these outcomes are accomplished.

Desired Project Outcomes:

- Support the vision of a thoughtful, inclusive built environment.
- Comply with House Bill 2001 and related administrative rules adopted by the Land Conservation and Development Commission.
- Increase the opportunity for the development of more middle housing to help meet the housing needs of our diverse community.
- Public outreach to inform middle housing design, particularly from historically marginalized communities of color.
- Create standards that have a high likelihood for use by developers/property owners and result in actual development of middle housing.
- Update infrastructure plans, as needed, to support additional middle housing production.
- Understand options for infrastructure financing related to middle housing.
- Evaluate and update parking strategies and policies to minimize parking congestion.

The Planning Commission's third work session for the Middle Housing in Wilsonville Project has four key components for review and discussion that focus on two primary tasks of the project:

- Audit the Development Code, Comprehensive Plan, and legislative master plans and create recommended updates
- Develop siting and design standards for middle housing

1. Updated Concepts for Frog Pond West

During the January work session the Planning Commission reviewed an audit of draft concepts to update legislative master plans to comply with House Bill 2001 and further the City's equitable housing work as it relates to middle housing. At the work session the Planning Commission supported draft concepts for revisions to the Villebois Village Master Plan and Old Town Neighborhood Plan pending public input. The memo provided a few options for compliance for the Frog Pond West Master Plan area and the Planning Commission expressed support for an option adding specific allowances for middle housing to increase the likelihood of middle housing production and to increase density to 8 dwelling units an acre; this utilizes specific provisions for previously master planned communities in Oregon administrative rules. Without taking advantage of these specific state rule provisions, Frog Pond West would need to allow a housing mix significantly divergent from the 2017 master plan, for which the Planning Commission voiced some concerns.

At the February 1 City Council work session a majority of Council preferred some level of Option 2, similar to the Planning Commission. They acknowledged the importance of honoring the public decision made in 2017 and that significant changes would need to go through a robust public process. A couple Council members were open to or favored Option 1 in support of the notion of staying true to the master plan. Tonight's work session provides additional considerations for the Planning Commission to further refine potential suitable compliance options for Frog Pond West.

Duplexes and 2-Unit Townhouses

With the passage of the State administrative rules for HB 2001, the State established definitions for different middle housing types, including duplexes and townhouses. Two side-by-side units could be defined as a duplex or a townhouse solely dependent on whether there is a property line separating each unit onto its own lot. No property line and it is a duplex; with a property line, they are townhouses.

Currently, Frog Pond West small-lot subdistricts require 10% of the units to be duplexes. Early in the development of Frog Pond West, staff and the Development Review Board interpreted this duplex requirements to be inclusive of attached units on their own lot rather than requiring duplexes to always be two units on the same lot. To date, all construction and planning to meet this 10% requirement has been two attached units, each unit on its own lot that would meet the new state definition of townhouse rather than duplex.

As part of the modifications for Frog Pond West, the Planning Commission will want to consider whether it would be prudent to continue to include two-unit townhouses as an allowed use in addition to the new allowance of duplexes on all remaining undeveloped lots. Since the State views them as different housing types, the initial allowance of two-unit townhouses would not need to be on every lot. Likely two-unit townhouses would be primarily ownership opportunities while duplexes provide more rental opportunities, thus meeting different housing needs.

Considerations for Other Middle Housing Types in Frog Pond West

Staff offers the following considerations for Planning Commission review to determine what, if any, of the additional State-defined middle housing types should be allowed or encouraged during the initial build out of the remainder of Frog Pond West.

Cottage Clusters: The zoning for Frog Pond West currently allows cottage clusters. It is unknown at this point if any would be built. As this unit type is already part of the adopted plan for Frog Pond West, adding a limited number of this unit type beyond the current density maximums would still be consistent with the master plan. Arguably, adding a density bonus for these units would better encourage the implementation of this mix of housing envisioned in the master plan. Cottage clusters can meet the needs of a variety of households looking for a smaller unit that is not an apartment.

3-plus Unit Townhouses: The zoning for Frog Pond West does not currently allow this unit type. 3-plus unit townhouses are a product type built extensively in Villebois that have been well

received in the market providing a less expensive, new-build ownership opportunity. While some townhouse buildings could be similar in bulk to a larger single-family home, they can also be substantially larger introducing a different urban form to Frog Pond West. While some townhouse buildings are 2-story, they are often 3-story. If allowed, developers would likely build these types of units in Frog Pond West. These units would primarily be home ownership opportunities.

Triplexes and Quadplexes: The zoning for Frog Pond West does not currently allow this unit type. Triplexes and quadplexes have not been widely built in Wilsonville. Triplexes and quadplexes could be a similar size as larger single-family homes. There is also a potential to introduce larger buildings to the neighborhood, but existing setbacks and lot coverage would limit this. It is unknown if any developers would choose to construct this type of unit in Frog Pond West. Triplexes and quadplexes have the potential to introduce ownership and rental opportunities that do not currently exist that can meet the needs of a variety of households.

Deciding Where Any Additional Units Should Go

The other consideration is whether there are locational preferences for the additional units (middle housing) in Frog Pond West. The basic options would be to either focus in one or two subdistricts or to provide the opportunity across all subdistricts where there are undeveloped or vacant lots. In support of the idea of integrating middle housing into neighborhoods and keeping consistent with how duplexes and cottage clusters are currently allowed throughout the master plan area, staff recommends spreading any additional units throughout the plan area.

2. Code Concept for Addressing Existing Planned Developments

A key feature of Wilsonville's zoning regulations is the focus on planned developments. Once a planned development is approved land use is controlled by the planned development approval even if the underlying zoning is later changed. This was tagged as an issue in need of further consideration during the Town Center Plan process. The Development Code audit identified this as an important issue for middle housing compliance as well. Without an effective way to address past planned developments, the updated Development Code for middle housing would not apply to the vast majority of the City's existing single-family development, putting the City out of compliance with House Bill 2001. The project team mentioned this during the November work session, but time did not allow an adequate description and discussion. Specific attention is warranted for this code concept as it is a key to state compliance as well as has ramifications for Town Center and other non-residential areas in Wilsonville where the current development code now significantly differs from planned development approvals. A draft concept for revisions to the Development Code to address this issue is included as Attachment 1. In summary, the draft concept would do the following:

- In locations where the Development Code has changed, change the status of existing Planned Developments from legal-conforming to legal non-conforming if:
 - A threshold of 50% or more of controlling siting and design standards are changed; or

- The land is specifically designated as non-conforming as part of the Ordinance adopting new zoning regulations or by a stand-alone ordinance. This non-conforming status could be in general or targeted to a specific standard (i.e. lot coverage).
- Regardless of any density maximum set in an existing residential planned development, exempt accessory dwelling units and middle housing.

3. Siting and Design Cut Sheets

The January work session introduced the Planning Commission to the siting and design standards component of the project. Siting and design standards aim to support the successful development of middle housing and the cohesive integration for both visual appeal and function in the City's neighborhoods. The project team developed a number of cut sheets based on state minimum compliance standards and the City's current concepts to revise the Development Code (see Attachment 2). The cut sheets purpose is to understand how various siting and design standards impact desired project outcomes. They are a key tool to help visualize the various standards for the community and facilitate a community conversation about how standards can best support the desired project outcomes. The cut sheets do not just demonstrate what might be seen or preferred to be seen, but rather push the envelope to test the feasibility of design standards. The project team would like the Planning Commission's feedback on the cut sheets as communication and feasibility tools as they continue to be prepped for the upcoming outreach.

4. Project Outreach Plans

Lastly, the work session will provide an opportunity for Planning Commission input on the project outreach plan (see Attachment 3). In addition to engaging the general Wilsonville community, the plan includes specific stakeholder outreach and targeted efforts to the Latinx community and other historically marginalized communities of color.

Activities include stakeholder and community meetings held via Zoom in late February for initial input and guidance. A *Let's Talk, Wilsonville!* page will also be active for an online community conversation, published in both English and Spanish ([click here](#) to view the English page). This input will inform a package of recommended amendments to the various plans and code. Those design and policy recommendations will then be presented in community and stakeholder meetings in late spring or early summer.

The outreach to the Latinx community and other historically marginalized communities of color is happening concurrently led by Centro Cultural of Washington County. Besides guiding and informing the Middle Housing in Wilsonville project, this outreach will also interface the diversity, equity, and inclusion (DEI) work the City is working on as well as the Frog Pond East and South Master Planning. Centro Cultural will help facilitate focus groups also this spring to inform key middle housing design and policy recommendations (see Attachment 4). In addition, the project will build key relationships and a structure of involvement that empowers these community members to interface with other City initiatives, including the DEI work and Frog Pond East and South, among others.

The project team welcomes Planning Commission feedback on the planned outreach for this project, and specifically would like input on the draft discussion questions for the February outreach.

EXPECTED RESULTS:

Further direction on the concepts for Frog Pond West compliance; addressing existing planned developments; siting and design cut sheets, and project outreach plans.

TIMELINE:

The Planning Commission will participate in a number of work sessions over the coming months to provide project feedback. The City Council will also review during work sessions over the coming months. The proposed amendments to design standards, the City’s Development Code, Comprehensive Plan and Master Plans will be further refined over the spring through public input and additional work sessions. Public hearings and recommendation to City Council are anticipated by late summer/early fall 2021.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City’s FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant.

COMMUNITY INVOLVEMENT PROCESS:

Community outreach will occur over winter and into spring 2021, including to the Latinx community and other historically marginalized communities. Opportunities to engage include community meetings, stakeholder meetings, focus groups,

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

1. Draft Development Code changes related to planned developments
2. Draft Siting and Design Cut Sheets
3. General Outreach Plan, including draft discussion questions.
4. Summary and timeline of Latinx outreach plan



Middle Housing in Wilsonville

Wilsonville Planning Commission

Work Session

February 10, 2021

Topics for Discussion

- Review Desired Project Outcomes
- Updated Frog Pond West Concepts
- Existing Planned Developments
Code Concepts
- Siting and Design Cut Sheets
- Outreach Plans



Topics for Discussion

- Review Desired Project Outcomes
- Updated Frog Pond West Concepts
- Existing Planned Developments
Code Concepts
- Siting and Design Cut Sheets
- Outreach Plans



Desired Project Outcomes

- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion

Primary Project Tasks

- Audit and Update Codes and Plans
- Siting and Design Standards

Categorizing Housing Types

- A Notable Shift or Clarification/Acknowledgement

<u>Category 1</u>	<u>Category 2</u>
<ul style="list-style-type: none">• Detached single family	<ul style="list-style-type: none">• All other<ul style="list-style-type: none">• Multi-family (apartments)
	Middle housing



Examples of Duplexes



Topics for Discussion

- Review Desired Project Outcomes
- Updated Frog Pond West Concepts
- Existing Planned Developments Code Concepts
- Siting and Design Cut Sheets
- Outreach Plans



Frog Pond West Master Plan



Frog Pond West

Duplex and 2-Unit Townhouse

- Duplexes allowed on each lot
- 2-unit townhouse like duplex with property line separating units
- Currently allowed in Frog Pond West

Duplex (attached)

Definition: A parcel containing two dwellings in an Attached configuration

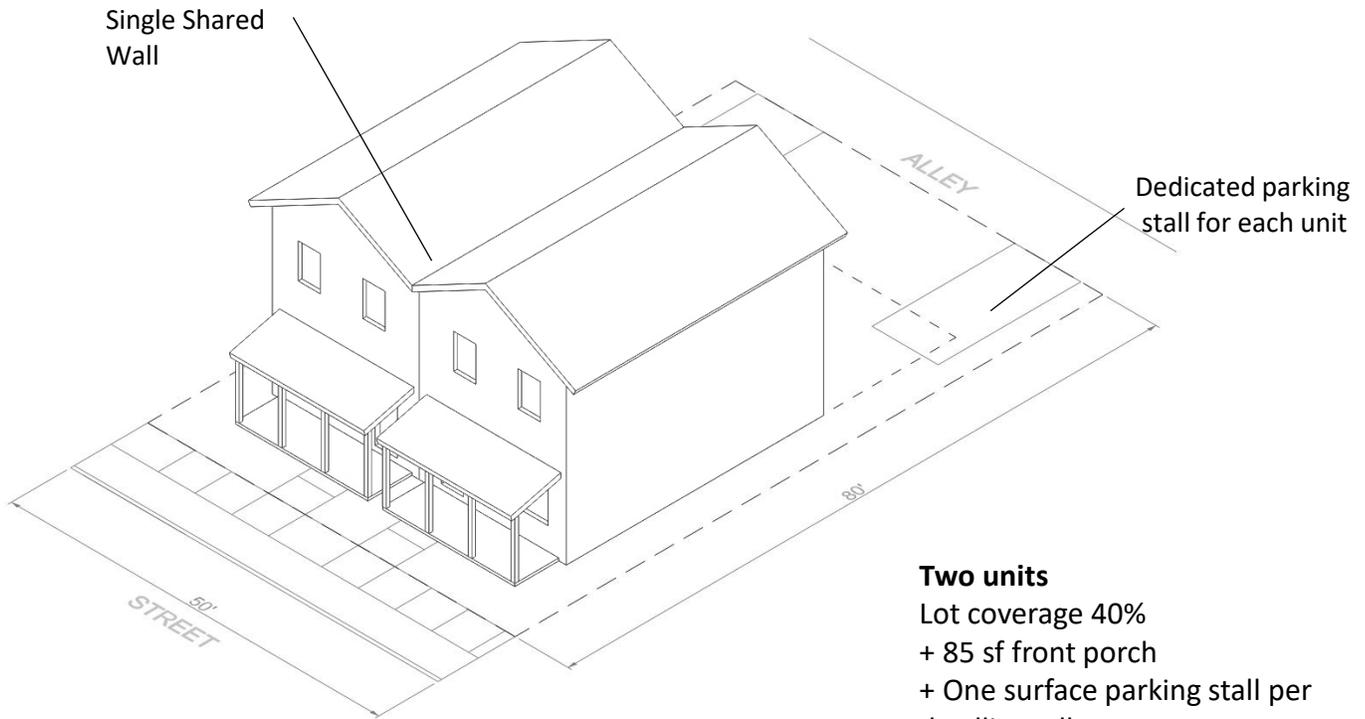
INFORMATION ABOUT THE BELOW PROTOTYPE

1400 sf home each

4,000 sf lot size

~550 sf rear yard each

3 bedrooms each



EXAMPLES



Garages and front doors on street-facing side at ground level



Street-facing duplex with driveway on outside edge to rear parking for each home



Corner lot duplex with garages on long-side and one front door on each street face

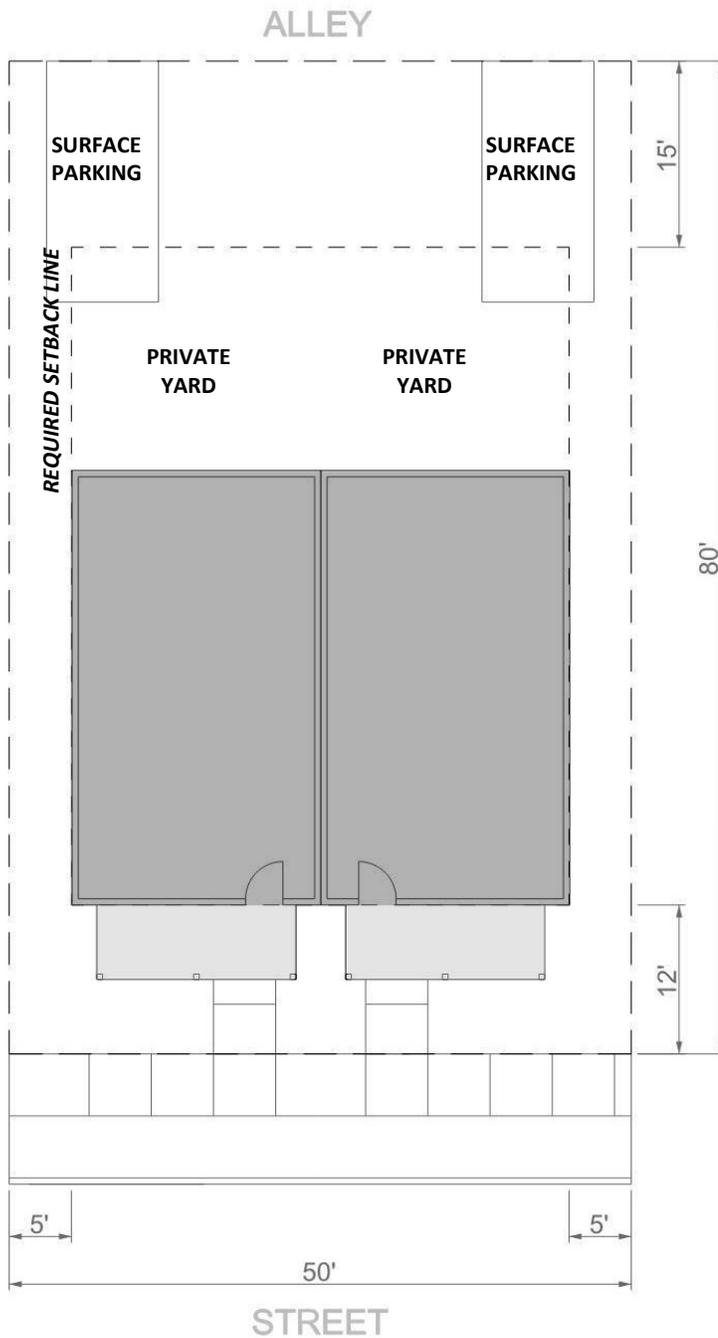
EXAMPLES



Two story duplexes with porches and front-facing garages



Attached duplex on SW Serenity Ln with prominent garages and deep setbacks



KEY CONSIDERATIONS

- Duplexes must be allowed on all lots in RN Zone
- Duplexes cannot be regulated by dwelling density
- No more than one parking space per dwelling can be required
- This concept proposes allowing a porch to encroach the front setback by 5'
- Other development features are consistent with current RN standards

Attachment 9 Frog Pond West Cottage Cluster

- Currently allowed in Frog Pond West
- Unclear if will be build under current rules
- Can provide a variety of smaller units, including single-level

Cottage Cluster

Definition: At least four detached dwelling units of under 900sf footprint clustered around a common open space

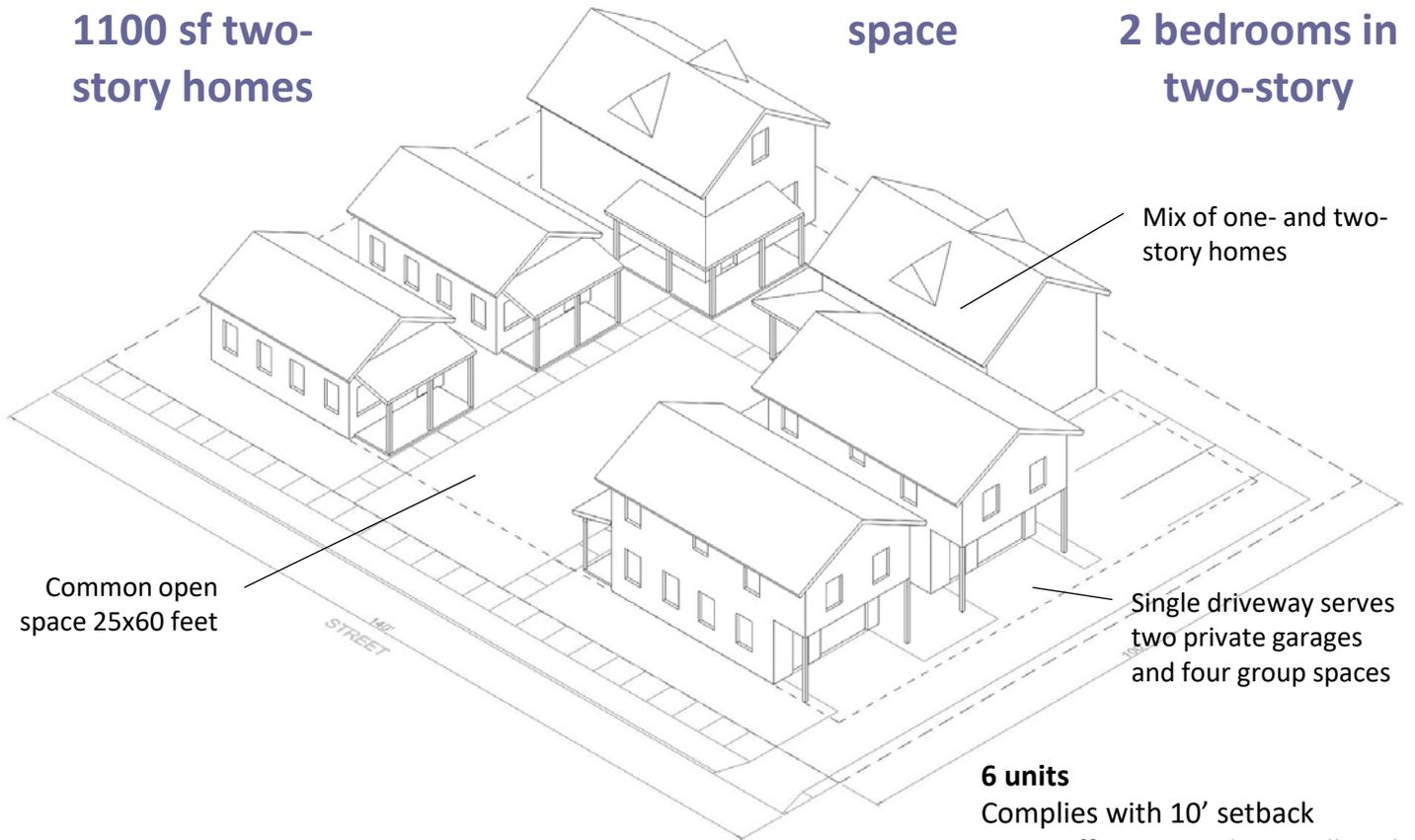
INFORMATION ABOUT THE BELOW PROTOTYPE

450sf one-story homes
1100 sf two-story homes

14,000sf lot size

2,000sf common open space

1 bedrooms in one-story
2 bedrooms in two-story



Common open space 25x60 feet

Mix of one- and two-story homes

Single driveway serves two private garages and four group spaces

6 units
Complies with 10' setback
+ one off-street parking stall each

EXAMPLES



Street-facing entrances on cottages closest to the street



Parking clustered behind or aside the homes



Common open space enclosed by numerous cottage's front door porches

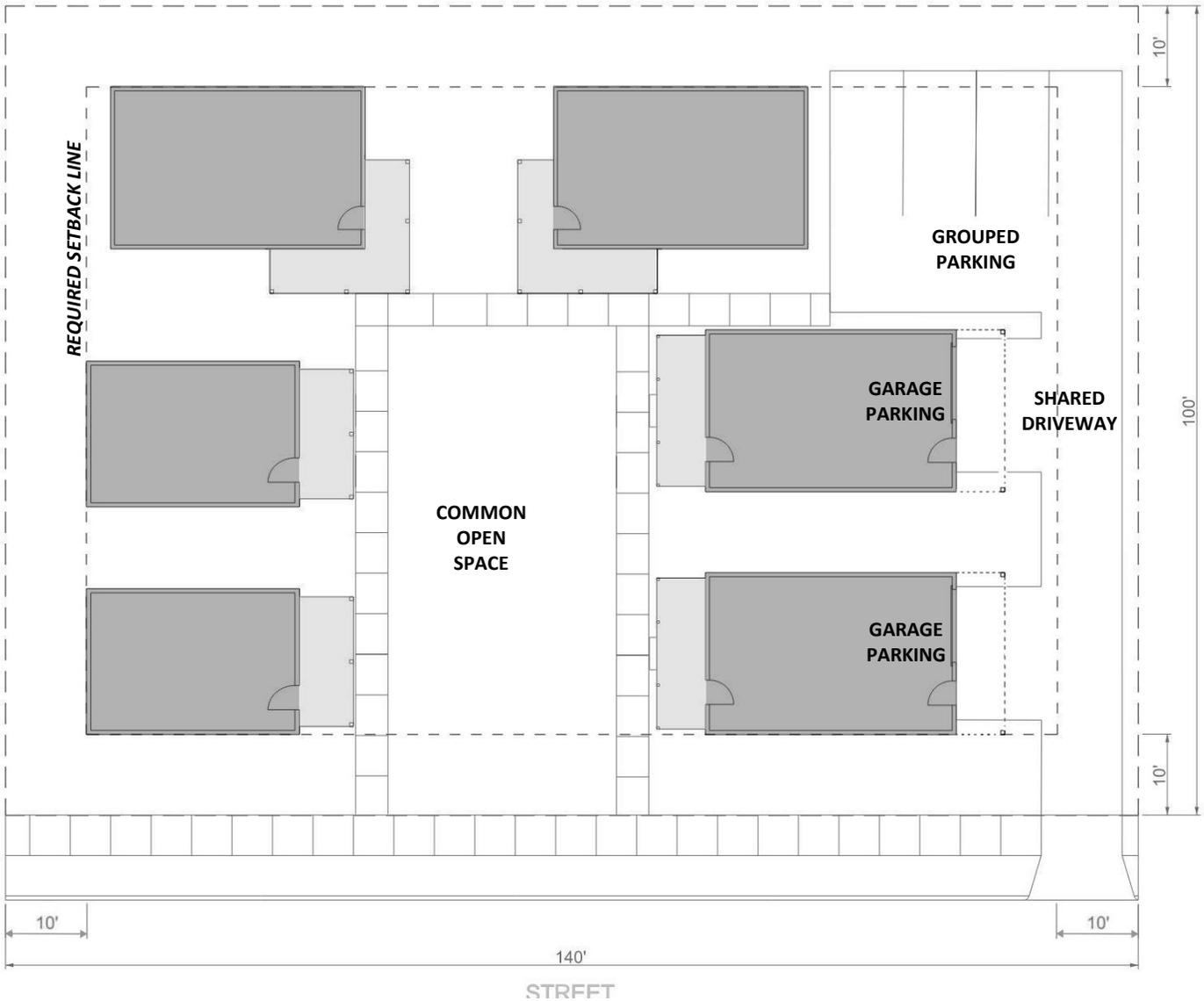
EXAMPLES



Each cottage can have private open space connected to the dwelling



A prominent entryway features highlights the location of required walkways and circulation



KEY CONSIDERATIONS

Cottage cluster lot sizes cannot be required larger than 8,000sf in RN zone

No more than one parking space per dwelling can be required

Setback minimums can be no larger than 10'

Lot coverage requirements cannot be applied

Frog Pond West

3-plus Unit Townhouse

- Not currently allowed in Frog Pond West
- One of most common middle housing in Wilsonville
- Likely to be built if allowed
- Could be larger, bulkier buildings

Townhouse

Definition: Two or more attached dwellings, each on their own lot

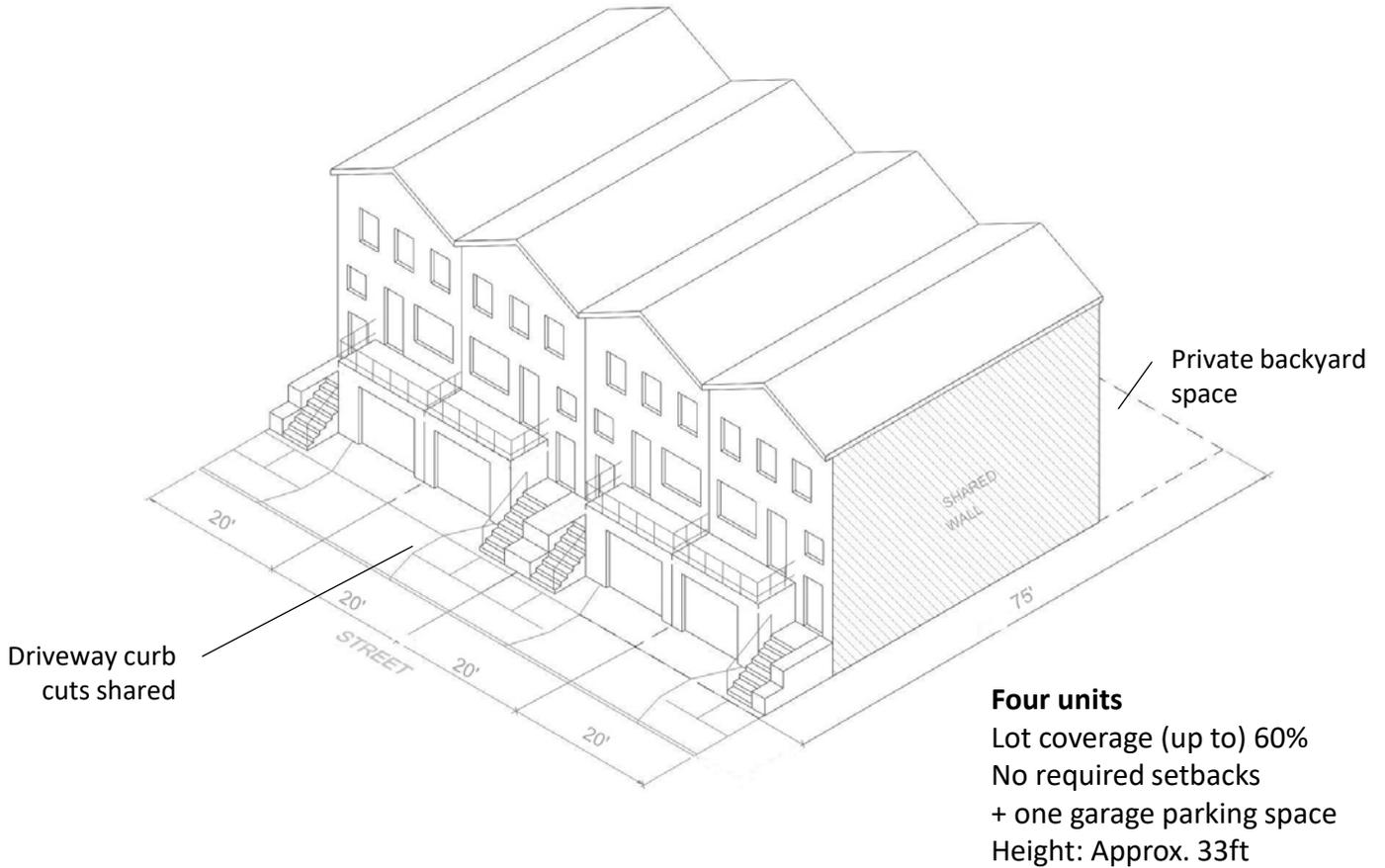
INFORMATION ABOUT THE BELOW PROTOTYPE

2,300sf home

1,500 sf lot size
for each home

~450sf yard

3+ bedrooms



Four units

Lot coverage (up to) 60%

No required setbacks

+ one garage parking space

Height: Approx. 33ft

EXAMPLES



Elevated stoops provide privacy from the street and a place for front landscaping



Porches and front façade variation help lessen the visual impact of front driveway.



Three-story home, with ground floor parking and two habitable floors above.

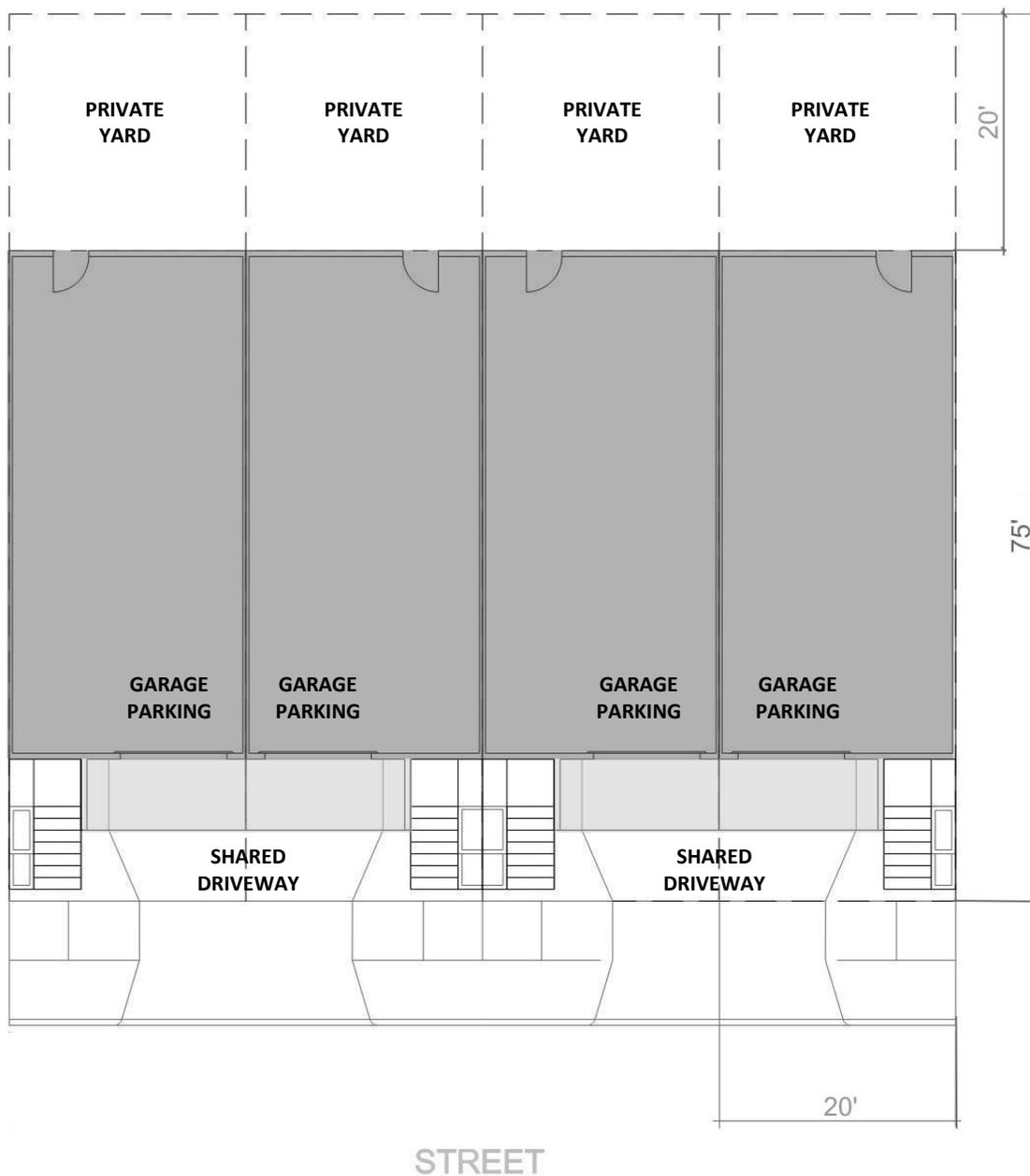
EXAMPLES



Shared driveways serve each home's garage.



Pitched roofs and inset front patios create a small building effect; no parking in this example.



KEY CONSIDERATIONS

- Townhouse lot sizes cannot be required larger than 1,500sf
- No more than one parking space per dwelling can be required
- Proposal for reducing or eliminating townhouse setback (especially side) requirements
- Proposal to allow greater lot coverage by townhouses

Frog Pond West Triplex/Quadplex

- Not currently allowed in Frog Pond West
- Not widely built in Wilsonville
- Could be similar in bulk to single-family home

Triplex (Attached)

Definition: A parcel containing three dwellings in an Attached configuration

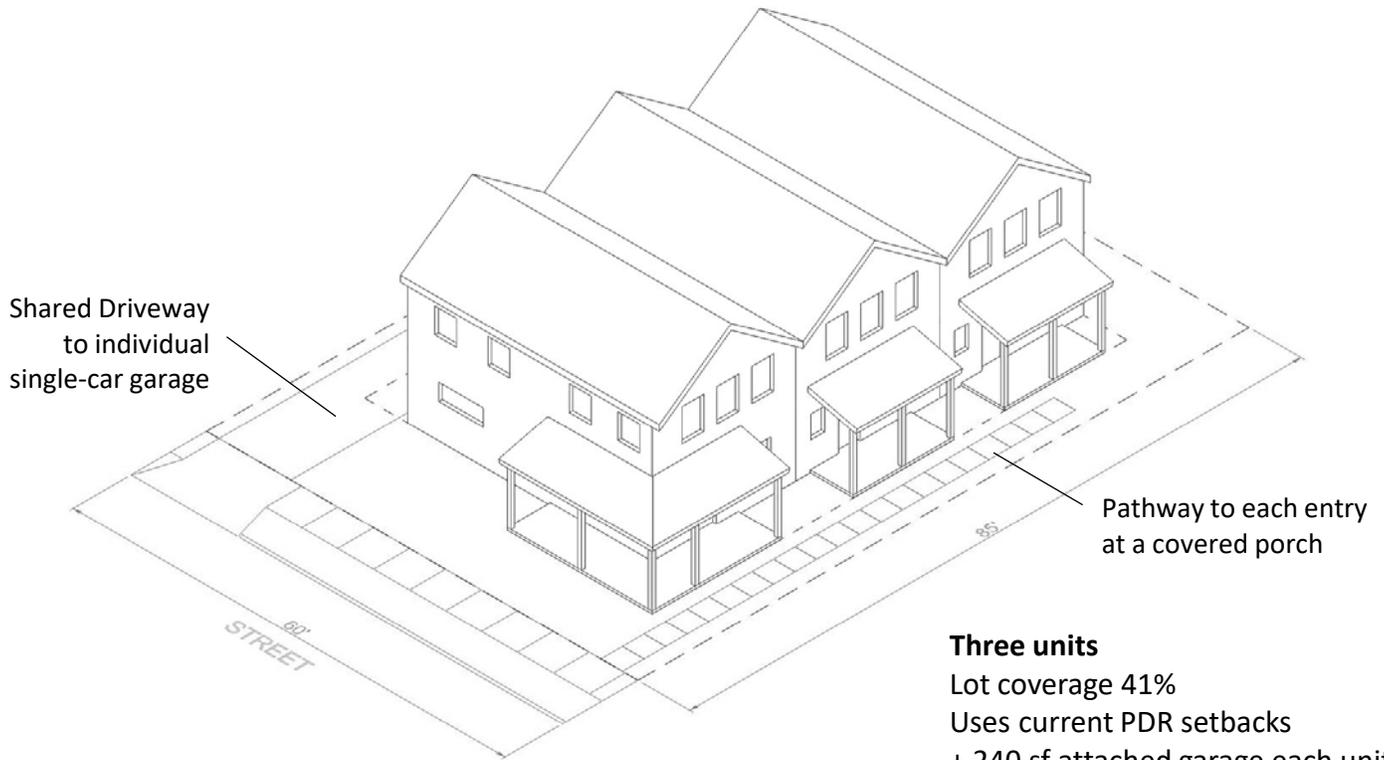
INFORMATION ABOUT THE BELOW PROTOTYPE

1000 sf livable space each

5,000 sf lot size

150 sf side yard (for front/rear dwellings)

2 bedrooms each



Three units

Lot coverage 41%

Uses current PDR setbacks

+ 240 sf attached garage each unit

+ 85 sf front porch

EXAMPLES



Attached triplex with homes running deep into the lot.



Triplex with strong street presence from variety of roof pitches and materials; and no parking.



Triplex with shared surface parking located behind.

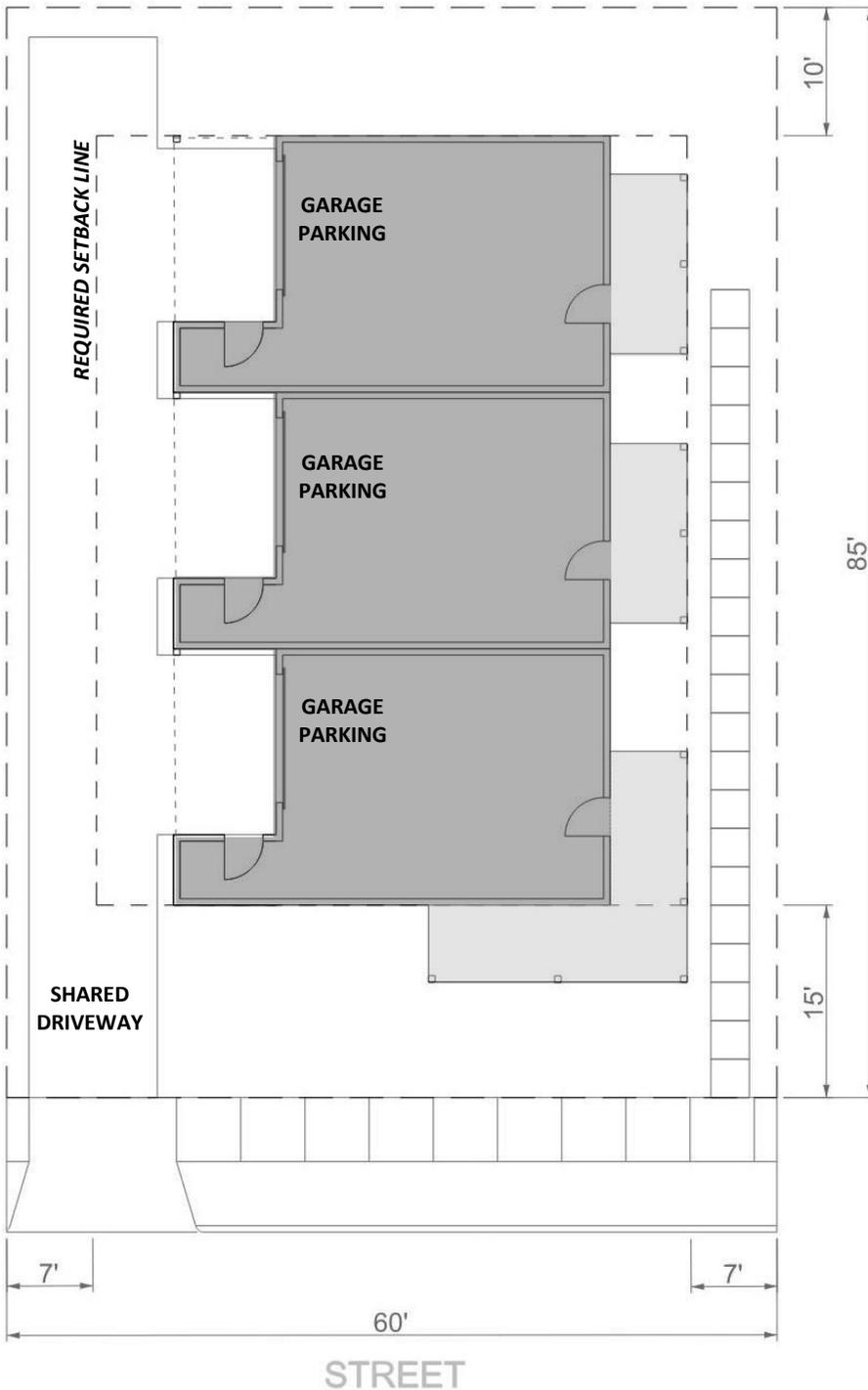
EXAMPLES



Triplex of three attached three-story homes, two of which with parking



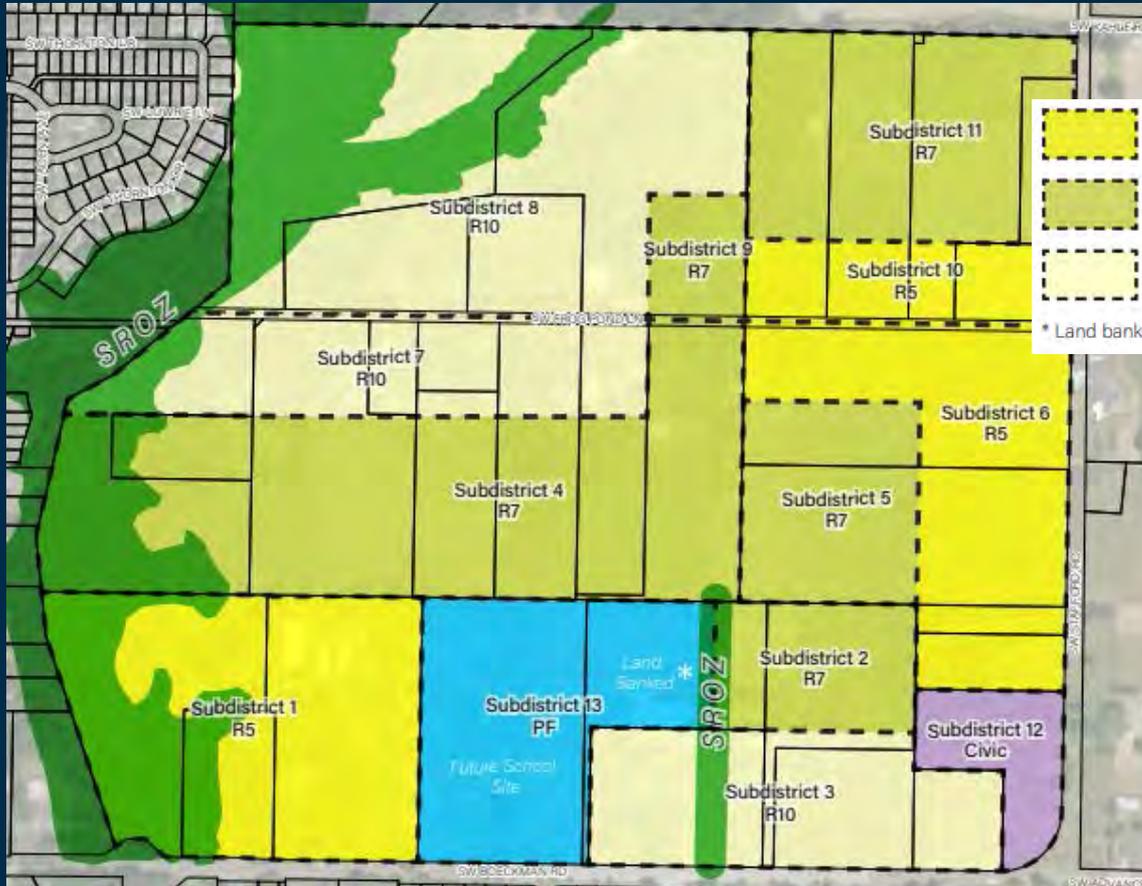
Triplex built to setback lines with three private street-facing garages



KEY CONSIDERATIONS

- Triplex must be allowed on 5,000sf and larger sites in PDR-3
- Triplexes cannot be regulated by dwelling density
- No more than one parking space per dwelling can be required
- Other development features are consistent with current PDR-3 standards

Frog Pond West Master Plan



	R5 - Small Lot Single Family		Public Facilities
	R7 - Medium Lot Single Family		Civic
	R10 - Large Lot Single Family		Significant Resources Overlay Zone (SROZ)

* Land banked for school facilities, a neighborhood park, and/or residential use.

Topics for Discussion

- Review Desired Project Outcomes
- Updated Frog Pond West Concepts
- Existing Planned Developments
Code Concepts
- Siting and Design Cut Sheets
- Outreach Plans



Existing Planned Development Status

- Legal conforming vs legal non-conforming
- Important for compliance with HB 2001

Existing Planned Development Status

- Proposed methods to make legal non-conforming
 - Threshold
 - Specific council designation
- Middle housing exempt from any density maximums

Topics for Discussion

- Review Desired Project Outcomes
- Updated Frog Pond West Concepts
- Existing Planned Developments
Code Concepts
- Siting and Design Cut Sheets
- Outreach Plans



Duplex (attached)

Definition: A parcel containing two dwellings in an Attached configuration

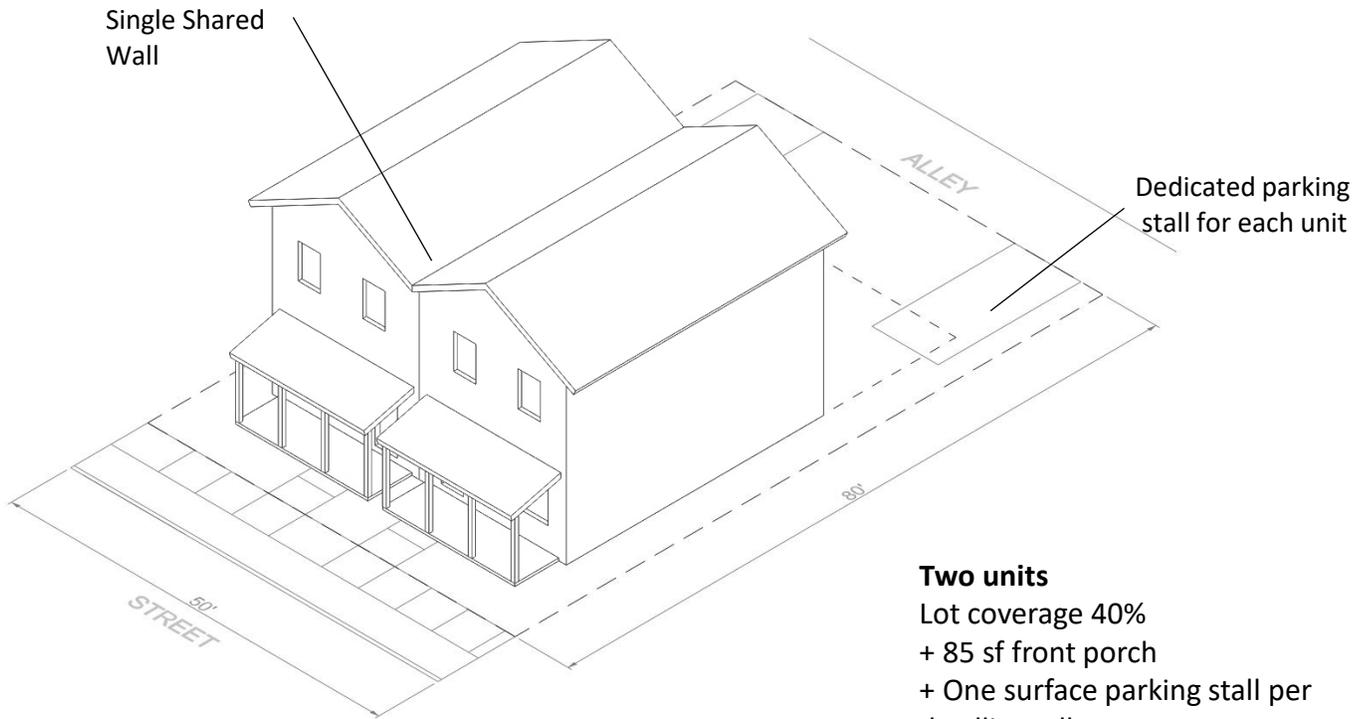
INFORMATION ABOUT THE BELOW PROTOTYPE

1400 sf home each

4,000 sf lot size

~550 sf rear yard each

3 bedrooms each



Two units
 Lot coverage 40%
 + 85 sf front porch
 + One surface parking stall per dwelling, alley-access

EXAMPLES



Garages and front doors on street-facing side at ground level



Street-facing duplex with driveway on outside edge to rear parking for each home



Corner lot duplex with garages on long-side and one front door on each street face

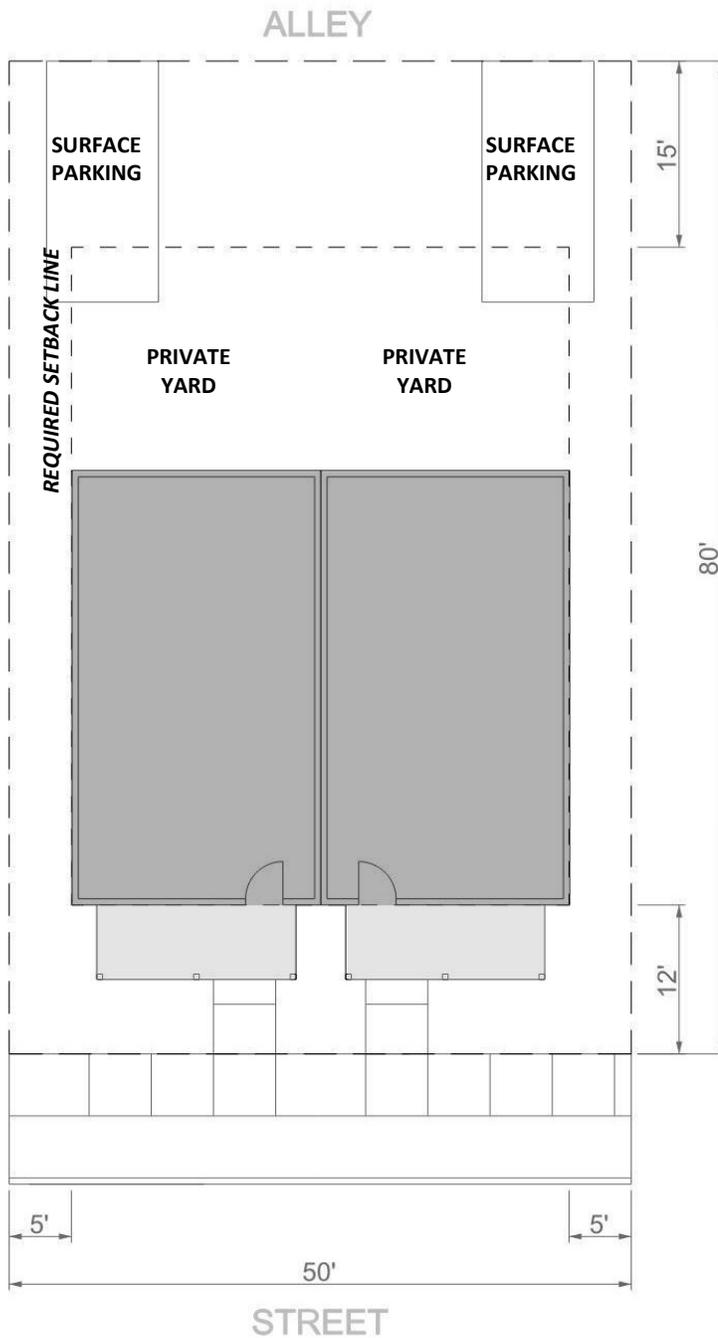
EXAMPLES



Two story duplexes with porches and front-facing garages



Attached duplex on SW Serenity Ln with prominent garages and deep setbacks



KEY CONSIDERATIONS

- Duplexes must be allowed on all lots in RN Zone
- Duplexes cannot be regulated by dwelling density
- No more than one parking space per dwelling can be required
- This concept proposes allowing a porch to encroach the front setback by 5'
- Other development features are consistent with current RN standards

Residential Neighborhood (RN) zone R-5 Small Lot zone sub-district (applicable to Duplex (attached) prototype)	Attachment 9 <u>Red Underline</u> : compliance updates to code <u>Green Underline</u> : feasibility updates to code
Minimum Lot Size	<ul style="list-style-type: none"> • Single Family Dwelling: 4,000 sf • Duplexes: 6,000 sf <u>4,000 sf</u> • <u>Triplexes: 5,000 sf</u> • <u>Quadplexes: 7,000 sf</u> • <u>Townhouses: 1,500sf</u> • <u>Cottage Clusters: 7,000sf</u>
Minimum Lot Dimensions	Width: 35' Depth: 60' <ul style="list-style-type: none"> • <u>Min. lot width for townhouses is 20'</u>
Maximum Lot Coverage	60%; <u>Not applicable to Cottage Clusters</u>
Maximum Height	35'
Setbacks	Front: 12' (<u>porches may encroach 5'</u>) / Rear: 15' / Side: 5' Garage from street: 20' / Garage from Alley: 18' <ul style="list-style-type: none"> • <u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u> • <u>Townhouse Setbacks: No setback required along property lines where townhouses are attached. Consider 0' setback (especially side) for T.H.</u>
Garages & Driveways	<ul style="list-style-type: none"> • No more than 50% of street-facing façade length • Front-loaded garages are limited to one shared driveway/apron per street • There must be at least 20 feet between the garage door and the sidewalk <u>unless the garage is integrated with a cottage cluster unit at which point the setback is 10 feet</u> • Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access.
Windows	Front façade window requirement varies from 10-15% coverage depending on stories of building and use of 4.127 (0.15) E, Design Menu options
Main Entry Location	Within 12' of longest street-facing wall of the dwelling unit
Main Entry Orientation Options	<ul style="list-style-type: none"> • Face the street or angled up to 45 degrees from the street • Open onto a porch that is at least 6' deep, has at least one entrance facing the street, and is covered with a roof or trellis
House Plan Variety	Duplex street-facing elevations differ <u>from other structures</u> by the following: materials, articulation, roof type, inclusion of porch, fenestration, stories
Landscaping and Open Space	Minimum 25% of the Gross Development Area <ul style="list-style-type: none"> • Open Space: 10% of net developable • Useable open space: 50% of open space • Min. Individual Open Space: 2,000 sf • Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

Duplex (Detached)

Definition: A parcel containing two dwellings in a Detached configuration

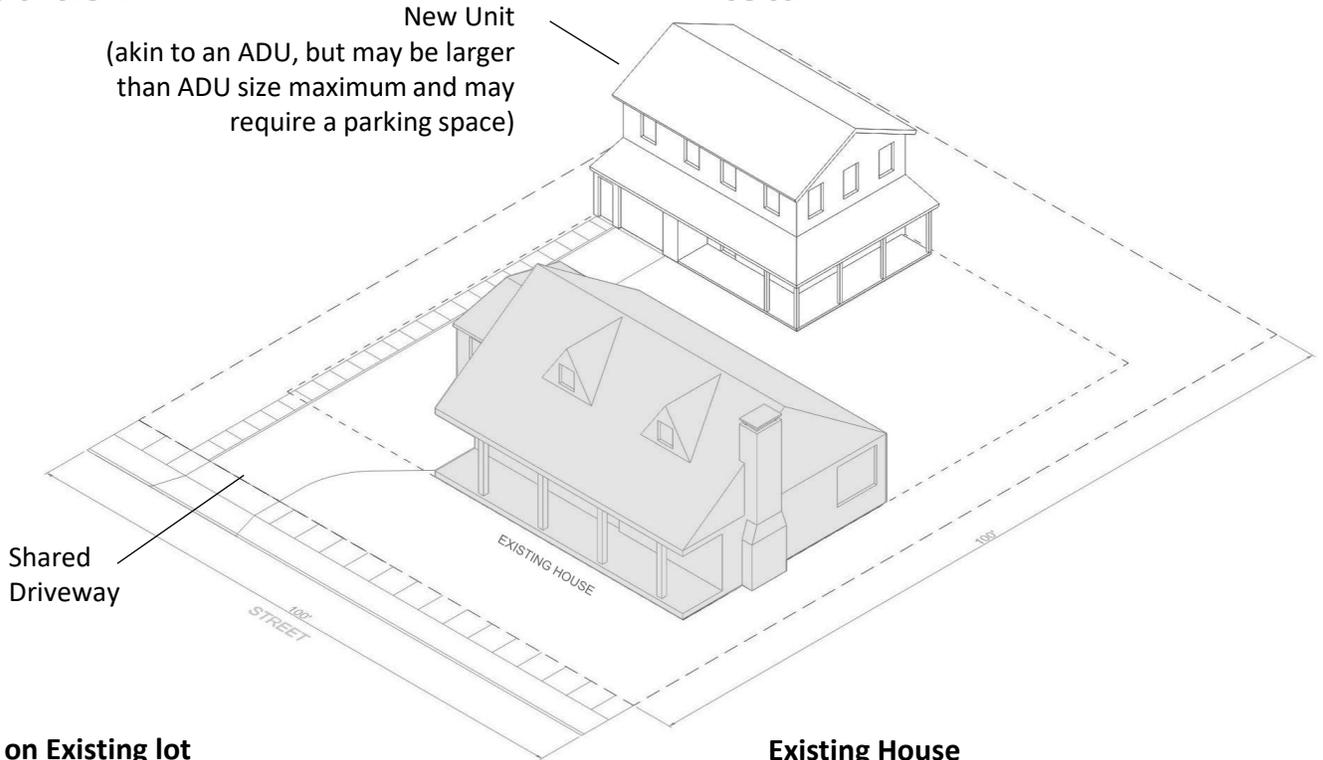
INFORMATION ABOUT THE BELOW PROTOTYPE - New Unit

**1200sf duplex
addition**

13,000sf lot size

**9,000+ sf yard
total**

3 bedrooms



New Unit on Existing lot

Lot coverage 26%
New unit- 1200 sf / 3BR + 300 sf garage
+200 sf porch
2500 sf yard

Existing House

1800 sf / 3BR + 300 sf garage
+200 sf porch
2,000 sf yard

— EXAMPLES



Two units on a shared lot with second unit in rear



Two unit on shared lot, each with designated private yard

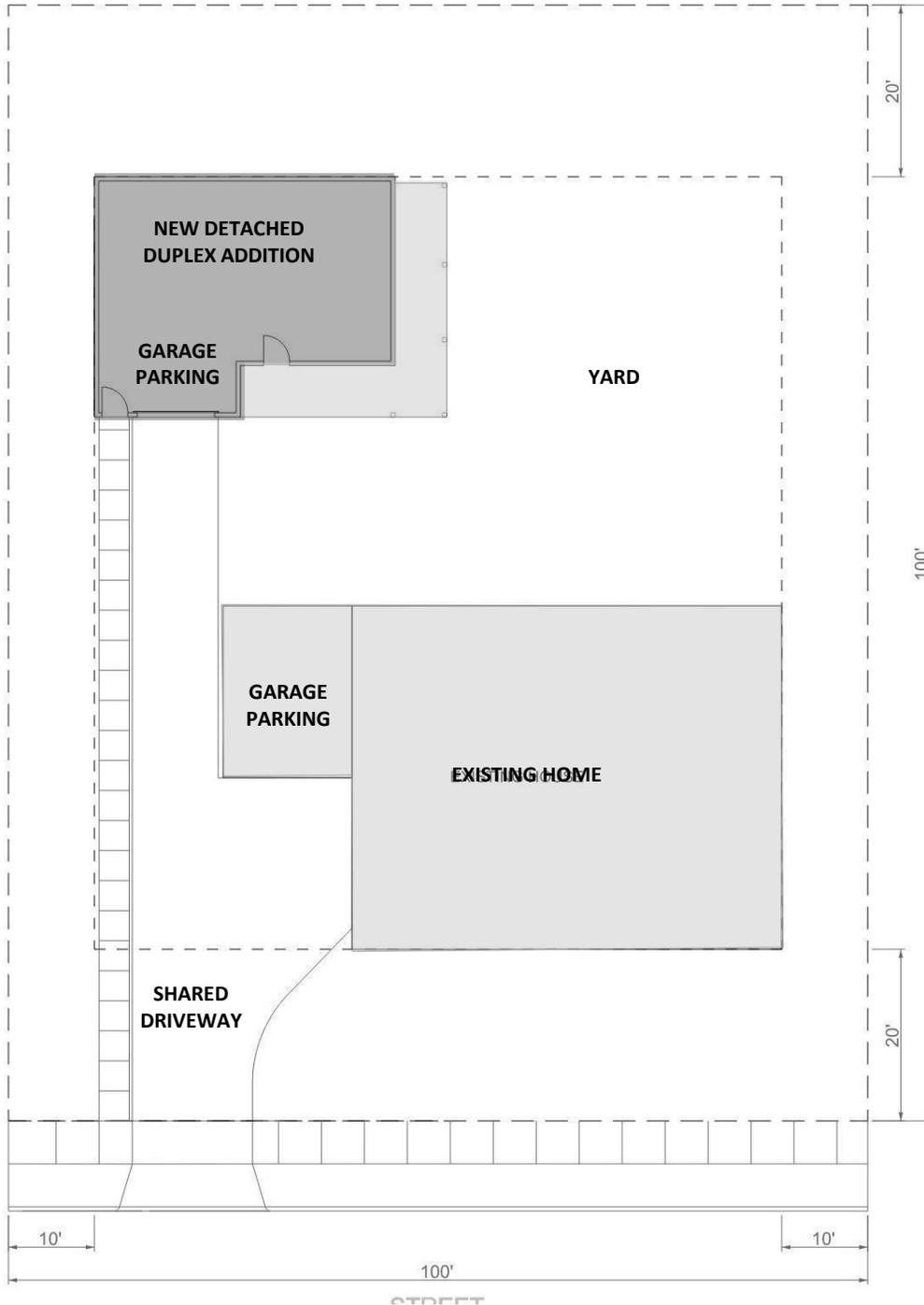
EXAMPLES



Side-by-side detached duplex with front garage in semi-basement



Side-by-side detached duplex on a corner lot with surface parking accessed of either street



- KEY CONSIDERATIONS**
- Duplexes must be allowed on all lots in R zone
 - Duplexes cannot be regulated by dwelling density
 - No more than one parking space per dwelling can be required
 - Proposed to permit greater lot coverage that R zone currently allows for duplexes on lots up to 5,000sf (see following table); this specific prototype does not reflect the proposal
 - Other development features are consistent with current R zone standards

Attachment 9

Residential (R) Zone Applicable to Duplex (detached) prototype	<u>Red Underline</u> : compliance updates to code <u>Green Underline</u> : feasibility updates to code																							
Minimum Lot Size	Single-Dwelling: 5,000 sf <u>Duplexes: 5,000sf</u> <u>Triplexes: 5,000 sf</u> <u>Quadplexes: 7,000 sf</u> <u>Townhouses: 1,500sf</u> <u>Cottage Clusters: 7,000sf</u>																							
Minimum Lot Dimensions	W: 60' (<u>20' for townhouses</u>) D: 70'																							
Density per Acre	Single-Dwelling: Varies based on Comprehensive Plan designation <u>Duplex, Triplex, and Quadplex: No maximum density</u> <u>Townhouse: Maximum density may be set as low as 20 dwellings per acre.</u> <u>Cottage Cluster: Minimum 4 dwellings per acre; no Maximum</u>																							
Maximum Lot Coverage	20% for all residential dwelling units; 30% for all buildings. <table border="1" data-bbox="475 730 1523 1241"> <thead> <tr> <th data-bbox="475 730 1019 772"><u>Lot Size</u></th> <th data-bbox="1019 730 1284 772"><u>Largest Building</u></th> <th data-bbox="1284 730 1523 772"><u>All Buildings</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="475 772 1019 821"><u>20,000 sf or more</u></td> <td data-bbox="1019 772 1284 821"><u>20%</u></td> <td data-bbox="1284 772 1523 821"><u>25%</u></td> </tr> <tr> <td data-bbox="475 821 1019 926"><u>More than 12,000 sf and less than 20,000 sf</u></td> <td data-bbox="1019 821 1284 926"><u>25%</u></td> <td data-bbox="1284 821 1523 926"><u>30%</u></td> </tr> <tr> <td data-bbox="475 926 1019 1010"><u>More than 8,000 sf up to 12,000 sf</u></td> <td data-bbox="1019 926 1284 1010"><u>40%</u></td> <td data-bbox="1284 926 1523 1010"><u>50%</u></td> </tr> <tr> <td data-bbox="475 1010 1019 1094"><u>More than 7,000 sf up to 8,000 sf</u></td> <td data-bbox="1019 1010 1284 1094"><u>45%</u></td> <td data-bbox="1284 1010 1523 1094"><u>55%</u></td> </tr> <tr> <td data-bbox="475 1094 1019 1178"><u>7,000 square feet or less</u></td> <td data-bbox="1019 1094 1284 1178"><u>50%</u></td> <td data-bbox="1284 1094 1523 1178"><u>60%</u></td> </tr> <tr> <td data-bbox="475 1178 1019 1241"><u>5,000 sf or less</u></td> <td data-bbox="1019 1178 1284 1241"><u>60%</u></td> <td data-bbox="1284 1178 1523 1241"><u>70%</u></td> </tr> </tbody> </table>			<u>Lot Size</u>	<u>Largest Building</u>	<u>All Buildings</u>	<u>20,000 sf or more</u>	<u>20%</u>	<u>25%</u>	<u>More than 12,000 sf and less than 20,000 sf</u>	<u>25%</u>	<u>30%</u>	<u>More than 8,000 sf up to 12,000 sf</u>	<u>40%</u>	<u>50%</u>	<u>More than 7,000 sf up to 8,000 sf</u>	<u>45%</u>	<u>55%</u>	<u>7,000 square feet or less</u>	<u>50%</u>	<u>60%</u>	<u>5,000 sf or less</u>	<u>60%</u>	<u>70%</u>
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<u>7,000 square feet or less</u>	<u>50%</u>	<u>60%</u>																						
<u>5,000 sf or less</u>	<u>60%</u>	<u>70%</u>																						
Height	35'																							
Minimum Setbacks	<i>Lots over 10,000 sf</i> Front: 20' Rear: 20' Side: 10' To garage or carport entry: 20'	<i>Lots not exceeding 10,000 sf</i> Front: 15' Rear: 15' (1 story), 20' (2+ story) Side: 5' (1 story), 7' (2+ story) To garage or carport entry: 20'																						
	<i>All lots</i> <ul style="list-style-type: none"> <u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u> <u>Townhouse Setbacks: No setback required along property lines where townhouses are attached.</u> 																							
Minimum Street Frontage	30' (<u>20' for townhouses</u>)																							

Triplex (Attached)

Definition: A parcel containing three dwellings in an Attached configuration

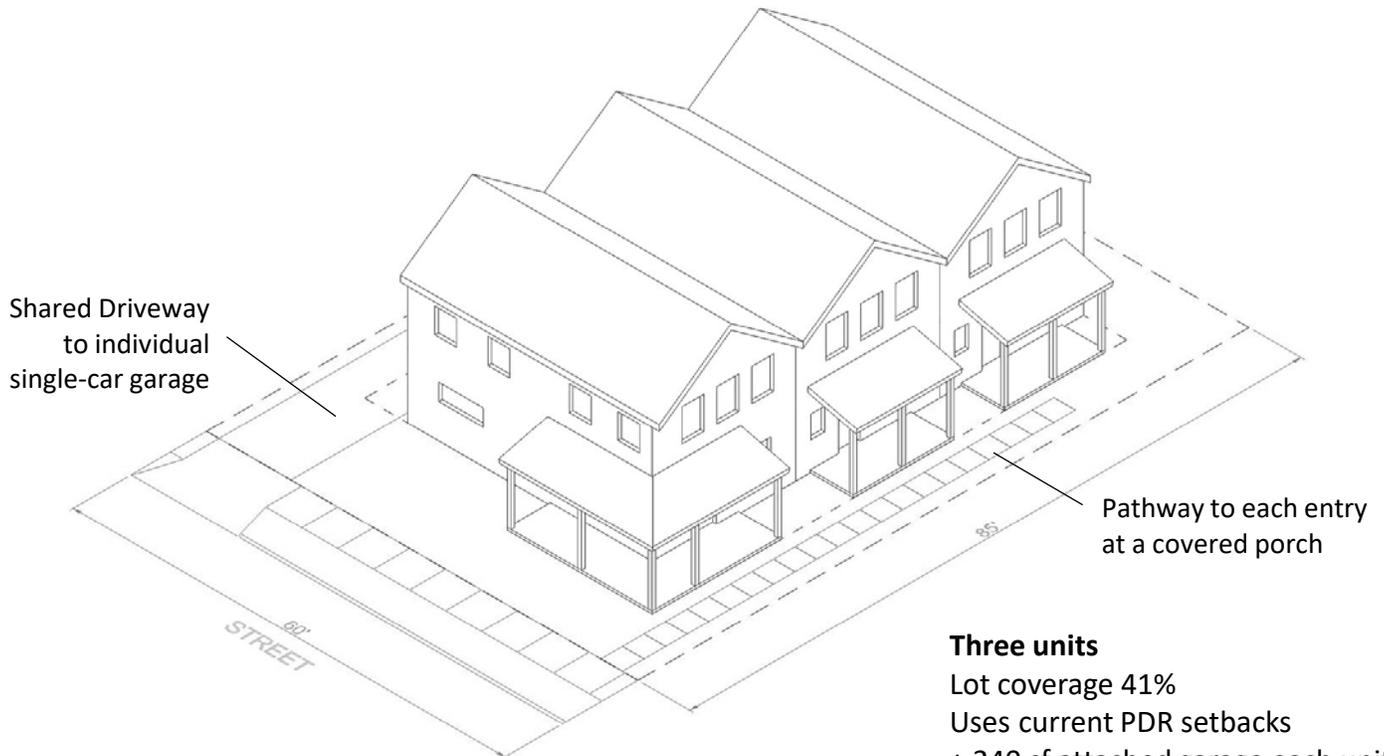
INFORMATION ABOUT THE BELOW PROTOTYPE

1000 sf livable space each

5,000 sf lot size

150 sf side yard (for front/rear dwellings)

2 bedrooms each



Three units

Lot coverage 41%

Uses current PDR setbacks

+ 240 sf attached garage each unit

+ 85 sf front porch

EXAMPLES



Attached triplex with homes running deep into the lot.



Triplex with strong street presence from variety of roof pitches and materials; and no parking.



Triplex with shared surface parking located behind.

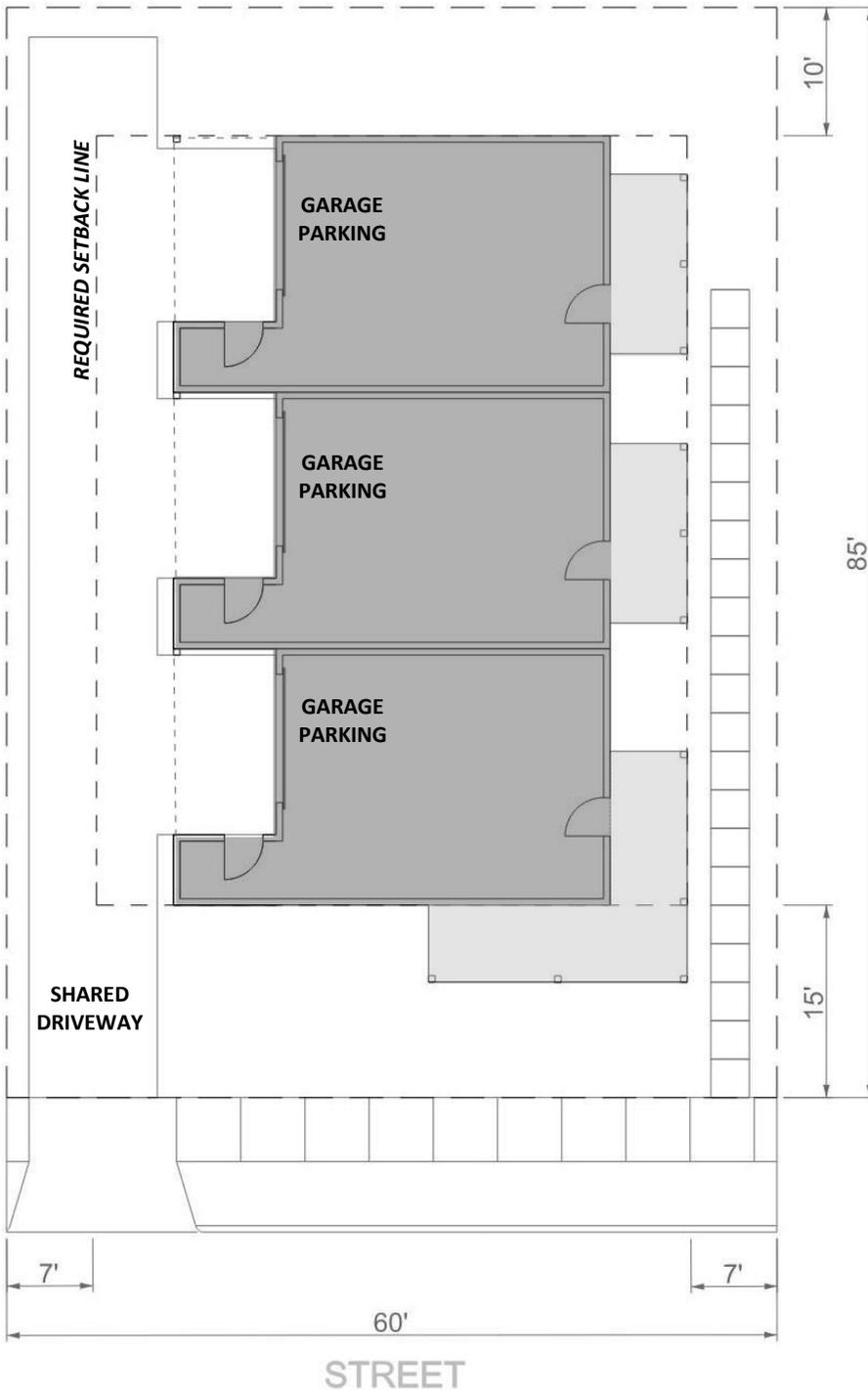
EXAMPLES



Triplex of three attached three-story homes, two of which with parking



Triplex built to setback lines with three private street-facing garages



KEY CONSIDERATIONS

- Triplex must be allowed on 5,000sf and larger sites in PDR-3
- Triplexes cannot be regulated by dwelling density
- No more than one parking space per dwelling can be required
- Other development features are consistent with current PDR-3 standards

Quadplex (Attached)

Definition: A parcel containing four dwellings in an Attached configuration

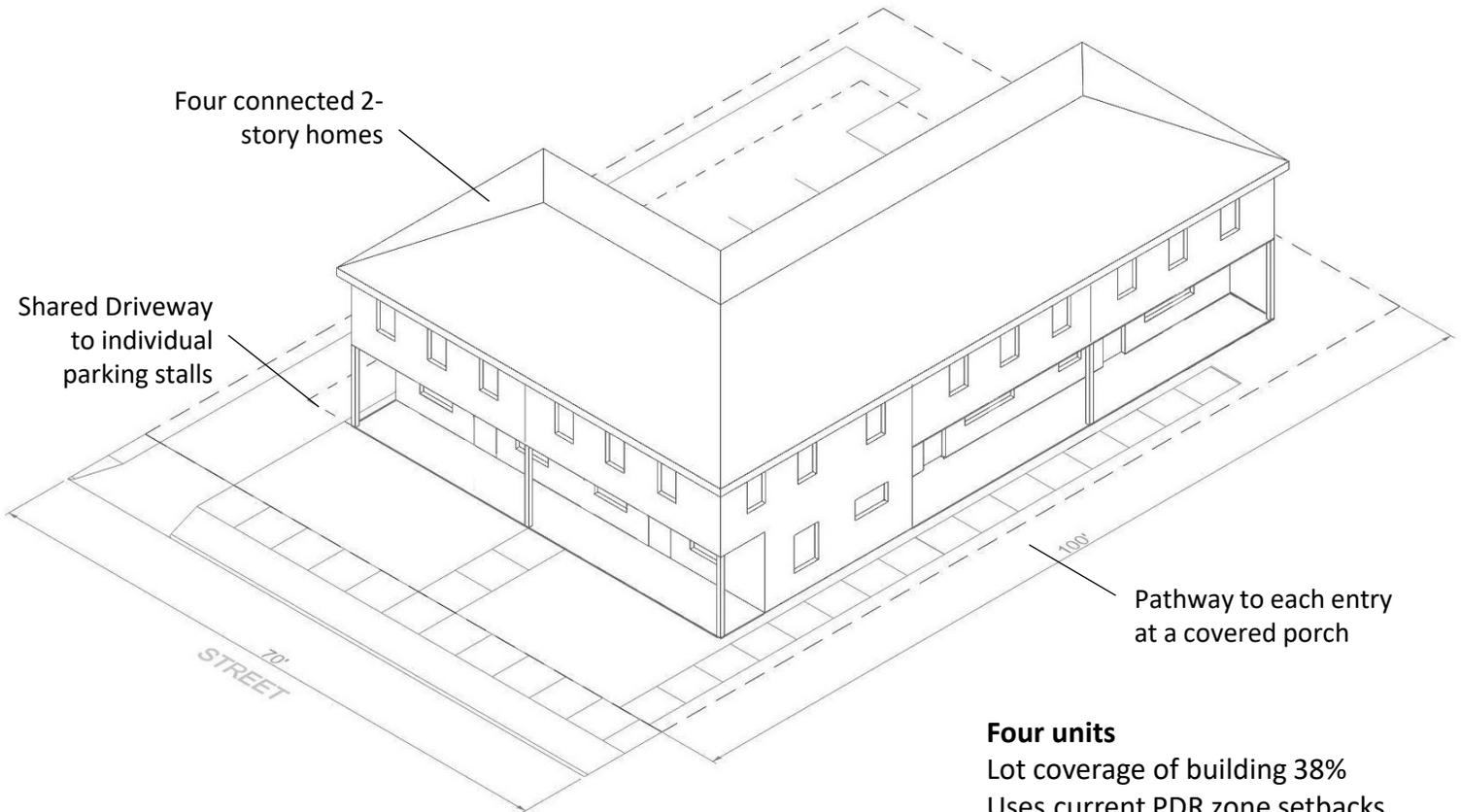
INFORMATION ABOUT THE BELOW PROTOTYPE

1150 sf home

7,000 sf lot size

~1,900sf
shared yard

3 bedrooms



Four units

Lot coverage of building 38%
Uses current PDR zone setbacks
+ one off-street parking stall
+ 175 sf front porch each home

EXAMPLES



Attached quadplex with strong street presence; two homes with two parking and two homes with no parking.



Quadplex built to front setback line; no parking.



Four-pack quadplex of two-story attached homes; parking provided from two separate driveways

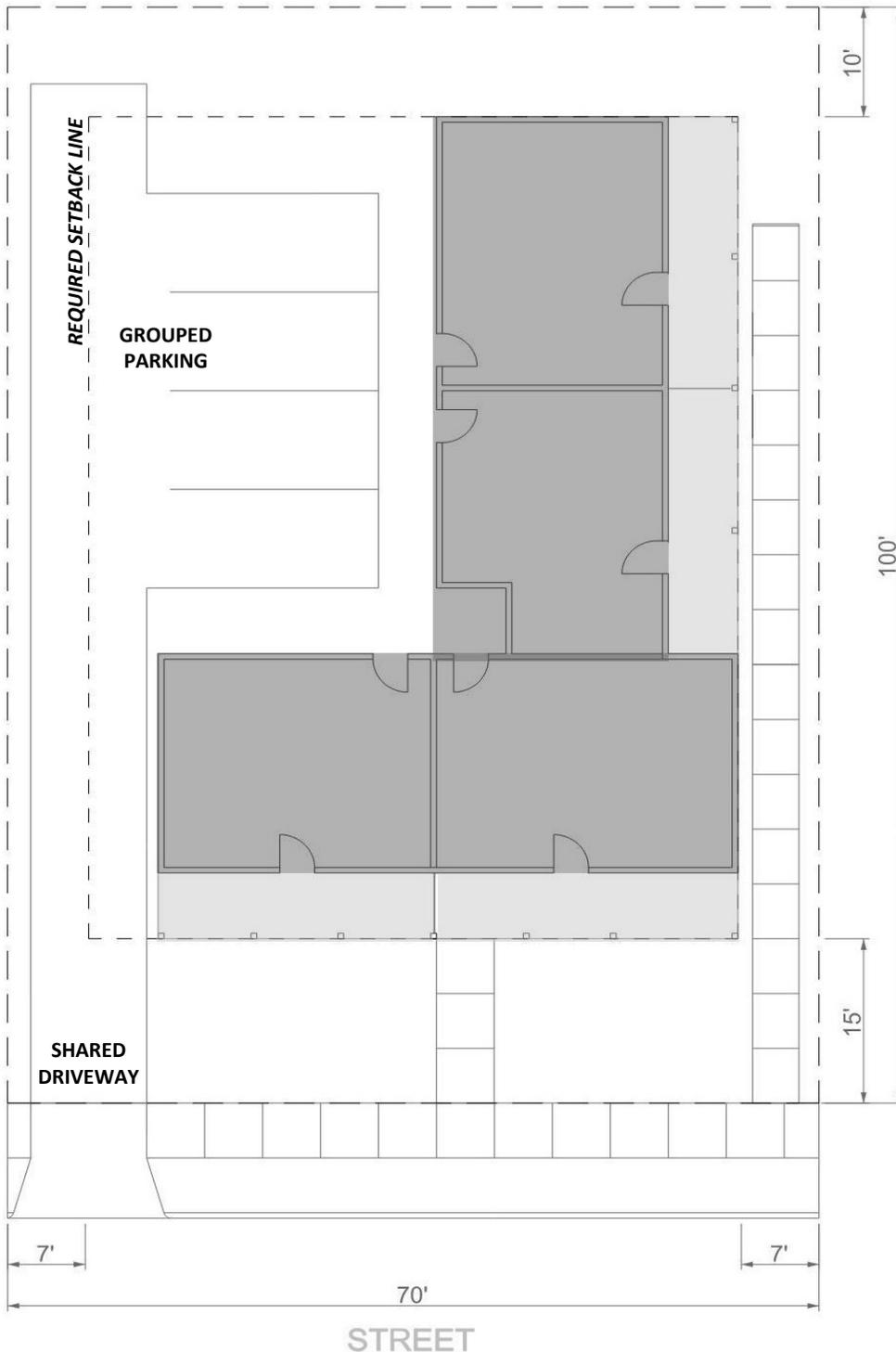
EXAMPLES



Quadplex as two separate two-dwelling structures



Historic quadplex with two dwellings on each floor; parking on shared side driveway



- KEY CONSIDERATIONS**
- Quadplexes must be allowed on 7,000sf and larger sites in PDR-3
 - Quadplexes cannot be regulated by dwelling density
 - No more than one parking space per dwelling can be required
 - Other development features are consistent with current PDR-3 standards

Townhouse

Definition: Two or more attached dwellings, each on their own lot

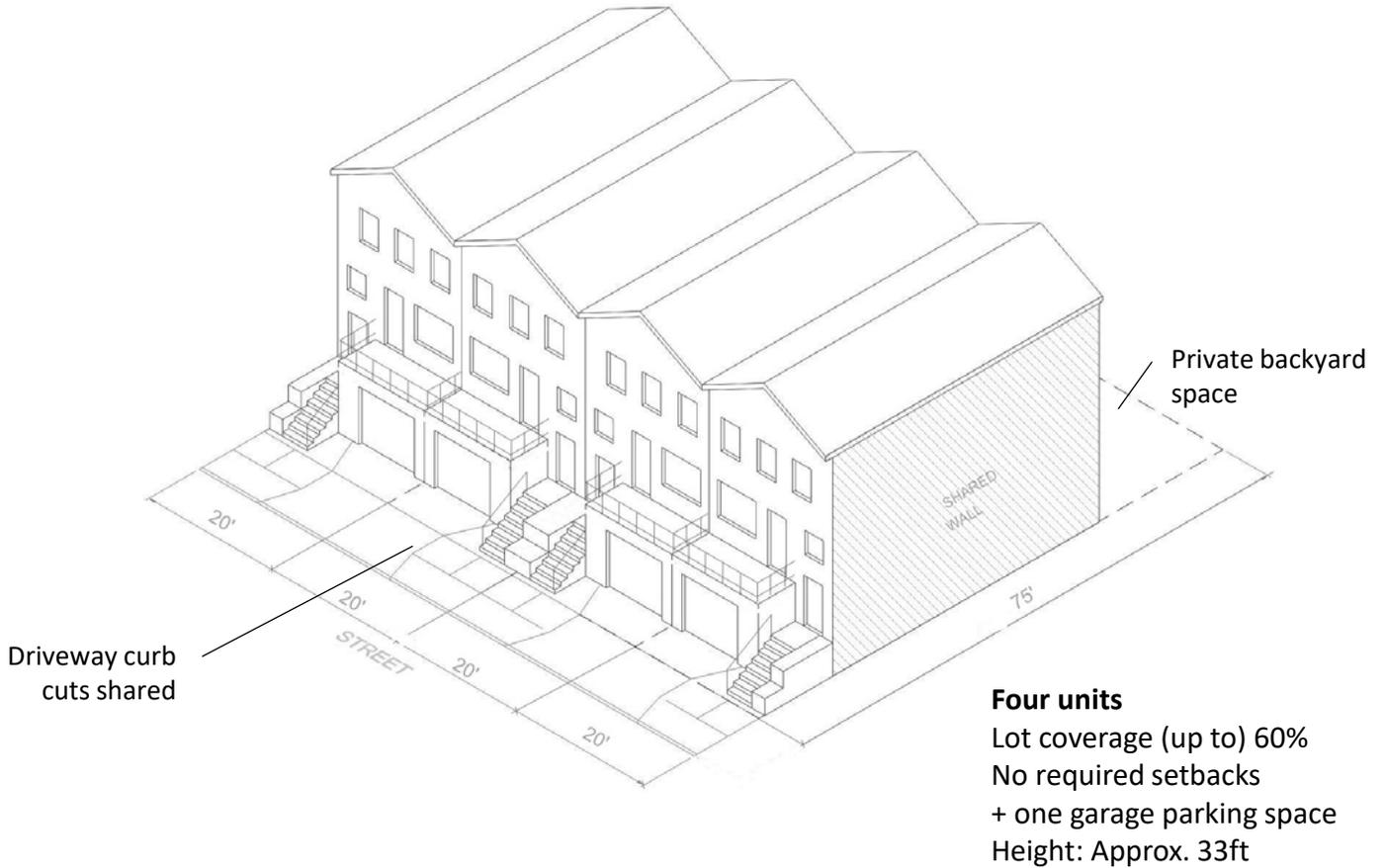
INFORMATION ABOUT THE BELOW PROTOTYPE

2,300sf home

1,500 sf lot size
for each home

~450sf yard

3+ bedrooms



Four units

Lot coverage (up to) 60%
No required setbacks
+ one garage parking space
Height: Approx. 33ft

EXAMPLES



Elevated stoops provide privacy from the street and a place for front landscaping



Porches and front façade variation help lessen the visual impact of front driveway.



Three-story home, with ground floor parking and two habitable floors above.

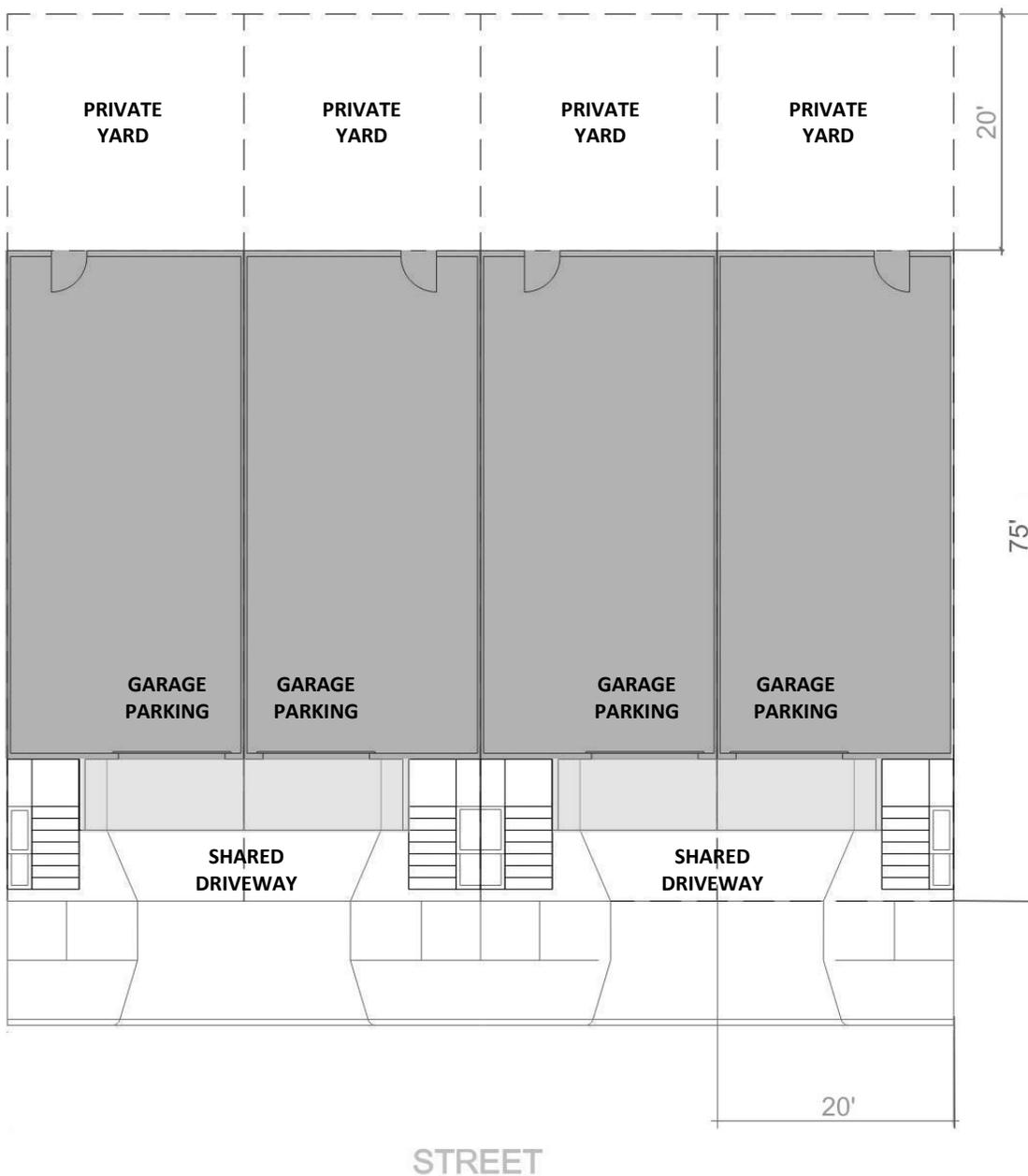
EXAMPLES



Shared driveways serve each home's garage.



Pitched roofs and inset front patios create a small building effect; no parking in this example.



KEY CONSIDERATIONS

- Townhouse lot sizes cannot be required larger than 1,500sf
- No more than one parking space per dwelling can be required
- Proposal for reducing or eliminating townhouse setback (especially side) requirements
- Proposal to allow greater lot coverage by townhouses

Planned Development Residential 3 (PDR-3) Zone Applicable to Triplex attached, Quadplex attached, and Townhouse prototypes	<u>Red Underline</u> : compliance updates to code <u>Green Underline</u> : feasibility updates to code	
Minimum Lot Size	Single-Dwelling: 4,500 sf <u>Duplexes: 5,000sf</u> <u>Triplexes: 5,000 sf</u> <u>Quadplexes: 7,000 sf</u> <u>Townhouses: 1,500sf</u> <u>Cottage Clusters: 7,000sf</u>	
Minimum Lot Dimensions	W: 40' (<u>20' for townhouses</u>) D: 70'	
Density per Acre	Single-Dwelling: Maximum: 5; Minimum: 4 <u>Duplex, Triplex, and Quadplex: No maximum density</u> <u>Townhouse: Maximum density may be set as low as 20 dwellings per acre.</u> <u>Cottage Cluster: Minimum 4 dwellings per acre; no Maximum</u>	
Maximum Lot Coverage	Largest Building: 50% All Buildings: 60% <u>Triplexes on a 5,000-#,###sf lot are permitted 60% (largest building) and 70% (all buildings)</u> <u>Townhomes on a 1,500-2,000sd lot are permitted 65% (largest building) and 75% (all buildings)</u> <u>Not applicable to Cottage Clusters</u>	
Building Height	35'	
Minimum Setbacks	<i>Lots over 10,000 sf</i> <ul style="list-style-type: none"> • Front: 20' • Rear: 20' • Side: 10' 	<i>Lots not exceeding 10,000 sf</i> <ul style="list-style-type: none"> • Front: 15' (porches may encroach by 5") (<u>Townhouses 5'</u>) • Rear: 15' (1 story), 20' (2+ story) (<u>Townhouses 10'</u>) • Side: 5' (1 story), 7' (2+ story) (<u>Townhouses 0'</u>)
	<i>All lots</i> <ul style="list-style-type: none"> • To front-facing garage or carport entry: 20' • Wall above the garage door may project to within fifteen (15) feet of property line, provided that clearance to garage door is maintained. • To alley-facing garage or carport entry: 4' from alley property line • <u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u> • <u>Townhouse Setbacks: No setback required along property lines where townhouses are attached.</u> 	
Minimum Street Frontage	40' (24' for lots fronts on cul-de-sacs; <u>20' for townhouses</u>)	

Cottage Cluster

Definition: At least four detached dwelling units of under 900sf footprint clustered around a common open space

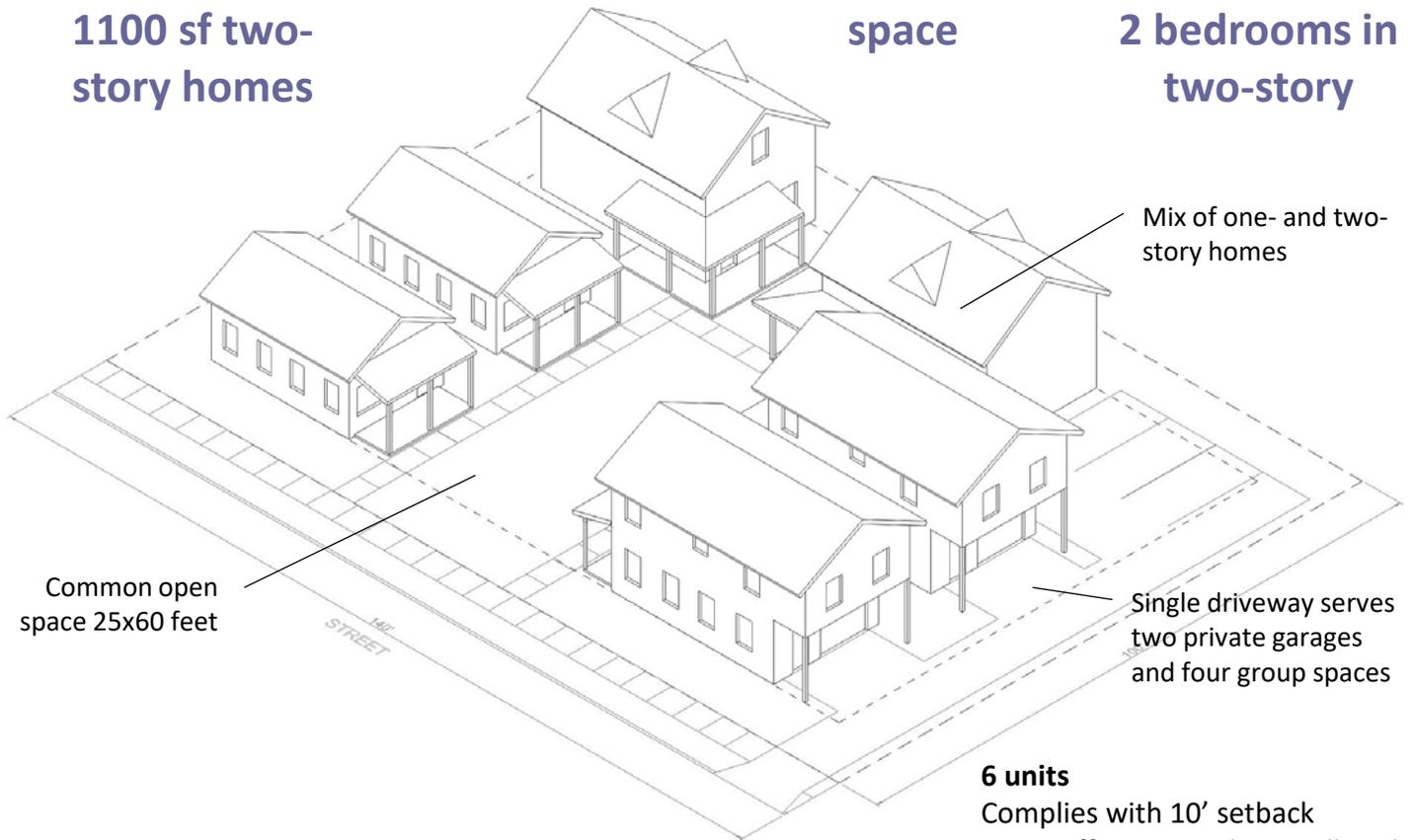
INFORMATION ABOUT THE BELOW PROTOTYPE

450sf one-story homes
1100 sf two-story homes

14,000sf lot size

2,000sf common open space

1 bedrooms in one-story
2 bedrooms in two-story



Common open space 25x60 feet

Mix of one- and two-story homes

Single driveway serves two private garages and four group spaces

6 units
Complies with 10' setback
+ one off-street parking stall each

EXAMPLES



Street-facing entrances on cottages closest to the street



Parking clustered behind or aside the homes



Common open space enclosed by numerous cottage's front door porches

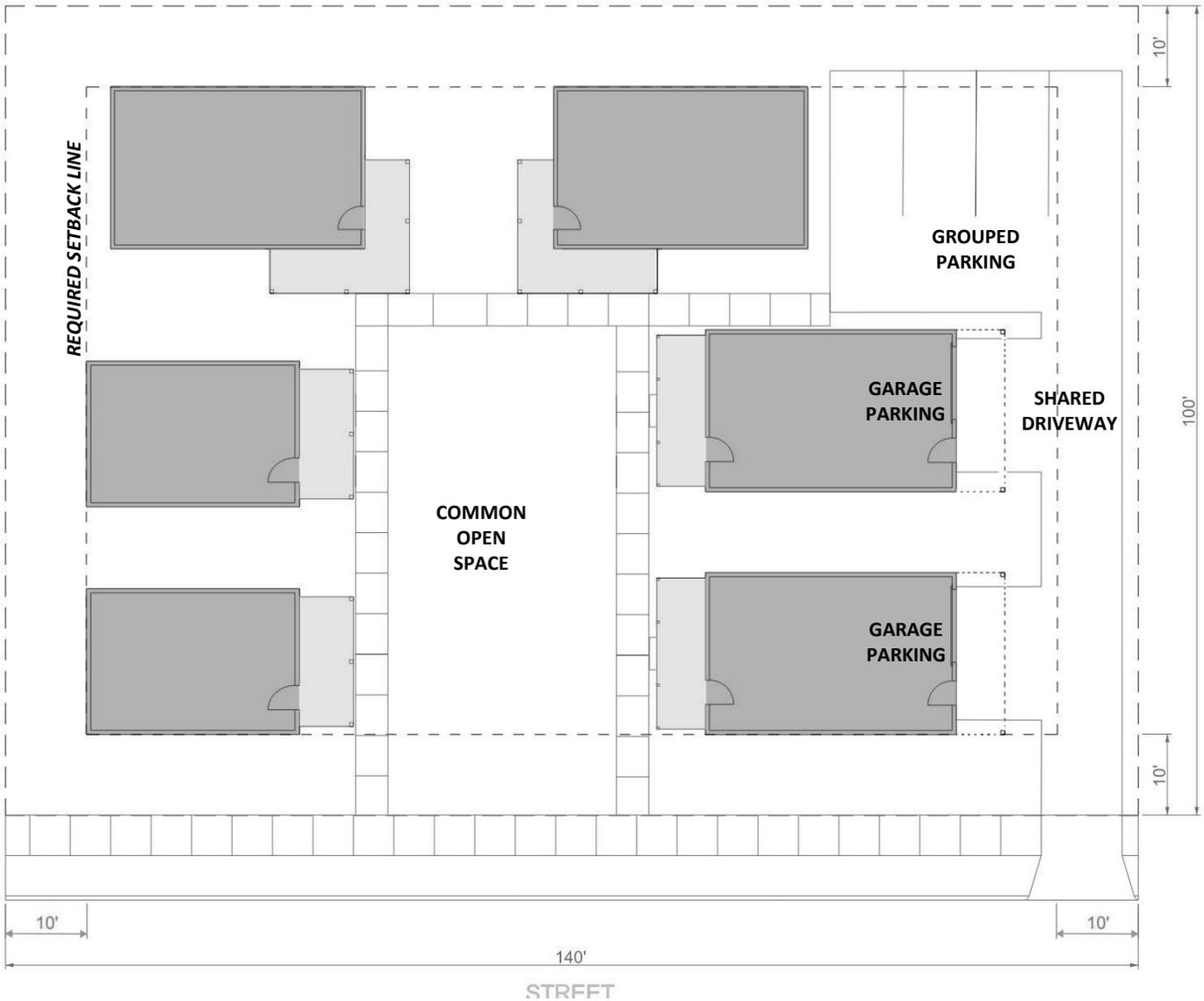
EXAMPLES



Each cottage can have private open space connected to the dwelling



A prominent entryway features highlights the location of required walkways and circulation



KEY CONSIDERATIONS

Cottage cluster lot sizes cannot be required larger than 8,000sf in RN zone

No more than one parking space per dwelling can be required

Setback minimums can be no larger than 10'

Lot coverage requirements cannot be applied

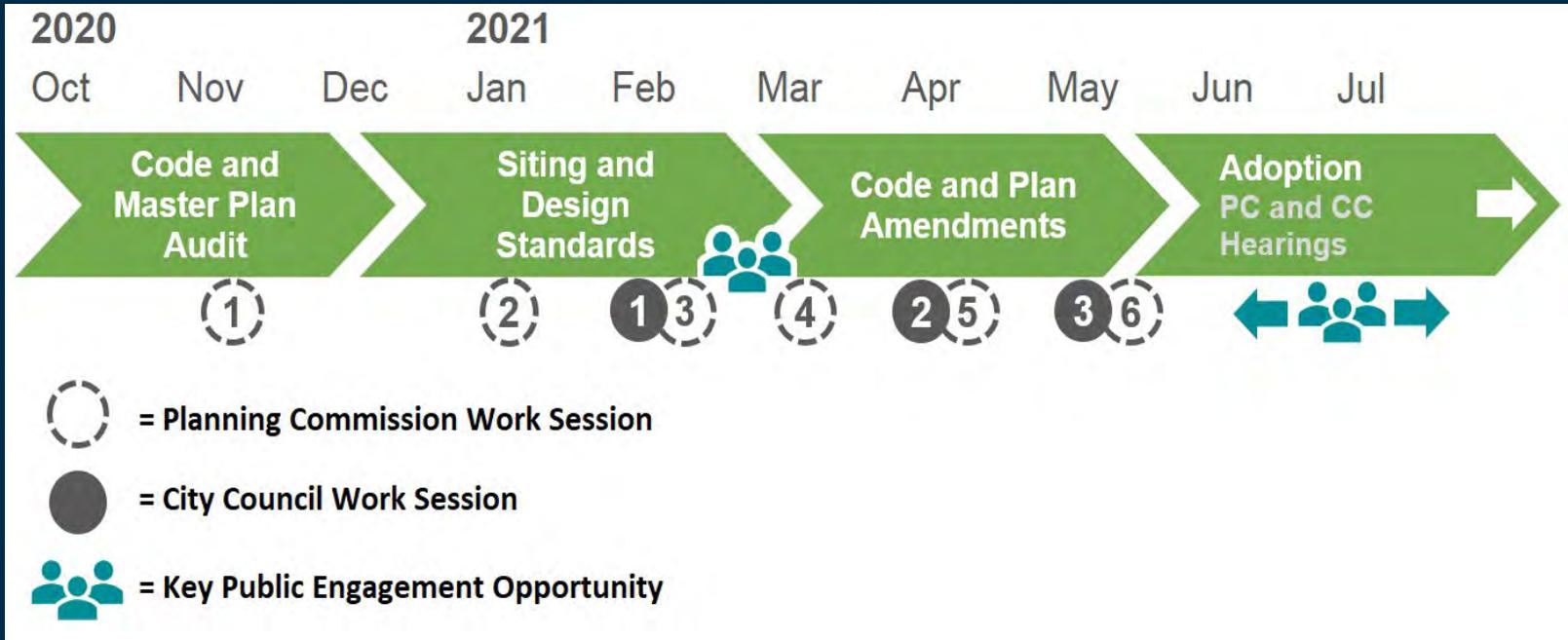
Residential Neighborhood (RN) zone R-10 Large Lot zone sub-district Applicable to Cottage Cluster prototype	Attachment 9 <u>Red Underline</u> : compliance updates to code <u>Green Underline</u> : feasibility updates to code
Minimum Lot Size	<ul style="list-style-type: none"> • Single Family Dwelling: 8,000 sf • Duplexes: 6,000 sf <u>8,000 sf</u> • <u>Triplexes: 8,000 sf</u> • <u>Quadplexes: 8,000 sf</u> • <u>Townhouses: 1,500sf</u> • <u>Cottage Clusters: 8,000sf</u>
Minimum Lot Dimensions	Width: 40' Depth: 60' <ul style="list-style-type: none"> • <u>Min. lot width for townhouses is 20'</u>
Maximum Lot Coverage	40%; <u>Not applicable to Cottage Clusters</u>
Maximum Height	35'
Setbacks	Front: 20' / Rear: 20' On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet Garage from street: 20' / Garage from Alley: 18' <ul style="list-style-type: none"> • <u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u> • <u>Townhouse Setbacks: No setback required along property lines where townhouses are attached.</u>
Garages & Driveways	<ul style="list-style-type: none"> • No more than 50% of street-facing façade length • Front-loaded garages are limited to one shared driveway/apron per street • There must be at least 20 feet between the garage door and the sidewalk <u>unless the garage is integrated with a cottage cluster unit at which point the setback is 10 feet</u> • Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access.
Windows	Front façade window requirement varies from 10-15% coverage depending on stories of building and use of 4.127 (0.15) E, Design Menu options
Main Entry Location	Within 12' of longest street-facing wall of the dwelling unit
Main Entry Orientation Options	<ul style="list-style-type: none"> • Face the street or angled up to 45 degrees from the street • Open onto a porch that is at least 6' deep, has at least one entrance facing the street, and is covered with a roof or trellis
House Plan Variety	No two directly adjacent or opposite <u>dwelling structures</u> may possess the same front or street-facing elevation. 4.127(16)(f) provides options.
Landscaping and Open Space	Minimum 25% of the Gross Development Area <ul style="list-style-type: none"> • Open Space: 10% of net developable • Useable open space: 50% of open space • Min. Individual Open Space: 2,000 sf

Topics for Discussion

- Review Desired Project Outcomes
- Updated Frog Pond West Concepts
- Existing Planned Developments
Code Concepts
- Siting and Design Cut Sheets
- Outreach Plans



Project Outreach General



Community Meeting Draft Questions

- Level of support for different types of middle housing?
- Concerns about middle housing?
- How to make middle housing successful?
- Old Town zoning options

Latinx Outreach

- Focus groups
- Spanish language surveys
- Coordinated by Centro Cultural of Washington County

**Additional Questions or
Discussion?**



**PLANNING COMMISSION
WEDNESDAY, FEBRUARY 10, 2021
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*PC Minutes reviewed and
approved at the March. 10,
2021 PC Meeting*

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Kamran Mesbah called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Kamran Mesbah, Jennifer Willard, Aaron Woods, Breanne Tusinski, Ron Heberlein, Jerry Greenfield, and Olive Gallagher

City Staff: Miranda Bateschell, Ryan Adams, Daniel Pauly, Khoi Le, and Tami Bergeron

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

A. Consideration of the January 13, 2021 Planning Commission minutes

II. WORK SESSION

A. HB 2001 Compliance Middle Housing (Pauly)

Miranda Bateschell, Planning Director, noted this was the Planning Commission's third work session focused on Wilsonville's Middle Housing project and there were still a lot of details to work through and decisions to be made. The project was to be wrapped up in the summer and fall in preparation for future planning and additional housing work resulting from House Bills 2001 and 2003. The goal was to integrate changes from the State bills, as well as the newly adopted Wilsonville Equitable Housing Strategic Plan into the City's housing policy changes to be more inclusive of middle housing in the city's single-family residential neighborhoods. On February 1st, City Council was presented the discussion from the Commission's January work session on integrating the Equitable Housing Strategic Plan, particularly in relation to Frog Pond West and some of the siting and design standards. Tonight's work session would focus on the discussion at City Council as well as the changes Staff and the project team integrated following feedback at the last Commission meeting. The Commission's continued input was needed on several policy questions to further the process regarding the Code amendments.

Daniel Pauly, Planning Manager, introduced project team members Joe Dills and Kate Rogers from Angelo Planning Group and Ben Weber from SERA Architects. Mr. Pauly presented Middle Housing in Wilsonville via

PowerPoint, which included a review of City Council's desired project outcomes, updated Frog Pond West concepts, existing Planned Development Code concepts, siting and design cut sheets, and outreach plans. Members of the project team also provided additional comments for the presentation.

Key discussion points and input from the Planning Commission on the following project components and policy questions posed by the project team were as follows with additional comments from the project team as noted:

Frog Pond West Master Plan Concepts

- Should two-unit townhouses continue to be an allowed use in addition to the required allowance of duplexes on all remaining undeveloped lots in Frog Pond West?
 - Mr. Pauly noted that because the State currently viewed the structures differently, the initial allowance of two-unit townhouses would not need to be on every lot. While similar in structure and within the marketplace, two-unit townhouses would be primarily ownership opportunities, while duplexes provided more rental opportunities, thus meeting different housing needs.
 - Ms. Bateschell explained the terms 'two-unit townhouse' and 'duplex' were used interchangeably to some degree, as they were the same in form; even if defined by Code as a two-unit townhouse, it might still be called a duplex. She confirmed the only difference was the location of the property line; however, the issue was not about how the City defined the terms. When the State adopted HB 2001, specific definitions were given for each middle housing type: duplex, triplex, four-plex, etc. A duplex was defined as two units on a single lot. The City often allowed flexibility to developers to either provide two units on one lot or a duplex with a divided parcel line down the middle of the structure with a zero-lot line on the shared wall, allowing the unit to be sold as two townhomes, or one unit per lot, which in form, the City still considered a duplex. However, it could no longer be called a duplex, because it did not meet the State's new definition.
 - Staff wanted to understand what the Planning Commission wanted to continue to allow. The City was required to allow duplexes on every lot, so should two-unit townhouses also continue to be allowed in the areas the City previously allowed in order to meet the same definition, which would now be written as a separate definition due to the complexity with State law.
 - She confirmed it could be difficult to determine from appearance alone whether a structure was defined as a two-unit townhouse or a duplex, which was determined by how the line was drawn on the plat.
 - Referencing the Duplex cut sheet, Mr. Pauly noted the structure could be a two-unit townhouse or a duplex depending on whether the property line ran between the units. (Slide 11) As displayed, the structure looked like two buildings, but it could also be designed with one roof to look like one building, similar to the duplex examples on Slide 7.
 - Allowing either duplexes or townhouses would allow for flexibility and provide opportunity for ownership. Each structure type would rent the same, allowing for both renters and to open the market for lower-end homeowners.
 - The functionality of duplexes was more amenable to multi-generational families living together in one compound, because they were under one ownership.
 - If the State wanted to ensure duplexes were allowed on each lot, based on setbacks and availability of space, and developers were moving toward building rowhouses or individually-owned, attached units, would developers eventually run into a problem with the State because technically, no duplexes were built because the majority of the potential development involved a rowhouse approach? Would the State's intent to create more middle housing be satisfied if no duplexes were created?
 - Ms. Bateschell responded that duplexes were required to be allowed on every lot, but not townhomes, which required more siting and design standards. In theory, depending on the lot size, both could be allowed on any lot. She did not believe the State had a preference over which housing type was built. The City already reported to the State each year on the housing constructed and that report would now be more refined to different housing types, including middle housing.

- She understood the intent behind the legislation was to consider the fact that many duplexes were essentially single-family homes with two entrances, but they could vary in form and look and function like two rowhomes. The State was trying to determine if and how the proposed legislation would impact the definition of duplex.
- Chair Mesbah stated, in that case, he did not have any preference for townhouses or duplexes, but he hoped the City's would ensure that both functioned the same way, especially for those who preferred multi-generational living, which could be based in culture or kids having to move back home due to economic issues. Having one unit with two entries would assure privacy and freedom between generations, so such duplexes should not be overlooked as a preference.
- Market demands would impact whether developers built a duplex or rowhouse. The house bill was not prescribing what was built, but rather providing an opportunity for them to be built.
 - Ms. Bateschell added that while duplexes were required to be allowed on every lot, there was no need to also require two-unit townhomes on every lot where duplexes were required. Two-unit townhomes could be treated differently in the sense that they would still be allowed in Frog Pond West, but perhaps, only where they were currently allowed. That nuanced ability existed because that was not currently how the State defined duplex.
- HB 2001 would allow the flexibility to respond to the market and the needs of the community. Single-family as an exclusive category was no longer a viable option. Since the 1970s, those in the planning field have implicitly created exclusive communities across the country by requiring single-family zoning, which was now being remedied. Opening up the zoning to allow flexibility that actually allows the market to respond to the needs in every community was huge. Full communities across the country specialize in single-family, high-priced housing; that was why they were exclusive, which was not acceptable anywhere.
- The Planning Commission consented to include attached, two-unit row or townhouses in the mix of middle housing types in Frog Pond West.
 - Mr. Pauly confirmed that duplexes were being considered in every type of neighborhood, including those with medium-sized lots. The market would likely drive against building a small attached house with a large yard because land in Frog Pond was not cheap.
 - Mr. Dills added the project team was testing the setbacks and other development standards to ensure each of the lot size subdistricts of Frog Pond and all other zones of the City would work with the middle housing types being added as uses.
- Should incentives be provided for building cottage clusters to add additional unit capacity in Frog Pond West?
 - Mr. Pauly confirmed cottage clusters were already allowed in Frog Pond West, but they had to be on individual lots, and each lot still had to meet 80 percent of the otherwise minimum lot size. Also, each unit counted toward the density map. Not counting cottage clusters might incentivize cottage cluster development and help raise the overall density toward the required 8 dwelling units per acre (du/acre).
 - Cottage cluster homes, which could be as small as 450 sq ft, would not fit well within the Frog Pond West area because of the cluster layout and the design styles with one- and two-story homes. How would the existing or future residents respond? (Slide 14) Cottage clusters in Frog Pond East and Frog Pond South were a different story.
 - Mr. Pauly said it was important to keep in mind the assumption was that a lot could be redeveloped. Someone with yard space after the initial development could build a cottage cluster in the remaining yard.
 - Cottage clusters was a housing type that downsizing seniors embrace; however, other necessary support facilities needed to be available nearby. A housing type/neighborhood must function properly for the audience for which it was intended.
 - Making a cottage cluster blend in with the look and feel of the rest of the Frog Pond neighborhood was technically feasible.

- Mr. Pauly explained the potential incentives involved two changes. First, allow multiple units to be built on a single lot. Currently, cottage cluster units had to be built on individual lots and a reduced lot size was allowed if the units were grouped around a courtyard. The State standards eliminated the minimum lot size that currently existed in the Frog Pond West Master Plan.
 - The second change regarded the density bonus, where the additional homes built after initial development would be exempt from the density maximum. Currently, detached single-family units on their own lots had to surround a common courtyard, as seen in the housing pods on Canyon Creek Rd and in Villebois. The current standards allowed for a similar product type which would tend to be in the small lot subdistricts because the lot size would decrease in a cottage cluster from a 4000 sq ft lot to a 3200 sq ft lot. Under the rules defined by the State, four to six units around the courtyard could be added on a 10,000 or 14,000 sq ft lot even if the average lot area for each unit was below the minimum lot size.
- A 450 sq ft cottage cluster unit was smaller than what was allowed for accessory dwelling units (ADUs).
- Ben Weber, SERA Architects, confirmed the cut sheet represented possibilities for cottage cluster development prototypes, showing a range of small dwellings from a 450 sq ft one-story unit to an 1100 sq ft two-story unit. (Slide 14) If market conditions or developer interest in the Frog Pond area dictated that 450 sq ft was too small to be an appealing product, there was room in the development standards to build something larger. The trade-off would be that there might be fewer units on a lot, but the standards would allow a very broad range of unit sizes per cottage. The 450 sq ft unit was an example, but not a rule. He confirmed the 900 sq ft footprint was a rule, but since two stories were allowed, more than 900 sq ft was allowed.
 - The drawings showed what was allowed and possible under the State rules. Two stories might not be appealing to potential buyers or within the real estate market, but that was a different conversation.
 - He confirmed the cut sheet was not intended as a site design, but to show a range of sizes that could fit on a 900 sq ft lot and to test the different sizes and parking configurations.
- Mr. Pauly confirmed the incentive would allow cottage cluster homes to be owned similar to a condominium rather than each unit on its own lot. The concept was to have detached units surrounding a courtyard on common property with subsequent condominium platting such that each unit could be sold as a condominium unit.
 - He understood the Commission had some uncertainty whether cottage clusters were fully appropriate to include as an additional allowance for initial build-out and that more exploration and public input was wanted on the appropriateness of cottage clusters and how different siting and design standards might impact how they worked with the look, feel, and function of Frog Pond West.
- Providing some examples might help illustrate what was being proposed that was allowed versus not allowed in the current form, and what different designs could be done compared to what was already allowed.
- Additionally, determining where such a development would be appropriate and functional in the Frog Pond neighborhood might address concerns about how cottage clusters would fit in Frog Pond, which was a fundamental challenge. A duplex sitting next to a \$1.5 million home in the R-10 area might not be something the City and the residents wanted from the Frog Pond neighborhood.
- The appropriateness of whether middle housing types like cottage clusters were appropriate adjacent to certain other zones had been addressed by the State saying they would be allowed. The matter seemed to be out of the City's hand though it had some say about where middle housing was appropriate.
- Knowing where the control line was between the State mandate and what the City was proposing to allow was difficult.
 - Mr. Dills noted that during the master planning process for Frog Pond, some site studies looked at cottage clusters in the area close to Boeckman Creek, where a property owner might have some portions of their property that were unbuildable due to slopes and trees. The cottage cluster form for layout and site planning looked promising and was part of the rationale for inclusion in the use list of the RN zone. He confirmed that cottage clusters were allowed, but not required.

- Three-Plus Unit Townhouses
 - Mr. Dills noted the Frog Pond West master planning process had not focused on three-plus unit townhouses as a choice, but rather focused on overall density and the preference for single-family detached housing. He clarified the Commission was being asked if three-plus unit townhouses should be added as a residential use type during initial buildout.
 - Even though the City could say no and still meet the intent of the law, three-plus unit townhouses should be included as an option if the City was serious about providing more diverse housing types. This type of townhouse would be built compared to other middle housing types, which might not necessarily be built.
 - No commercial property was envisioned in the Frog Pond West area. The multi-unit townhouse attached dwellings seemed more appropriate in an area adjacent to some kind of commercial offering.
 - The three-plus unit townhouses seemed to be a big departure from the original intent of the Master Plan. Honoring the master planning process and keeping the Master Plan in tact was preferred where possible.
 - The townhouses would have to be two-story to fit well with the existing homes; a three-story townhouse complex was not recommended.
 - Commissioner Greenfield noted the State was requiring a backing away from some of the terms of the hard-fought compromise adopted for Frog Pond West, which was fine. He had favored approaching Frog Pond West more like Frog Pond East was envisioned. Allowing more duplexes and two-unit townhouses in Frog Pond West was enough to keep within the law and within the spirit of moving toward equity and inclusion to accommodate the newly emergent interests.
 - Three-plus unit townhouses would be a more appropriate focus when planning Frog Pond East, which would be a great location. The townhouses were not a good fit with what was already planned in Frog Pond West.
 - Inclusion and affordability were certainly important, but it seemed they were trying to put everything possible into Frog Pond West and that would not provide a sense of integrity about the area. There was a place to meet and exceed all the requirements, but why try to put everything into Frog Pond West?
 - Chair Mesbah noted while inclusion was an important element that needed to be thought through with every step, the bigger issue was design functionality because the neighborhood had to work. A three-plus unit townhouse product was part of a walkable neighborhood with its own commercial village center supporting local small businesses, which had unfortunately not seen success nationally in new developments. While supportive of diverse housing types, he questioned where a three-plus unit townhouse would properly function and fit in Frog Pond West without a commercial center.
 - Perhaps some examples could be provided of opportunities or possibilities for implementation that the Commission was overlooking.
 - Focusing on the center of town made more sense when creating affordable housing, inclusion, and diversity than in a far-removed neighborhood. People who were not interested in or able to buy large luxury homes still wanted to live in a nice community with access to nearby supermarkets, drug stores, and other resources, like SMART, if they did not have a car. It made sense that people living farther from the center of town might have bigger families and more cars.
 - Mr. Pauly clarified the discussion was not about starter homes, but rather a price point anywhere from \$300,000 to \$500,000. Those who traditionally lived in a suburban, single-family type of development, which was not attainable in the current market, might choose this type of development. People making good incomes, such as teachers, firefighters, and even attorneys, were still priced out of the current housing market. The emphasis was not on a small group of people. The idea was to include everybody in every neighborhood.
 - Income was only one of the elements of inclusion in housing policy and when discussing a wide range of products. Lifestyle choices were also important. An urban professional might not want a huge house with

a garden and yard. Owning a private unit in a three-plus unit townhouse that cost \$500,000 might be what they want at that point in their life.

- Should Triplexes and Quadplexes be included as a product option for initial buildout?
 - The triplexes and quadplexes examples seemed similar to the three-plus unit townhomes, and were disliked for the same reasons. Some triplexes and quadplexes were more like a cluster with entrances coming from east/west angles.
 - Some good examples of triplexes and quadplexes could be found in Charbonneau. The designs could be done in much better harmony with single-family neighborhoods.
 - Again, the focus was on design as opposed to functionality. The introduction stated the product used all the standards of a single-family home, but the examples did not look like a single-family home, which was a problem. Being more specific about the design would be fine.
 - Triplexes and quadplexes should be kept as a possibility for expansion and redevelopment to provide property owners with flexibility as their needs changed.
 - Whether triplexes and quadplexes were appropriate for initial buildout was questionable, as only a niche market would be interested in brand new units.
 - From a functionality perspective, there seemed to be no significant difference between the triplexes and quadplexes and three-plus unit townhomes. If there was no market for this product, why put in the work into Frog Pond West to allow the units?
 - Mr. Pauly confirmed anyone who owned a suitably sized lot anywhere in Frog Pond West could build any of the middle housing types, even if the lot was a single-dwelling lot. Regulations would apply so that certain products could only be built on certain sized lots, for example, a triplex could not be put on a 4,000 sq ft lot.
 - He clarified tonight's discussion regarded whether the options should be available during initial build out, but ultimately the products were allowed on all lots.
 - Design standards would be important considering that all of the presented products would be allowed during redevelopment.
 - Mr. Pauly explained the cut sheet examples were designed to test the limits of the middle housing options.
 - He confirmed the Commission was more amenable to siting and design standards that resulted in structures that looked more like a single structure from the street, rather than a row of attached structures.
 - He also confirmed the Commissioners favored duplexes and attached two-unit townhouses during the initial buildout of the Master Plan, and were concerned about how the other products would fit into the planned urban form of Frog Pond West.
- Where should middle housing options be allowed within Frog Pond West?
 - Mr. Dills explained that Frog Pond West was planned for a bit more than 6.5 units per acre and approximately 517 homes. To meet the State requirement of 8 du/acre, 125 units would need to be added to the subdistricts and about 100 acres of undeveloped land were left of the 180-acre area. The question was whether to spread the additional units amongst many subdistricts or focus on more individualized locations for middle housing during initial buildout.
 - He confirmed that the 100 remaining acres needed to have a zoned capacity of roughly 10 du/acre to meet the overall 8 du/acre requirement, but there was no requirement for that capacity to be developed.
- The Commission consented that having a greater distribution of housing types over all of Frog Pond West was a better plan for diversity and inclusion and would create variety on every block and from every view. The Commission did not want to go down the slope of deciding which zones would have their density increased.

- With minimum housing costs already in the \$500,000 range, anything that could be identified as clumping lower income should be avoided; such segregation by income was not an ideal that should be pursued.
- The Siting and Design Cut Sheets would be utilized in community and developer outreach as a way of discussing some of the development outcomes and design standard considerations. The cut sheets represented the maximum a developer might want to feasibly do in order to begin thinking about what needed done to ensure the best fit of the design into existing and planned neighborhoods. (Slides 27-42)
 - The general concept of using the cut sheets for providing details was good.
 - Mr. Pauly confirmed different names could be considered for “detached duplex”. The term “two-unit cluster housing” would be introduced to the community, but for tracking purpose the City wanted to be sure to reference detached duplex, which was the State called the structures. The City’s definition of “two-unit cluster housing” would reference that the structure was a detached duplex under State law.
- Project Outreach and Community Meeting Questions
 - It seemed a wide net was being cast to get as much feedback and input about the project from as many residents as possible.
 - Mr. Pauly briefly reviewed the outreach plans for the Latinx community, which included three specific focus groups that would be conducted in Spanish and for which a large number of participants had already signed up for thanks to recruitment efforts by Centro Cultural. The partnership with Centro had enabled the City to reach and engage the Latinx community in new ways.
 - He clarified that some of the outreach would be more general to the broader community, while some was more specifically focused on Frog Pond West, such as working with developers who had options or were actively working with property owners to get a sense of the feasibility of the amendments being considered. While Frog Pond West would be the focus of much of the engagement, middle housing would also be discussed on a broader scale. He noted discussions were also happening with affordable housing developers.
 - The community’s response to Frog Pond West would be more conservative than for communities that were not yet master planned. Separate outreach would be important, so people could express their preferences for Frog Pond West separately from other developments.
 - Mr. Pauly noted that with regard to other diverse communities, the outreach was meant to cast a broad net and outreach specific to the Latinx community was based on the growth of the Latinx community and as identified in the Equitable Housing Strategic Plan. The City had received grant funds from Metro for this particular Latinx component of outreach.
 - How would the project team ensure the feedback and input from the Latinx community had the same weight as the rest of the community or the very vocal part of the community that was looking for something specific?
 - Mr. Pauly responded those components would all be part of the data brought forward to the Planning Commission and City Council when making decisions. The input would be integrated equally at the project team level and any opposing feedback or views would prompt further discussions with the Commission. The Latinx outreach was intended to have a real tangible impact on the project, which was a focus of the grant request.
 - Conversations would also occur with the Diversity, Equity, and Inclusion (DEI) Committee, which would be integrated into the process as much as possible.

III. INFORMATIONAL

A. Transportation Performance Evaluation (Le)

Attachment 9

B. City Council Action Minutes (January 4, 14 & 21, 2021) (No staff presentation)

C. 2021 PC Work Program (No staff presentation)

IV. ADJOURNMENT

Chair Mesbah adjourned the regular meeting of the Wilsonville Planning Commission at 9:07 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, LLC. for
Tami Bergeron, Administrative Assistant-Planning



PLANNING COMMISSION
WEDNESDAY, MARCH 10, 2021

II. WORK SESSIONS

C. Middle Housing (Pauly) (30 Minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: March 10, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments: N/A	
Staff Recommendation: Provide additional project guidance based on initial outreach			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable housing study and develop affordable housing strategies		<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable

ISSUE BEFORE PLANNING COMMISSION:

Receive a briefing on recent outreach and provide additional guidance. In addition, discuss what success of middle housing in Wilsonville will look like in 20 years. The work session is also an opportunity to ask any outstanding questions from previous work session material.

EXECUTIVE SUMMARY:

The City is undertaking a project to update rules related to the allowance of middle housing. Middle housing includes housing types where a few homes are on one lot (duplex, triplex) and where homes are on separate lots that share a common wall (townhouses). The project is driven by updates to state law as well as local equitable housing policy. This will be the Planning Commission's fourth work session on the topic. Since the last work session with the Commission, the project team held three stakeholder meetings with individual Frog Pond developers, a general community meeting, an Old Town community meeting, and a developer stakeholder meeting. In addition, a Spanish-language focus group is scheduled for Saturday March 13. While initial outreach is not complete, some themes are beginning to emerge that the team wanted to share with the Commission. Please note, a more detailed outreach summary report will be prepared once this phase of outreach is complete.

The following are key takeaways from the meetings thus far and what they mean for the project. Staff notes that the Old Town meeting was postponed due to the winter storm until the day prior to Planning Commission, and thus, feedback from that meeting will not be available in writing ahead of time. Staff will present key takeaways from that meeting at the work session:

Familiarity with "Missing" Middle Housing

Description of feedback: The explanation of "what is middle housing?" was well received. Familiarity with the term, as it is used in Oregon state law and rules, was not widespread. The traditional dichotomy of single-family and multi-family is the base understanding of many community members and the concept of something that does not fit the mold of either is "missing" from the broad community understanding.

What this means for the project: The project will need to continue to clearly communicate what middle housing and the different types of middle housing mean and share examples both from Wilsonville's existing neighborhoods and other jurisdictions to help the community learn about these terms and what it means for future housing choices.

Middle Housing Outlook for Frog Pond West

Description of feedback: Many of the decisions of what will be built in Frog Pond West are well in progress and are not likely to change drastically. Generally speaking, the builders working in Frog Pond West are intending to focus on single-family product consistent with the master plan and their typical development portfolio. Based on developer feedback, any limited amount of middle housing developed in Frog Pond West is likely to be for-sale units on individual lots.

What this means for the project: In previous work sessions much focus has been put on the impact of the changes on Frog Pond West. While still needing to address compliance, whichever option the City chooses is not likely to have a significant impact on the ground. If the City desires to see a noticeable increase in housing variety in Frog Pond West it would need to explore additional policy changes, programs, incentives, etc.

Single-Family Scale of Middle Housing

Description of feedback: A reoccurring theme is to have middle housing have the “look and feel” of traditional single-family neighborhoods. The project team worked to understand the development community’s perspective on the feasibility of design requirements for multiple units to be incorporated into a single-family looking structure. Developers had different responses depending on their expertise. Developers with expertise focused primarily on single-family detached products had concern about feasibility and desirability in both construction methods and marketability. Developers with more expertise with a variety of housing products did not share the same concerns and recognized the demand for and shortage in supply of more diverse housing options.

What this means for the project: It appears feasible, though not preferred by some developers, to have design standards requiring a unified “single-family” architectural form, if this were determined to be a desired outcome in certain areas of the City.

Focus on Look, Feel, and Function

Description of feedback: When a question was posed to the community of *what success looks like walking through a future neighborhood that incorporated middle housing*, answers primarily involved the integration of different housing into the neighborhood, the presence of natural elements, and connectivity.

What this means for the project: The feedback reaffirmed the project focus on the look, feel, and function of neighborhoods through siting and design standards applicable to a variety of housing types.

As the project team continues to gather community input and reflects on this feedback, the team will consider how this impacts the policy choices considered thus far and provide recommendations to the Commission on options that will still help the City meet its Desired Outcomes for this work:

- Support the vision of a thoughtful, inclusive built environment.
- Comply with House Bill 2001 and related administrative rules adopted by the Land Conservation and Development Commission.
- Increase the opportunity for the development of more middle housing to help meet the housing needs of our diverse community.
- Public outreach to inform middle housing design, particularly from historically marginalized communities of color.
- Create standards that have a high likelihood for use by developers/property owners and result in actual development of middle housing.
- Update infrastructure plans, as needed, to support additional middle housing production.
- Understand options for infrastructure financing related to middle housing.
- Evaluate and update parking strategies and policies to minimize parking congestion.

Planning Commission Discussion Questions

The following is the prompt given to community meeting attendees to help them think about the inclusion of middle housing in Wilsonville and what success of the Middle Housing Project looks like. The project team would like to hear the Planning Commissioners' thoughts to this question:

Imagine you leave Wilsonville and return in 20 years. The City's middle housing code has been successful! As you walk in Frog Pond or other neighborhoods, you really like what you see. What do you see?

In addition, the project team would like the Planning Commission to consider:

- Do you have any additional guidance based on initial community feedback?
- Do you have any outstanding questions from previous work session topics, discussions, or materials?

EXPECTED RESULTS:

Gather additional feedback and direction from the Planning Commission to continue to guide the Middle Housing in Wilsonville Project.

TIMELINE:

The Planning Commission will participate in a number of work sessions over the coming months to provide project feedback. The City Council will also review during work sessions over the coming months. The proposed amendments to design standards, the City's Development Code, Comprehensive Plan and Master Plans will be further refined over the spring through public input and additional work sessions. Public hearings and recommendation to City Council are anticipated by late summer/early fall 2021.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City's FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant.

COMMUNITY INVOLVEMENT PROCESS:

Community outreach has begun and will continue until late spring and into summer as needed, including to the Latinx community and other historically marginalized communities.

Opportunities to engage include community meetings, stakeholder meetings, focus groups, online surveys, and other online materials. The current round of meeting outreach will be complete by mid-March. At that time the project team will determine if additional targeted meetings are needed for certain groups not well represented in initial outreach. The additional meetings would occur by mid-April. Additional Latinx focus groups will occur in April and May. Additional outreach and stakeholder meetings are planned in June to review a complete package of proposed changes prior to moving forward with public hearings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

N/A



Middle Housing in Wilsonville

Planning Commission

Work Session

March 10, 2021

Purpose of Work Session

- Review key takeaways from outreach to date
- Get additional commission feedback on **making middle housing a success** in Wilsonville
- Answer outstanding questions



What is Middle Housing?

- Range of smaller attached or clustered housing types
- Typically built at a similar scale as single-family homes
- Often called “missing middle” – largely missing from most cities’ neighborhoods for the last 70 years (post WWII)



Middle Housing Types

Duplex



2nd detached home on a lot



Triplex



Quadplex

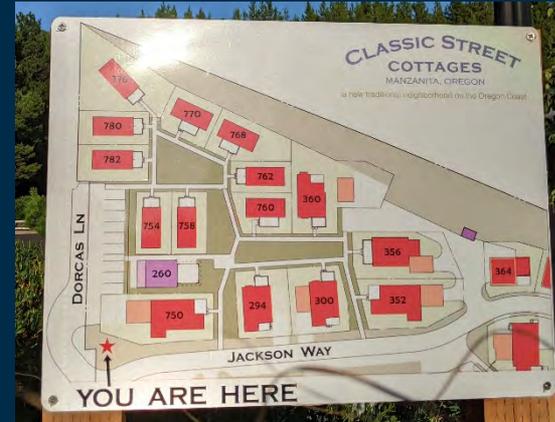


Middle Housing Types

Townhouse



Cottage Cluster



Middle housing in Wilsonville today

Old Town



Charbonneau



Villebois



Frog Pond West

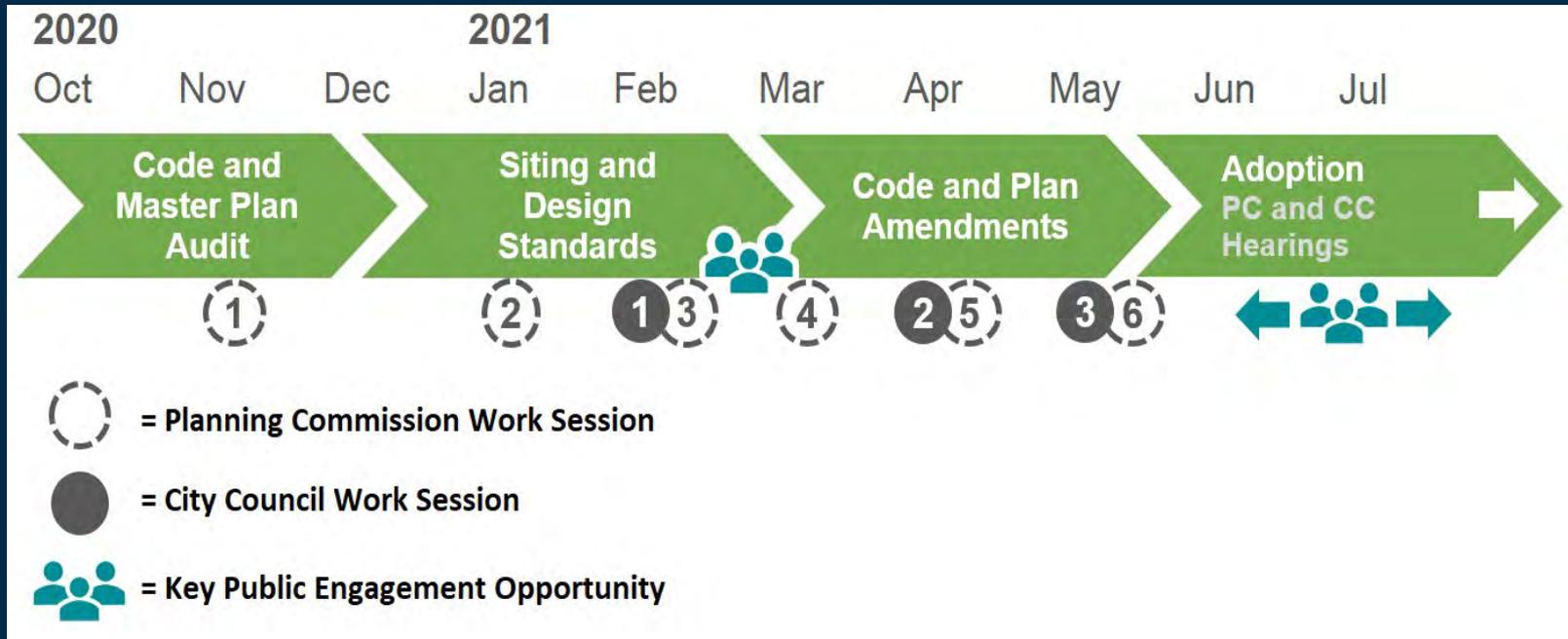


Why is Wilsonville planning for middle housing?

- **Housing Costs** – home prices and rents are rising faster than incomes – middle housing provides choices
- **Changing Households** – Options are needed to meet the needs of smaller households, young people, seniors, and multi-generational families
- **Equity and Inclusion** – housing regulations can help create an inclusive and welcoming community
- **Equitable Housing Strategic Plan (2020)** identifies middle housing as opportunity to advance equitable housing goals
- **State Law** – Wilsonville must allow middle housing to comply with recent state law (House Bill 2001)



Wilsonville's Middle Housing Project



Outreach Meetings to Date

- 3 Frog Pond one-on-one developer meetings
- General community meeting
- Old Town community meeting
- Broader developer stakeholder meeting
- Individual conversations

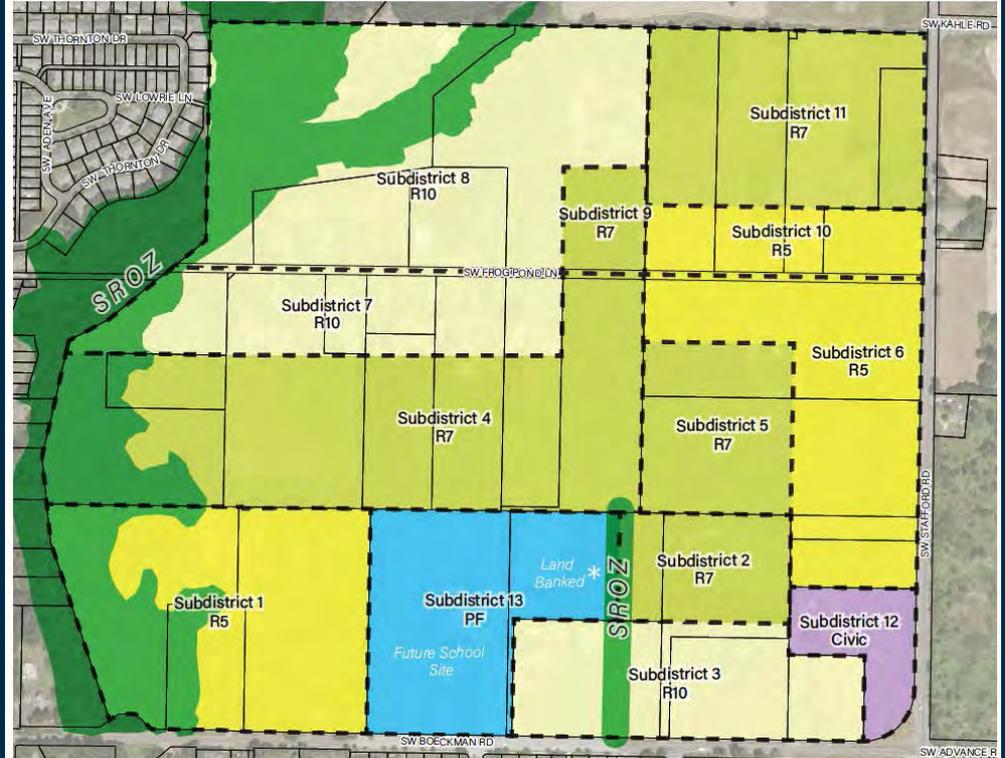
Key Takeaways-"Missing" Middle



Key takeaways-Frog Pond West



Figure 6. Frog Pond West Land Use and Subdistricts



Key takeaways-Old Town



Key takeaways- Unified Architecture



Key takeaways-Look, Feel, and Function



Discussion



Imagine you leave Wilsonville and return in 20 years. The City's middle housing code has been successful! As you walk in Frog Pond or other neighborhoods, you really like what you see.

What do you see?

Discussion



- What additional guidance do you have based on initial community feedback?

Discussion



- What outstanding questions do you have from previous work session topics, discussions, or materials?

Thank You! – Next Steps

- Continued work by project team
- Continued outreach
- Planning Commission work sessions in April, May
- City Council briefing in April
- Adoption work sessions and hearings – Summer/Fall 2021

**PLANNING COMMISSION
WEDNESDAY, MARCH 10, 2021
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*PC Minutes reviewed and
approved at the April 14,
2021 PC Meeting*

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Vice Chair Willard called the meeting to order at 6:15 p.m. Those present:

Planning Commission: Jennifer Willard, Ron Heberlein, Aaron Woods, Breanne Tusinski, and Olive Gallagher. Kamran Mesbah and Jerry Greenfield were absent.

City Staff: Miranda Bateschell, Ryan Adams, Daniel Pauly, Zach Weigel, Kim Rybold, and Phillip Bradford

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

A. Consideration of the February 10, 2021 Planning Commission minutes
The February 10, 2021 Planning Commission minutes were accepted as presented.

II. WORK SESSION

- A. I-5 Pedestrian Bridge (Weigel)
- B. Town Center Streetscape Plan (Bradford)
- C. Middle Housing (Pauly)

Miranda Bateschell, Planning Director, noted the purpose of tonight's presentation was to ask the Commission some high-level questions, as well as provide updates on what information was gleaned in the last month from the project team's outreach to community members and key stakeholders in the development community. Discussing what success looked like with the Commission would inform policy choices over the next couple of months. She thanked the Commissioners for their patience in working through the challenging topic in a thoughtful and inclusive way even with the tight timeline.

Daniel Pauly, Planning Manager, presented the Middle Housing in Wilsonville update via PowerPoint, reviewing key takeaways from the public outreach conducted to date with regard to different areas of the city and next steps regarding the project.

- He highlighted the feedback from a meeting held with Old Town residents the prior evening, noting some residents advocated for as little change as possible, but in separate conversations outside the meeting, others expressed interest in potential middle housing. As the neighborhood was open to the idea of a legislative rezoning, the City would continue to explore building on existing Old Town single-family design standards to encourage a similar look, feel, and function of the neighborhood, as well as continuing to develop the new Old Town residential zone and prepare for a potential legislative rezoning.

The Planning Commission responded as noted to the following prompts posed by Staff to provide a deeper level of input on middle housing in Wilsonville:

- Imagine you leave Wilsonville and return in 20 years. The City's middle housing code has been successful! As you walk in Frog Pond or other neighborhoods, you really like what you see. What do you see?
 - A future Wilsonville would have a variety of housing, where newer, modern homes blended in very well, including in places like Old Town, and met the needs of the city's diverse and changing community, specifically middle housing with duplexes and neighborhoods with some triplexes. Additionally, diverse communities would be able to afford that housing.
 - Frog Pond East and South would be the first neighborhoods visited to see how those areas had been built out, particularly with middle housing.
 - Neighborhoods would have a continuity of design and architecture, rather than a mish-mosh of elements, to preserve the intended feeling of the neighborhood, like in Old Town, despite different types of homes. Certain design elements could be required to achieve this.
 - All neighborhood residents would have a sense of inclusion and belonging throughout the entirety of Wilsonville, where triplexes and single-family homes all fit together regardless of the area of the city, rather than having single-family homes in the nicer part of town.
 - All residents would have access to a nice park or other natural element with trees and greenery.
 - Middle housing would not be successful in the city, particularly in Frog Pond West, unless something different was done. Changing a neighborhood was very difficult, as there might be only one or two turns of buying and selling over a 20-year period. Decisions for Frog Pond West had already been cast by the developers with no public will to change them, which would impact the success of middle housing in the future. Frog Pond East and South were already designed for more dense, affordable housing, which might not always be middle housing.
 - Middle housing would not occur organically. Incentives would be needed because there would be no market support.
 - Ms. Bateschell responded that was still a policy question for the Commissioners to discuss and then direct Staff to consider certain things if they wanted to pursue more. She encouraged the Commissioners to push through such challenges and share what they would envision if certain policy choices were made to make the middle housing code successful.
 - Commissioner Heberlein confirmed his vision of success mirrored that of the other Commissioners, a harmonious neighborhood that went together with the features everybody wanted versus pockets of very expensive, nice-looking areas intermixed with those that were less nice.
 - As he had stated all along, to truly succeed, the City must be willing to make a difficult change and change the direction in Frog Pond West as well. If not, he was not sure if Wilsonville could truly meet the goal of equitable housing.
 - Developers in Frog Pond West were already in place and forging ahead, developing as agreed and contracted. It was very difficult to change a neighborhood. In 20 years, there might be one, possibly two, turns of people owning and selling homes in a neighborhood. It was difficult to come into a single-family development and start creating density, because people are attracted and move into an area based on how it looks, and it was very challenging when things change all of a sudden. The challenge was how to legally ensure what developers focused on moving forward.
 - The variety of housing in Villebois was attractive and fascinating, but success would be seeing more duplexes and subtle triplexes sprinkled throughout larger, single-family home areas, rather than being so polarized in any one neighborhood.
- What additional guidance did the Commission have based on the initial feedback from the community, including developers?
 - The City would need to incentivize, even in Frog Pond East and South, to get to the middle housing numbers being sought.
 - Until a discrete goal was defined to measure of the success for middle housing, such as the number of units generated, it was difficult to define a plan to execute and be successful.

- Adding five middle housing units in all of Frog Pond would be doable, but adding 200 units would take a significant lift and a significant financial lift from the City to achieve.
- If the City was currently at 7.5 percent middle housing, what was the target? If the goal was to add as much middle housing as possible, what was that number? Defining those numbers would be a smart place to start.
- Defining objectives was part of planning. The objectives for middle housing needed to be further defined as far as what would be considered successful.
- Knowing the numbers to achieve success was important, but different lifestyles were also important to consider. People who want to be in a larger or single home have a different lifestyle than someone wanting to live in a townhouse. The surrounding services that would feed those lifestyles must be considered and were pertinent to where development occurred.
 - It was more than just the square footage of a home, but the neighborhood and the surrounding amenities. Where a home was located in the city would determine whether a buyer could have their desired lifestyle in Wilsonville, which might not be in Frog Pond, but in Old Town.
 - More discussion was needed on the consideration of services and amenities around a neighborhood and whether they could support the desired lifestyle of its residents.
- What outstanding questions did the Commission have from previous work session topics, discussion, or materials?
 - Vice Chair Willard understood the resounding issue was to define the stated goals as well as the surrounding metrics.

II. INFORMATIONAL

- A. City Council Action Minutes (February 1 & 18, 2021) (No staff presentation)
- B. 2021 PC Work Program (No staff presentation)

III. ADJOURNMENT

Vice Chair Willard adjourned the regular meeting of the Wilsonville Planning Commission at 8:45 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, LLC. for
Tami Bergeron, Administrative Assistant-Planning



PLANNING COMMISSION

WEDNESDAY, APRIL 14, 2021

II. WORK SESSIONS

A. Middle Housing (Pauly) (45 Minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: April 14, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide additional project guidance			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable housing study and develop affordable housing strategies		<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable

ISSUE BEFORE PLANNING COMMISSION:

Review a number of outstanding questions regarding development code and policy for the Middle Housing in Wilsonville project. Provide the direction sought by the project team to support the continued development of a recommended package of updates.

EXECUTIVE SUMMARY:

The City is undertaking a project to update rules related to the allowance of middle housing. Middle housing includes housing types where a few homes are on one lot (duplex, triplex) and where homes are on separate lots that share a common wall (townhouses). The project is driven by updates to state law as well as local equitable housing policy. This will be the Planning Commission's fifth work session on the topic. Since the last work session with the Commission, the project team held two Spanish-language focus groups, launched an online survey, and continued work to develop a recommended package of updates to the City development code and policies based on the feedback received.

To assist the project team, Planning Commission, City Council, and the public to understand the package of updates and help focus attention on the updates in need of the most attention, the project team categorized the updates. The following four categories will be used throughout the remainder of the project:

Category 1: Direct requirement for state compliance, no significant local flexibility.

Category 2: Indirect requirement for state compliance, no significant local flexibility. These updates make middle housing development feasible or acknowledge allowance of middle housing.

Category 3: Requirement of state compliance with local flexibility.

Category 4: Not necessary for compliance or feasibility and not directly related to middle housing. Includes technical code fixes and updates to the broader residential parking policy not required by the state. These updates are included out of convenience since much of the residential code is already being amended.

The project team has been moving forward with drafting and refining Category 1 and 2 updates based on the audits completed. The project team will share an updated draft up these updates with the Commission in May.

This April work session will focus on Category 3 updates that need further direction from the Planning Commission before the project team can proceed with further drafting or refining of proposed amendments. Additional outreach through *Let's Talk, Wilsonville!* is also seeking community input on other outstanding Category 3 and 4 questions, which will further refine the draft policies the team will present to the Commission in May. Below, staff have provided a brief explanation for each Category 3 amendment the Commission will be discussing at the April 14 work session, along with a draft staff recommendation and an evaluation of how the recommendation supports the desired project outcomes. As a reminder the desired outcomes of the project are included below.

Desired Project Outcomes

- Support the vision of a thoughtful, inclusive built environment.
- Comply with House Bill 2001 and related administrative rules adopted by the Land Conservation and Development Commission.

- Increase the opportunity for the development of more middle housing to help meet the housing needs of our diverse community.
- Public outreach to inform middle housing design, particularly from historically marginalized communities of color.
- Create standards that have a high likelihood for use by developers/property owners and result in actual development of middle housing.
- Update infrastructure plans, as needed, to support additional middle housing production.
- Understand options for infrastructure financing related to middle housing.
- Evaluate and update parking strategies and policies to minimize parking congestion.

Frog Pond Compliance Options: HB 2001 requires the City increase the overall density in the master plan area from approximately 6.7 dwelling units per net acre to at least 8 dwelling units per net acre. Feedback emphasized doing so in a way that enables flexibility for middle housing and most closely follows the 2017 Frog Pond West Master Plan. Thus, previous work sessions covered 3 potential options as follows:

- Option 1 Allow duplexes on all lots as required by House Bill 2001, essentially doubling allowed density.
- Option 2 In addition to Option 1 allow a specified amount of middle housing units to reach the required 8 units per acre.
- Option 3 Allow all middle housing types throughout Frog Pond West greatly increasing allowed density.

Previous Council and Planning Commission work sessions leaned towards Option 2 with some remaining interest in Option 1. However, Option 1 is no longer a valid option. Initial discussions between City staff and staff with the State Department of Land Conservation and Development (DLCD) indicated Option 1 may be an option. However, in an official response published on March 29 DLCD indicated Option 1 does not work as duplexes cannot be counted towards allowed density. This leaves some version of Option 2 as the remaining supported option to pursue.

There are different ways to implement Option 2, which is the key policy question for the Planning Commission. The Option 2 approach will only impact areas of Frog Pond West that do not yet have land use approvals, and thus have the possibility to add units during initial development. The area without land use approvals (see Attachment 1) is currently planned for a maximum of 278 units. The increase to the maximum allowed of approximately 125 units would be a 45% increase in units if built to the maximum.

The main tools that can be used to allow additional units are: (1) modifying current code to allow additional units under current subdistrict designations, with an option to limit that allowance to middle housing types, or (2) to re-designate subdistricts up to the next level of density (i.e. R-10 subdistricts to R-7, R-7 subdistricts to R-5) and potentially some up two levels. In previous work sessions, the Planning Commission has given direction to focus additional housing units on middle housing and require rather than just allow middle housing to ensure production happens in support of desired project outcomes and the Equitable Housing Strategic Plan.

Staff recommendation: Based on feedback to date, the current draft staff recommendation is to modify current code to require additional middle housing units under current subdistrict designations and not to change subdistrict designations.

Currently the R-5 subdistricts require 10% of units be duplexes or 2-unit townhouses. The recommendation is to expand upon this approach requiring a percentage of middle housing in all remaining subdistricts, including adding a requirement to R-7 and R-10 subdistricts. The required middle housing types and percentages would vary as appropriate to maintain a similar look and feel of the subdistricts as to what could be built per the 2017 Master Plan. For example, there would be more of an emphasis on detached middle housing types like cluster housing in the R-10 large lot subdistricts while more attached middle housing would be allowed in R-5 small lot subdistricts. See next item regarding unit types and design standards for more information on these options and recommendations.

This recommended approach will lead to more thoughtfully integrated middle housing directly supportive of the following desired project outcomes:

- Thoughtful/inclusive built environment
- Opportunity for middle housing development for diverse housing needs
- Supportive of input received from marginalized communities of color
- Likelihood of use/actual development

Frog Pond West Unit Types and Design Standards: The Commission, City Council, and community members have provided feedback on desired middle housing types in Frog Pond West and the desire for them to blend in seamlessly with the neighborhood. To help determine which middle housing types are most appropriate for each subdistrict type, it is important to understand and examine the existing applicable design standards in Frog Pond West, starting with the existing residential design menu. Per state requirements, design standards applied to middle housing must also apply to single-family homes.

Overall, the existing design menu functions fairly well for middle housing. The project team is exploring additional requirements to further support the blending of single-family detached and middle housing into the neighborhood, such as the number of street facing entries and driveway configuration. Some of these ideas will be presented at the work session for discussion, others are awaiting additional feedback from the community via the online survey.

Staff recommendation: The project team recommends maximizing flexibility of middle housing unit types in the various subdistricts as long as design standards ensure compatibility of the allowed middle housing types. The more middle housing is limited beyond duplexes and 2-unit townhouses, the more difficult it is to meet the additional density allowance required by the State.

This flexible, but thoughtful, context-sensitive approach to middle housing allowance and design in Frog Pond West directly supports the following desired outcomes, while other alternatives do not better meet any of the desired outcomes:

- Thoughtful/inclusive built environment
- Opportunity for middle housing development for diverse housing needs

- Supportive of input received from marginalized communities of color

Old Town Zoning: A number of lots in the Old Town Neighborhood currently are zoned RA-H requiring a rezoning for middle housing development. The current approach to requiring a zone map amendment for development of middle housing, but not a single-family home, is not consistent with HB 2001 and other desired outcomes for this project. The 2011 Old Town Neighborhood Plan called for creating a new Old Town Residential Zone to replace the antiquated zoning approach for much of the residential area of Old Town. Previously the project team presented three options to address this Old Town zoning issue:

- Option 1. Modify the RA-H Zone language to allow middle housing under Old Town specific circumstances.
- Option 2. Create a new Old Town Residential Zone based on the Residential Zone and apply to RA-H zoned residential lots in Old Town
- Option 3. Create a new Old Town Residential Zone as described in 2 above, but only conditionally rezone making the zoning only come into effect if requested by property owner.

Staff recommendation: From previous Planning Commission discussions and meeting with Old Town neighbors Option 3 is not desirable. Based on those discussions, the project team recommends Option 2, establish an Old Town Residential Zone to provide for the required administrative review of both single-family and middle housing and also keep the existing Old Town Residential Design Standards to the greatest extent possible. An initial draft of the new zoning text is attached (see Attachment 2).

This approach best meets the following project objectives, while other options do not better meet any project objectives:

- Thoughtful/inclusive built environment
- House Bill 2001 compliance
- Opportunity for middle housing development for diverse housing needs
- Likelihood of use/actual development

Extent of Detached Middle Housing: The state only requires the City to allow certain attached middle housing unit types and cottage clusters, but the City may elect to allow detached middle housing units comparable to the attached housing units. To date there has been general support for allowing the City's middle housing definition to include multiple detached units developed on a single parcel to provide flexibility and more opportunities for middle housing. Input received to date, including through the Latinx focus group, generally gives preference to detached housing units.

Staff recommendation: The project team recommends broadly allowing detached middle housing units (cluster housing) the same as attached middle housing units, while considering whether there are circumstances, as these updates continue to develop, where there may be compelling reasons to limit middle housing to attached units only. The project team notes during the Latinx focus groups there was a noted interest in less expensive detached housing options. Some concern exists that detached housing units could replace potentially more affordable attached

housing units. In addition, attached units reduce land consumption, which could result in more space for yards, larger or additional units, and parking.

The flexibility of allowing both detached and attached middle housing better supports the following desired outcomes, while other project outcomes are similarly met by restricting detached middle housing:

- Opportunity for middle housing development for diverse housing needs
- Supportive of input received from marginalized communities of color
- Likelihood of actual use/development

ADUs for Certain Townhouses: Wilsonville currently allows ADUs for “attached single-family” as well as for detached single-family homes. What is currently called “attached single-family” in the City’s code meets the state definition of townhouse as they are attached housing units on their own lot. The project team does not see a compelling reason to change this allowance and recommends continuing to allow ADUs for this “attached single-family” category by stating that ADUs are allowed for townhouses where the lot size meet the minimum for the zone for single-family and duplexes.

The flexibility of allowing ADUs for certain townhouses similar to current City code better supports the following desired outcomes, while other project outcomes are similarly met by restricting ADUs:

- Opportunity for middle housing development for diverse housing needs
- Supportive of input received from marginalized communities of color
- Likelihood of actual use/development

Discussion Items

In summary, the project team requests the Commission’s discussion at the work session, and feedback for staff, to focus on the following five recommendations pertaining to key policy decisions. Confirmation on policy direction from the Commission will allow the project team to refine draft development code amendments and other updates for the Commission’s consideration at upcoming meetings:

1. Require a percentage of middle housing in all remaining subdistricts without land use approvals in Frog Pond West, including adding a requirement to R-7 and R-10 subdistricts. The required middle housing types and percentages will vary to match the context of the various subdistrict types.
2. Maximize flexibility of middle housing types in each subdistrict type in Frog Pond West with design standards ensuring a look and feel consistent with the Frog Pond West Master Plan.
3. Develop text for a new Old Town Residential Zone and prepare for a legislative rezone of most residential properties in Old Town as part of this project’s adoption package.
4. Write development code standards that broadly allows detached middle housing units the same as attached middle housing units.
5. Keep standards similar to existing regarding allowing ADU’s for townhouses.

EXPECTED RESULTS:

Gather additional feedback and direction from the Planning Commission to continue to guide the Middle Housing in Wilsonville Project.

TIMELINE:

The Planning Commission will participate in a number of work sessions over the coming months to provide project feedback. The City Council will also review during work sessions over the coming months. The proposed amendments to design standards, the City’s Development Code, Comprehensive Plan and Master Plans will be further refined over the spring through public input and additional work sessions. Public hearings and recommendation to City Council are anticipated by late summer/early fall 2021.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City’s FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant.

COMMUNITY INVOLVEMENT PROCESS:

Community outreach has begun and will continue until late spring and into summer as needed, including to the Latinx community supported by a Metro Community Engagement Grant. Opportunities to engage have included community meetings, stakeholder meetings, focus groups, online surveys, and other online materials. Having completed the first round of outreach, the project team is working on additional targeted outreach to answer specific project questions. A key online survey is currently active on *Let’s Talk, Wilsonville!* Additional outreach and stakeholder meetings are planned in June to review a complete package of proposed changes prior to moving forward with public hearings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

- Attachment 1 Frog Pond West Unit Count Map and Table
- Attachment 2 Draft new Old Town Residential Zone Text



Middle Housing in Wilsonville

Wilsonville Planning Commission

Work Session

April 14, 2021

Agenda

- Frog Pond (RN Zone) Amendments
 - Number of Units
 - Siting/Design Standards
- Old Town
 - Draft Old Town Residential Zone
 - Siting/Design Standards by housing type
- Couple Additional Items



Four Categories of Updates

- Category 1 Direct w/o flexibility
- Category 2 Feasibility w/o flexibility
- **Category 3 Requirement with flexibility**
- Category 4 Other/misc. including parking

Community Survey

Survey starts

Finish

All fields marked with an asterisk (*) are required.

Exterior Design of Neighboring Homes

This section explores the how the exterior design of neighboring homes relate to each other. For each image, indicate the degree to which you agree or disagree the homes look nice next to each other.

1.



- 70+ responses to date

Desired Project Outcomes

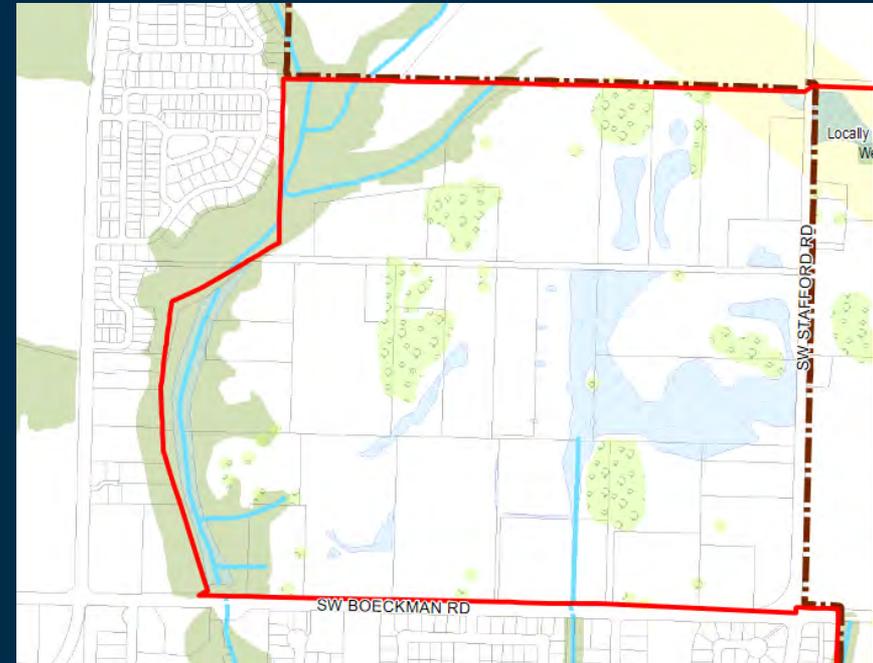
- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion

Frog Pond West-Number of Units



Frog Pond West: Buildable Land and Capacity Analysis

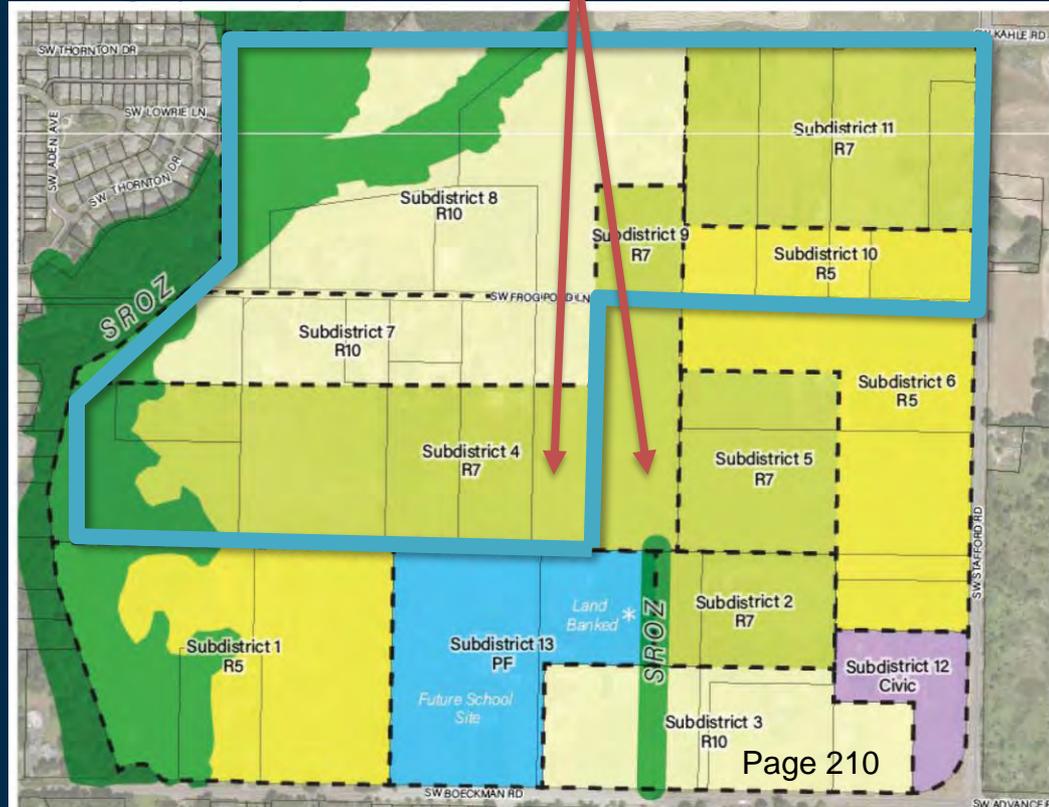
- **Total Acres in Taxlots: 175 Acres**
 - SROZ: 25.31 Acres
 - Existing Structures: 5.58 Acres
 - Wetlands: 16.33 Acres (Gross)
3.27 Acres (Net)*
 - BPA Easement: 2.45 Acres
- **Total Constrained Land: 36.6 Acres**
- **Total Unconstrained Land: 138.2 Acres**
 - Assumed Creek Park and parks: ~ 4 acres
 - Future School Site (Subdistrict 13): 13.5 Acres
 - Church Site (and any residential units): 3.8 Acres
 - Take-outs for 25% ROW/Public Facilities: ~30 acres
- **Total Other Set Asides: 50.5 Acres**
- **Net Buildable: 87.7**
- Maximum permitted dwellings (adopted RN Zone, not including church parcel units): **564 dwellings**
- Adopted Overall Net Density: **6.43 du/ac**
- OAR required net density: **8.00 du/ac**
- **Units needed to reach 8 du/ac: 702 dwellings**
- **Difference: +138 dwellings**



Committed Land

- Assumes all annexed area shown here is “locked in” at previous max zoned units.
- The outlined area on right map is assumed to be “available” for additional zoned capacity.

Subdistrict 4 is split:
4a is annexed, 4b is remainder.



Questions to Confirm

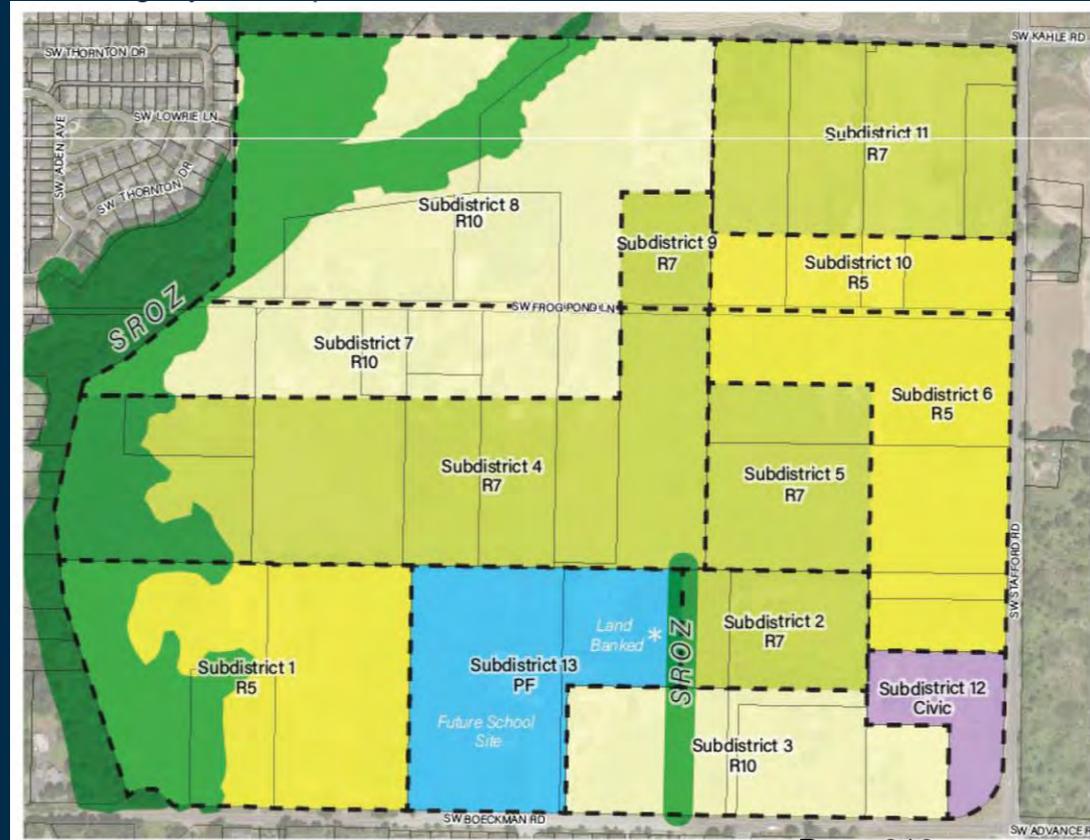
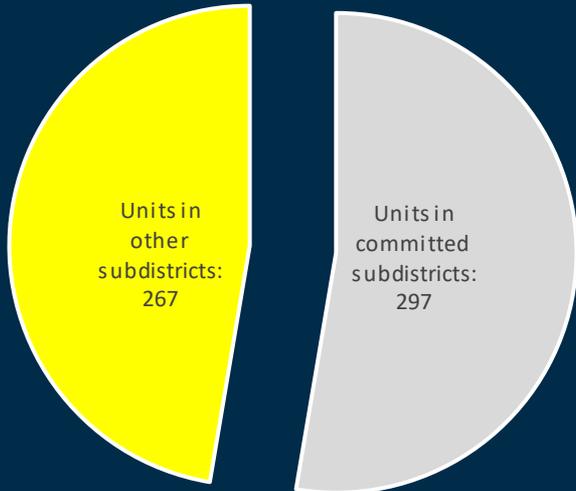
1. How to achieve 8 du/acre in Frog Pond West:
 - Method 1 - No subdistrict map changes and allow for middle housing
 - Method 2 – Through changing subdistrict map

2. In addition to allowing, requiring implementation of middle housing on remaining undeveloped land in Frog Pond West

Adopted Map and Unit Counts

FPW is zoned to allow a maximum of 571 units

Maximum Units per 2017 Master Plan

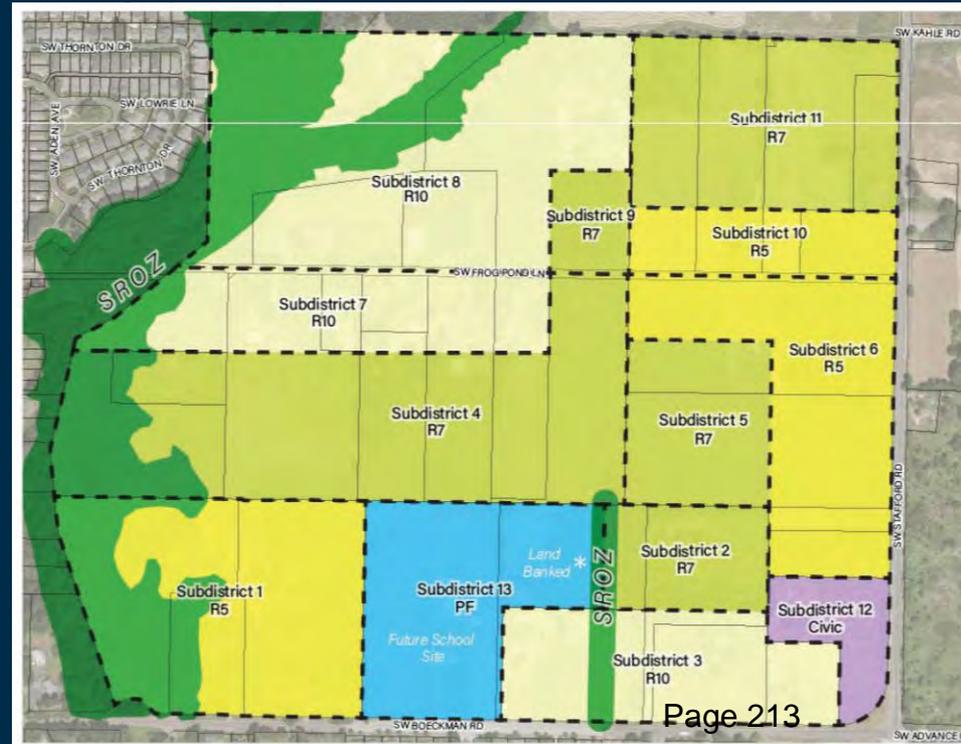
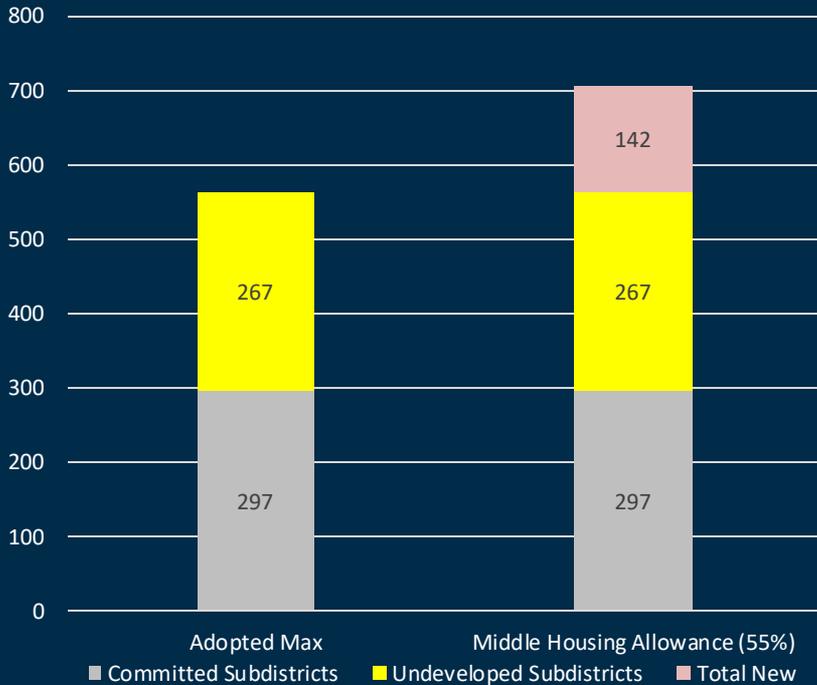


Achieving 8 du/acre

Method 1: No Map Changes

Allow 55% Additional Units in remaining uncommitted Subdistricts, if they are Middle Housing

How to achieve 8 DU/AC in Frog Pond West by “Zoning to Allow”



Achieving 8 du/acre

Method 2: Map Changes

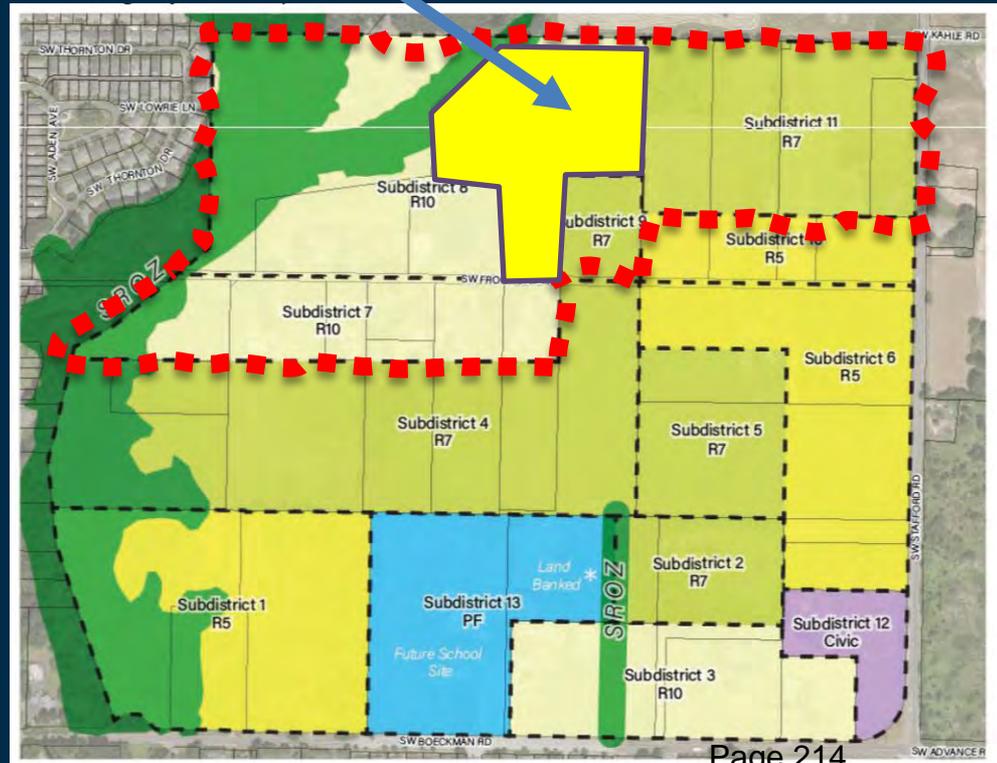
Map changes could include:

- Subdistricts 7 and 8 changed to R-7 (Part of Subdistrict 8 is changed to R-5)
- Subdistricts 9 and 11 changed to R-5

Allowance for Middle Housing would be coded percentages:

- 15% Middle Housing in R-7 (~25 units)
- 25% Middle Housing in R-5 (~42 Units)

Part of Subdistrict 8 changes to R-5



Expanding Percentage Approach to Require Middle Housing

- Today:
 - R-5 requires 10% duplex (2-unit TH) on projects that are 10 acres+.
- Concept:
 - Increase R-5 requirement
 - Expand requirement to R-7 and R-10
 - Include other appropriate MH types
 - Remove 10-acre threshold

Middle Housing Requirement Concept

Existing

Likely result is
4 additional
units

Somewhere
in between

Match

Allowed
About 138
units



PC Feedback - Frog Pond West

Number of Units

1. Do you support reaching the 8 du/acre "Allowance" through changing requirements without changing subdistrict map?
2. Do you support requiring some level of middle housing through expanding the percentage approach?



Frog Pond West-Siting and Design Standards



RN zone today – allowed uses

- In Frog Pond West, permitted housing types:
 - Single family dwelling unit
 - Attached single family dwelling unit (up to 2-units)
 - **Duplex (attached and detached)**
 - **Co-housing**
 - **Cluster housing**
 - Accessory dwelling units
 - **In small lot subdistricts, 10% of units must be duplex/2-unit townhomes**

Frog Pond West

Attachment 9

Duplex and 2-Unit Townhouse

- Both types are allowed in Frog Pond West
- Duplexes have shared lot, and are allowed in all FPW sub-districts
- A 2-unit townhouse is like a duplex with property line separating units

Frog Pond West Triplex/Quadplex

- Not currently allowed in Frog Pond West
- Not widely built in Wilsonville
- Could be similar in bulk to single-family home

Frog Pond West Attachment 9 Triplex/Quadplex

If the City chooses to allow Tri & Quad Units during initial buildout, which standards should apply in **Frog Pond**?

THESE STANDARDS WOULD APPLY under existing code:

- Window coverage and façade articulation
- Prohibited materials list
- Design menu options (porches, columns, material variety, dormers, garage door design, etc.) apply to middle housing

Frog Pond West Triplex/Quadplex

Attachment 9

Potential Triplex & Quadplex design standards

ADDITIONAL STANDARDS TO CONSIDER:

- Driveways: Max. 32ft total width per frontage
- Garages: no more than 50% facade width
- For lots under 50ft wide: garage must be recessed 4ft or more from front dwelling facade or 6ft from front of porch



Frog Pond West Triplex/Quadplex

Attachment 9

Potential Triplex & Quadplex design standards

TO CONSIDER:

Permit only on corner lots during initial buildout



This example is a duplex, but rules about corner lots and entrances facing both sides would apply to triplex/quadplex

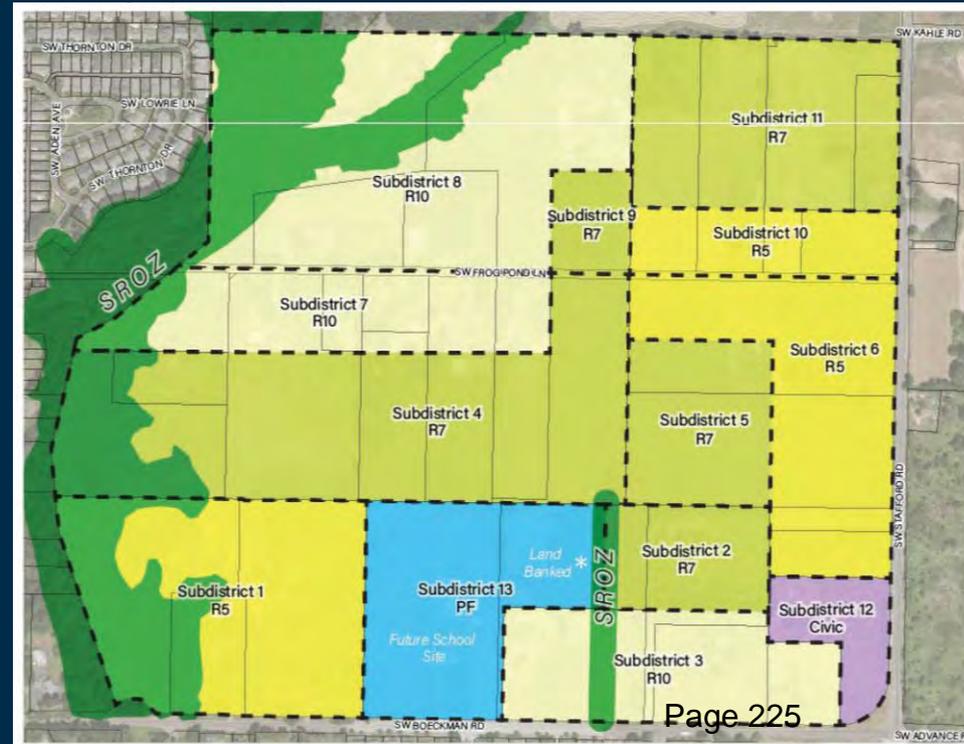
Frog Pond West Triplex/Quadplex

Attachment 9

Potential Triplex & Quadplex design standards

TO CONSIDER:

Allow only in certain FPW Subdistricts, such as R-5 Small Lot and R-7 Medium Lot during initial build-out? (Would be allowed everywhere upon redevelopment.)



Frog Pond West

3+ Unit Townhouse

- Not currently allowed in Frog Pond West
- One of most common middle housing types in Wilsonville
- Likely to be built if allowed
- Could result in larger, bulkier buildings

Frog Pond West

3+ Unit Townhouse

ACTIVE SURVEY QUESTION

Should front-loaded garages be required to be paired?



Frog Pond West Cottage Cluster

- Currently allowed in Frog Pond West
- Can provide a variety of smaller units, including single-level

Attachment 9 Frog Pond West Cottage Cluster

If City chooses to permit Cottages, then these standards would apply via the state definitions/standards:

- Lot size minimum is relative to single-dwelling lot size minimum (i.e. no less than 7,000sf)
- Density: no maximum; must meet minimum 4/acre
- Maximum dwelling footprint of 900sf
- Setbacks can be set no more than 10' on perimeter
- Design: Use Model Code standards for cottage orientation, common courtyard, parking design, windows, pedestrian circulation, screening, etc.

PC Feedback - Frog Pond West Siting and Design Standards

1. Do you support maximizing the flexibility of middle housing types in each subdistrict with design standards ensuring a look and feel consistent with the master plan?
2. Which additional standards stand out as most important?



Middle Housing in Old Town



Old Town

Standards to Remain

- 40% Lot Coverage maximum for all housing types except cottage clusters
- Roof Pitch Requirements
- Prohibited Materials (vinyl, fiber cement, etc.)

Old Town

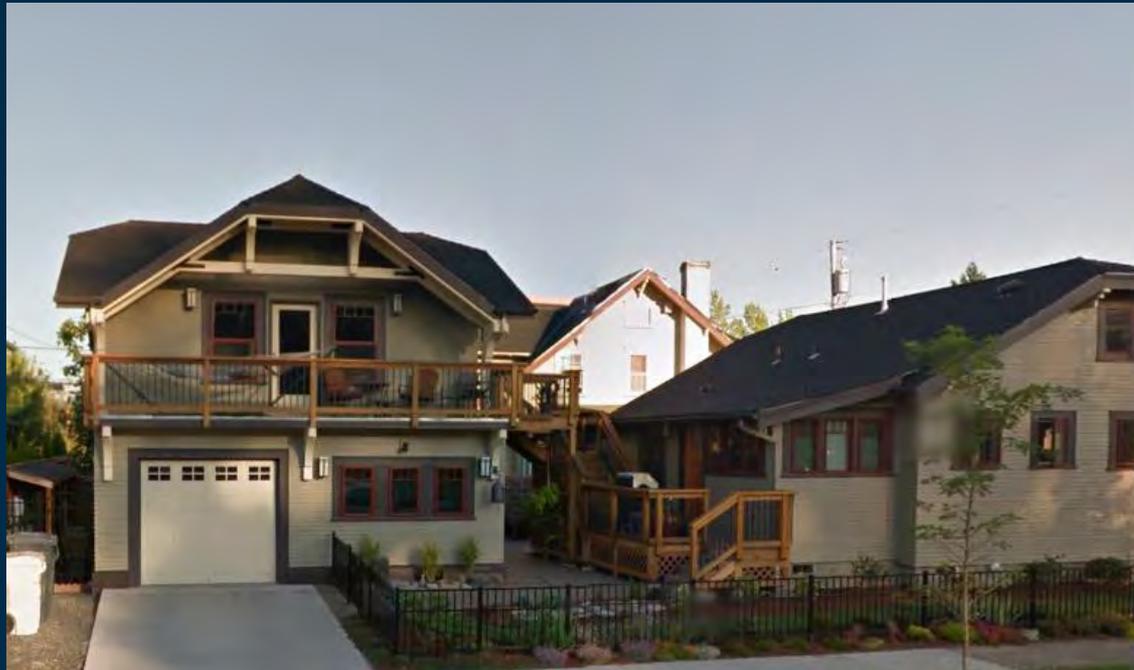
General Standards: Technical Fixes

- Must allow at least 25' / 2-story height limit (update from Old Town use of context-derived height limit)
- Adjust minimum lot sizes
 - 3,000sf for duplex and 2-unit cluster
 - 5,000sf for triplex and 3-unit cluster
 - 7,000sf for quadplex, 4-unit cluster, and cottage cluster
 - 1,500sf for townhouses

OT Standards: Detached 'Plex

ADDITIONAL STANDARDS TO CONSIDER:

Should detached '-plexes' be allowed in Old Town?



OT Standards: Driveways / Garages

TO CONSIDER:

- Driveways: no more than 32ft total width
- Garages: no more than 50% facade width



Old Town

TO CONSIDER:

Limit front facade width to ___ft or percentage of lot width



TO CONSIDER:

Restrict to two front-facing doors per street



Old Town Cottage Cluster

Use basic State OARs and OT Residential Design Standards

- Lot size minimum is relative to single-dwelling lot size minimum (i.e. no less than 7,000sf)
- Density: no maximum; must meet minimum 4/acre
- Setbacks can be set no more than 10' on perimeter
- Design:
 - Use OT Residential Design Standards
 - May (but not required to) limit cottage height to one story
 - Apply other Model Code Design Standards such as common courtyard orientation, parking cluster design, and others that aren't currently in OT Design Standards.

PC Feedback - Old Town

1. Do you support the development of a new Old Town Residential Zone for a legislative rezone of Old Town residential lots?
2. Do you support the direction for Old Town design standards of minimizing changes to current standards?



DETACHED / ATTACHED



1. Do you support broadly allows detached middle housing units the same as attached middle housing units

ADUs FOR TOWNHOUSES



- Do you support keeping standards similar to existing regarding allowing ADU's for townhouses?

**PLANNING COMMISSION
WEDNESDAY, APRIL 14, 2021
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*Minutes reviewed and
approved at the May 12,
2021 PC Meeting*

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Kamran Mesbah called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Kamran Mesbah, Ron Heberlein, Jerry Greenfield, Aaron Woods, Breanne Tusinski, and Olive Gallagher. Jennifer Willard was absent.

City Staff: Miranda Bateschell, Ryan Adams, and Daniel Pauly

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

A. Consideration of the March 10, 2021 Planning Commission minutes

II. WORK SESSION

A. Middle Housing (Pauly)

Miranda Bateschell, Planning Director, noted the team would present an update on Wilsonville's Middle Housing project, the goal of which was to implement compliance with House Bill 2001 as well as some of the actions and policy objectives from the Equitable Housing Strategic Plan adopted by the City in 2019. She noted the material in the Staff report and presentation would cover the concepts, issues, and policy choices previously discussed with the Commission. The team had done additional work evolving policy choices and recommendations based on the preliminary input from the Commission and needed further input from the Commission on the direction to take on those items.

Daniel Pauly, Planning Manager, introduced the project team and the updates to Middle Housing in Wilsonville via PowerPoint, noting tonight's presentation would include further discussions on Frog Pond and Old Town, as well as the Category 3 items. (Slide 3) Categories 1, 2, and 4 would be discussed in future work sessions. He emphasized that the presentation would not get into the details of the numbers and the final resolution of the updates, but would outline how the team arrived at the recommended direction at this point. The project team sought confirmation about the direction so they could continue drafting and preparing for the Commission's further review as well as public consumption. He noted the team continued to receive feedback from the community via a survey on *Let's Talk, Wilsonville!* and those comments would be shared at the next Planning Commission work session.

Joe Dills, Angelo Planning Group, continued the presentation, reviewing the Buildable Land and Capacity Analysis used in Frog Pond to calculate how many additional units were needed to reach 8 du/ac, what land was available for the additional zoned capacity, and two methods to achieve 8 du/ac. (Slides 7-14)

- Mr. Pauly noted the 267 units in other sub districts in the presentation was different from the number in the Staff report and that discrepancy would be corrected as the updates became more refined. (Slide 10)

Key discussion points and input from the Planning Commission on the following policy questions related to Frog Pond were as follows with additional comments from the project team as noted (Slide 15):

1. Do you support reaching the 8 du/ac "Allowance" through changing requirements without changing the sub district map? This method was supported by the project team.
 2. Do you support requiring some level of middle housing through expanding the percentage approach?
- Mr. Dills clarified the two questions worked in tandem. The baseline was that something needed to be done to get to 8 du/ac and the project team was suggesting the "Allowance" of middle housing was ~~one~~ the method to get to 8 du/ac without requiring more than what the current Code required, although a developer could choose to build middle housing. The second question addressed whether a requirement should be adopted.
 - Mr. Pauly recalled that the developers active in Frog Pond West had not expressed a lot of interest in middle housing so not much middle housing would likely be built, regardless of the option chosen to reach 8 du/ac. Last time, the Commission generally supported some type of a requirement to actually support the goal of getting middle housing in Frog Pond West.
 - Question 2 would require a lot more discussion around what a requirement would look like and where the middle housing slider would be, especially given that developers would not likely build middle housing unless forced.
 - A requirement for middle housing would not address housing affordability, only the housing type. Housing affordability within diverse housing types was a larger problem for Wilsonville.
 - Mr. Pauly clarified that while there were developers in the market who were interested in creating middle housing in the region, the active developers in the community who were making offers on the land were focused on single-family homes as a product and had that expectation when purchasing the land.
 - Developers typically specialize in one kind of housing, so single-family developers would not jump into that market, as it was not their area of expertise. Middle housing developers would need to be attracted; interest in middle housing development in Frog Pond West was not yet on their radar.
 - Mr. Pauly explained the City could best be proactive in attracting middle housing developers to Frog Pond West through awareness, as there were already middle housing developers active in Wilsonville. Some property owners had also expressed interest in middle housing options outside of the meetings that had taken place.
 - How would developers already building single-family in Frog Pond West respond to such requirements?
 - Mr. Pauly explained some developers had built middle housing elsewhere but had not planned to do so in Frog Pond West, while other developers had not built a lot of middle housing. The developers might choose to build middle housing themselves or to build single-family units and then sell off some of the finished lots to a middle housing developer. Once a developer had subdivision approval, they could sell lots to another builder.
 - The State indicated duplexes could not be counted toward allowed density, which did not make sense.
 - Mr. Pauly confirmed the State looked at duplexes in the same way as ADUs. As the State crafted the regulations, the traditional definitions of various housing types had been turned on their heads. Under the new drafted regulations, a two-unit duplex was considered the same as a single-family unit.
 - He confirmed duplexes shared a lot and attached townhouses had two lots. Converting what would naturally be a duplex into a two townhouses would help satisfy the technicality of lot ownership. The City had requested clarification from the State on the difference between a duplex and a two-unit townhouse, but no response had been received.
 - That definition would make a difference in terms of how the City would achieve the density.
 - The State was trying to encourage middle housing, and density was an aspect of that approach. Middle housing was desired over an ocean of duplexes, so perhaps that was why duplexes were being discouraged. However, duplexes were included in the definition of middle housing

- Some very attractive duplexes had gone up in the Frog Pond West area, particularly in Morgan Farm.
- Mr. Pauly clarified the desired outcome of the Code update was twofold. The Zoning Code's compliance involved more paperwork than actual near- or mid-term results on the ground, while the initial buildout requirement would have near-term impacts on the ground. He emphasized that in places like Frog Pond West, for example, where more development would happen in the coming years, the initial buildout would be impacted, but the zoning component would also allow more middle housing that would require redevelopment to be implemented in 20 to 40 years. Question 2 addressed requiring middle housing as part of the initial buildout in the northern part of Frog Pond, while Question 1 allowed middle housing as part of the initial buildout. Some developers could be incentivized to build middle housing during initial buildout, but feedback from developers had shown the option was not likely to have a drastic impact on initial buildout.
 - Some buyers might see a zoned ability to add middle housing as an attractive, added property value. For example, an owner of a single-family dwelling would be allowed to build a structure on their land to house a parent because the land would already be zoned appropriately.
 - Ms. Bateschell added the zoning changes would be applicable throughout the city. The purpose of HB 2001 was to allow all middle housing types on any single-family property as the sites redeveloped over time. The types of middle housing allowed would be dependent on lot size and meeting other design standards. A duplex that fit on a lot and met the setback and other standards would be allowed anywhere within the city.
 - Mr. Dills clarified that the proposition was a Zoning Code update would be a change to the zoning regulations, which could affect what was built on the ground. If middle housing was required; it would be built.
 - The short-term tradeoff seemed to be whether or not the City was going to be more efficient in the use of its land resource today or wait 20 to 30 years to do so.
- Mr. Pauly clarified he had not directly asked the active developers who had already purchased land if they would be detracted from Wilsonville in the future if middle housing became a requirement. The regulations were being imposed across the state, creating a new reality for the industry. Developers who had issues with the changes might possibly come in with land use applications before the changes went into effect.
- Allowing the zoning change was supported, but how committed was the City to making changes on the ground?
- Changing the sub district mapping did not seem like a good approach. Reaching the 8 du/ac through changing the requirements without changing the sub district map was a better way to go.
 - Affordability would be impacted by the area in which middle housing was built. Morgan Farm was an expensive area, so any duplexes there would likely be costly.
- Affordability should not be confused with low-priced housing. Affordability in the context of a brand-new neighborhood development like Frog Pond West would be reflective of two-income professionals starting families or with young kids rather than subsidized affordable-type housing. The proposal would provide a good enough mix to have a mix of upper middle class and beyond in Frog Pond West.
- Overall, the Commission supported the "Allowance" option and agreed the requirement option needed further consideration given all of the dynamics involved.

Mr. Pauly and Ben Weber, SERA Architects, continued the presentation, reviewing the current Siting and Design Standards and discussing how to maximize flexibility of middle housing types in Frog Pond West while maintaining design standards that ensured a look and feel consistent with the Frog Pond West Master Plan. (Slides 16-27)

Key discussion points and input from the Commission on the following questions related to Siting and Design Standards in Frog Pond West were as follows with additional comments from the project team as noted (Slide 28):

1. Do you support maximizing the flexibility of middle housing types in each sub district with design standards to help ensure a look and feel consistent with the master plan?
2. Which additional standards stand out as the most important?
 - Duplexes and two-unit townhomes should be the primary focus in Frog Pond West. While a diversity of middle housing types was desired, adding more housing types would increase density and be more difficult to work with.
 - Mr. Pauly clarified the units would have one or two-car garages, depending on the unit type. Alley-loaded townhouses might tend to have more double garages, for example, whereas townhouses built elsewhere would have single garages. It would vary.
 - As most houses had at least two cars, parking availability was always a concern and would be an important piece to consider, particularly for middle housing types.
 - Triplexes or cottage clusters could be attractive if their design was consistent with the look and feel of the neighborhood. The duplexes in Morgan Farm looked nice and fit into the neighborhood; housing that did not should not be allowed.
 - As far as additional standards, more information was needed on how cottage clusters could be designed to fit into the neighborhood.
 - Developers and owners would need some leeway in order to achieve the flexibility desired. A triplex on a corner could be a good use of land, as long as the look and feel of the design was consistent. Very clear design standards that ensured a particular look and feel of the neighborhood was most important to protect quality and allow diversity.
 - Cottage clusters that were consistent in design with the structures on the single lots around them fit in well. The 900 sq ft footprint of cottage clusters seemed too limiting and should be more flexible.
 - When master planning Frog Pond West, a compromise was made to accommodate more dense housing types in Frog Pond East, which was not yet master planned. Staying as close as possible to the concept agreed upon for Frog Pond West was a matter of good faith for the community. Encouraging a consistent look and feel among all of the dwellings was easy to do successfully with duplexes, as evidenced in the examples already built. A well-designed triplex could also fit in well, especially if placed on a corner lot, but designing a quadplex to fit in would be more difficult.
 - Being sensitive and true to the compromise made during the Frog Pond master planning process was important.
 - Density had gotten a bad name, because in too many places, density had been implemented with bad design. The solution was good design. Design innovation and creativity should be encouraged, especially when honed and directed at maintaining the feel, texture, and quality of the neighborhood as well as the visual density. Tried and true solutions had been presented to address the issues, and good design standards were needed to ensure that whatever was developed was of high quality.
 - While a four-unit quad or larger set of row houses could fit into the neighborhood if designed properly, not allow those housing types and maintaining a smaller bulk than what was feasibly would likely result in more middle housing.
 - The Commission needed to be sensitive to the fact that Frog Pond West was halfway into the buildout process. Cottage clusters and triplexes could be done reasonably on a corner if the design standards were properly hashed out.
 - No additional standards stood out as most important, the standards just needed to work.

Mr. Pauly and Mr. Weber continued the presentation discussing Middle Housing in Old Town, which included a proposal for a new Old Town Residential Zone and a review of the general design standards that would remain and those that would change. (Slides 29-35)

Key discussion points and input from the Commission on the following policy questions regarding Old Town were as follows (Slide 36):

1. Do you support the development of a new Old Town Residential Zone for a legislative rezone of Old Town residential lots?
 2. Do you support the direction for Old Town design standards of minimizing changes to current standards?
- The Commissioners unanimously supported concepts proposed in both questions.
 - Limiting the cottage cluster to a maximum of one-story was unnecessarily restrictive with such a small square footage. A loft design with one and one-half stories would be a good solution.
 - The single-story, two-story, and one-and-one-half-story structures in the Canyon Creek Meadows neighborhood fit together very nicely without a distinct difference due to how they were designed.

Mr. Pauly confirmed the Commission had no objections to broadly allowing detached middle housing units the same as attached middle housing units? (Slide 37)

Mr. Pauly confirmed the Commission had no objections to keeping design standards similar to the existing standards regarding allowing ADUs for townhouses. (Slide 38)

- On a townhouse-sized lot, the garage could be converted to an ADU or the ADU could be internal to the structure.
 - Converting a garage would not violate the parking standards requirements, as long as one parking space was still available in the driveway or on the street for the house itself. ADUs did not require parking per state law.
 - ADUs would be only allowed for townhouses with an acceptable lot size to building ratio threshold.

III. INFORMATIONAL

- A. City Council Action Minutes (March 1 & 15, 2021) (No staff presentation)
- B. 2021 PC Work Program (No staff presentation)

IV. ADJOURNMENT

Chair Mesbah adjourned the regular meeting of the Wilsonville Planning Commission at 7:39 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, LLC. for
Tami Bergeron, Administrative Assistant-Planning



**CITY COUNCIL
MONDAY, APRIL 19, 2021**

WORK SESSION

Middle Housing in Wilsonville Project (Pauly)



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: April 19, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide additional project guidance.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable housing study and develop affordable housing strategies	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE CITY COUNCIL:

Staff will present a number of outstanding policy questions and seeks direction from the Council regarding potential changes to the Development Code for the Middle Housing in Wilsonville project. Staff will also provide a briefing on outreach and public input.

EXECUTIVE SUMMARY:

The City is undertaking a project to update rules related to the allowance of middle housing. Middle housing includes housing types where a few homes are on one lot (duplex, triplex) and where homes are on separate lots that share a common wall (townhouses). The project is driven by updates to state law as well as local equitable housing policy. This will be the City Council's second work session on the project. The Planning Commission has had 5 work sessions. Since the last work session with Council, the project team conducted community outreach and worked to develop a recommended package of updates to the City Development Code and policies.

During the previous work session, the Council reviewed and expressed support for a list of project outcomes based on Council Goals, the City's Equitable Housing Strategic Plan, discussions with Council regarding HB 2001, and recent community conversations around equity and inclusion. The project team and Planning Commission have relied on these desired outcomes as they continue their work. As a reminder, the desired outcomes are as follows:

- Support the vision of a thoughtful, inclusive built environment.
- Comply with House Bill 2001 and related administrative rules adopted by the Land Conservation and Development Commission (LCDC).
- Increase the opportunity for the development of more middle housing to help meet the housing needs of our diverse community.
- Include public outreach to inform middle housing design, particularly from historically marginalized communities of color.
- Create standards that have a high likelihood for use by developers/property owners and result in actual development of middle housing.
- Update infrastructure plans, as needed, to support additional middle housing production.
- Understand options for infrastructure financing related to middle housing.
- Evaluate and update parking strategies and policies to minimize parking congestion.

Outreach Update

The project team held three stakeholder meetings with individual Frog Pond developers, a general community meeting, an Old Town community meeting, and a broad developer stakeholder meeting. In addition, two Spanish-language focus groups were held. While outreach will continue, some themes have emerged that the team wanted to share with the Council. Please note, a more detailed outreach summary report will be included later in the project, but the following are key takeaways from the outreach thus far and what they mean for the project.

Lack of Familiarity with "Missing" Middle Housing: The explanation of "what is middle housing?" was well received. Familiarity with the term, as it is used in Oregon state law and rules, was not widespread. The traditional dichotomy of single-family and multi-family is the base understanding of many community members and the concept of something that does not fit the mold of either is "missing" from the broad community understanding. The project team will need to continue to clearly communicate what middle housing means to help the community learn about middle housing and what it means for future housing choices.

Middle Housing Outlook for Frog Pond West: From discussions with property owners and developers, the project team learned many of the decisions of what will be built in Frog Pond West are well in progress and are not likely to change drastically. Generally speaking, the builders

working in Frog Pond West are intending to focus on single-family product consistent with the Master Plan and their typical development portfolio. If the City allows, but does not require middle housing, changes are not likely to have a significant impact on the ground. To see a noticeable increase in housing variety in Frog Pond West the City would need to explore additional policy changes, programs, incentives, etc. Based on this information, the Planning Commission, in their March work session, suggested requiring rather than just allowing middle housing in Frog Pond West (see discussion below).

Single-Family Scale of Middle Housing: A reoccurring theme is to have middle housing have the “look and feel” of traditional single-family neighborhoods through design standards that keep structures in scale with single-family detached homes. Understanding this, the project team worked to understand the development community’s perspective on the feasibility of design requirements for multiple units to be incorporated into a single-family looking structure. The response was mixed depending on the expertise and previous experience of developers with a variety of housing types. Developers do exist in the market willing to build to this type of requirement and the project team feels it is prudent to continue to explore and refine these types of design standards. A current online survey asks additional questions related to this to help refine how the City drafts these standards.

Focus on Look, Feel, and Function: When a question was posed to the community of *what success looks like walking through a future neighborhood that incorporated middle housing*, answers primarily involved the integration of different housing types and styles into the neighborhood, the presence of natural elements, and connectivity. The feedback reaffirmed the project focus on the look, feel, and function of neighborhoods through siting and design standards applicable to a variety of housing types.

Importance of Parking: The City often hears the desire for the provision of ample parking in residential areas. Additional feedback, including from the Latinx community, focused on (1) the role parking has for social gatherings, which are often culturally significant, and (2) the role parking has in supporting living situations, including those resulting from increasing housing costs, that lead to more residents in a single unit with multiple vehicles. While state rules do not generally allow the City to require more than one parking space per residential unit the City can encourage additional on-site parking as well as extra shared neighborhood parking. The project team is exploring ideas and soliciting input from the community via an online survey to see what other land-consuming amenities or requirements residents may be interested in reducing to allow more land for extra parking. The project team feels the survey will help determine where parking lands among other priorities such as yard size and amount of shared open space.

Initial Neighborhood Support for Old Town Residential Zoning: The Old Town Neighborhood overall seemed supportive of the approach of adopting an Old Town Residential Zone as called for in the neighborhood plan as an element of this current project. Old Town neighbors emphasized the previous planning efforts for Old Town and that those decisions and conversations should be respected to the extent possible under state law and new rules. The project team has drafted an Old Town Neighborhood Zone development code section for further review by the neighborhood and the Planning Commission that will be brought forth for consideration by Council as part of this project’s adoption package. Changes related to Old Town are planned to be minimal while ensuring compliance with state law and rules.

Code Updates and Confirmation of Recommendations

To assist the Planning Commission, City Council, and public in understanding the package of middle housing code updates and help focus attention on the updates in need of the most attention, the project team categorized the various items.

Category 1: Direct requirement for state compliance, no significant local flexibility.

Category 2: Indirect requirement for state compliance, no significant local flexibility. These updates make middle housing development feasible or acknowledge allowance of middle housing.

Category 3: Requirement of state compliance with local flexibility.

Category 4: Not necessary for compliance or feasibility and not directly related to middle housing. Includes technical code fixes and updates to the broader residential parking policy not required by the state. These updates are included out of convenience since much of the residential code is already being amended.

The project team has been moving forward with drafting and refining Category 1 and 2 updates based on the audits completed in late 2020. The project team will share an updated draft up these updates with the Council in a future work session.

The April 19 work session will focus on key Category 3 updates that would benefit from the Council's confirmation of policy direction before the project team proceeds with further drafting or refining of updates. Planning Commission will discuss these item at their April 14 work session and staff will share their feedback with Council during the April 19 work session. These include:

- Frog Pond West Density Compliance Options
- Old Town Zoning
- Extent of Detached Middle Housing

Frog Pond Compliance Options: HB 2001 requires the City increase the overall density in the master plan area from approximately 6.7 dwelling units per net acre to at least 8 dwelling units per net acre. Feedback emphasized doing so in a way that enables flexibility for middle housing and most closely follows the 2017 Frog Pond West Master Plan. Thus, previous work sessions covered 3 potential options as follows:

- Option 1 Allow duplexes on all lots, as required by House Bill 2001, which could effectively double allowed density.
- Option 2 In addition to Option 1 allow a specified amount of middle housing units to reach the required 8 units per acre.
- Option 3 Allow all middle housing types throughout Frog Pond West, greatly increasing allowed density.

Previous Council and Planning Commission work sessions leaned towards Option 2 with some remaining interest in Option 1. However, Option 1 is no longer a valid option. Initial discussions between City staff and staff with the State Department of Land Conservation and Development (DLCD) indicated Option 1 may be an option. However, in an official response published on March 29 DLCD indicated Option 1 does not work as duplexes cannot be counted towards allowed density. This leaves some version of Option 2 as the remaining supported option to pursue.

There are different ways to implement Option 2, which is the key policy question for the Planning Commission and City Council. The Option 2 approach will only impact areas of Frog Pond West

that do not yet have land use approvals, and thus have the possibility to add units during initial development. The area without land use approvals (see Attachment 1) is currently planned for a maximum of 278 units. The increase to the maximum allowance by approximately 125 units would represent a 45% increase to the maximum allowance.

The main tools available to increase units are: (1) modifying current code to allow additional units under current subdistrict designations, with an option to limit that extra allowance to middle housing types, or (2) to re-designate subdistricts up to the next level of density (i.e. R-10 subdistricts to R-7, R-7 subdistricts to R-5) and potentially move some up two levels. In work sessions with the Planning Commission, Commissioners stated a preference for any additional housing units, as part of HB 2001 compliance, to be middle housing units. They also suggested requiring, rather than just an allowing, middle housing units to ensure production happens in support of the desired project outcomes and Equitable Housing Strategic Plan.

Staff recommendation: Based on feedback to date, and the desire to remain consistent with the Master Plan, staff recommends modifying the current code to require additional middle housing units, under current subdistrict designations, and not to change subdistrict designations.

Currently, the R-5 subdistricts require 10% of units be duplexes or 2-unit townhouses. The recommendation is to expand upon this approach by requiring a percentage of middle housing in all remaining subdistricts, including adding a requirement to R-7 and R-10 subdistricts. The required middle housing types and percentages would vary as appropriate to maintain a similar look and feel of the subdistricts as to what could be built per the 2017 Master Plan. For example, there would be more of an emphasis on detached middle housing types like cluster housing in the R-10 large lot subdistricts while more attached middle housing would be allowed in R-5 small lot subdistricts.

This recommended approach will lead to more thoughtfully integrated middle housing directly supportive of the following desired project outcomes:

- Thoughtful/inclusive built environment
- Opportunity for middle housing development for diverse housing needs
- Supportive of input received from marginalized communities
- Likelihood of use/actual development

Old Town Zoning: A number of lots in the Old Town Neighborhood are currently zoned RA-H and require rezoning for middle housing development. The current approach to require a zone map amendment for development of middle housing, but not for a single-family home, is not consistent with HB 2001 and other desired outcomes for this project. The 2011 Old Town Neighborhood Plan called for creating a new Old Town Residential Zone to replace the antiquated zoning approach for much of the residential area of Old Town. Previously the project team presented three options to address this Old Town zoning issue:

- Option 1. Modify the RA-H Zone language to allow middle housing under Old Town specific circumstances.
- Option 2. Create a new Old Town Residential Zone based on the Residential Zone and apply to RA-H zoned residential lots in Old Town

- Option 3. Create a new Old Town Residential Zone, as described in 2 above, but only conditionally rezone making the zoning only come into effect if requested by a property owner.

Staff recommendation: From previous Planning Commission discussions and meeting with Old Town neighbors, Option 3 is not desirable. Based on those discussions, the project team recommends, Option 2: Establish an Old Town Residential Zone to provide for the required administrative review of both single-family and middle housing and keep the existing Old Town Residential Design Standards to the greatest extent possible.

This approach best meets the following project objectives:

- Thoughtful/inclusive built environment
- House Bill 2001 compliance
- Opportunity for middle housing development for diverse housing needs
- Likelihood of use/actual development

Extent of Detached Middle Housing: The State only requires the City to allow certain attached middle housing unit types and cottage clusters, but the City may elect to allow detached middle housing units comparable to the attached housing units. To date, there has been general support for allowing the City's middle housing definition to include multiple detached units developed on a single parcel to provide flexibility and more opportunities for middle housing. Input received to date, including through the Latinx focus group, generally gives preference to detached housing units.

Staff recommendation: The project team recommends broadly allowing detached middle housing units (cluster housing) the same as attached middle housing units, while considering whether there are circumstances, as these updates continue to develop, where there may be compelling reasons to limit middle housing to attached units only. Some concern exists that detached housing units could replace potentially more affordable attached housing units. In addition, attached units reduce land consumption, which could result in more space for yards, larger or additional units, and parking.

The flexibility of allowing both detached and attached middle housing better supports the following desired outcomes, while other project outcomes are similarly met by restricting detached middle housing:

- Opportunity for middle housing development for diverse housing needs
- Supportive of input received from marginalized communities of color
- Likelihood of actual use/development

Council Discussion

In summary, the project team requests Council feedback on the following three recommendations pertaining to key decisions. Confirmation on policy direction from the Council will allow the project team to refine draft Development Code amendments and other updates for the Council's consideration at upcoming meetings:

1. Require a percentage of middle housing in all remaining subdistricts without land use approvals in Frog Pond West, including adding a requirement to R-7 and R-10 subdistricts. The required middle housing types and percentages will vary as appropriate to maintain a similar look and feel of the subdistricts as envisioned in the Frog Pond West Master Plan.
2. Develop text for a new Old Town Residential Zone and prepare for a legislative rezone of most residential properties in Old Town as part of this project's adoption package.
3. Write Development Code standards that broadly allows detached middle housing units the same as attached middle housing units.

EXPECTED RESULTS:

Gather additional feedback and direction from the Council to continue to guide the Middle Housing in Wilsonville Project. Familiarize the Council with public outreach for the project.

TIMELINE:

The City Council and Planning Commission will continue to review updated reports over the coming months. The proposed amendments to design standards, the City's Development Code, Comprehensive Plan and Master Plans will be further refined over the spring through public input and additional work sessions. Public hearings and recommendation to City Council are anticipated by late summer/early fall 2021.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 of this amount is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City's FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities will be funded by a separate \$81,200 Metro grant and contract.

FINANCIAL REVIEW / COMMENT:

Reviewed by: CAR Date: 4/12/2021

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 4/14/2021

COMMUNITY INVOLVEMENT PROCESS:

Community outreach has begun and will continue until late spring and into summer as needed, including to the Latinx community supported by a Metro Community Engagement Grant. Opportunities to engage have included community meetings, stakeholder meetings, focus groups, online surveys, and other online materials. Having completed the first round of outreach, the project team is working on additional targeted outreach to answer specific project questions. A key online survey is currently active on *Let's Talk, Wilsonville!* Additional outreach and stakeholder meetings are planned in June to review a complete package of proposed changes prior to moving forward with public hearings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Council may direct additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENT:

1. Frog Pond West Unit Count: Map and Table



Middle Housing in Wilsonville

Wilsonville City Council

Work Session

April 19, 2021

Purpose of Work Session

- Review key takeaways from outreach to date
- Get council confirmation on key directions



What is Middle Housing?

- Range of smaller attached or clustered housing types
- Typically built at a similar scale as single-family homes
- Often called “missing middle” – largely missing from most cities’ neighborhoods for the last 70 years (post WWII)



Desired Project Outcomes

- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion

Outreach to Date

- Frog Pond developer meetings
- General community meeting
- Old Town community meeting
- Broader developer stakeholder meeting
- Latinx focus groups
- Individual conversations
- Community Survey

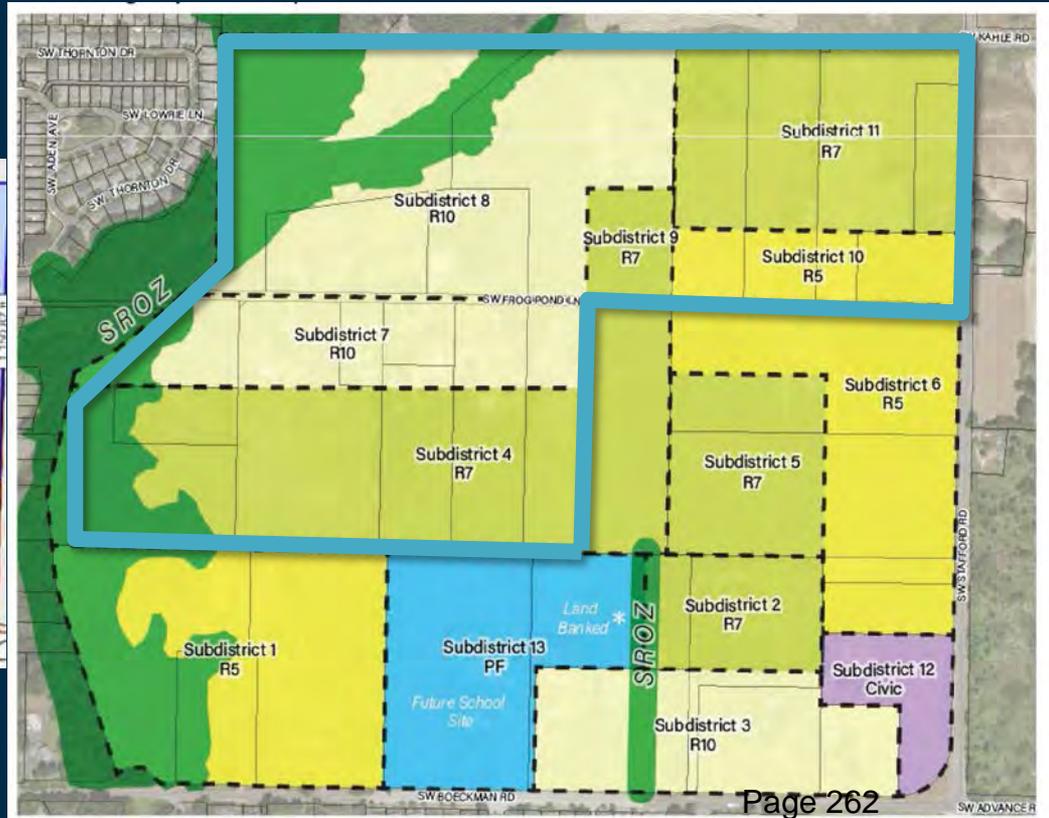
Key Takeaways from Outreach

- Defining “Missing” Middle
- Focus on Look, Feel, and Function
- Direction for Frog Pond and Old Town
- Importance of Parking

Topics of Focus Tonight

- Frog Pond Compliance Direction
- Old Town Compliance Direction
- Detached Middle Housing

Frog Pond Number of Units



Expanding Percentage Approach to Require Middle Housing in Frog Pond West

- Today:
 - R-5 requires 10% duplex (2-unit TH) on projects that are 10 acres+.
- Concept:
 - Increase R-5 requirement
 - Expand requirement to R-7 and R-10
 - Include other appropriate MH types
 - Remove 10-acre threshold

Middle Housing Requirement Concept

Existing

Likely result is
4 additional
units

Somewhere
in between

Match

Allowed
About 138
units



Frog Pond West Questions to Confirm

1. Do you support reaching the 8 du/acre "Allowance" through changing requirements without changing subdistrict map?
2. In addition to allowing, do you support requiring a percentage of context appropriate middle housing on remaining undeveloped land in Frog Pond West?

Old Town Questions to Confirm

1. Do you support the development of a new Old Town Residential Zone for a legislative rezone of Old Town residential lots?



Detached Middle Housing



1. Do you support broadly allows detached middle housing units the same as attached middle housing units

Additional Questions/Comments?





**PLANNING COMMISSION
WEDNESDAY, MAY 12, 2021**

WORK SESSION

Middle Housing in Wilsonville Project (Pauly)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: May 12, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide additional project guidance			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable housing study and develop affordable housing strategies	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Review a number of materials for the Middle Housing in Wilsonville project. Provide direction to the project team to further refine the draft of proposed policy amendments.

EXECUTIVE SUMMARY:

The City is undertaking a project to update rules related to the allowance of middle housing. Middle housing includes housing types where a few homes are on one lot (duplex, triplex) and where homes are on separate lots that share a common wall (townhouses). The project is driven by updates to state law as well as local equitable housing policy. This will be the Planning Commission's sixth work session on the topic. Since the last work session with the Commission, the project team concluded an online survey and continued work to develop a recommended package of updates to the City development code and related policies based on compliance audits and feedback received.

As a reminder, to assist in the review of the updates and help focus attention on the updates in need of the most attention, the project team categorized the updates. The draft amendments in Attachment 1 are color-coded by category as depicted below.

Category 1: Direct requirement for state compliance, no significant local flexibility.

Category 2: Indirect requirement for state compliance, no significant local flexibility. These updates make middle housing development feasible or acknowledge allowance of middle housing.

Category 3: Requirement of state compliance with local flexibility.

Category 4: Not necessary for compliance or feasibility and not directly related to middle housing. Includes technical code fixes and updates to the broader residential parking policy not required by the state. These updates are included out of convenience since much of the residential code is already being amended.

This May work session will focus on reviewing Category 1 and 2 updates; Category 3 updates for which the project team has previously received direction from Planning Commission and City Council, including draft percentage requirements for middle housing in future development projects in Frog Pond West; and highlighting Category 4 updates that are minor and do not require in-depth discussion. Future work sessions will focus on additional Category 3 and 4 updates needing more focus, including siting and design standards and residential parking policy. Note Category 1 and 2 updates to the RN zone (Frog Pond) are not included in this work session's package of amendments as they are intertwined with Category 3 updates subject to further discussion in June. The May work session will also share results of an online survey related to siting and design standards in preparation for the future work session discussion.

Draft Code Updates: The Planning Commission should come prepared with any comments and questions about the draft updates in Attachment 1 so that the project team can revise them following this work session. This is planned to be the final work session during which these particular updates will be a focused topic of discussion. As further summarized below, the nature of these updates are:

- Clearly defining middle housing terms and updating related references in the code;
- Specifically establishing middle housing as an allowed use in all residential zones;
- Updating the review process for middle housing to be the same as detached single-family homes;
- Incorporating density exemptions for middle housing for state compliance;

- Updating siting and design standards to limits set by the State;
- Referencing recent housing policy updates in policy documents; and
- Establishing status of previous planned development approvals.

Clearly Define Middle Housing and Update References

These updates add or refine definitions of the various types of middle housing consistent with state statute and rules. This includes adding definitions for triplex, quadplex, and their equivalent detached versions. An updated definition of cottage cluster and townhouse is also added. The definition of multi-family housing and detached single-family are updated to differentiate them from middle housing (see Section 4.001 pages 7-13 of Attachment 1). References to different housing types are updated throughout the Development Code to be consistent with the new definitions (see Section 4.124 page 34 of Attachment 1 as an example).

Clarify Middle Housing as an Allowed Use in Residential Zones

While residential zoning districts already technically allow most middle housing, the list of allowed uses in all the zones are updated to specifically list the newly defined middle housing types as allowed uses (see Section 4.124 page 34 of Attachment 1 as an example).

Update Review Process for Middle Housing

One state requirement is that middle housing go through the same review process as detached single-family housing. Currently, some middle housing types would go through the same process as multi-family housing. The updates add middle housing to the type of building permits reviewed administratively without notice by the Planning Director and designated staff (see Section 4.030, page 2 of Attachment 1). The updates also clarify middle housing, like detached single-family housing, is not subject to Site Design Review. Multi-family housing remains subject to Site Design Review (see Section 4.420, page 106 of Attachment 1).

Incorporate Density Exemptions for Middle Housing

The state rules exempt duplexes, triplexes, quadplexes, and cottage clusters from density maximums. In addition, the rules establish the allowed density of townhouses as the lesser of four times the allowed density for single-family detached dwellings or 25 units per net acre. Updates incorporate these exemptions and special treatment in the various references to density within the Comprehensive Plan and Development Code. For example, footnotes to the density table in Section 4.124, Planned Development Residential Zones, now includes language stating the exemptions (see Section 4.124, page 36 of Attachment 1).

Incorporate Required Limits for Siting and Design Standards

While a future work session will cover some “Category 3” siting and design standards that allow more local flexibility, the updates before the commission in this work session incorporate required “Category 1 and Category 2 updates” to siting and design standards. Specific State-required standards include minimum lot sizes for various middle housing types and cottage cluster setbacks. In addition, while in most residential zones the allowed lot coverage (the percentage of a lot covered by buildings) is high enough to not deter middle housing, the R Zone still has older lot coverage requirements that would limit the ability to add middle housing. The updates make the R Zone lot coverage consistent with similar-sized lots in the PDR and RN zones (see Section 4.122, page 30 of Attachment 1). Also, the updates incorporate the limit of

requiring no more than one parking space per most middle housing units and the limit of requiring no parking for ADUs (see Section 4.155, page 95 of Attachment 1). A future work session will cover more elements related to parking, including parking management, design, and potential incentives for extra parking.

Referencing Recent Housing Policy Updates

An explanation of the Equitable Housing Strategic Plan and House Bill 2001 is added to the introductory language of the Comprehensive Plan, Villebois Village Master Plan, and Old Town Neighborhood Plan (see pages 116-117, 141-142, 160-161 of Attachment 1). The reference provides the necessary introduction and background explanation of these policies to build a foundation for related updates to specific language in these documents and the Development Code.

Establish Status of Previous Planned Developments Not Matching New Standards

As discussed in a February work session, planned developments are a key part of Wilsonville's land use regulations. Currently, once approved, planned developments control uses on the land even if the underlying zoning code changes. This creates a compliance issue as existing single-family-only planned developments would not allow middle housing. The updates add language to the planned development regulations in Section 4.140 (see pages 91-92 of Attachment 1) to allow existing planned developments to become legal non-conforming development, and thus trigger newer zoning regulations to apply to new development. In addition, language specifically ensures the density exemptions for middle housing and density rules for townhouses apply moving forward in existing planned developments. It is worth noting existing private covenants restricting middle housing in planned residential developments may continue to apply.

Online Survey Results and Recommended Actions: The City posted a survey on *Let's Talk, Wilsonville!* The survey was posted April 5 through April 19. The survey specifically sought community feedback on key questions regarding siting and design standards and parking. The project team requests the Planning Commissions review the results and confirm the recommended actions below as the team prepares siting and design standards and parking standards for discussion over the next work sessions.

Rules of Adjacency

Key question: What level of regulation is needed for architecture variety of adjacent homes, attached or detached?

Related survey results summary:

- Attached building should have compatible architecture
- Some variation (even if just color) should occur between adjoining detached homes

Recommended Action: To encourage variety and compatible design, develop "rules of adjacency" to be applicable across the community, including to detached single-family, building off rules in Villebois and Frog Pond, but not be as detailed and extensive.

Similarity of Plexes to Detached-Single Family

Key question: What level of regulation is needed for buildings containing multiple homes to look similar to detached single-family homes?

Related survey results summary: Preference does exist for the plexes that look most like single-family, but respondents were supportive of good design of plexes where differentiation of units is more prevalent.

Recommended Action: Continue to think about design standards that can help plexes look similar to detached single-family homes, but focus more on good design overall and compatible architecture regardless of how the different units manifest in the building design.

Visual Separation of Adjacent Driveways

Key question: What design standards should be in place for driveways?

Related survey results summary:

- Dislike of shared driveways
- Preference for visual separation of driveways

Recommended Action: Explore design standards that create visual separation of adjacent driveways.

Alley-Supportive Siting and Design Standards

Key question: What level of community support is there for siting and design standards that encourage vehicle access via alleys?

Related survey results summary: Support of alley access design

Recommended Action: Siting and design standards, such as garage frontage limitations and certain setbacks, which encourage alleys should continue to be developed.

Residential Lot Amenities and Feature Prioritization

Key question: With the limited space on residential lots, which amenities and features are most important (parking, yard space, setbacks)?

Related survey results summary:

- Garage very important, a higher priority than driveway parking
- Parking is important, but not more important than other elements that take up space on a residential lot like separation of buildings and rear yards.

Recommended Action:

- Adopted siting and design and parking standards should be careful to not discourage garages.
- Not incentivize parking at expense of other lot features.

Shared Open Space/Parking Area Trade-off

Key question: Is the community open to trading off other priorities in order to encourage additional parking?

Related survey results summary:

- Mixed results, but more support for reducing open space for shared parking than opposition.

Recommendation: Continue a policy discussion about allowing a developer to reduce a small percent of the required open space to provide shared neighborhood extra parking.

Middle Housing Percentage Requirement in Frog Pond: Previously, the Planning Commission expressed concern that just allowing middle housing in Frog Pond West may not result in any additional middle housing. At the Commission's March work session, the concept was raised to require additional middle housing beyond the limited amount of duplexes currently required. In the April work session, the concept was revisited and the Planning Commission desired additional information on what the percentage requirement would look like. The project team has continued to analyze different percentage options for the Commissions' consideration. In the analysis of options, the project team prioritized having a nexus to the existing Master Plan and direction given in this project thus far and to ensuring an impactful level of middle housing in Frog Pond West. The project team desires the Commission's support of the recommended percentage approach below or an alternative. Using this direction, the project team will develop draft implementing code language to share at an upcoming work session.

The recommended option builds upon the existing 10% duplex requirement by **requiring 10% middle housing**, for the uncommitted subdistricts. The type of middle housing allowed for each subdistrict type can vary to optimize design compatibility. The 2017 Frog Pond Master Plan established 10% as a reasonable level of middle housing within a development to provide variety while maintaining a consistent look and feel. The project team checked to see how many actual middle housing units would actually result from the proposed 10% approach. If all the currently uncommitted lands in Frog Pond West developed with the proposed 10% requirement, the project team calculates approximately 35-55 middle housing units would likely be built. This assumes a developer would try to maximize density while building the minimum amount of middle housing and maximizing the amount of single-family lots, which is consistent with feedback received to date from developers. As a reminder, the current code will result in only 4-5 middle housing units because there is very little land remaining that is designated small-lot subdistrict.

An alternative approach would be to aim to increase the density in these uncommitted subdistricts by about 24.4% using a middle housing requirement. The 24.4% is the required density increase across the Master Plan area required by state rules. **A 15% middle housing requirement** would be the closest to resulting in a 24.4% density increase across the remaining uncommitted subdistricts. This is again assuming the likely scenario of a developer maximizing density while building the minimum amount of middle housing and maximizing the amount of single-family lots. This required percentage would likely result in between 65 and 85 middle housing units.

Discussion Items:

In summary, the project team requests the Commission’s discussion at the work session, and feedback for staff, to focus on the following items:

1. Comments and questions about the draft Development Code updates (Attachment 1) to direct the project team as they finalize amendments for the upcoming public hearing. This will be the last time a work session will focus discussion on the specific code updates in this packet.
2. Confirm direction, for future draft Code language and review, on siting and design standards and parking standards based on the survey results, including:
 - o “Rules of Adjacency” standards,
 - o Design standards that help plexes look similar to detached single-family homes,
 - o Visual separation of adjacent driveways,
 - o Siting and design standards supportive of alleys,
 - o Siting and design standards do not discourage garages,
 - o Not incentivizing parking at expense of other lot features, and
 - o Shared parking area incentives.
3. Provide guidance concerning what percentage of middle housing to require, if any, in uncommitted portions of Frog Pond West.

EXPECTED RESULTS:

Gather additional feedback and direction from the Planning Commission to continue to guide the Middle Housing in Wilsonville Project both in preparation of upcoming work sessions and the upcoming public hearing.

TIMELINE:

The Planning Commission will participate in a number of work sessions over the coming months to provide project feedback. The City Council will also review during work sessions over the coming months. This will be the final Planning Commission work session on a number of required and recommended code updates. Work sessions over the next couple months will focus on siting and design standards and parking standards. A public hearing and recommendation to City Council is anticipated in September.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City’s FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant.

COMMUNITY INVOLVEMENT PROCESS:

Community outreach has begun and will continue until late spring and into summer as needed, including to the Latinx community supported by a Metro Community Engagement Grant. Opportunities to engage have included community meetings, stakeholder meetings, focus groups, online surveys, and other online materials. Additional outreach and stakeholder meetings are

planned over the summer to review a complete package of proposed changes prior to moving forward with public hearings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

- Attachment 1 Draft Middle Housing Plan and Code updates package 1, dated May 5, 2021
(Category 1 and 2 updates, with select Category 3 and 4 updates)
- Attachment 2 *Future of Wilsonville's Neighborhoods* Survey results (April 2021)



Middle Housing in Wilsonville

Wilsonville Planning Commission

Work Session

May 12, 2021

Topics for Discussion

- Draft Code & Plan Updates – focus on Category 1 and 2
- Online survey results
- Middle housing percentage requirement in Frog Pond West



Desired Project Outcomes

- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion

Code + Plan Updates: Four Categories

- **Category 1:** Direct requirement for state compliance, no significant local flexibility.

- **Category 2:** Indirect requirement for state compliance, no significant local flexibility. Make middle housing development feasible or acknowledge allowance of middle housing.

- **Category 3:** Requirement of state compliance with local flexibility.

- **Category 4:** Not necessary for compliance or feasibility, but intended to improve the code or provide technical updates.

Key
Focus



Also in packet:
Some minor
updates & areas
where PC already
provided clear
direction



Future Work Session(s)

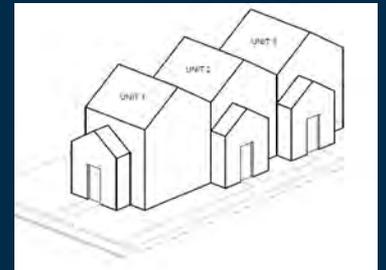
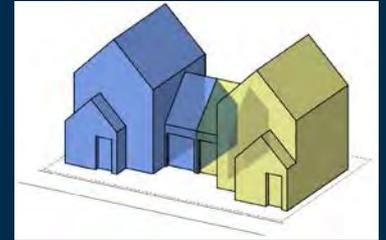
- Remaining Category 3 and 4 updates
- Draft siting and design standards (special focus on design standards)
- Frog Pond West Master Plan updates
- Residential Neighborhood (RN) Zone updates

Drivers of Category 1 & 2 Updates

- Clearly **defining terms** for middle housing
- Establishing middle housing as an **allowed use** in all residential zones
- Updating the **review process** for middle housing
- Incorporating **density exemptions** for middle housing
- Updating siting and design standards based on **limits set by the State**
- Establishing status of **previous planned development approvals**
- Referencing recent **housing policy updates**

Middle Housing Terms [WC 4.001]

- Separate triplex and quadplex from multi-family and add new definitions
- Add definitions for “detached plexes” (2-unit, 3-unit, and 4-unit cluster housing)
- Add definition of cottage cluster consistent with state law
- Update existing terms for consistency with state law and to better differentiate housing types (duplex, townhouse, etc.)
- Add secondary terms used in middle housing regulations (e.g., common courtyard)
- Replace “family” with “household” to be more inclusive of different living arrangements



Establish Middle Housing as an Allowed Use in Residential Zones

Add middle housing types to list of permitted uses:

- Residential (R) Zone [WC 4.122]
- Old Town Residential (OTR) Zone [WC 4.123—new]
- Planned Development Residential Zones (PDR-1 – PDR-6) [WC 4.124]
- Village (V) Zone [WC 4.125]
- Residential Neighborhood (RN) Zone [WC 4.127—not in packet]

Update Review Process for Middle Housing

- Per state law, must apply same approval process to middle housing as applies to detached single-family dwellings
- Single-family and two-family dwellings currently subject to Class I ministerial review and exempt from Site Design Review
- Apply same review process / exemption to middle housing [WC 4.030 and 4.420]

Incorporate Density Exemptions for Middle Housing

Per state law:

- Duplexes, triplexes, quadplexes, and cottage clusters must be exempt from density maximums.
 - » Minimum lot size will control density.
- Townhouses can be limited to 4x density for single-family dwellings or 25 units per acre, whichever is less.
 - » 25 units/acre \approx 1,750 sf per townhouse lot

Incorporate Density Exemptions for Middle Housing

Examples of resulting townhouse density in PDR zones:

	Max Density for Single-Family	Max Density for Townhouse
PDR-1	1	4
PDR-2	3	12
PDR-3	5	20
PDR-4	7.5	25
PDR-5 (10-12 du/ac)	12	25
PDR-5 (16-20 du/ac)	20	25
PDR-6	As approved (at least 25)	25



Minimum Lot Size

Examples of minimum lot size updates:

	OAR Compliance	<u>PDR-2</u> Min lot size for SFD: 7,000 sf	<u>PDR-4</u> Min lot size for SFD: 3,000 sf
Duplex & 2-unit cluster	Same as SFD	7,000 sf	3,000 sf
Triplex & 3-unit cluster	5,000 sf (or same as SFD if >5,000 sf)	7,000 sf	5,000 sf
Quadplex, 4-unit cluster, Cottage Cluster	7,000 sf (or same as SFD if >7,000 sf)	7,000 sf	7,000 sf
Townhouse	1,500 sf	1,500 sf	1,500 sf

Other Siting Standards

Generally, siting standards (i.e., development standards) must be same as for single-family.

Some further limitations per OAR:

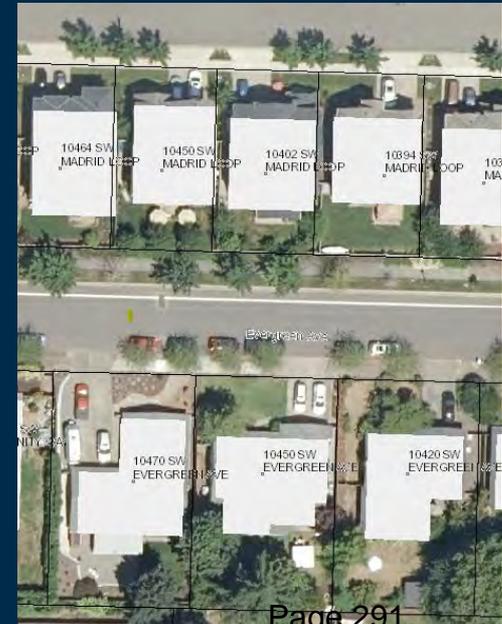
- Height – Must allow at least two stories for triplex/quadplex and townhouse
- Setback – Cottage cluster setbacks can't exceed 10 ft
- Lot dimensions – Lot width / lot frontage for townhouses can't exceed 20 ft
- Lot coverage – Cottage clusters must be exempt from lot coverage
- These are reflected in all zone chapters



Lot Coverage Updates in Residential (R) zone [WC 4.122]

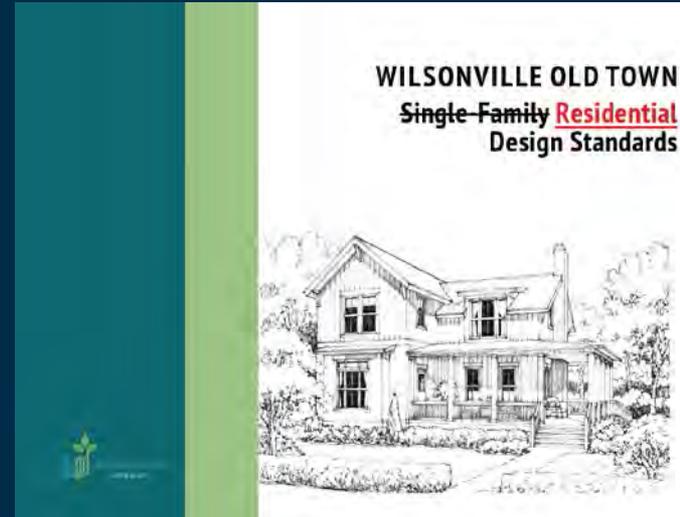
- Current maximum: 30%
- Revised standards for all development to scale up or down based on actual lot size (similar to standards in PDR zones)
- Intended to make all housing (including middle housing) more feasible

Lot Size	Max Lot Coverage (all buildings)
20,000 sf or more	25%
>12,000 sf to <20,000 sf	30%
>8,000 sf to 12,000 sf	50%
>7,000 sf to 8,000 sf	55%
7,000 square feet or less	60%



Old Town Design Standards

- Need to update design standards to comply with state law
 - » Design standards for middle housing can't be more restrictive than for single-family
 - » Standards must be clear and objective
- Minimum changes for compliance
 - » Example: Cannot require duplexes (or other middle housing) to *“appear indistinguishable from single-family houses”*
- Potential for additional standards that promote good design (for future discussion)



Old Town Neighborhood Plan

Updates to Chapter 6. Land Use

- Summarize recent state laws regarding middle housing and ADUs (HB 2001 and SB 1051)
- Reflect recent changes in ownership and development plans for specific lots
- Reflect proposed changes to R and RA-H zones
- Accessory Dwelling Units – Reflect code changes pursuant to state law



Villebois Village Master Plan and Village Zone [WC 4.125]

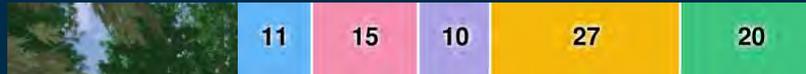
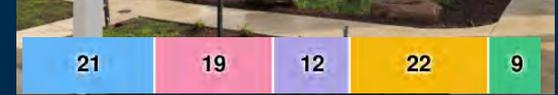
- Planned density is over 10 units per acre (so state's special Master Planned Community provisions apply)
- Mostly built-out already
- Master Plan / code amendments primarily needed to allow middle housing as infill/redevelopment in the future
- Updates to V zone reflect:
 - Requirement to allow duplexes on any remaining single-family lots during initial buildout
 - Allowance for other middle housing after lots initially developed
 - OAR limits on siting and design standards



Survey

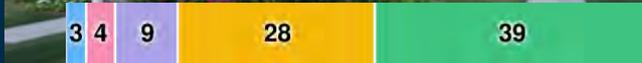
- April 2021
- 86 responses
- Primarily visual preference survey
- Focus:
 - Siting and Design Standards
 - Parking

Survey Results: Adjacency



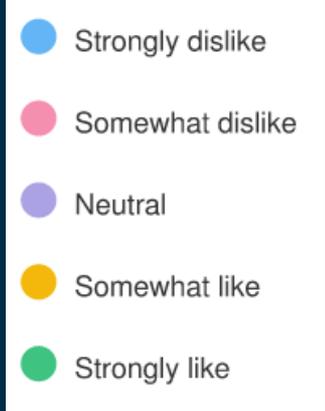
- Strongly disagree
- Somewhat disagree
- Neutral
- Somewhat agree
- Strongly agree

Survey Results: Single-family Look



- Strongly disagree
- Somewhat disagree
- Neutral
- Somewhat agree
- Strongly agree

Survey Results: Driveway Separation



Survey Results: Alley Access



- Strongly dislike
- Somewhat dislike
- Neutral
- Somewhat like
- Strongly like

Survey Results:

Lot Features and Amenities Priority

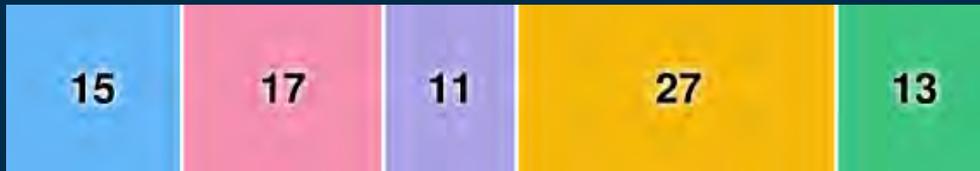
Feature or Amenity	Average Rank (lower is higher priority)
1. Garage	2.88
2. Ample space between houses	3.40
3. Houses detached rather than attached	3.47
4. Large back yard	3.78
5. Room for 2nd car in driveway	3.82
6. Ample guest and visitor parking in driveway	4.94
7. Large front yard	5.71

Survey Results: Shared Parking Trade-offs

- Reduce lot size?



- Reduce open space?



Frog Pond West Master Plan



Middle Housing Requirement Concept

Options

Existing
Likely
4 additional
units

10%
35-55
units

15%
65-85
units

Match
Allowed
About 138
units



**Additional Questions or
Discussion?**



**PLANNING COMMISSION
WEDNESDAY, MAY 12, 2021
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*PC Minutes reviewed
and approved at the
June 9, 2021 Planning
Commission Meeting*

Minutes

I. CALL TO ORDER - ROLL CALL

Chair Kamran Mesbah called the meeting to order at 6:00 p.m. Those present:

Planning Commission: Kamran Mesbah, Jennifer Willard, Ron Heberlein, Jerry Greenfield, Aaron Woods, and Olive Gallagher. Breanne Tusinski was absent.

City Staff: Miranda Bateschell, Ryan Adams, Daniel Pauly, and Tami Bergeron

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

Chair Mesbah acknowledged that the Planning Commissioners had received written comment via email regarding Middle Housing and confirmed that testimony would be addressed during the work session.

ADMINISTRATIVE MATTERS

A. Consideration of the April 14, 2021 Planning Commission minutes
The April 14, 2021 Planning Commission minutes were accepted as presented.

II. WORK SESSION

A. Middle Housing (Pauly)

Miranda Bateschell, Planning Director, noted the Commission had seen multiple presentations of the Middle Housing project over the last calendar year. She reminded that the project stemmed from statewide legislative changes regarding middle housing and residential zoning all across the state, and those state rules mandated that the City make Code amendments. The Equitable Housing Strategic Plan was also adopted in the same timeframe as the legislative changes, and that Plan provided guidance for the City in pursuing strategies and policies at the city level that help to further equitable housing. She encouraged the consideration of those elements when thinking about Staff's different recommendations on Middle Housing. Tonight's presentation would crystallize and solidify the proposed Code changes The project team had been working hard to bring the changes tonight and next month in an effort to present a package to the Commission for adoption in late summer or early fall in order to move forward with some of the City's other housing policy efforts. She commended Mr. Pauly for his work in organizing the different topics and categories in so much content.

Daniel Pauly, Planning Manager, agreed the project was coming together. He introduced the project team, expressing his appreciated for the team's hard work, support, knowledge, and experience in helping the project to move along successfully. He noted a lot would be covered in the presentation, including an overview and general concepts, but not a line-by-line review of the changes as done in the past. He recommended focusing on items that would benefit from the discussion of the group. Smaller edits and comments from the

Commissioners could be added directly to the PDF or a Word version of the file for review, response, and incorporated by the project team.

Mr. Pauly began the presentation on Middle Housing in Wilsonville via PowerPoint, noting the topics for discussion would focus mostly on reviewing Category 1 and Category 2 Draft Code and Plan updates; sharing results from the online survey conducted in April to get the Commission's feedback on how to incorporate the survey takeaways into the body of work; and revisiting the question of an appropriate middle housing percentage requirement for Frog Pond West. He reminded that middle housing was two to four units on a single lot, generally, or units on their own lot but attached. Both HB 2001 compliance and the Equity Housing Strategic Plan were being considered in how to make the standards usable and related to reality on the ground in how the standards would work for developers and residents over time. He reviewed the desired project outcomes, the four categories of Code and Plan Updates, and briefly discussed what would be covered in future work sessions. While another neighborhood meeting would be heard in Old Town, the project team believed that work was coming together consistent with discussions with the Commission so far. The focus was to figure out what was happening in Frog Pond West, which was substantial because it was undeveloped land with the greatest potential for middle housing within the City's jurisdiction.

- He acknowledged some comments had come through from the Commission, which he appreciated, and he asked the Commissioners to send any fine-grained comments or suggested edits via e-mail.

Kate Rogers, Angelo Planning Group, continued the PowerPoint presentation, reviewing the Drivers of the Category 1 and 2 Updates, which were either directly or indirectly required for compliance with HB2001, as well as the resulting draft amendments to the Development Code, Comprehensive Plan, master plans, and the Old Town Neighborhood Plan, with additional comments from Mr. Pauly.

Mr. Pauly continued the PowerPoint presentation, highlighting the results of the online survey conducted in April 2021, as well as the project team's main takeaways and the direction the team believed should be taken based on the results. He noted the survey was primarily visual preference in nature and focused on the outstanding questions related to siting and design standards, as well as connected parking, which followed up more broadly on a Council goal. (Slides 18-24)

Key discussion points and input from the Commission with regard to the survey were as follows with additional comments from the project team as noted:

- Mr. Pauly clarified the reduction of the 25 percent open space requirement in residential areas would only be about the area of two or three parking spaces in order to have shared neighborhood parking for guests.
- Commissioner Woods commented that parking was important, and people wanted to make sure they had space. Usually couples, such as a husband and a wife, each had their own vehicle. The survey feedback was very good, and some of the responses were long, which indicated the respondents' felt very strongly about what they were saying. He appreciated the clarification on the open space trade-off, adding that a good overview and summary of the survey had been presented.
- Mr. Pauly confirmed that the visual preference survey had been conducted with an introduction about the trade-offs and other issues to avoid bias. The project team was aware that some respondents were outliers, and the analysis took that into consideration. The survey options were otherwise similar except for the things the project team was trying to narrow in on. The survey was broken down into sections with a header that explained what concepts the respondents were being asked to look at to narrow their focus on certain aspects of the pictures, such as the driveway or how the different units related or looked like next to each other, rather than whether they liked the picture in general.
- Mr. Pauly clarified the survey portrayed the open space reduction to allow the shared parking as a small amount. Though an exact number was not provided, it was not like half of the open space was being traded off.

- He clarified the survey language was not as specific on the lot size reduction. Staff assumed a 4,000 sq ft lot would not be reduced that much; perhaps that did not translate through to the public as much. He stated the "small" or "a small amount" language was not used in the lot size question.

Mr. Pauly continued the PowerPoint presentation regarding the middle housing percentage requirement concept in Frog Pond West and determining the appropriate percentage to require that would still relate to the look, feel, and function of the Frog Pond Master Plan. The two requirement options presented for the Commission's feedback were a 10 percent requirement, which would introduce variety without changing the look and feel of the neighborhood, or a 15 percent requirement, which would translate into the percentage of middle housing being spread more evenly across the entire Master Plan. (Slide 26)

- He confirmed that if the 15 percent requirement was the average increase applied throughout the neighborhood, because some of Frog Pond West was already built, applying that average to what remained would be 65 to 85 units.
 - Applying the increase of roughly 138 units to the undeveloped area, which was about half of Frog Pond West, would be about a 50 percent increase in units. The idea was to average that increase across the entirety of the Master Plan area, which would be about a 25 percent increase in density spread across the whole Master Plan, so then each subdistrict would need to be bumped up evenly by that 25 percent. The 15 percent density bonus equaled about a 25 percent increase in density.
- He added the range represented some assumptions about the number of duplexes and triplexes or two- or three-unit developments. One assumption was that the amount of lots was a constant across the requirement options, so the lot could be a duplex, triplex, or single-family home. Implementing a required amount of middle housing with more triplexes left more lots leftover for single-family homes. The difference between 65 units and 85 units was additional single-family units that were enabled by putting more units on fewer lots to meet the middle housing requirement, whereas the lower number assumed that the requirement was met with two-unit middle housing development with a triplex here and there to make up for an odd number.
 - Adding middle housing reduced the number of lots available for single-family homes. To maximize units, the developer would end up adding more than the minimum. For example, with ten lots, the Code currently allowed a maximum of ten single-family homes. If six middle housing units were required as a bonus, building the middle housing units on two lots would leave more single-family lots available than if the six middle housing units were put across three lots.
 - He noted the math was more complicated than his examples, but he would not spend too much time explaining the math tonight; however, he was happy to answer clarification questions.
- He confirmed the three options to choose from were to stick with the current Code allowance, to require 10 percent middle housing, or to require 15 percent middle housing.

Joe Dills, Angelo Planning Group, added the fundamental policy question was, "Should there be a middle housing requirement in the remaining lands of Frog Pond West?" If the Code was left as is, only four additional units would be required, and with the allowance, it was unknown if any middle housing would be built at all. Conversations with the development community and patterns seen had given reason to doubt that much middle housing would be built, which prompted the question about having a requirement.

The other driver was the City's Equitable Housing Strategic Plan and whether the requirement should be applied in some measure for the remaining lands of Frog Pond West. If the Commission believed that land supply should be used for some middle housing, then Staff had put together relatively modest metrics to go along with the percentages in the original Frog Pond West concept.

Commissioner Heberlein stated his preference was 15 percent, which he believed was a reasonable increase, not too large, but still large enough to be impactful to the City and its attempt in equitable housing.

Commissioner Gallagher stated her preference was 10 percent, adding that less was more.

Commissioner Woods stated he liked the 10 percent option as well, adding that 35 to 55 additional units was a good sweet spot.

Commissioner Greenfield noted he was still concerned about keeping faith with the original bargain made during the master planning of Frog Pond West. He believed 10 percent came closest to keeping that bargain.

Chair Mesbah asked Commissioner Greenfield if this was an opportunity to revisit the Frog Pond West bargain because the State was asking the City to update the Code, or was this an opportunity that needed to be captured with the Equitable Housing Strategic Plan because the land had not been developed yet.

Commissioner Greenfield said he believed the 10 percent option provided good faith both toward the community that accepted the compromise before and was also in keeping with the intentions of the State. The option would reach out in both directions at once, without giving everything to either side.

- He agreed doing nothing, which would not add any middle housing, was not in keeping with the spirit of the State regulations.

Commissioner Willard stated she valued the planning process and believed too much deviation from the strong planning work that was already done for Frog Pond West would erode trust in the planning process. She preferred to honor the planning and do what was required by the State, adding if more was done, she would err on the side of 10 percent or less, because she did not want to erode confidence in the planning process and reduce participation in future master planning processes.

Commissioner Greenfield added that voices regarding the Equitable Housing Strategy were not strongly considered in the original master planning of the Frog Pond area, and they needed to be honored. The 10 percent requirement was the best chance of balancing the interests to which the Commission needed to be responsive.

Commissioner Willard agreed with Commissioner Greenfield's perspective, noting he had been deeply involved in the Frog Pond West planning process.

Commissioner Heberlein added he had also been involved. His struggle all along had been the grand compromise to push all density out of Frog Pond West because of strong community pushback. His fundamental question was whether all of the community was heard from or just the vocal part of the community, which was why he was erring on allowing a bit more. He would support splitting the difference with a 12.5 percent requirement, noting the City had one opportunity to add middle housing to Frog Pond West.

- He understood wanting to minimize the impact to the existing neighborhood so as not to erode trust in the planning process, but it all depends upon priorities. The City needed to decide whether to prioritize equitable housing and the opportunity to potentially have more affordable housing or a diverse housing mix, or to maintain what was already agreed upon. The City needed to decide what was most important.

Commissioner Willard noted the subject middle housing requirement regarded Frog Pond West, Frog Pond East and South as well as other future master planned communities would still be considered. She did not understand why this would be the last opportunity for middle housing.

Commissioner Heberlein responded Frog Pond East and South already had much more density baked in than Frog Pond West, which had very little density. The Commission had an opportunity to make a change on a very large parcel of property in the city. He agreed there would be additional urban growth boundary increases, but Frog Pond West would not be addressed again. The likelihood of Frog Pond West being redeveloped in the next 50 years was also unlikely.

Chair Mesbah noted he was not part of the Frog Pond planning process, but he was learning from those who were and what he understood was at the time the grand bargain was made, there was not enough dialogue

and education across the community, so that the community and the city as a whole could understand the concept they were buying into. His professional bias was that most land owners and developers believed the land was theirs to develop, and while that was true, the City and community as a whole, the taxpayers and everybody else who supported the inclusion of that land in the city made the development possible. The decision needed to not only benefit those who developed and owned the land, but the community as a whole, and sometimes during confrontational grand bargains, there was not enough time to ask those who might not be paying attention if they knew what they were underwriting in that part of the city, indirectly or directly. He noted his experience and history had taught him that the outcome might be very different if the time was taken to have that conversation. The opportunity for middle housing would not be completely gone. The community had spoken on how important equitable housing was for the community as a whole, even though that was not part of the original conversation, because nobody asked those questions or listened to those comments when the grand bargain occurred. That voice was quiet at the time, but now that voice had been heard, and there was still an opportunity to at least acknowledge the voice had been heard.

Commissioner Gallagher added that some good PR and marketing might be needed to reach people who may think the motivation for the changes was based on profit, rather than the change in zoning requirements the City was trying to fulfill in an honorable way. This was a good time to clarify the motivations for change and the decisions about which the City was struggling. People who were upset, angry, and resentful could benefit from tactful education on the genuine, ethical position the City was trying to fulfill in terms of equality, diversity, and the State law to help them understand the struggle of looking to the future in the best way for the community. She noted she was not hearing that message when out and about in the community.

Commissioner Woods agreed with the comments about marketing and visibility, adding he had not seen a lot of explanation either as to why the changes were being made, but rather had heard comments "not in my back yard." He assumed some of the residents supported the equitable housing direction, but he believed having some clarification in a number of different ways might be beneficial in helping the residents, particularly of Frog Pond West, understand what the City was trying to do and the reasoning behind it.

Chair Mesbah agreed-

Commissioner Willard noted the Commissioners had made some compelling arguments, and she was seeing things differently; she appreciated the dialogue.

Chair Mesbah stated he would choose the 10 percent option for some of the reasons already mentioned, though he was uncertain whether his reasoning would be convincing to others as an ethical dilemma he was trying to resolve. He believed the 15 percent option, which would essentially increase density by 25 percent, was moving in the direction of potentially changing the texture of the community. He noted the letter discussed affordability, but the units in Frog Pond West were not affordable. The units being discussed would house professional, young residents who did not need the maintenance of a detached house. And, they were not apartments, so some of the points in the letter did not resonate at all with what was being done.

Mr. Pauly noted the discussion and feedback was excellent, articulate, and showed a great understanding of everything at play. He appreciated the Commission's thoughtfulness and believed the discussion provided the direction Staff sought, as well as a good foundation for why the Commission was recommending that direction.



**CITY COUNCIL
MONDAY, JUNE 7, 2021**

WORK SESSION

Middle Housing in Wilsonville Project (Pauly)



CITY COUNCIL WORK SESSION STAFF REPORT

Meeting Date: June 7, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide additional project guidance			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable housing study and develop affordable housing strategies	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE CITY COUNCIL:

City Council review of draft Code and policy changes for the Middle Housing in Wilsonville project and provide any comments. Provide direction on a potential requirement for a percentage of middle housing being required in the undeveloped areas of Frog Pond West.

EXECUTIVE SUMMARY:

The City is undertaking a project to update rules related to the allowance of middle housing. Middle housing includes housing types where a few homes are on one lot (duplex, triplex) and where homes are on separate lots that share a common wall (townhouses). The project is driven by updates to State law as well as local equitable housing policy. This will be the City Council's third work session on the project. The Planning Commission has had six work sessions. Since the last work session with the Council, the project team has continued work to develop a recommended package of updates to the City Development Code and related policies.

To assist in the review of the updates and help focus attention on the updates in need of the most attention, the project team categorized the updates. The draft amendments in Attachment 1 are color-coded by category as depicted below.

Category 1: Direct requirement for state compliance, no significant local flexibility.

Category 2: Indirect requirement for state compliance, no significant local flexibility. These updates make middle housing development feasible or acknowledge allowance of middle housing.

Category 3: Requirement of state compliance with local flexibility.

Category 4: Not necessary for compliance or feasibility and not directly related to middle housing. Includes technical code fixes and updates to the broader residential parking policy not required by the state. These updates are included out of convenience since much of the residential code is already being amended.

This work session will focus on reviewing Category 1 and 2 updates; Category 3 updates for which the project team has previously received direction from Planning Commission and City Council, and Category 4 updates that are minor and do not require in-depth discussion. The Planning Commission reviewed these proposed changes and offered support with minor edits and questions. A brief summary will be presented at the work session, but will not cover every code change due to time constraints. The Council should come prepared with any comments and questions about the draft updates in Attachment 1 so that the project team can revise them following this work session.

Future work sessions will focus on additional Category 3 and 4 updates needing more focus, including siting and design standards and residential parking policy. Note Category 1 and 2 updates to the RN zone (Frog Pond) are not included in this work session's package of amendments as they are intertwined with Category 3 updates subject to further discussion in a future work session.

Beyond reviewing the code and plan updates, this work session will share the Planning Commission's recommendation on a percentage requirements for middle housing in future development projects in Frog Pond West and seeks Council's confirmation or further direction on the recommendation;

Draft Code Updates: The first part of the work session will focus on reviewing the draft updates in Attachment 1. This is planned to be the final work session during which these particular

updates will be a focused topic of discussion. As further summarized below, the nature of these updates are:

- Clearly defining middle housing terms and updating related references in the code;
- Specifically establishing middle housing as an allowed use in all residential zones;
- Updating the review process for middle housing to be the same as detached single-family homes;
- Incorporating density exemptions for middle housing for state compliance;
- Updating siting and design standards to limits set by the State;
- Referencing recent housing policy updates in policy documents; and
- Establishing status of previous planned development approvals.

Clearly Define Middle Housing and Update References

These updates add or refine definitions of the various types of middle housing consistent with state statute and rules. This includes adding definitions for triplex, quadplex, and their equivalent detached versions. An updated definition of cottage cluster and townhouse is also added. The definition of multi-family housing and detached single-family are updated to differentiate them from middle housing (see Section 4.001 pages 7-13 of Attachment 1). References to different housing types are updated throughout the Development Code to be consistent with the new definitions (see Section 4.124 page 34 of Attachment 1 as an example).

Clarify Middle Housing as an Allowed Use in Residential Zones

While residential zoning districts already technically allow most middle housing, the list of allowed uses in all the zones are updated to specifically list the newly defined middle housing types as allowed uses (see Section 4.124 page 34 of Attachment 1 as an example).

Update Review Process for Middle Housing

One state requirement is that middle housing go through the same review process as detached single-family housing. Currently, some middle housing types would go through the same process as multi-family housing. The updates add middle housing to the type of building permits reviewed administratively without notice by the Planning Director and designated staff (see Section 4.030, page 2 of Attachment 1). The updates also clarify middle housing, like detached single-family housing, is not subject to Site Design Review. Multi-family housing remains subject to Site Design Review (see Section 4.420, page 106 of Attachment 1).

Incorporate Density Exemptions for Middle Housing

The state rules exempt duplexes, triplexes, quadplexes, and cottage clusters from density maximums. In addition, the rules establish the allowed density of townhouses as the lesser of four times the allowed density for single-family detached dwellings or 25 units per net acre. Updates incorporate these exemptions and special treatment in the various references to density within the Comprehensive Plan and Development Code. For example, footnotes to the density table in Section 4.124, Planned Development Residential Zones, now includes language stating the exemptions (see Section 4.124, page 36 of Attachment 1).

Incorporate Required Limits for Siting and Design Standards

While a future work session will cover some “Category 3” siting and design standards that allow more local flexibility, the updates before the commission in this work session incorporate

required “Category 1 and Category 2 updates” to siting and design standards. Specific State-required standards include minimum lot sizes for various middle housing types and cottage cluster setbacks. In addition, while in most residential zones the allowed lot coverage (the percentage of a lot covered by buildings) is high enough to not deter middle housing, the R Zone still has older lot coverage requirements that would limit the ability to add middle housing. The updates make the R Zone lot coverage consistent with similar-sized lots in the PDR and RN zones (see Section 4.122, page 30 of Attachment 1). Also, the updates incorporate the limit of requiring no more than one parking space per most middle housing units and the limit of requiring no parking for ADUs (see Section 4.155, page 95 of Attachment 1). A future work session will cover more elements related to parking, including parking management, design, and potential incentives for extra parking.

Referencing Recent Housing Policy Updates

An explanation of the Equitable Housing Strategic Plan and House Bill 2001 is added to the introductory language of the Comprehensive Plan, Villebois Village Master Plan, and Old Town Neighborhood Plan (see pages 116-117, 141-142, 160-161 of Attachment 1). The reference provides the necessary introduction and background explanation of these policies to build a foundation for related updates to specific language in these documents and the Development Code.

Establish Status of Previous Planned Developments Not Matching New Standards

Planned developments are a key part of Wilsonville’s land use regulations. Currently, once approved, planned developments control uses on the land even if the underlying zoning code changes. This creates a compliance issue as existing single-family-only planned developments would not allow middle housing. The updates add language to the planned development regulations in Section 4.140 (see pages 91-92 of Attachment 1) to allow existing planned developments to become legal non-conforming development, and thus trigger newer zoning regulations to apply to new development. In addition, language specifically ensures the density exemptions for middle housing and density rules for townhouses apply moving forward in existing planned developments. It is worth noting existing private covenants restricting middle housing in planned residential developments may continue to apply.

Middle Housing Percentage Requirement in Frog Pond: The other key focus of the work session will be discussing middle housing in Frog Pond West. Previously, the Planning Commission expressed concern that just allowing middle housing in Frog Pond West may not result in any additional middle housing. At the Commission’s March work session, the concept was raised to require additional middle housing beyond the limited amount of duplexes currently required. In the April work session, the concept was revisited and the Planning Commission desired additional information on what the percentage requirement would look like. Similarly, when the concept was raised with Council in the April 19 work session you desired additional information.

Thus, this was a topic for further policy discussion by the Planning Commission, and during their May work session Planning Commission recommended requiring 10% as described below. The Planning Commission had an excellent discussion concerning this recommendation. With the recommendation the Planning Commission seeks to respect the Frog Pond West planning effort

and the decisions made while also honoring the Equitable Housing Strategic Plan and voices that were not engaged in the Frog Pond West planning process. The project team desires either the Council's confirmation of the Planning Commission's preferred approach or direction on an alternative. Using this direction, the project team will develop draft implementing code language to share at an upcoming work session. For further context and information, Council members may want to watch the Planning Commission's discussion on the City's YouTube channel. The discussion begins at timestamp 1:27:15 of the video linked here (<https://www.youtube.com/watch?v=0jntRHWCHJk>) and lasts for about 17 minutes.

The recommended option the Planning Commission feels best honors the previous planning work for Frog Pond West while also honoring the Equitable Housing Strategic Plan, builds upon the existing 10% duplex requirement by **requiring 10% middle housing**, for the uncommitted subdistricts. The 2017 Frog Pond Master Plan established 10% as a reasonable level of middle housing within a development to provide variety while maintaining a consistent look and feel.

The project team checked to see how many actual middle housing units would actually result from the proposed 10% middle housing approach. If all the currently uncommitted lands in Frog Pond West developed with the proposed 10% requirement, the project team calculates approximately 35-55 middle housing units would likely be built. This assumes a developer would try to maximize density while building the minimum amount of middle housing and maximizing the amount of single-family lots, which is consistent with feedback received to date from developers. As a reminder, not adding a requirement may only result in 4-5 middle housing units because there is very little land remaining that is designated small-lot subdistrict.

An alternative approach presented to the Planning Commission that the Council could consider aims to increase the density in these uncommitted subdistricts by about 24.4% using a middle housing requirement. The 24.4% is the required density increase across the Master Plan area required by State rules. **A 15% middle housing requirement** would be the closest to resulting in a 24.4% density increase across the remaining uncommitted subdistricts. This is again assuming the likely scenario of a developer maximizing density while building the minimum amount of middle housing and maximizing the amount of single-family lots. This required percentage would likely result in between 65 and 85 middle housing units.

Discussion Items:

In summary, the project team requests the Council's discussion at the work session, and feedback for staff, to focus on the following items:

1. Comments and questions about the draft Development Code updates (Attachment 1) to direct the project team as they finalize amendments for the upcoming public hearing. This will be the last time a work session will focus discussion on the specific code updates in this packet.
2. Provide guidance concerning what percentage of middle housing to require, if any, in uncommitted portions of Frog Pond West.

EXPECTED RESULTS:

Gather additional feedback and direction from the Council to continue to guide the Middle Housing in Wilsonville Project.

TIMELINE:

The City Council and Planning Commission will continue to review during work sessions over the coming months. A Planning Commission Public Hearing to make a formal recommendation to City Council is scheduled for September and a City Council public hearing and adoption are anticipated in October.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City's FY 2020-2021 Budget. The remaining \$30,000 now appears will be billed in FY 2021-2022, so a supplemental budget rolling over the remaining funds will be needed. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant.

COMMUNITY INVOLVEMENT PROCESS:

Community outreach has begun and will continue until late spring and into summer as needed, including to the Latinx community supported by a Metro Community Engagement Grant. Opportunities to engage have included community meetings, stakeholder meetings, focus groups, online surveys, and other online materials. Outreach to the Latinx community continues. In addition, the project team plans an additional Old Town Neighborhood meeting and Community-wide forum this summer prior to moving forward with public hearings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Council may direct additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

1. Attachment 1 Draft Middle Housing Plan and Code updates package 1, dated May 5, 2021 (Category 1 and 2 updates, with select Category 3 and 4 updates)



Middle Housing in Wilsonville

City Council
Work Session
June 7, 2021

Topics for Discussion

- Draft Code & Plan Updates – focus on Category 1 and 2
- Middle housing percentage requirement in Frog Pond West



Desired Project Outcomes

- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion

Code + Plan Updates: Four Categories

- **Category 1:** Direct requirement for state compliance, no significant local flexibility.

- **Category 2:** Indirect requirement for state compliance, no significant local flexibility. Make middle housing development feasible or acknowledge allowance of middle housing.

- **Category 3:** Requirement of state compliance with local flexibility.

- **Category 4:** Not necessary for compliance or feasibility, but intended to improve the code or provide technical updates.

Key
Focus

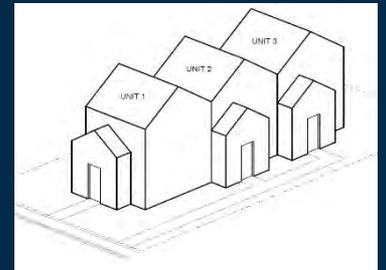
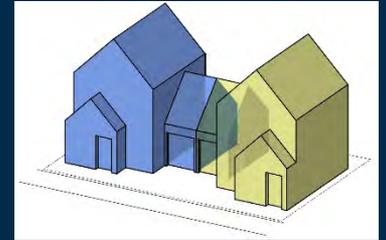
Also in packet:
Some minor
updates & areas
where PC/CC
already provided
clear direction

Drivers of Category 1 & 2 Updates

- Clearly **defining terms** for middle housing
- Establishing middle housing as an **allowed use** in all residential zones
- Updating the **review process** for middle housing
- Incorporating **density exemptions** for middle housing
- Updating siting and design standards based on **limits set by the State**
- Establishing status of **previous planned development approvals**
- Referencing recent **housing policy updates**

Middle Housing Terms [WC 4.001]

- Separate triplex and quadplex from multi-family and add new definitions
- Add definitions for “detached plexes” (2-unit, 3-unit, and 4-unit cluster housing)
- Add definition of cottage cluster consistent with state law
- Update existing terms for consistency with state law and to better differentiate housing types (duplex, townhouse, etc.)
- Add secondary terms used in middle housing regulations (e.g., common courtyard)
- Replace “family” with “household” to be more inclusive of different living arrangements



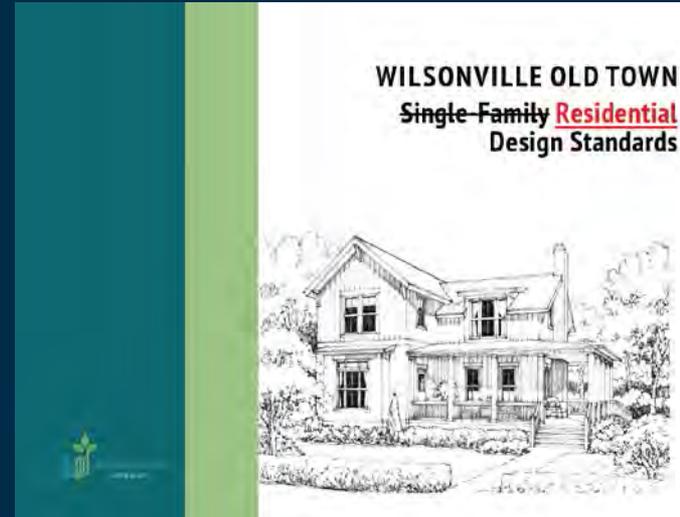
Incorporate Density Exemptions for Middle Housing

Per state law:

- Duplexes, triplexes, quadplexes, and cottage clusters must be exempt from density maximums.
 - » Minimum lot size will control density.
- Townhouses can be limited to 4x density for single-family dwellings or 25 units per acre, whichever is less.
 - » 25 units/acre \approx 1,750 sf per townhouse lot

Old Town Design Standards

- Need to update design standards to comply with state law
 - » Design standards for middle housing can't be more restrictive than for single-family
 - » Standards must be clear and objective
- Minimum changes for compliance
 - » Example: Cannot require duplexes (or other middle housing) to *“appear indistinguishable from single-family houses”*
- Potential for additional standards that promote good design (for future discussion)



Old Town Neighborhood Plan

Updates to Chapter 6. Land Use

- Summarize recent state laws regarding middle housing and ADUs (HB 2001 and SB 1051)
- Reflect recent changes in ownership and development plans for specific lots
- Reflect proposed changes to R and RA-H zones
- Accessory Dwelling Units – Reflect code changes pursuant to state law



Villebois Village Master Plan and Village Zone [WC 4.125]

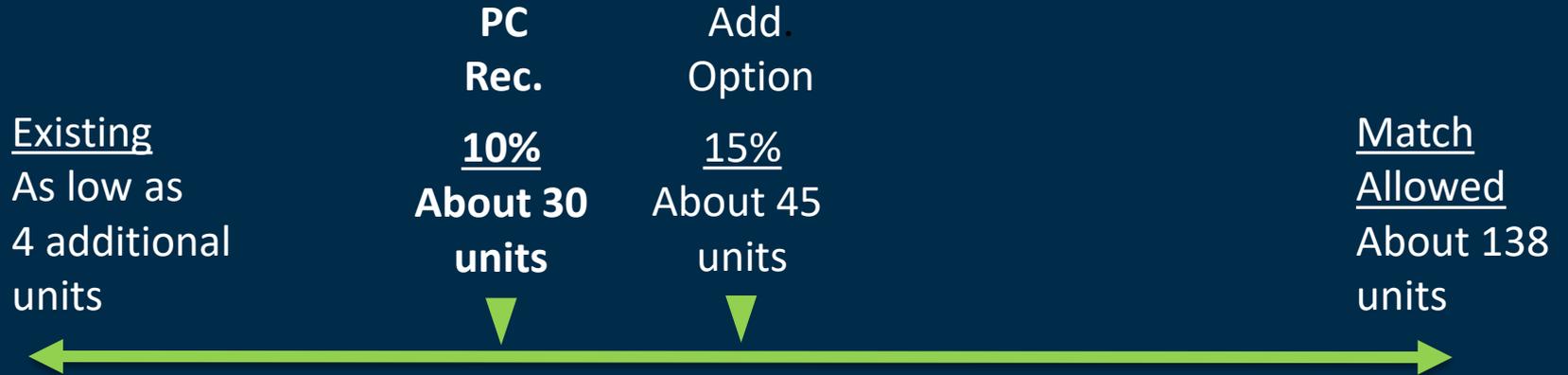
- Planned density is over 10 units per acre (so state's special Master Planned Community provisions apply)
- Mostly built-out already
- Master Plan / code amendments primarily needed to allow middle housing as infill/redevelopment in the future
- Updates to V zone reflect:
 - Requirement to allow duplexes on any remaining single-family lots during initial buildout
 - Allowance for other middle housing after lots initially developed
 - OAR limits on siting and design standards



Frog Pond West Master Plan



Middle Housing Requirement Concept



**Additional Questions or
Discussion?**





PLANNING COMMISSION
WEDNESDAY, JUNE 9, 2021

III. WORK SESSIONS

- B. Middle Housing Infrastructure and Design Standards (Pauly) (65 Minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: June 9, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide additional project guidance			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable housing study and develop affordable housing strategies		<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable

ISSUE BEFORE PLANNING COMMISSION:

Review a number of materials for the Middle Housing in Wilsonville project relating to design standards and infrastructure impacts. Provide direction to the project team to further refine the draft of proposed policy amendments.

EXECUTIVE SUMMARY:

The City is undertaking a project to update rules related to the allowance of middle housing. Middle housing includes housing types where a few homes are on one lot (duplex, triplex) and where homes are on separate lots that share a common wall (townhouses). The project is driven by updates to state law as well as local equitable housing policy. This will be the Planning Commission's sixth work session on the topic. Since the last work session with the Commission, the project team has focused on continuing to develop design standards applicable to middle housing which are now reflected in the draft code in Attachment 1.

As a reminder, to assist in the review of the updates and help focus attention on the updates in need of the most attention, the project team categorized the updates. The draft amendments under review are color-coded by category as depicted below.

Category 1: Direct requirement for state compliance, no significant local flexibility.

Category 2: Indirect requirement for state compliance, no significant local flexibility. These updates make middle housing development feasible or acknowledge allowance of middle housing.

Category 3: Requirement of state compliance with local flexibility.

Category 4: Not necessary for compliance or feasibility and not directly related to middle housing. Includes technical code fixes and updates to the broader residential parking policy not required by the state. These updates are included out of convenience since much of the residential code is already being amended.

This June work session will focus on primarily Category 3 updates related to design standards. This work session also presents the entirety of the proposed updates to the Residential Neighborhood (RN) Zone and Frog Pond West Master Plan. The RN zone amendments include updates designated Category 1-3. The June work session will also share results of a variety of analyses completed to determine potential impact of middle housing on the City's infrastructure systems.

Design Standards: House Bill 2001 allows cities to regulate design of middle housing as long as design standards do not discourage middle housing through "unreasonable costs or delay." What is "unreasonable cost or delay" was among the major focuses of the subsequent administrative rulemaking. The adopted administrative rules offer four choices to cities for middle housing design standards as follows:

1. Have the same design standards as applicable to detached single-family homes.
2. Adopt middle housing type-specific design standards from the State Model Code with or without changes to single-family design standards.
3. Adopt middle housing type-specific design standards less restrictive than the State Model Code with or without changes to single-family design standards.
4. Adopt "alternative" middle housing type-specific design standards more restrictive than the State Model Code, accompanied by complex analysis, as outlined in the rules, to compare with options 1 through 3 above and determine there is not unreasonable cost or delay.

The same choice does not need to be made for each area of the City. The project team recommends the following choices.

Choice 1 (same as single-family) is the recommendation for Villebois, Frog Pond, and Old Town. Throughout the outreach process and Planning Commission discussions, the project team heard a strong desire to respect the previous work on these standards. The project team has examined the existing design standards and for the most part they also work well for middle housing. Minor changes for Frog Pond and Old Town, such as garage width standards in Old Town and entry height standards in Frog Pond, are recommended to adapt design standards for middle housing.

Choice 2 (model code plus) is the recommendation for the rest of the City. Based on community input thus far, the State Model Code is a good fit, with some additional design standards around rules of adjacency, including for detached single-family, and shared roof form for multi-plexes. These standards will provide additional certainty of quality design, while not unreasonably increasing cost of development. Many of the design standards from the State Model Code are similar to the design standards in the City's Residential Neighborhood (RN) Zone. These include standards around primary entry orientation, building articulation to break up long facades, amount of windows, garage width, and driveway size. In addition, the Model Code design standards address unique considerations for the various middle housing types, which are not adequately addressed in the City's current Code. This includes things like setbacks between residential structures on the same site, how different units in the same structure relate to each other, how cottage clusters orient to required courtyards, and unique parking and access considerations.

The project team encourages the Planning Commission to review the draft design standards Code text (Attachment 1) and provide any questions or feedback. This will be the last time a work session will focus discussion on the specific code updates in this packet.

Infrastructure Analysis: The new State law and resulting proposed amendments to City code, allows middle housing on each single-family lot, exempting these new units from existing density limits. If additional housing units are developed as a result, the number of residential units in a given area could exceed previous assumptions used for infrastructure planning. It was important for this project to determine the range of potential middle housing infill impacts to the City's existing infrastructure plans and systems. The City has a strong history of proactive infrastructure planning, so major potential impacts and unknown concerns were not anticipated.

The City worked with the consultants that previously worked on the various Citywide infrastructure Master Plans to run analyses to identify potential infrastructure issues resulting from the addition of residential units. The "stress test" analyses seek to understand much potential middle housing could the infrastructure systems absorb without major additional capital investments or infrastructure failure. The analyses, along with a cover memorandum from City staff, can be found in Attachment 2. An analysis is not included for stormwater infrastructure. An updated Stormwater Master Plan is currently underway and updated assumptions related to potential middle housing production are included as part of the update.

In summary, the infrastructure for most of the City can handle any added homes enabled by the new middle housing allowance. Additional analysis is needed to fully understand the potential increase in units over the previous forecast for Frog Pond East and South and the urban reserve north of Frog Pond West, and the associated infrastructure impacts of that change. This assessment is planned as part of the Frog Pond East and South Master Planning.

Discussion Items:

In summary, the project team requests the Commission’s discussion and feedback focus on the following items:

1. Comments and questions about the draft Development Code updates related to design standards. Provide direction to the project team as they finalize amendments for the upcoming public hearing.
2. Provide comments and questions on the completed infrastructure analyses.

EXPECTED RESULTS:

Gather additional feedback and direction from the Planning Commission to continue to guide the Middle Housing in Wilsonville Project both in preparation of upcoming work sessions and the upcoming public hearing.

TIMELINE:

The Planning Commission is scheduled for two additional work sessions in July and August prior to a public hearing in September. The City Council will also review during work sessions over the coming months prior to their scheduled adoption in October.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City’s FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant.

COMMUNITY INVOLVEMENT PROCESS:

Opportunities to engage have included community meetings, stakeholder meetings, focus groups, online surveys, and other online materials. Outreach continues with the Latinx community supported by a Metro Community Engagement Grant. Additional outreach and stakeholder meetings are planned over the summer to review a complete package of proposed changes prior to moving forward with public hearings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

- Attachment 1 Draft Middle Housing Plan and Code updates package 2, dated June 2, 2021
(Category 3 updates and Residential Neighborhood (RN) Zone)
- Attachment 2 Middle Housing Infrastructure Memorandum, dated June 2, 2021



Middle Housing in Wilsonville

Wilsonville Planning Commission

Work Session

June 9, 2021

Topics for Discussion

- Infrastructure Analyses
- Draft Code & Plan Updates – focus on:
 - Category 3 Design Standards
 - Frog Pond



Future Code Work Session(s)

- July: Parking, etc.
- August: Final Check In
- Public Hearing in September

Desired Project Outcomes

- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion

Infrastructure Analyses

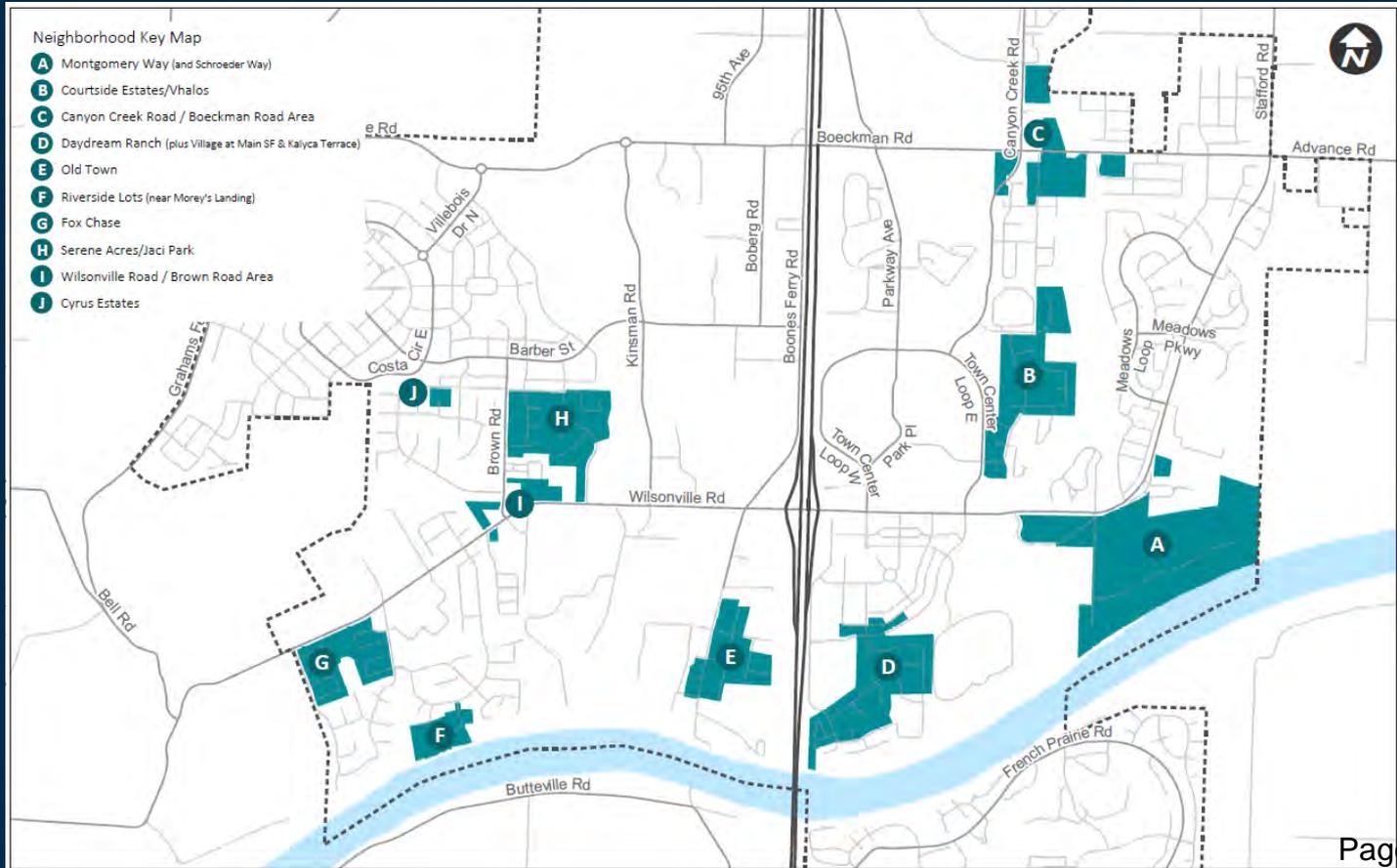


Infrastructure Analyses

- Sensitivity Analyses
 - Traffic
 - Water
 - Sanitary Sewer



Existing Neighborhoods of Focus



Existing Neighborhoods Growth Rates

- Additional residential growth rate related to middle housing for testing purposes
 - 2030 1.5%
 - 2045 5%
 - 2050 6%

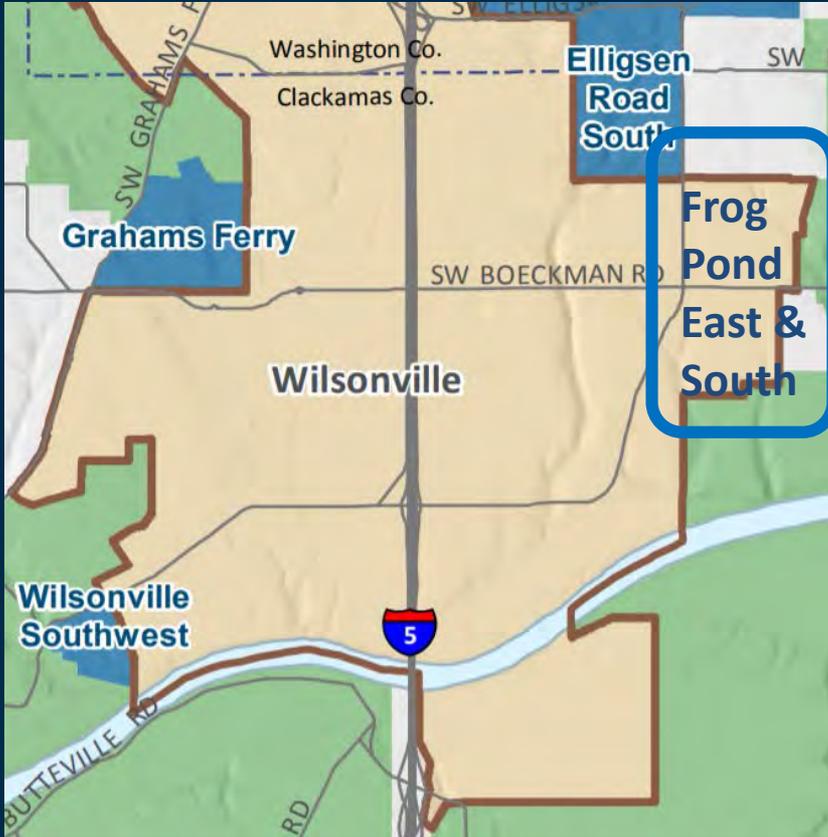
Existing Neighborhoods Results

- Middle housing infill can be easily accommodated

2045 Trip Generation

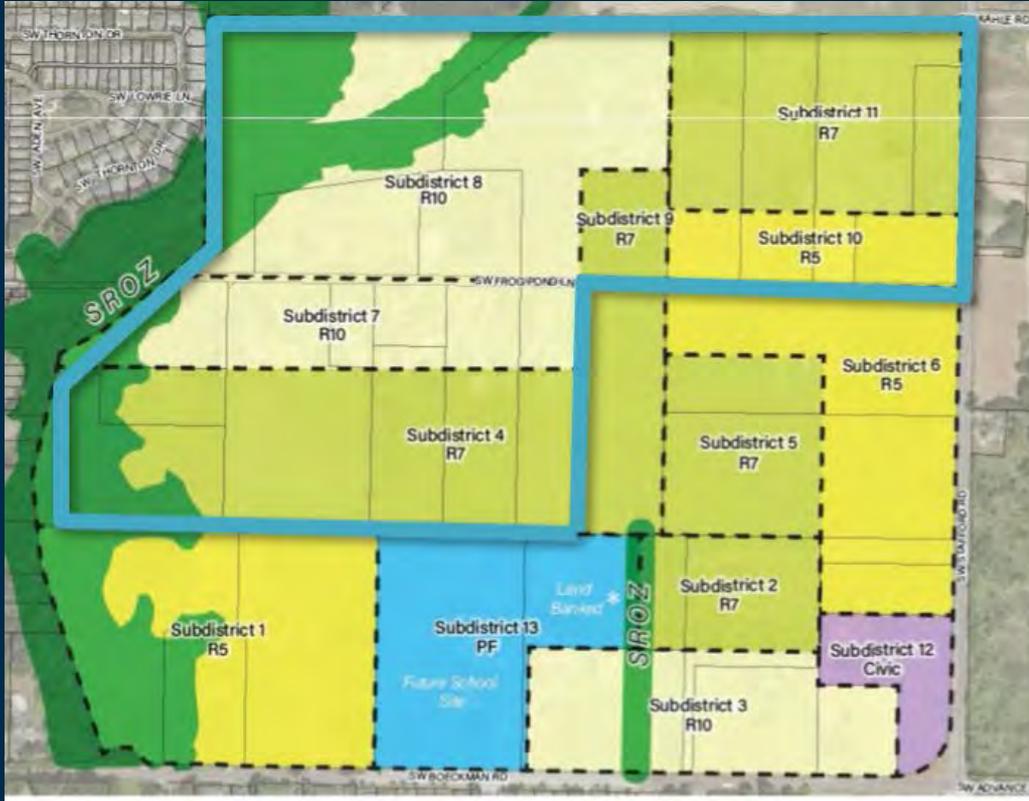
QUADRANT (TAZ)	PM PEAK HOUR TRIPS		
	SINGLE-FAMILY HOUSING (DECREASE)	MIDDLE HOUSING (INCREASE)	NET TRIP DIFFERENCE
SW	-123	+140	+17
SE	-238	+268	+30
NW	-336	+380	+44

Future Neighborhoods



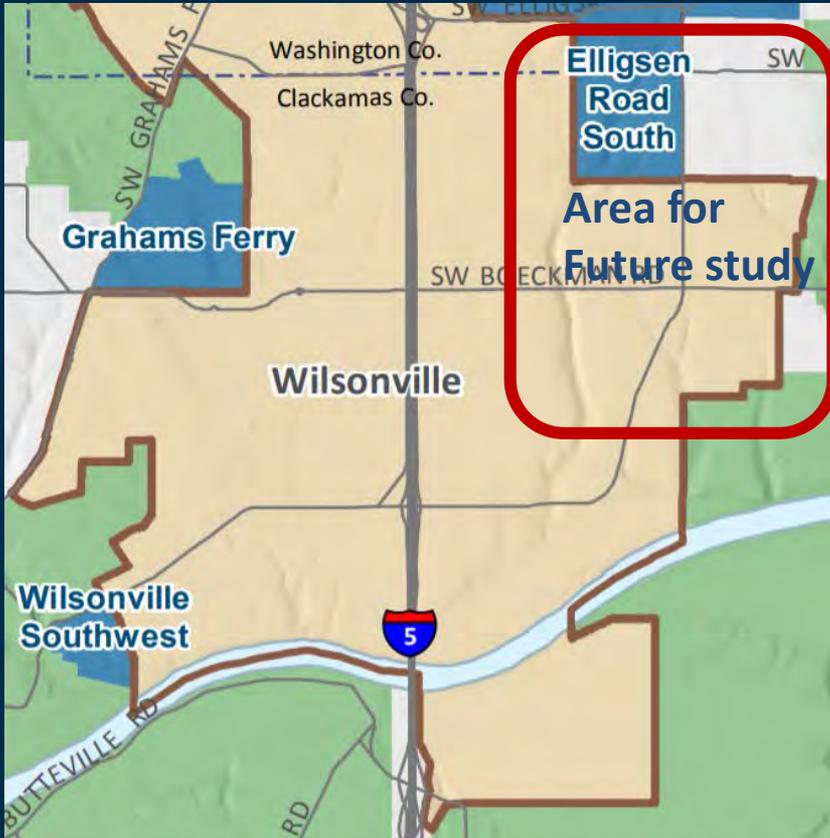
Required by State to plan infrastructure for 20 units per net acre

Frog Pond West



Additional
allowed density
+
Some density-
exempt duplexes
=
200 additional
units for analyses

Future Neighborhoods/Frog Pond Results



- Do additional study regarding Frog Pond and Elligsen urban reserve
- Grahams Ferry and Wilsonville Southwest reserves ok

Design Standards



Code + Plan Updates: Four Categories

- **Category 1:** Direct requirement for state compliance, no significant local flexibility.
- **Category 2:** Indirect requirement for state compliance, no significant local flexibility. Make middle housing development feasible or acknowledge allowance of middle housing.
- **Category 3:** Requirement of state compliance with local flexibility.
- **Category 4:** Not necessary for compliance or feasibility, but intended to improve the code or provide technical updates.

Key
Focus



Design Standards Compliance Options

- Design standards **same as detached single-family homes**; or
- Adopt middle housing design standards from the **State Model Code**; or
- Adopt middle housing design standards **less restrictive than the State Model Code** with or without changes to single-family design standards; or
- Adopt “**alternative**” **middle housing design standards** more restrictive than the State Model Code, accompanied by complex analysis.

Recommended Compliance Options

- Same as detached single-family where strong existing design standards exist:
 - Villebois
 - Frog Pond
 - Old Town
- State Model Code for other areas
- Also apply a few basic design standards to both single-family and middle housing citywide

General Design Standards: Single-family and Middle Housing

New proposed standards to apply citywide:

House plan variety *(from RN zone)*

Adjacent or opposite structures must have different elevations



Architectural consistency

Cannot mix architectural styles in same structure



General Design Standards: Single-family and Middle Housing

New proposed standards to apply citywide:

Articulation

Selection of design features every 30 ft: varying rooflines, offsets, balconies, porches, etc.



Or

Unified roof structure

Single roof structure that unifies the building



General Design Standards: Single-family and Middle Housing

PC Feedback:

1. Do you support applying these standards to all single-family and middle housing?
2. Do you like the option of a unified roof structure to promote a “single-family appearance” as an alternative to articulation?



Design Standards for Middle Housing

- Adapted from Model Code
- Some modifications to suit Wilsonville
- Model Code standards can be modified to be less restrictive, but not more restrictive
- Model code standards similar to Frog Pond design standards

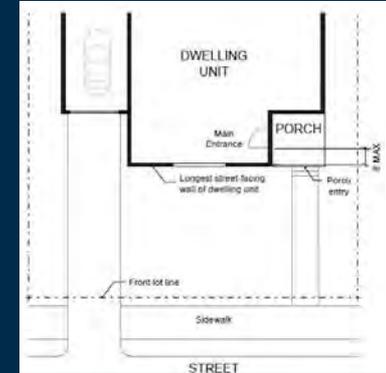
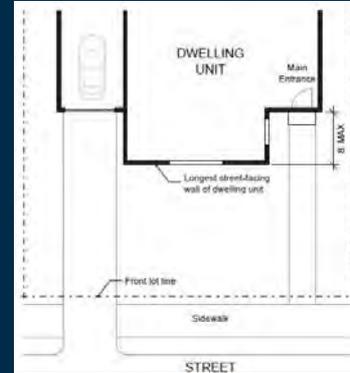
Standards for Triplexes and Quadplexes [Model Code]

- **Entry Orientation**

Main entry must face the street or open onto a porch

- **Windows**

Minimum 15% coverage facing the street

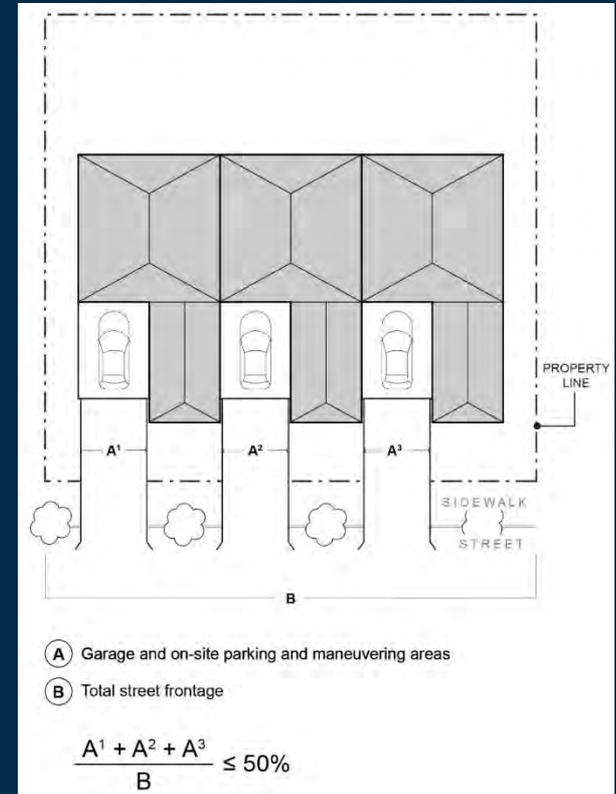


Standards for Triplexes and Quadplexes [Model Code]

- Garage and parking area width

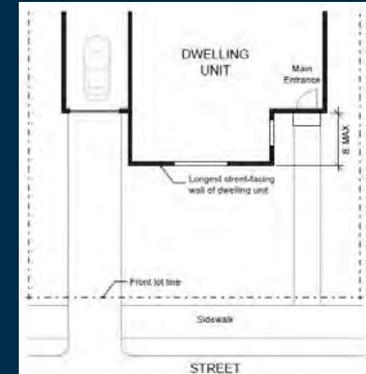
Limited to 50% of street frontage

- Driveway approach [discuss in July]



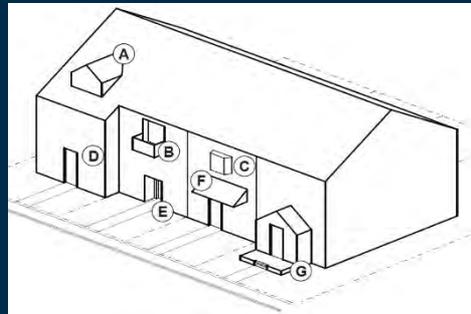
Standards for Townhouses [Model Code]

- Entry Orientation
- Windows
[Same standards as for triplexes & quadplexes]
- Driveway access and parking
[discuss in July]



Standards for Townhouses [Model Code]

- **Unit Definition**
Each unit must have at least one design feature for each (aka articulation)



Unit definition

or

- **Unified roof structure**
[same as proposed single-family standard]



Unified roof structure

Townhouse Standards

PC Feedback:

1. Do you support the “unified roof structure” as an alternative to unit definition for townhouses?



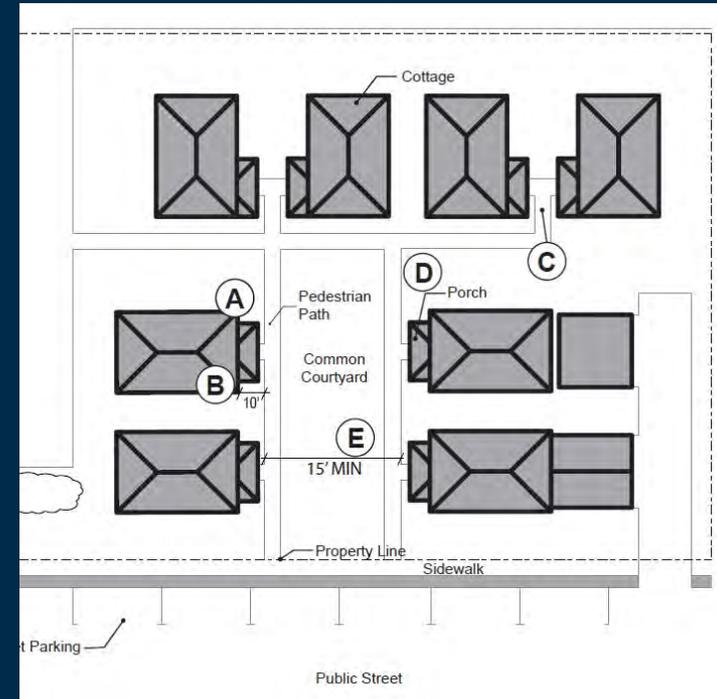
Standards for Cottage Clusters [Model Code]

- **Number of dwellings**
Minimum 4, maximum 8
- **Building height**
Maximum 25 ft
- **Footprint**
Maximum 900 sf
- **Floor area**
Maximum 1,400 sf
- **Setbacks**
Minimum building separation: 6 ft



Standards for Cottage Clusters [Model Code]

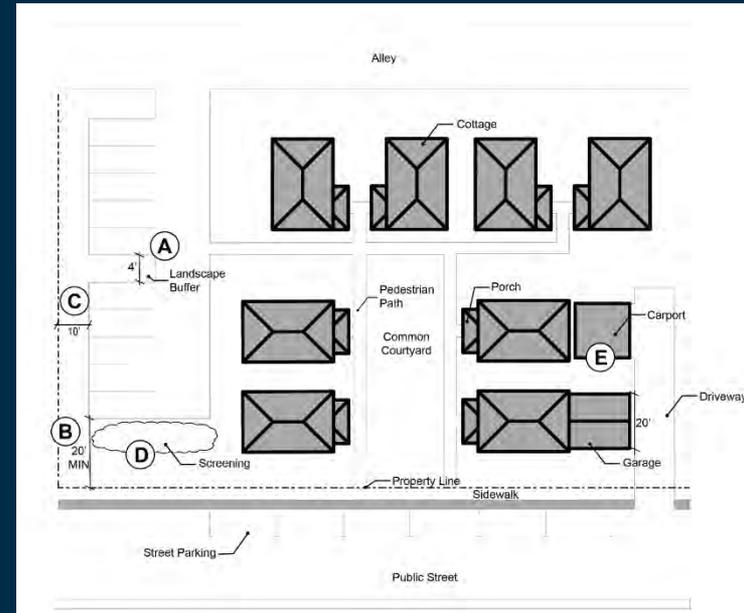
- **Cottage orientation**
Units must face courtyard or be connected by a path
- **Common courtyard design**
Minimum area of 150 sf per unit; cottages must abut on 2 sides
- **Pedestrian access**
Paths must connect cottages, common areas, and the street
- **Community buildings**
One per cluster allowed; max. 1,400 sf



Standards for Cottage Clusters [Model Code]

Parking design

- Parking can either be clustered or provided in individual driveways or garages
- Standards for clustered parking intended to limit visual impact (maximum spaces per grouping; landscaping between groupings)
- Parking areas must be setback from street; screening required
- Limits on garage door widths and size of detached garages



Standards for Cluster Housing [Model Code]

2-unit, 3-unit, and 4-unit cluster housing

Hybrid of triplex/quadplex standards and some cottage cluster standards

- **Entry Orientation, Windows, Garage and parking area width** – same standards as for triplexes & quadplexes
- **Building separation, Pedestrian access** – same standards as for cottage clusters
- **Architectural consistency** – requires consistent style for buildings within the cluster



RN Zone (Frog Pond)

Permitted uses – allow certain middle housing types during initial build-out:

- On any lot:
 - Duplexes
 - 2-unit townhouses
 - 2-unit cluster housing
- Only on corner lots:
 - Triplexes
 - 3-unit townhouses
 - 3-unit cluster housing

Frog Pond Updates



RN Zone (Frog Pond)

Minimum and maximum residential units

- Keep subdistrict min/max table as-is, but regulate lots instead of units
 - Allows middle housing to exceed current density limits (e.g., a triplex would count the same as a single-family house)
 - Each 2-unit or 3-unit townhouse development would count as 1 lot

Area Plan Designation	Frog Pond West Sub-district	Minimum Dwelling Units Lots in Sub-district ^{a,b,c}	Maximum Dwelling Units Lots in Sub-district ^{a,b,c}
R-10 Large	3	26	32
Lot Single	7	24	30
Family	8	43	53
R-7	2	20	25
Medium	4	86	107
Lot Single	5	27	33
Family	9	10	13
	11	46	58
R-5 Small	1	66	82
Lot Single	6	74	93
Family	10	30	38
Civic	12	0	7 ^{ad}
Public Facilities (PF)	13	0	0

RN Zone (Frog Pond)

Minimum and maximum residential units

- 10% middle housing requirement
 - Calculate based on maximum lots
 - 10% of maximum lots is how many middle housing units must be provided
- Example:
 - If a development is permitted 64 lots, at least 7 middle housing units must be provided.
 - Could be provided as any middle housing type permitted during initial build-out.

Area Plan Designation	Frog Pond West Sub-district	Minimum Dwelling Units Lots in Sub-district ^{a,b,c}	Maximum Dwelling Units Lots in Sub-district ^{a,b,c}
R-10 Large Lot Single Family	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot Single Family	2	20	25
	4	86	107
	5	27	33
	9	10	13
R-5 Small Lot Single Family	11	46	58
	1	66	82
	6	74	93
Civic	10	30	38
	12	0	7 ^{ad}
Public Facilities (PF)	13	0	0

RN Zone (Frog Pond)

Development Standards – update per state requirements (same as other zones)

- **Density** – after initial build-out, density regulated the same way as elsewhere in the city
- **Lot sizes** – per OAR compliance
- **Maximum lot coverage** – cottage clusters exempt
- **Lot width** – reduce to 20 ft for townhouses
- **Setbacks** – cottage cluster setbacks can't exceed 10 ft

RN Zone (Frog Pond)

Design Standards

- Keep existing standards and apply to all housing types
- Minor revisions for OAR compliance & consistency
 - Main entrances must face the street
 - Garage width limited to 50% of façade
 - Window coverage
 - Façade articulation
 - Design menu options (porches, columns, material variety, dormers, garage door design, etc.)
 - House plan variety
 - Prohibited materials list



RN Zone (Frog Pond)

Design standards

- New proposed design standard:
 - Limit entrance height to 4 feet above grade
 - Intent is to avoid overly “urban” look and feel



Frog Pond West Master Plan

- Add intro section summarizing updated policies and plans (HB 2001 and Equitable Housing Strategic Plan)
- Revise land use provisions to reflect changes to RN zone:
 - Reference updated min/max lots table
 - Middle housing 10% requirement
 - Density exemptions for redevelopment
- Revise labels and other language that's exclusive to “single-family”



Additional Questions or Discussion?



**PLANNING COMMISSION
WEDNESDAY, JUNE 9, 2021
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

*Draft PC Minutes were
reviewed and approved at the
July 14, 2021 PC Meeting.*

Minutes

I. CALL TO ORDER - ROLL CALL

Chair Kamran Mesbah called the meeting to order at 6:02 p.m. Those present:

Planning Commission: Kamran Mesbah, Jennifer Willard, Ron Heberlein, Jerry Greenfield, Aaron Woods, Breanne Tusinski, and Olive Gallagher

City Staff: Miranda Bateschell, Ryan Adams, Daniel Pauly, Phillip Bradford, Georgia McAlister, Kim Rybold, and Tami Bergeron.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

A. Consideration of the May 12, 2021 Planning Commission minutes
The May 12, 2021 Planning Commission minutes were approved as presented.

II. WORK SESSIONS

B. Middle Housing Infrastructure and Design Standards (Pauly)

Miranda Bateschell, Planning Director, noted the Commission had been discussing Middle Housing almost every month for the last six months and knew the purpose of the project, as well as the important decisions made to date. Some updated revisions to the Middle Housing project were now before the Commission, and some Commissioners had expressed interest in a report from City Council, which would also be provided.

Daniel Pauly, Planning Manager, updated on City Council's Monday work session, noting Council had received many comments often with differing views, but there were not a lot of questions regarding the larger package the Commission reviewed last month. Discussion continued about the 10 percent middle housing requirement in Frog Pond, which made sense. He believed there would be further conversation with the Council, but at this point, the project team had moved forward with integrating the requirement into the Code edits. Again, just a short summary paragraph...

- He introduced the project team and started the Middle Housing presentation via PowerPoint, reviewing the project's desired outcomes and describing the infrastructure analyses and the Design Standards Compliance Options for the Commission's consideration.

Discussion and feedback from the Planning Commission on Design Standards Compliance Options were as follows with responses by Staff to Commissioner questions as noted:

- From a broad perspective, the recommendations reflected the Planning Commission's discussions pretty well.

- Having a better understanding of the State model code and how it differed from what was seen in Frog Pond and Villebois, for example, would be helpful to get a better feel for the level of rigor behind the Code and what that might look like in the rest of the developments.
 - Mr. Pauly noted the State model code standards were of the same flavor as seen in the existing residential neighborhood zone, such as the percentage of windows in public view sheds, the required articulation on longer façades, driveway approaches and locations, widths of garages, etc. The project team was comfortable with the standards, as they were similar to what was seen in Frog Pond.

Kate Rogers, Angelo Planning Group (APG) added that Frog Pond and Villebois had more architectural design standards as opposed to things like windows and doors, so things like façade details were regulated that were not covered in the model code. The model code was a pretty limited set of design standards that regulated some of the core features of design, such as windows, doors, and driveway widths.

- She continued the presentation, describing the new general Design Standards for single-family and middle housing throughout the city, which were inspired by the existing standards in Frog Pond and also responded to the visual preference survey and the features people appreciated in residential design. (Slides 17 & 18)

The Commission responded the following two questions posed by the project team, who also responded to questions as follows:

- Do you support applying these standards to all single-family and middle housing?
- Do you like the option of a unified roof structure to promote a “single-family appearance” as an alternative to articulation? (Slide 19)
 - The break in rooflines was preferred over the unified roof structure. The articulation was architecturally more interesting than driving down a street and seeing the same roof at all the same level.
 - The unified roof picture did not do full justice to the concept. Excellent examples existed in the Frog Pond buildout with a more unified look and appeared at first glance like a single building, but they were distinct duplexes. The appearance was not a matter of the roof style, but an overall architectural effect, even in the façades, that gave the building a unity. The architectural quality of two or more units needed to be unified, as specifying a unified roof structure was not enough.
 - Ms. Rogers clarified the architectural consistency standard would apply regardless of roof structure and would create more architectural consistency and unity.
 - The unified roof structure looked like a big box with no style to the structure with the roofing straight across.
 - The impression on the left was superior to a slab front, but that was not the choice. A slab front did not need to be the alternative to the articulation of the picture on the left or a straight roof line.
 - Allowing the unified roof structure provided more flexibility, and the more flexibility, the better as more middle housing might be built.
 - Ms. Rogers added a building could have both a unified roof and also meet the articulation standards. Articulation was not just about the roof.
 - Applying general design standards to all single-family and middle housing came down to the cottage clusters and whether the house plan variety was too restrictive and if there was another alternative for cottage clusters. Cottage clusters provided an opportunity to have truly affordable housing. Was the house plan variety putting a larger burden on small houses by requiring them to be different architecturally, and therefore structurally, and driving costs more than needed in those types of developments? Applying the standards to duplexes and quadplexes made sense, but perhaps not to cottage clusters.
 - Mr. Pauly noted the project team had looked into defining the standards a bit more, in terms of things like color, because that was shown in the visual preference survey. At this point, defining color difference to be clear and objective had been difficult, but the team could continue to explore those details. The visual preference survey had shown the appearance did not need to be a lot different to provide visual variety. Sometimes, even a different color shade was enough to provide visual variety.

- Additionally, with such a small front area, a prominent tree in front of a cottage cluster house might make the fact that it was the same elevation less noticeable. Other more cost-effective details could be used rather than a different physical house features.
- In carrying forward previous standards that many people liked, was there any standards that the project team decided could be left behind based past experiences of them not working?
 - Mr. Pauly noted the City had learned from Villebois what standards did not work and could be left behind. Villebois standards were very detailed, and a consultant architect had to be used to even review the plans. Staff learned that even simple variation standards had substantially the same effect, so such detailed architectural standards were not needed. Focusing on some main features made a big difference, and then the market really delivered the rest and provided the variety.

Ms. Rogers continued the presentation, reviewing the Design Standards specific to each middle housing type, which were adapted from the State's model code and modified for Wilsonville. The project team posed the following question for the Commission's feedback:

- Do you support the "unified roof structure" as an alternative to unit definition for townhouses? (Slide 25)
 - Ms. Rogers asked if the same option should be offered for townhouses as that offered for single-family and other types of Middle Housing. She confirmed the Commissioners' response was the same for townhouses as that given previously; the unified roof structure standard was not supported. She added the project team would consider that further.

Additional comments from the Commission regarding the Design Standards for the middle housing types were as follows with responses to Commissioner questions as noted:

- Ms. Rogers clarified an applicant could either define each unit with an architectural element or feature, or a unit could be defined with a unified roof structure without any articulation.
- The idea of making a middle housing development look like a large single-family residential house had worked in many parts of the country, but there was uncertainty about whether a unified roof structure was the mechanism used to achieve it. Overall, the Commission's preference was to define each unit in a better way than the unified roof structure while still being objective with the standards. The unified roof structure examples shown in the presentation did not resonate with the Commission, as they did not look like large, single-family residential units.
 - Ms. Rogers stated the single-family appearance was very difficult to regulate and while there were a lot of different ways to approach it, putting that into clear and objective Code language was hard.
- There were some good examples in Charbonneau, as well as a couple of brand new examples in Frog Pond that had achieved that single-family appearance and could be photographed.
 - The question was whether clear and objective standards could be developed in order to get to the single-family appearance. If the examples were pushed to an extreme, the result would be an old-fashioned motel with a unified type of roof and cubbyholes that people checked into, which was not the look anyone wanted.
 - Not every design could have the taste level the Commission was discussing.
- The Commissioners agreed that identifying a unified roof structure as an alternative was inviting architectural abuse.
- Ms. Rogers confirmed cottage clusters would have a 1,100 ft footprint with an attached garage. (Slide 26)
- Mr. Pauly noted the cottage cluster standards were not designed to have the full two-story type of cottage, but the push was more for smaller, single-story or story-and-a-half cottage clusters.
- Would there be any restrictions on the 200 sq ft garage allowance? Did the space have to be a garage?
 - Ms. Rogers responded the garage standards would be discussed at the next meeting along with some of the parking space standards, but she understood the space had to be a garage rather than a habitable floor area.

- Ms. Rogers noted ownership and maintenance of the community building in a cottage cluster would depend on the ownership scheme. For example, if the units were condominiums, there would be some kind of legal shared ownership of the space, but if they were rental units, whoever the property owner was would own and manage the space. If the cottages were subdivided to be a subdivision development, a homeowners association would have joint ownership and shared management of the building. (Slide 27)
- Ms. Rogers clarified that cluster housing units were essentially detached versions of duplexes, triplexes, and quadplexes, so they were not cottage clusters but cluster housing, which was a separate housing type. (Slide 29)
- Commissioner Gallagher left the meeting at 8:43 p.m.
- Ms. Rogers explained the driver for the 150 sq ft courtyard for the cottage clusters was taken directly from the Model Code. Basically, the City could not require more than 150 sq ft without going into the alternative design standard that had to be justified. The standard was pretty limited compared to existing cottage cluster codes that already existed, but the intent from the State's perspective was to be more flexible and to not require such a large portion of a site to be covered by lawn space, for example. She confirmed additional courtyard space could not be required but could be allowed. (Slide 27)

Ms. Rogers continued the presentation, reviewing the updates made to the Frog Pond Residential Neighborhood (RN) Zone and Frog Pond West Master Plan based on direction from the Planning Commission. (Slides 30 to 37)

- She and Mr. Pauly clarified the cottage clusters currently defined in the Frog Pond Code would still be allowed, but they were not the same as the HB2001 cottage clusters. The subject cottage cluster units had larger footprints and were individual lots under the Frog Pond definition. The clusters were essentially smaller lot, single-family units gathered around a courtyard rather than the cottage clusters defined by the State.

Commissioner Greenfield believed the Frog Pond Code updates were ready for a wrap.

Commissioner Woods stated he did not have any additional comments to what had been shown, and he supported the minor changes that were proposed.

Commissioner Heberlein:

- Asked whether limiting the entrance height to 4 ft above grade was too restrictive. Some of the single-level homes in Frog Pond were up higher on grade. He agreed he did not like the idea of the top picture, but he was not sure 4 ft was enough to still provide the development flexibility for the given lots and topography of what the development might be. (Slide 36)
 - Commissioner Greenfield suggested saving that standard for an exception to be made either administratively or by the DRB in a particular case.
 - Mr. Pauly noted that perhaps grade needed to be clarified. Grade was not necessarily from the sidewalk. For example, for a graded lot with a retaining wall at the sidewalk, was the grade measured from the top of the retaining wall? Such things needed to be clarified.
 - Ms. Rogers believed grade was specified in the Code and that the average grade was measured along the foundation. If a house was raised up above the sidewalk level, grade was measured from where the foundation started.
- Stated that with that definition of grade, 4 ft would be okay.

Chair Mesbah asked if a design similar to the top picture would be allowed with the driveway leading to a basement garage that was below grade, which was a design seen in some urban areas.

- Ms. Rogers believed the design standards would allow that. (Slide 36)
- Mr. Pauly noted basements were not popular in the area and given the natural topography of the area the standards would be applied to, a basement or garage below grade was pretty unlikely.

Commissioner Tusinski stated she liked the design standard of not having the entranceway over the garage, as it looked a lot better.

Chair Mesbah noted the set of standards were reasonable and met the intent of the City's Equitable Housing Strategic Plan, as well as the State's intent without being really off the top. He was happy with the outcome thus far.

Mr. Pauly noted all of the discussion had gelled into the proposed standards, so he appreciated the feedback and the project team would move forward.



PLANNING COMMISSION
WEDNESDAY, JULY 14, 2021

III. WORK SESSION

- A. Middle Housing Parking Standards and Other Updates (Pauly)
(45 Minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: July 14, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments: N/A	
Staff Recommendation: Provide additional project guidance			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable housing study and develop affordable housing strategies		<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable

ISSUE BEFORE PLANNING COMMISSION:

Review materials for the Middle Housing in Wilsonville project relating to driveway design and parking. In addition, review updates to building design standards based on feedback from last work session. Provide direction to the project team to refine the draft of proposed amendments.

EXECUTIVE SUMMARY:

The City is undertaking a project to update rules related to the allowance of middle housing. Middle housing includes housing types where a few homes are on one lot (duplex, triplex) and where homes are on separate lots that share a common wall (townhouses). The project is driven by updates to state law as well as local equitable housing policy. This will be the Planning Commission's seventh of eight work sessions on the topic. The Planning Commission has previously reviewed two large packages of Development Code and Comprehensive Plan updates. Since the last work session with the Commission, the project team has focused on completing development of driveway and parking standards as well as refining design standards applicable to middle housing, which are now reflected in excerpts from the draft Code (Attachment 1).

As a reminder, to assist in the review of the updates and help focus attention on the updates in need of the most attention, the project team categorized the updates. The draft amendments under review are color-coded by category as depicted below.

Category 1: Direct requirement for state compliance, no significant local flexibility.

Category 2: Indirect requirement for state compliance, no significant local flexibility. These updates make middle housing development feasible or acknowledge allowance of middle housing.

Category 3: Requirement of state compliance with local flexibility.

Category 4: Not necessary for compliance or feasibility and not directly related to middle housing. Includes technical code fixes and updates to the broader residential parking policy not required by the state. These updates are included out of convenience since much of the residential code is already being amended.

This July work session will primarily focus on Category 3 and 4 updates related to driveway design and parking. The work session also revisits some Category 3 updates related to design standards that incorporated prior feedback from Planning Commission.

Driveway Design Standards: House Bill 2001 allows cities some flexibility in how they regulate driveways for middle housing. As discussed during the June work session, the City is pursuing adoption of many of the standards for different middle housing types as laid out in the State's Model Code. This includes driveway standards. For driveway standards the Model Code presents two primary choices. Choice 1 is focused on driveway consolidation and Choice 2 is focused on driveway separation. In the April survey, photos of consolidated driveways were significantly less liked than individual, separated driveways (see relevant excerpts from survey results in Attachment 2). Comments further clarified the tendency to dislike the shared driveways both for functional and aesthetic reasons. Based on this feedback, Choice 2 (focused on driveway separation) is the direction the project team recommends the City take. The draft driveway standards in Section 4.113 (Attachment 1, pages 6 through 19) reflect the general preference.

Parking Standards: One of the project objectives directed by City Council, stemming from a 2018-2020 City Council Goal, is to minimize parking congestion. The City has significant limitations from House Bill 2001 under which it must seek to meet this objective. This includes: cities cannot require more than one parking space per single-family unit or middle housing unit.

In addition, cities cannot require any parking for Accessory Dwelling Units. Understanding what cannot be done, the project team turned attention to what can be done to minimize parking congestion under this regulatory environment. The project team recommends two approaches to minimizing parking congestion. The first approach is to ensure the minimum parking provided is usable and accessible. The second approach is to encourage shared visitor parking in areas with limited on-street parking.

The recommended related code updates, which can be found on pages 20 through 31 of Attachment 1, are summarized as follows:

Updated Standards to Ensure Required Parking is Usable and Accessible

- Require that to count as a required parking space, spaces in garages must be standardized (9 feet by 18 feet) and clear of any obstructions. Current code does not have any requirement for garage sizes or what else may be placed or programmed in the garages.
- Require identification of trash and recycling container storage on-site to ensure it does not interfere with parking.
- Clarify that sidewalks and pedestrian easements do not count as part of parking spaces.
- Establish that required single-family and middle housing parking be on-site.

New Incentives for Shared Visitor Parking in Areas with Limited On-street Parking

With parking requirements met on-site, any available on-street parking can be overflow or visitor parking. However, the question remains of what to do when there is limited on-street parking. Mandating wider streets for parking is not recommended as it is an inefficient use of finite land, creates unnecessary additional impervious surface, and leads to additional public repair and maintenance costs. The City cannot require the extra parking, so the project team explored an incentive approach to encourage developers to build extra visitor parking when these conditions are present. The project survey asked questions of participants regarding if they would be willing to trade off lot size or open space as an incentive for the developer to build extra parking. A slight majority supported the idea, but the results were mixed, so the project team's takeaway was to continue to pursue the concept but at a limited scale. See survey excerpt in Attachment 4.

The project team recommends the following, as reflected on pages 22-23 of Attachment 1:

- Reducing lot size or open space for shared visitor parking only when 10% or more of lots in a development do not have at least one adjacent on-street parking space.
- Shared visitor parking must be within 250 feet of a lot without on-street parking.
- Individual lot size may be reduced by up to 2.5%. This allows, even for a 3,000 square foot lot, enough land for about half a parking space or approximately one extra space for every 2 lots.
- Open space may be reduced by up to 1/10th from 25% to 22.5%. As an example, in a 5 acre development of about 50 lots this would allow development of up to 33 shared parking spaces with of 5,445 square-foot reduction of open space.
- Shared visitor parking will be owned and maintained by homeowners associations or similar organization and managed to ensure it is used for visitor parking and not for longer-term vehicle storage, etc.
- Shared visitor parking developed under these provisions are encouraged to be pervious to reduce stormwater runoff and the need for more land to treat runoff.

Updates to Design Standards: Since the June work session, the project team continued to refine design standards to incorporate feedback from Planning Commission. In particular, the team refined the language regarding house plan variety and standards to encourage a “single-family like” aesthetic.

For house plan variety, the updated draft gets more specific to identify the three options a developer can choose to comply. See page 3 of Attachment 1. The options reflect the three themes of architectural features, materials, and colors. Based on feedback from the project survey, the project team recommends each of these themes as an acceptable way to introduce the desired variety. Existing similar standards for Villebois and Frog Pond rely heavily on architectural features. The draft language in June did as well. The new language introduces the material and color variation options, which would allow the same floor plan with same architectural features to be used next to each other. Allowing the same adjacent plans with different colors or materials can reduce costs, particularly for cluster housing type development. The new variety standards would only apply to areas where no variety standards exist today. The variety standards for Villebois and Frog Pond would remain in place consistent with the Master Plans and previous public decisions.

During the June work session the Planning Commission also saw a proposal to allow a “unified roof line” to encourage middle housing structures to look more like single-family homes. The Planning Commission did not feel this was an effective tool for the desired result. Since June, the project team explored this specific topic more and now recommends two other standards instead that can support “single-family like” architecture without unduly increasing costs. See pages 4-5 of Attachment 1. The new standards relate to the general requirement for architectural elements every 30 feet. The first new standard encourages unifying architectural design elements by allowing a single larger architectural design element spanning two units to count as two elements and meet the requirement for 60 feet of façade length. The second new standard requires the variety and repetition of architectural design elements in a manner typical single-family architecture in Wilsonville. Single-family architecture is generally either symmetrical or asymmetrical without adjacent repetition of the same architectural design element. Most newer-built middle housing in Villebois and Frog Pond also have a similar variety of architectural elements and symmetry or asymmetry. To guide new development, including middle housing, to follow this same typical use of design elements the project team recommends a requirement that structures requiring 2-4 architectural design elements have at least two different design elements. This requirement would cover residential structures of over 30 feet wide up to 120 feet. Structures requiring 5 or more architectural design elements would require at least three different elements. The 5 or more elements is anticipated to apply only to larger townhouse developments with facades over 120 feet. The project team feels a combination of the unifying elements and element variety standards will support the preferences expressed during project outreach for architecture typical of single-family homes.

Discussion Items:

In summary, the project team requests the Commission’s discussion and feedback focus on the following items:

1. Do the driveway standards appropriately reflect public comment and present the best option for the City?
2. Are recommended new parking standards helpful to ensure usable and accessible parking on-site?
3. Do the shared visitor parking provisions provide a useful option for development while not unduly reducing lot size or open space?
4. Does the updated house plan variety language strike the right balance of avoiding aesthetically monotonous development while not unduly increasing development cost?
5. Does the Commission support the two-pronged approach to encouraging “single-family like architecture” by (a) encouraging architectural elements that visually tie together different units and (b) requiring a variety of architectural elements?
6. Does the Commission have additional questions or concerns as the project team prepares for the August work session and September public hearing?

EXPECTED RESULTS:

Gather additional feedback and direction from the Planning Commission to continue to guide the Middle Housing in Wilsonville Project both in preparation of their final work session in August and public hearing in September.

TIMELINE:

The Planning Commission is scheduled for an additional work session in August prior to a public hearing in September. The City Council will also review during work sessions over the coming months prior to their scheduled adoption in October.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City’s FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant.

COMMUNITY INVOLVEMENT PROCESS:

Opportunities to engage have included community meetings, stakeholder meetings, focus groups, online surveys, and other online materials. Outreach included Latinx community focus groups supported by a Metro Community Engagement Grant. Comments have been solicited from the development community and other stakeholders. Staff recently held a second meeting with the Old Town neighborhood. A public forum is planned on July 20 to update the public prior to moving forward with public hearings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve

compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

- Attachment 1 Draft Middle Housing Plan and Code updates package 3, dated July 7, 2021
(Driveway and Parking Standards, Design Standards Refinements)
- Attachment 2 Driveway Related Excerpts from Online Survey
- Attachment 3 Parking Related Excerpts from Online Survey



Middle Housing in Wilsonville

Wilsonville Planning Commission

Work Session

July 14, 2021

Topics for Discussion

- Draft Code & Plan Updates – focus on:
 - Driveway and parking design
 - Parking standards
 - Updates to building design standards



Future Code Work Session(s)

- July 20: Public Forum
- August: Final Check In
- Public Hearing in September

Desired Project Outcomes

- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion

Driveway & Parking Design



Code + Plan Updates: Four Categories

- **Category 1:** Direct requirement for state compliance, no significant local flexibility.
- **Category 2:** Indirect requirement for state compliance, no significant local flexibility. Make middle housing development feasible or acknowledge allowance of middle housing.
- **Category 3:** Requirement of state compliance with local flexibility.
- **Category 4:** Not necessary for compliance or feasibility, but intended to improve the code or provide technical updates.

Key
Focus



Driveway & Parking Design: Key Options

- City has some flexibility in how to regulate driveway access and parking design
- Design standards cannot be more restrictive than Model Code
- General choice in Model Code between promoting:
 - Consolidated driveways or
 - Separated driveways
- Survey indicated preference for separated driveways

Driveway & Parking Design: General Approach

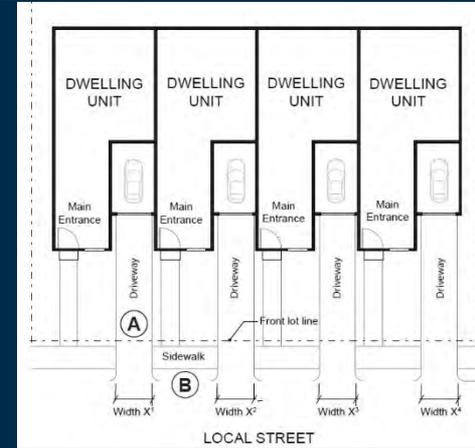
- Generally, apply driveway and parking design standards from Model Code
- Model Code allows separated driveways, provided they meet certain standards
- Also includes options for consolidated driveways and alley access

Triplexes & Quadplexes (and Cluster Housing)

Attachment 9

Driveway Approach

- Generally intended to promote pedestrian safety and comfort by limiting driveway width.
- Limits the total width of all driveway approaches to 32 feet per frontage.
- Allows driveways to be separated when access is from a local street. No minimum spacing between driveways.
- Further limits the total number of driveways on corner lots.



Townhouses

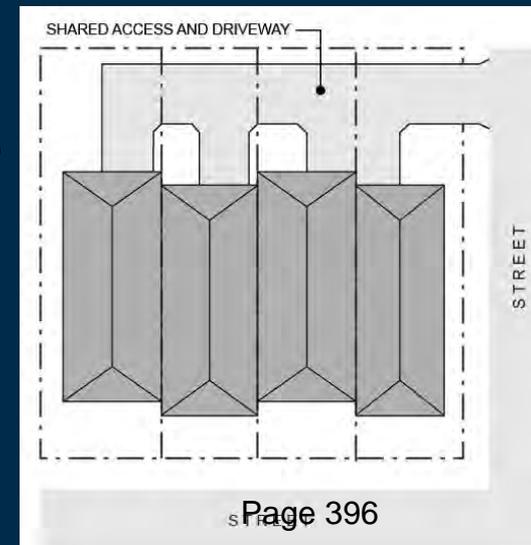
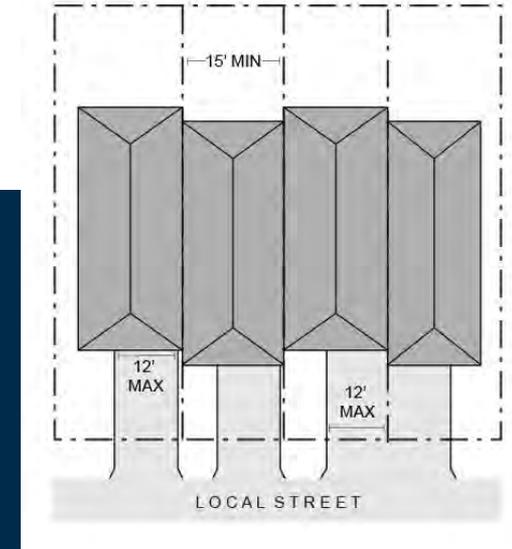
- Project team considered whether to require shared driveways for every two units or allow individual, separated driveways.
- Pros and cons for each approach:
 - **Separated driveways:**
 - Most flexible approach.
 - Survey respondents preferred narrower separated driveways to wider shared driveways.
 - Current code allows individual driveways, with no specific separation standard.
 - **Shared Driveways:**
 - Requiring spacing between driveways can preserve space for on-street parking.
 - Can preserve yard space for landscaping.
 - May encourage more parking to the rear.



Townhouses

Driveway Access & Parking

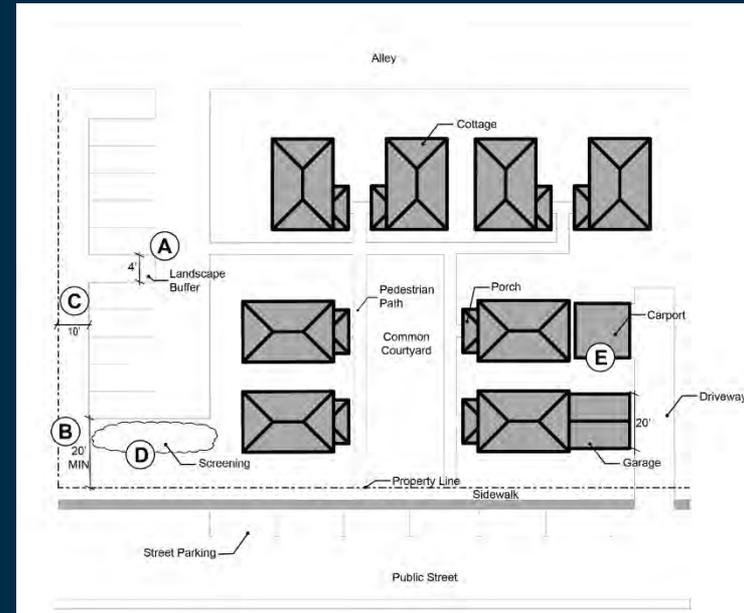
- **Recommended approach:** allow either separated or shared driveways.
- Allow parking in front of townhouses only if:
 - Lots have at least 20 feet of frontage on a local street.
 - Garages and driveways are limited to 12 ft wide.
- Otherwise, access must be provided to the rear of rowhouse units—via shared access, consolidated driveway, or alley.
- Alley access must be provided, if available.



Cottage Clusters

Parking Design

- Allow parking to either be clustered or provided in individual driveways or garages
- Standards for clustered parking intended to limit visual impact (maximum spaces per grouping; landscaping between groupings)
- Parking areas must be setback from street; screening required
- Limits on garage door widths and size of detached garages



Driveway & Parking Design

PC Feedback:

1. Do the driveway/parking standards appropriately reflect public comment and present the best option for the City?



Parking Standards



Parking Standards

- Desired Project Outcome:
 - Minimize parking congestion

Minimizing Parking Congestion

- Constraints:
 - Limited land
 - State requirement: No more than 1 space per unit can be required
- Opportunities:
 - Make parking spaces more usable and accessible
 - Incentivize additional parking

Usable and Accessible Parking

- On-site
- Standard size
- Clear of obstructions
- Exclude sidewalks and pedestrian easements



Incentivize Visitor Parking

- Not for extra vehicles
- Allow for visitors
- Incentivize through “land consuming” trade-offs
 - Lot Size
 - Open Space



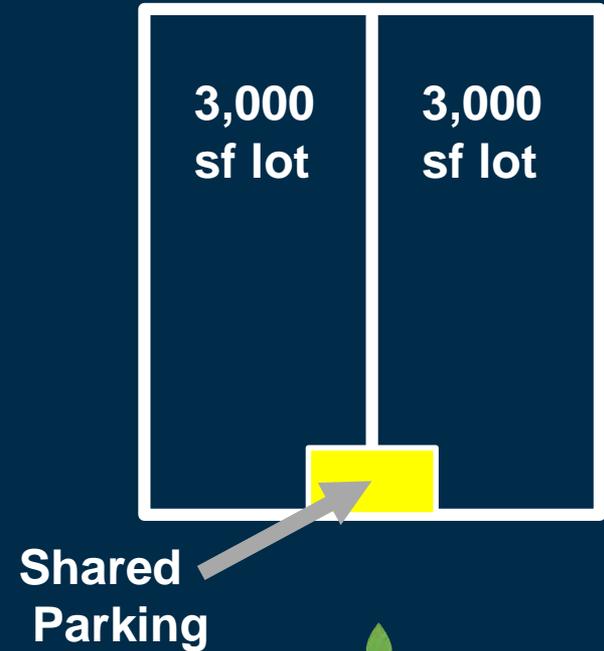
General Visitor Parking Requirements

- Option available if 10% or more lots do not have adjacent on-street parking
- Parking must be within 250 feet of a lot without on-street parking
- Parking areas encouraged to be pervious
- Owned, maintained, enforced by HOA



Reduced Lot Size Option

- Reduce lot size by up to 2.5%



Reduced Open Space Option

- Reduce open space by 1/10th
- Example 5 acres with 50 lots- 33 visitor spaces

	5 Acres	
	W/O Visitor Parking	With Visitor Parking
Total Req. Open Space	1.25 acre	1.125 acres
Req. Usable Open Space	0.625 acre	.563 acres
Shared Parking Area	NA	0.125 acrs (5,445 square feet)
		33 shared parking spaces

Parking Standards

PC Feedback:

2. Are recommended new parking standards helpful to ensure usable and accessible parking on-site?
3. Do the shared visitor parking provisions provide a useful option for development while not unduly reducing lot size or open space?



Updates to Building Design Standards



House Plan Variety

Applies to all single-family and middle housing

- Adjacent or opposite structures cannot have the same façade design.
- Inspired by existing standards in Frog Pond and Villebois.
- Concerns about prior draft language unnecessarily increasing costs.



House Plan Variety

- Updated draft is more specific in identifying options to comply:
 - Architectural features
 - Materials
 - Colors
- Options would allow the same architectural features – but varied in terms of materials or color.
- Intent is to reduce costs, particularly for cluster-type development.
- Reminder: No variety standard currently applies outside of Frog Pond or Villebois.



Standards to Encourage “Single-family Appearance”

Applies to all single-family and middle housing

- PC did not feel “Unified Roof Structure” was an effective tool to achieve desired result
- Project team proposes two new standards to encourage “single-family like” architecture without unduly increasing costs



*Image
Credit:*



Standards to Encourage “Single-family Appearance”

New Proposed Standards:

1. Added flexibility for multi-unit buildings to meet Articulation requirement
 - New option encourages architectural elements to unify multiple units
 - Allows a single articulation feature to count as two features if it spans at least 50% of the façade. A similar option is included for townhouses.

Unifying
roof
element



Unifying
porch



Standards to Encourage “Single-family Appearance”

New Proposed Standards:

2. “Articulation Element Variety”

- Intended to prevent repetition of the same architectural features across the same façade—this repetition tends to make middle housing stand out from single-family homes.
- Requires variety of articulation features within a single façade.
- The proposed language should work for both single-family and middle housing

Different
roof
elements



Roofline
variation
and
porch



Updates to Building Design Standards

PC Feedback:

4. Does the updated house plan variety language strike the right balance of avoiding aesthetically monotonous development while not unduly increasing development cost?
5. Does the Commission support the two-pronged approach to encouraging “single-family like architecture” by (a) encouraging architectural elements that visually tie together different units and (b) requiring a variety of architectural elements?



**Additional Questions or
Discussion?**



**PLANNING COMMISSION
WEDNESDAY, JULY 14, 2021
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

Minutes

I. CALL TO ORDER - ROLL CALL

Chair Kamran Mesbah called the meeting to order at 6:00 p.m. Those present:

Planning Commission: Kamran Mesbah, Jennifer Willard, Ron Heberlein, Aaron Woods, and Breanne Tusinski. Olive Gallagher and Jerry Greenfield joined the meeting after Roll Call.

City Staff: Miranda Bateschell, Ryan Adams, Chris Neamtzu, Daniel Pauly, and Tami Bergeron

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda.

Doris Wehler confirmed that the Planning Commissioners had received the petition with 28 signatures from residents in Frog Pond West asking the Commission to not increase density in that neighborhood beyond what was required by State law.

Chair Mesbah clarified that no public hearing was being held on Middle Housing tonight. He noted the petition would be kept on file until the public hearing in September when he understood it would be introduced as part of the Items Received.

II. WORK SESSION

A. Middle Housing Parking Standards and Other Updates (Pauly)

Miranda Bateschell, Planning Director, noted tonight marked the seventh work session on Middle Housing in Wilsonville, which was big both in importance and scope, and had required Staff and the Commission as a team to visit all the facets of the Code, Comprehensive Plan, related policies, and the Master Plans while looking forward on how to implement House Bill 2001, as well as the City of Wilsonville's Equitable Housing Strategic Plan. She thanked the Commission for all of the thoughtful discussions thus far and noted that tonight, the project team was presenting some of the finer details and fine-tuning some of the items the Commission had provided feedback on previously. The project was getting close to being wrapped up into a final package which the Commission would consider in September. Tonight, the project team would also highlight next week's public forum and the Planning Commission's participation in that as the Committee for Citizen Involvement (CCI).

Daniel Pauly, Planning Manager, introduced the project team and began presenting the Middle Housing Parking Standards and Other Updates via PowerPoint, noting tonight's topics would involve the finer details on driveway and parking design, parking standards, and updates to the building design standards. Tonight's discussion would focus was on the last two desired project outcomes regarding usable standards around design and minimizing parking congestion. (Slide 4)

Kate Rogers, Angelo Planning Group (APG), continued the presentation, reviewing the middle housing Draft Code and Plan updates regarding the project team's general approach and the key options for driveway and parking design for several middle housing types.

The Commission responded to the following question from the project team, who also responded to questions as noted (Slide 13):

1. Do the driveway/parking standards appropriately reflect public comment and present the best option for the City?
 - The driveway/parking standards reflected public comment pretty well and the best option for the City. If people wanted more of a single-space driveway, perhaps there should be a little more focus there, but having other design options was good in case a single-space driveway did not fit what was being designed or the lot in particular.
 - No mention had yet been made for considerations in the cluster arrangement to accommodate handicapped or disabled individuals, who would have to deal with group parking rather than having access to their unit.
 - Ms. Rogers stated as far as she knew, there were no ADA requirements with middle housing to provide accessible parking spaces, but that was more of a Building Code than a Development Code issue. The standards did not require shared parking areas, but did allow individual typical garage parking for each unit, so there would not necessarily always be shared parking spaces. Requirements did exist for pedestrian pathways to connect the parking spaces to each of the units, so a hard surface path would connect to the parking spaces.
 - Commissioner Gallagher confirmed she wanted the question to be pursued. Having been disabled for 20 years, she had to leave several places in Portland because she could not have parking close enough to where she was living that was safe for her to move from her car to her front door, particularly in bad weather. She believed addressing ADA requirements should be an issue. Unless accommodation for the disabled was brought up, oftentimes it was overlooked, and yet, it was essential to the person dealing with the disability. She offered to share her perspective to the project team.
 - Specifying some minimum distance between the shared parking and the most distant unit that was accessed from the parking could be sufficient, but with no handicap parking available she was unable to get out of her car in a shared parking situation because a car was right next to hers. ADA requirements and ADA rights should be addressed now before there was a problem.
 - Mr. Pauly replied that he would follow up with the building team to see what options could be integrated if they were not in the Building Code.]
 - Chair Mesbah added that ADA requirements had not been part of the Equitable Housing discussion either.
 - The consultants had incorporated the feedback from the Commission very well to this point, which was appreciated. The public comments had been interesting to go through, and while not gathered in a scientific way, there were some general tendencies and important concerns that resonated with the Commission's comments and concerns.
 - On Slide 9, a corner lot with multiple dwellings was pictured in the lower right-hand corner, yet in the Draft Code Amendments, there was a note at the bottom saying, "Note: Both options are depicted here for illustrative purposes only. The standards do not allow for both options A and B on the same site."
 - Ms. Rogers explained that sites with more than one street frontage on a local street could either have access on one street with a total width of 32 ft for all of the driveways, which could be either one big driveway or multiple smaller driveways, or they could have one driveway per frontage that was a maximum of 16 ft. Having both one frontage with 32 ft of driveway and also a 16-ft wide driveway on the other frontage would be a lot of driveway for one site with only four units. The standards were not totally reflected by what was shown in the image, as there would be more driveway width than what was depicted.

- The City had the option to allow more driveways or more driveway and move away from the model code to allow more flexibility. On sites with more than one frontage, there was a greater option for providing parking to the rear. For example, if the driveways depicted in Option A were not there, the driveway in Option B could provide access to all of the units, which would be more feasible on a corner lot than on an interior lot. The standards encouraged that direction for parking on corner lots, because parking to the rear preserved more space for fewer curb cuts, was safer and more pleasant for pedestrians, and preserved more on-street parking.
- No public comments from the survey results favored having a shared driveway. Given the number of responses and that there was such a polarized opinion about a shared driveway versus a separate driveway, the focus should be on having separate driveways.
 - Focusing on the single driveway would be more advantageous than looking at shared driveways and reflected the overwhelming public comment.
- Was there a standard or requirement for the number of parking spaces provided based upon the number of cottage clusters? How many additional parking spaces would be considered, especially when taking visitors into account, for example?
 - Ms. Rogers replied the minimum number of spaces that must be provided was not in the design standards but in the minimum parking ratios section of the Code, also included in the packet. She believed one space per dwelling unit was required for all middle housing types. In terms of the maximum, she did not believe there was any limit on how many parking spaces could be provided, though that would be limited based on the size of the site, other development and design standards that would apply, and what the developer wanted to provide. A larger cottage cluster development could potentially have room for extra visitor parking, but in an infill scenario, room for extra parking spaces would be more constrained.
- ADA parking for cottage clusters also needed to be considered as it had not been discussed before and was an important piece that needed to be added to the mix.
- Parking in front of townhouses was only allowed if certain criteria were met; otherwise it had to be in the rear. (Slide 11) Rear-loaded garages did not have a driveway for parking but rather for accessing all of the driveways, which led to street parking density. People did not use their garages for parking very often, especially in middle housing. Garages would be used for storage and probably anything but a car. Driveways in the rear should be at a sufficient depth to allow parking a car.
 - Ms. Rogers agreed that many alley-loaded sites typically did not have the minimum driveway depth, and only had a garage a few feet from the alley.
 - Mr. Pauly added the most important thing was to not have something in the middle. The preference was always having an outside/exterior parking space, but garages should still be allowed. One requirement was having a garage big enough to store a vehicle without also storing trash containers, for which specific standards had been introduced in Villebois, for example. If garages were used for parking, they should be kept accessible and usable for parking. Some developers did not want to make garages that big because it impacted the floor plan of the house, so they would add a garage from a market standpoint but also meet their minimum parking standard exteriorly. The standard in Villebois required exterior parking to be long enough to be a standardized parking spot rather than a weird, middle-sized driveway that could not be used for parking because it was not big enough. He noted the standards would be double-checked to make sure to avoid the alley-loaded paved areas that did not function as parking and could lead to vehicles sticking out in the alley and other issues the City was trying to avoid in terms of parking congestion.

Mr. Pauly continued the presentation, describing the parking standards proposed to minimize parking congestion.

The Commission responded to the following questions with responses to questions from the project team as noted (Slide 22):

2. Are the recommended new parking standards helpful to ensure usable and accessible parking on-site?

3. Do the shared visitor parking provisions provide a useful option for development while not unduly reducing lot size or open space?
- Whether the recommended parking standards truly ensured usable and accessible parking was uncertain, but the standards were helpful in trying to understand if usable and accessible parking was feasible.]. The reduced lot size option to provide shared parking presented a problem with who got to use the parking. (Slide 20) The shared visitor parking provision provided a useful option for development based upon the amount of reduction of the lot size, but how many visitor parking spaces would be provided in the example given? It did not seem like that was a good option.
 - Mr. Pauly clarified that the first question was about making the one required parking spot usable and accessible rather than the visitor parking space, and the second question focused on the visitor parking concepts. He confirmed the question was not about ensuring the parking spot would get used as a parking spot but rather ensuring the spot was usable as a parking spot.
 - Additional methods of putting up signage inside private garages and having other enforcement mechanisms to ensure garages were used for parking seemed intrusive as opposed requiring dimensions to make it possible or more likely that they would be used for parking. A large enough garage with a big enough turning radius to get in and out, for example, made the garage more usable for parking.
 - The Commissioners agreed garage privacy should not be invaded.
 - People might not use the garages very often, even if they were made the right size. Not all garage-based parking worked very well, so other ways of ensuring parking options, such as driveways, should be explored.
 - The shared visitor parking provisions were effective at providing additional visitor parking options without undue burden on the site overall.
 - The new parking standards were not helpful. Even with garages large enough to fit most cars, the cars were still in the driveways because people wanted the covered space. If the City wanted to ensure an on-site parking space, a requirement for an outdoor parking space was needed, and the only way to ensure maximizing the probability that people would park in the area designated as parking.
 - Parking space had to be provided, but whether the new parking standards would be helpful was a conundrum
 - Ensuring that parking was not competing with trash and recycling container storage and that there was adequate size for both would avoid undersized garages automatically being used for storage. Having adequately sized, usable and accessible parking on the street, in a shared parking area, or in a driveway was important because undersized parking in those outside areas was problematic.
 - Mr. Pauly clarified the parking space size requirement would apply for both garage and exterior parking. (Slide 17)
 - Increasing the garage size would not necessarily promote garage parking, since people would see the space as more storage room.
 - While some Commissioners did not like the concept of reducing open space to create parking, the shared parking provisions were a useful option. [1:569:15]
 - Having an HOA maintain enforcement of how parking was utilized would work, but there would probably be some cyclical pain points if the City relied exclusively on the HOA to enforce the parking.
 - The parking issue was a sticky problem that came down to human nature. Ultimately, the only thing that could be done in terms of Code was to force people to use their space for parking, or to not have a car, or to park in some distant location, which would also require strict enforcement by the HOA or the City of whatever restrictions the community was able to establish. Some HOAs had certain prohibitions on parking, and if all of the allowable curb was used, there was no recourse except to park outside of the immediate neighborhood. Many Wilsonville neighborhoods did not have much curb space, and people with alley entrances often used the curbs out in front. All that could be done was to hope people would regulate themselves, and if parking became so restricted because of usages, they must use their garages, park in a

distant location or give up their car. There was no good solution Code wise, and it caused a built-in community friction when there was not enough space for all of the cars.

- If adequate parking was not ensured inside the garages based on design standards, the garages would not get used as car storage. Adequate garage parking should be ensured, because even if the garage did not end up not being used for a car, it could be used for a car.
 - Storage was an issue that was tied to affordability. In Wisconsin, basements were used for storage, which added to the cost of houses, but that market there was not at the cutting end of affordability like Wilsonville. As prices increase, approaches to cutting costs became part of the design of the house, and not having a basement was one approach. With the proper design and engineering, basements could be constructed in this area, but crawl spaces were cheaper. The needs that were satisfied with that level of facility in a house ended up getting displaced somewhere else, and in Wilsonville, it had gone into the garage. Even a two-and-a-half car garage would still end up only housing one car and one in the driveway, and the rest would be storage or an exercise area, for example. Making sure the garage was the right proportion was a no-brainer.
- In Charbonneau, visitor parking worked fine and the HOA did not have to do anything, but there were also driveways and garages. In a cul-de-sac of 21 houses, there were seven parking visitor spaces, and on some Friday nights, they were all used along with some spaces on the street, which worked.
- Grasscrete could be used for visitor parking so that at least some of the open space function, such as groundwater recharge, was maintained and runoff was minimized.
- Urban areas have urbanity to them. Most people usually did not feel irritated if they could not find a parking space right in front of their house. Part of urban living was getting used to driving a block down the street to find a parking space and just being happy to find one. Nobody would think to live in Chicago and have no street parking because everybody had a parking garage and parked inside. Parking on the street was part of the urban fabric.
 - Wilsonville was a suburban area on the edges of the urban area, and people were trying to maintain the aesthetic that had been part of Wilsonville as it was a smaller village and had grown into a bigger city. At some point, the City would get used to being a more urban area. The central redesign for downtown would have parking ramps but also on-street parking, and that was part of the downtown image.
- All of the approaches were helpful in dealing with the fact that the community was not a walkable community and still car dependent. Car dependence would eventually be reduced with the use of autonomous cars that did not need to be parked while shopping and doing business because they could go dock themselves somewhere. However, the use of autonomous cars seemed to be far away.
- Constructing a lot of infrastructure for something that might not be here in 25 years was not desirable. Maybe at that point, a lot of studio units would be built as second apartments in the garages that were so nicely dimensioned by the City.

Mr. Pauly noted that with regard to the building design standards, he had driven through some neighborhoods to see what made houses look like single-family homes. He had visited Villebois to see the different design standards for middle housing there, revisited the First Addition in Lake Oswego where middle housing was mixed in with single-family. He focused on which houses did and did not look like they fit in with single-family, and why. He had discussed those findings with the design team as well as the Commission's comments about housing variety and how detailed the variety should be, and he believed the team had come up with some good solutions.

Ms. Rogers continued the presentation, reviewing the updated building design standards for both single-family and middle housing citywide based on the Commission's feedback about architectural standards and concerns about unnecessarily increasing costs. Mr. Pauly also provided additional comments.

The Commission responded to the following questions with responses to questions from the project team as noted (Slide 29):

4. Does the updated house plan variety language strike the right balance of avoiding aesthetically monotonous development while not unduly increasing development cost?
 5. Does the Commission support the two-pronged approach to encouraging “single-family like architecture” by (a) encouraging architectural elements that visually tie together different units and (b) requiring a variety of architectural elements?
- The Commissioners all agreed that the project team’s approach was on target, and they liked the improvements to the design standards. They commended the project team for incorporating the Commission's feedback.

Mr. Pauly encouraged the Commissioners to e-mail or call him with any further comments. Noting the virtual Public Forum on July 20th, he described the role of the CCI which was another hat the Commission wore to lead involvement, get input, and exchange of ideas in a less formal format than a public hearing. He believed this was an ideal time for the CCI, as there had been some great public input during the middle housing project with the survey, virtual meetings, and the focus groups with the Latinx community. The feedback from the public helped inform the middle housing project, so now was a good time to get back out in the community, share what had been done, what had been heard, how the project had come to fruition, and to remind the community about what the middle housing project was all about and its anticipated impact on the community.

- The CCI format was similar to a panel discussion He and the APG team would present some of the more technical components and telling some of the story. However, he had been very impressed with the Commission's ability to tell part of the story and hoped the Commission could share their experiences and thought processes as part of the CCI panel. He had heard some compelling discussions from the Commission that he hoped could be brought into the public forum as well, including honoring past planning and how the project related to the Frog Pond West Master Plan; the requirements in Frog Pond West and how they related to the Master Plan; and the general idea of keeping the look and feel of existing neighborhoods.
- He sought feedback from the Commissioners about whether these were the right topics for discussion, if additional topics should be shared with the community, and if any Commissioners wanted to take a lead on any certain topic and do additional preparation and be the lead to start the story during the presentation.

Commissioner Willard noted she had advocated for honoring the past planning process and not jeopardizing the trust in that process, but hearing from the other Commissioners how not inclusive that process was and how it amplified a minimum minority's voice versus the entire community's voice. Brining that to the conversation was important to help people understand why the Commission would take such a drastic measure. The public needed to be informed that while going back and reopening past planning work was a drastic measure, it was being done with very good intentions to make sure to take into consideration the needs of the community.

Mr. Pauly agreed the community's voice and the discussion about the different voices heard was important to highlight better. He confirmed the presentation would outline what the discussions had been. He encouraged the Commissioners to be prepared for the conversation and offered to e-mail the presentation topics so the Commissioners could note what they want to share.

Ms. Bateschell added the idea was that Mr. Pauly was looking to support all of the Commissioners in the event and as a part of the CCI panel. Hearing from the Commissioners individually and not just through Staff or the project team was important for the community to understand the nature of the discussions, the Commissioner's positions, and the conclusions the Commission had come to on a few points that were salient to the project and to the community members. The project team was trying to think through what high-level points to summarize and would work with the Commissioners who were willing to be on the panel ahead of time to think back on what had been discussed and the salient conclusions drawn over the past nine months to develop the talking points. Staff understood the Commissioners were volunteering their time tonight and again next week to participate in the forum, so they were willing to work with the Commissioners to make the process as easy as possible, because offering the voice of the Commission instead of just the voice of Staff was beneficial. Staff

wanted to hear about any conclusions that had been drawn through the process, and she encouraged following up with Mr. Pauly independently in preparation for the Public Forum next week.

Chair Mesbah believed the forum was a great idea, adding that the Commissioners' thinking had evolved as they had asked questions, seen evidence, and received responses from the community that expanded their own view of what they were dealing with. Through the conversations, the Commissioners had come to a very different set of conclusions than they would have probably jumped to nine months ago when the project began because all of the impacts and issues were not yet known. The purpose was to inform the community of the evolution of the formation and continuation of the idea of Wilsonville being an equitable community for all, as opposed to just a selective or exclusive few. The story to be told was of the journey the Commission had been on that was coming to a conclusion with the last pieces falling in place.

Commissioner Heberlein said he wished he could be there to support the meeting next week. A lot had changed since the 2017 planning process for Frog Pond, and the expectations as a nation, a city, and as individuals had changed in terms of where the priorities were now versus where they were four years ago. He believed a key thing to highlight in the conversation next week was that Diversity, Equity, and Inclusion (DEI) was not talked about a lot in 2017. There were twinges on the periphery, but DEI was not a focus area, and the changes now were bringing DEI more to the forefront as something in which all of the community could participate. He added that while DEI was more of a focus, the City was also trying to minimize the impact to already developed neighborhoods while still doing the right thing.

Commissioner Gallagher added she felt pretty objective being so new still, but in her observation of and the privilege she felt serving on the Commission, this forum was a branding opportunity. She was not sure the community in general understood the Commission's intention, and perhaps that would be a way to approach how the Commissioners presented themselves. The intention was to hold onto everything that was good and special about Wilsonville and at the same time, apply the requirements imposed upon the City, while figuring out how to make changes and still respect the things that people valued the most. From the few e-mails and comments received from the community, she had the impression there were factions in the city that felt the Commission was against them and did not have their interests at heart. This forum was an opportunity for Commissioners to present themselves as having the best of intentions with a very firm ethical position of trying to do the best and look to the future for a city that they all cared about.

Mr. Pauly noted the topics Staff would cover included describing middle housing, revisiting HB 2001, discussing density and parking, and talking about the areas most impacted, the target timeline and involvement. He thanked the Commission for its many hours spent talking through middle housing, which would be very important to the community and be a legacy for many years.



**CITY COUNCIL
MONDAY, JULY 19, 2021**

WORK SESSION

Middle Housing in Wilsonville Project (Pauly)



CITY COUNCIL WORK SESSION STAFF REPORT

Meeting Date: July 19, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide additional project guidance.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable housing study and develop affordable housing strategies	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Review materials for the Middle Housing in Wilsonville project relating to design standards and infrastructure impacts. Provide direction to the project team to further refine the draft of proposed policy amendments.

EXECUTIVE SUMMARY:

The City is undertaking a project to update rules related to the allowance of middle housing. Middle housing includes housing types where a few homes are on one lot (duplex, triplex) and where homes are on separate lots that share a common wall (townhouses). The project is driven by updates to state law as well as local equitable housing policy. This will be the Council's fourth work session on the topic. Planning Commission has had eight work sessions. Since the last work session with the Council, the project team has focused on continuing to develop design standards applicable to middle housing which are now reflected in the draft code (Attachment 1).

As a reminder, to assist in the review of the updates and help focus attention on the updates in need of the most attention, the project team categorized the updates. The draft amendments under review are color-coded by category as depicted below.

Category 1: Direct requirement for state compliance, no significant local flexibility.

Category 2: Indirect requirement for state compliance, no significant local flexibility. These updates make middle housing development feasible or acknowledge allowance of middle housing.

Category 3: Requirement of state compliance with local flexibility.

Category 4: Not necessary for compliance or feasibility and not directly related to middle housing. Includes technical code fixes and updates to the broader residential parking policy not required by the state. These updates are included out of convenience since much of the residential code is already being amended.

This July work session will focus on primarily Category 3 updates related to design standards. This work session also presents the entirety of the proposed updates to the Residential Neighborhood (RN) Zone and Frog Pond West Master Plan. The RN zone amendments include updates designated Category 1-3. The July work session will also share results of a variety of analyses completed to determine potential impact of middle housing on the City's infrastructure systems.

Design Standards: House Bill 2001 allows cities to regulate design of middle housing as long as design standards do not discourage middle housing through "unreasonable costs or delay." What is "unreasonable cost or delay" was among the major focuses of the subsequent administrative rulemaking. The adopted administrative rules offer four choices to cities for middle housing design standards as follows:

1. Have the same design standards as applicable to detached single-family homes.
2. Adopt middle housing type-specific design standards from the State Model Code with or without changes to single-family design standards.
3. Adopt middle housing type-specific design standards less restrictive than the State Model Code with or without changes to single-family design standards.
4. Adopt "alternative" middle housing type-specific design standards more restrictive than the State Model Code, accompanied by complex analysis, as outlined in the rules, to compare with options 1 through 3 above and determine there is not unreasonable cost or delay.

The same choice does not need to be made for each area of the City. The project team recommends the following choices.

Choice 1 (same as single-family) is the recommendation for Villebois, Frog Pond, and Old Town. Throughout the outreach process and Planning Commission and Council discussions, the project team heard a strong desire to respect the previous work on these standards. The project team has examined the existing design standards and for the most part they also work well for middle housing. Minor changes for Frog Pond and Old Town, such as garage width standards in Old Town and entry height standards in Frog Pond, are recommended to adapt design standards for middle housing.

Choice 2 (model code plus) is the recommendation for the rest of the City. Based on community input thus far, the State Model Code is a good fit, with some additional design standards for shared roof-form for multi-plexes and rules of adjacency, including for detached single-family. These standards provide additional certainty of quality design, while not unreasonably increasing cost of development. Many of the design standards from the State Model Code are similar to the design standards in the City's Residential Neighborhood (RN) Zone. These include standards around primary entry orientation, building articulation to break up long facades, amount of windows, garage width, and driveway size. In addition, the Model Code design standards address unique considerations for the various middle housing types, which are not adequately addressed in the City's current Code. This includes things like setbacks between residential structures on the same site, how different units in the same structure relate to each other, how cottage clusters orient to required courtyards, and unique parking and access considerations.

The project team encourages the Council to review the draft design standards Code text (Attachment 1) and provide any questions or feedback. This will be the last time a work session will focus discussion on the specific code updates in this packet.

Infrastructure Analysis: The new State law and resulting proposed amendments to City code, allows middle housing on each single-family lot, exempting these new units from existing density limits. If additional housing units are developed as a result, the number of residential units in a given area could exceed previous assumptions used for infrastructure planning. It was important for this project to determine the range of potential middle housing infill impacts to the City's existing infrastructure plans and systems.

The City worked with the consultants that previously worked on the various Citywide infrastructure Master Plans to run analyses to identify potential infrastructure issues resulting from the addition of residential units. The City has a strong history of proactive infrastructure planning, so major potential impacts and unknown concerns were not anticipated, but the assessment would confirm what, if any, capacity issues could arise. The "stress test" analyses analyzes a higher than anticipated number of units to seek to understand any infrastructure concerns even with more than expected middle housing development. The analyses, along with a cover memorandum from City staff, can be found in Attachment 2. An analysis is not included for stormwater infrastructure. An updated Stormwater Master Plan is currently underway and assumptions related to potential middle housing production are included as part of the update.

In summary, the infrastructure as currently planned for the City can handle a higher rate than anticipated of added homes enabled by the new middle housing allowance. Additional analysis is needed to fully understand the potential increase in units over the previous forecast for new urban areas, including Frog Pond East and South and the urban reserve north of Frog Pond West, and the associated infrastructure impacts of that change. This assessment is planned as part of Frog Pond East and South Master Planning.

Discussion Items:

In summary, the project team requests the Council’s discussion and feedback focus on the following items:

1. Comments and questions about the draft Development Code updates related to design standards. Provide direction to the project team as they finalize amendments for adoption.
2. Provide comments and questions on the completed infrastructure analyses.

EXPECTED RESULTS:

Gather additional feedback and direction from the Council to continue to guide the Middle Housing in Wilsonville Project.

TIMELINE:

The Planning Commission is scheduled for one additional work session in August prior to a public hearing in September. The City Council is scheduled for additional work sessions in August and September prior to a public hearing in October.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City’s FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant.

COMMUNITY INVOLVEMENT PROCESS:

Opportunities to engage have included community meetings, stakeholder meetings, focus groups, online surveys, and other online materials. Outreach included Latinx community focus groups supported by a Metro Community Engagement Grant. Comments have been solicited from the development community and other stakeholders. Staff recently held a second meeting with the Old Town neighborhood. A public forum is planned on July 20 to update the public prior to moving forward with public hearings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

- Attachment 1 Draft Middle Housing Plan and Code updates package 2, dated June 2, 2021 updated July 6, 2021 to reflect changes related to adjacency and architectural variety based Planning Commission feedback (Category 3 updates and Residential Neighborhood Zone)
- Attachment 2 Middle Housing Infrastructure Memorandum, dated June 2, 2021



Middle Housing in Wilsonville

Wilsonville City Council

Work Session

July 19, 2021

Topics for Discussion

- Infrastructure Analyses
- Draft Code & Plan Updates – focus on:
 - Category 3 Design Standards
 - Frog Pond



Future Code Work Sessions

- August: Parking Etc.
- September: Additional update and discussion
- Council Public Hearing in October

Desired Project Outcomes

- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion

Infrastructure Analyses



Infrastructure Analyses

- Sensitivity Analyses
 - Traffic
 - Water
 - Sanitary Sewer



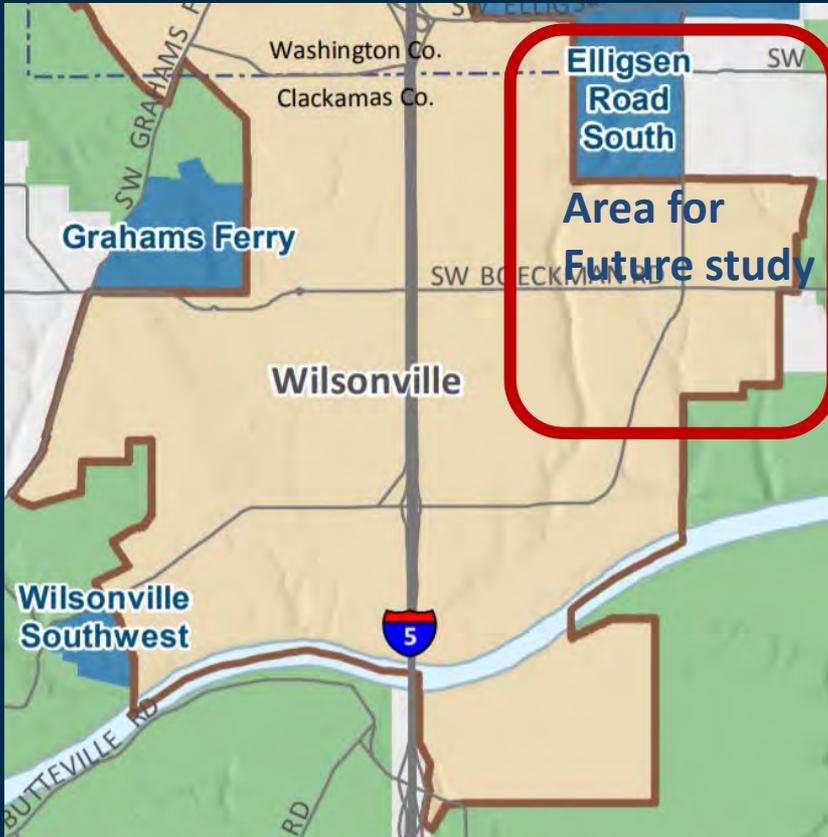
Existing Neighborhoods Results

- Middle housing infill can be easily accommodated

2045 Trip Generation

QUADRANT (TAZ)	PM PEAK HOUR TRIPS		
	SINGLE-FAMILY HOUSING (DECREASE)	MIDDLE HOUSING (INCREASE)	NET TRIP DIFFERENCE
SW	-123	+140	+17
SE	-238	+268	+30
NW	-336	+380	+44

Future Neighborhoods/Frog Pond Results



- Do additional study regarding Frog Pond and Elligsen urban reserve
- Grahams Ferry and Wilsonville Southwest reserves ok

Design Standards



Recommended Compliance Options

- **Same as detached single-family** where strong existing design standards exist:
 - Villebois
 - Frog Pond
 - Old Town
- **State Model Code** for other areas
- Also apply a few basic design standards to both single-family and middle housing citywide

General Design Standards: Single-family and Middle Housing

New proposed standards to apply to single-family and middle housing citywide:

House plan variety *(from Frog Pond)*

Adjacent or opposite structures must have different elevations



Architectural consistency

Cannot mix architectural styles in same structure



General Design Standards: Single-family and Middle Housing

New proposed standards to apply citywide:

Articulation

Selection of design features every 30 ft: varying rooflines, offsets, balconies, porches, etc.

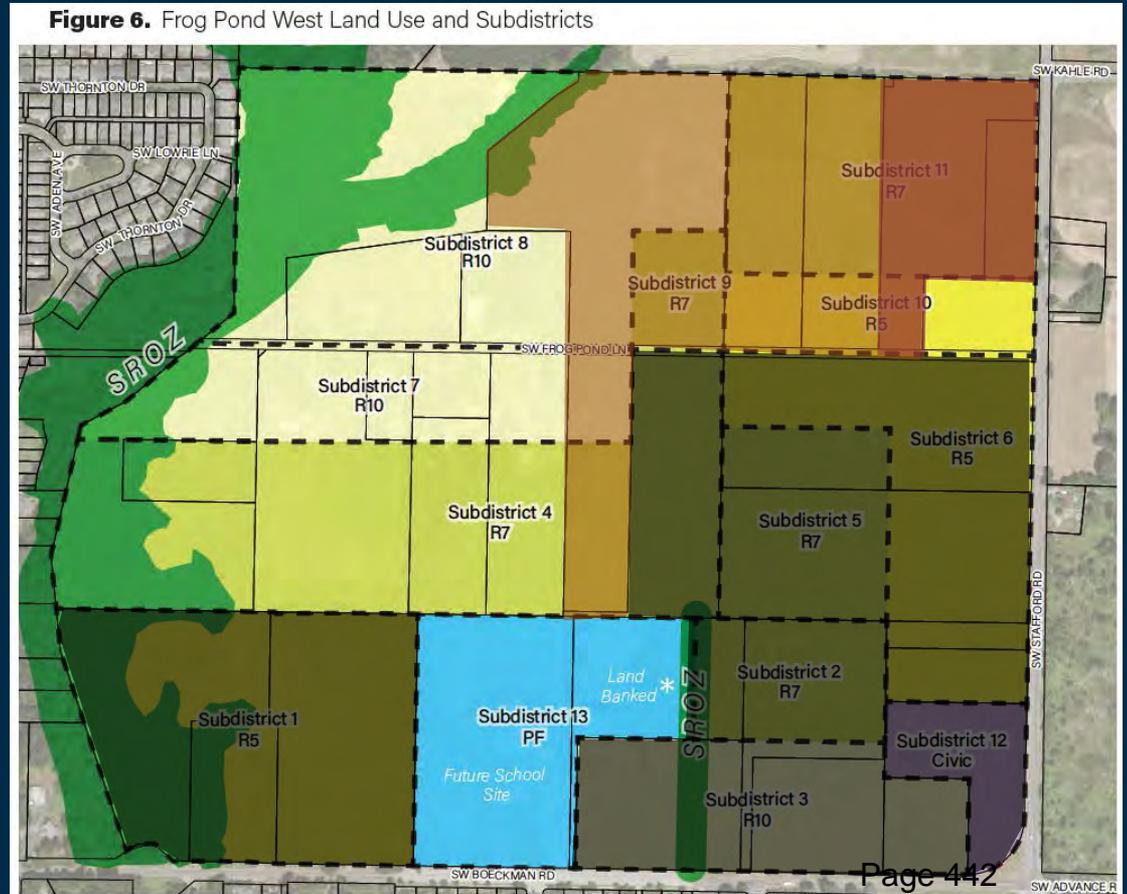


Frog Pond Updates



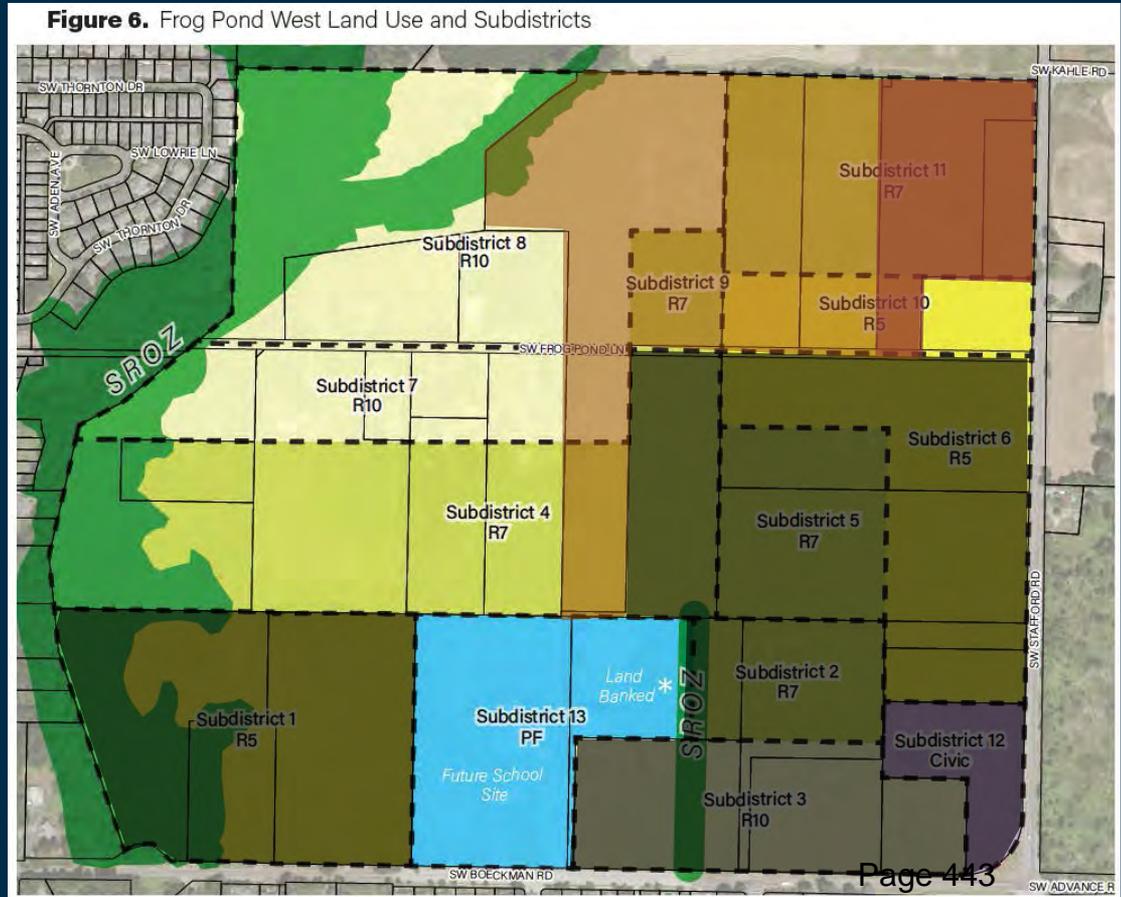
Frog Pond West Master Plan Status

- Portions are annexed and under development (shaded black)
- One subdivision under review (shaded red)
- Others portions have had initial discussions with City about development (shaded orange)



Update to Requiring Middle Housing in Frog Pond West

- Due to minimal impact of requirement recommend not pursuing
 - Likely net only 8 more units
- Other ideas to encourage more affordable home ownership opportunities?



Current Frog Pond West Recommendation for Allowing Middle Housing

- Comply with state requirements while remaining consistent with Master Plan
- Simplified
 - Removed inconsequential detail

Area Plan Designation	Frog Pond West Sub-district	Minimum Dwelling Units Lots in Sub-district ^{a,b,c}	Maximum Dwelling Units Lots in Sub-district ^{a,b,c}
R-10 Large Lot Single Family	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot Single Family	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot Single Family	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7 ^{ad}
Public Facilities (PF)	13	0	0

**Additional Questions or
Discussion?**





**PLANNING COMMISSION
WEDNESDAY, AUGUST 11, 2021**

WORK SESSION

Middle Housing in Wilsonville Project (Pauly)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: August 11, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide additional project guidance			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Expand home ownership	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Review recent updates and the complete package of proposed amendments for the Middle Housing in Wilsonville project and offer comments to direct the project team as they prepare the final draft amendments for adoption.

EXECUTIVE SUMMARY:

The City is undertaking a project to update rules related to the allowance of middle housing. Middle housing includes housing types where a few homes are on one lot (duplex, triplex) and where homes are on separate lots that share a common wall (townhouses). The project is driven by updates to state law as well as local equitable housing policy. This will be the Planning Commission's eighth and final scheduled work sessions on the topic. The Planning Commission has previously reviewed three packages of Development Code and Comprehensive Plan updates. Attachment 1 provides Development Code excerpts highlighting significant changes since prior versions the Planning Commission saw. Attachment 2 is the combined updated package incorporating feedback to date.

As a reminder, to assist in the review of the updates and help focus attention on the updates in need of the most attention, the project team categorized the updates. The draft amendments under review are color-coded by category as depicted below.

Category 1: Direct requirement for state compliance, no significant local flexibility.

Category 2: Indirect requirement for state compliance, no significant local flexibility. These updates make middle housing development feasible or acknowledge allowance of middle housing.

Category 3: Requirement of state compliance with local flexibility.

Category 4: Not necessary for compliance or feasibility and not directly related to middle housing. Includes technical code fixes and updates to the broader residential parking policy not required by the state. These updates are included out of convenience since much of the residential code is already being amended.

Below and in Attachment 1 are specific recent updates for the Planning Commission's review. The Commission is also encouraged to review the entire package of updates and offer any feedback for refinements prior to the September public hearing.

Middle Housing Land Divisions: In early work sessions both Planning Commission and City Council supported the concept of allowing land divisions that facilitate ownership opportunities for middle housing. At the time, the concept was tabled pending potential action by the State during the 2021 legislative session. In May, Governor Brown signed Senate Bill 458 into law that provides for land divisions associated with middle housing. With adoption of supporting State law the project team recommends the land division language be brought forward for adoption together with other middle housing code updates. **Pages 1-7 of Attachment 1** contains related draft Development Code updates. Highlights of the proposed updates are as follows:

- Middle housing land divisions create units of land only for the purpose of platting and property transfer, land use regulations like lot size, lot coverage, etc. are applied to the parent lot.
- Under Senate Bill 458, the State requires local jurisdictions allow middle housing land divisions for new middle housing built after June 30, 2022. However, the project team recommends middle housing land divisions also be allowed for pre-existing middle

housing, new middle housing built prior to June 30, 2022, and accessory dwelling units. The expansion of the allowance provides for expanded home ownership opportunities.

- New middle housing developed after June 30, 2022 is eligible for an expedited land division review process defined by State law. Other middle housing land divisions allowed by the City are subject to the existing City process for partitions.
- Standards are added to ensure creation of necessary easements and adherence to building codes.

Garage Use Assurance: During the June work session, the Planning Commission expressed continuing concern about garages designated as required parking not being used for parking. In response, additional language requires a deed restriction stating a garage must be kept clear for parking purposes if the garage is designated as required parking. **See Section 4.155 (.02) Q. 3. on page 8 of Attachment 1.**

Encouraging a Second Parking Space for Larger Dwelling Units: Concern remains in the community about parking congestion resulting from only one space per dwelling unit. While the State limits the City to requiring no more than one parking space per dwelling unit, the City can still encourage, or state a preference for, additional parking. City Code is sometimes assumed as City preferences. Without language encouraging additional parking, a home designer reviewing the Code would typically read it to say that the City prefers one parking space, or not give a second thought besides meeting minimum code standards. Proposed language encouraging a second parking space for units over 1,000 square feet should prompt home designers and their developer clients to consider it to address community concern. The encouragement of a second space is not applied to smaller units less than 1,000 square feet as these units tend towards fewer occupants and vehicles. **See Table 5 Parking Standards on page 9 of Attachment 1.**

Frog Pond West Middle Housing Requirement: Since HB 2001 triggered the proposed changes to the Frog Pond West Master Plan, Planning Commission asked the project team, during the March work session, about ensuring some additional middle housing gets built in Frog Pond West. Since then, the Planning Commission and City Council did excellent work to refine the best way to ensure additional middle housing options in Frog Pond West. For some time, the discussion has settled on a 10% middle housing requirement mirroring the existing 10% duplex requirement in small-lot subdistricts in Frog Pond West. With additional information gained recently, the project team recommends the Planning Commission consider additional refinements to the approach.

As the project team continues to monitor progress of land use submittals in Frog Pond West, it is becoming clear that the proposal for a 10% middle housing requirement during initial build out may not be the best way to get to the desired outcome of more middle housing in Frog Pond West. Recent development application submittals and pre-application meetings for upcoming submittals indicate the 10% requirement will likely only be applicable to about 150 units. In such a case, the 10% requirement would only lead to about 15 middle housing units being required in Frog Pond West. When considering the 15 units would replace 7 single-family homes, it is only a net increase of 8 units. With this new information, the project team acknowledges the Planning Commission and City Council's intent for this requirement may not be achieved to the extent

desired. Thus, the project team has identified an alternative approach, which may be more effective in reaching the desired outcome of additional middle housing units in Frog Pond West.

The refined approach is multi-pronged, aligning better with on-the-ground conditions, and thus, may be more useful and effective in the private market producing middle housing. While it is difficult to put a precise number on the middle housing units this multi-pronged approach would generate, the market attractiveness of for-sale units, the desire for lot size flexibility, and the ability to reduce up-front costs, are incentives the team anticipates will generate more than 15 additional middle housing units.

- The first prong of the recommended approach is to implement middle housing land divisions in the City, consistent with Senate Bill 458 and discussed above. Speaking with developers in February a key concern of building certain middle housing, like duplexes, triplexes, and quadplexes, is they are built for a different customer. Rather than an individual home buyer you are marketing to a smaller group who would want to rent out a unit. The flexibility offered by Senate Bill 458 and the City's proposed middle housing land division provisions will allow all middle housing types to be sold to individual buyers, greatly expanding the customer base for for-sale middle housing development. This prong can also encourage middle housing on unbuilt lots of previously approved subdivisions, increasing potential impact.
- The second prong is to offer an incentive by allowing a minor lot size reduction consistent with incentives currently offered in Frog Pond West. Developers most often desire to maximize the number of lots in a development as the number of lots is directly connected to their return on investment. However, subdivisions often cannot include the maximum number of lots due to block size and shape driven by such things as street alignment and location of open space. A number of developers in Frog Pond have sought ways to reduce the size of some lots in order to fit additional lots in the constrained block geometries.

Currently, the Development Code allows a reduction in minimum lot size by up to 20% as needed to preserve trees. Developers have looked to maximize this provision indicating a keen interest in some additional flexibility in lot size. The proposal would allow a developer to reduce a lot to 80% of minimum lot size regardless of the presence of trees so long as the reduced lot is designated for development of attached middle housing. Being able to fit in an additional lot here and there is a strong incentive for developers. In addition, this approach would encourage the middle housing to be scattered across different blocks rather than grouped in one part of development, which the team knows is a keen interest of the Planning Commission.

Finally, allowing the reduction does not allow a reduction of the minimum lot width. Keeping the required lot width the same, while not changing setback requirements allows for a consistent look and feel from the street.

- The third prong of the modified approach is to examine the way infrastructure fees and service development charges (SDCs) are applied to middle housing in order to reduce

cost per unit, an important factor for developers and homebuyers. The current project scope and timeline does not allow for finding the right balance for fees. However, the scope of the Frog Pond East and South Master Plan does include examining variable rate infrastructure fees and SDC's to charge proportionate fees for proportional impact, which would likely reduce costs per unit of middle housing. The project schedule anticipates bringing forward recommendations for adoption by the end of 2022 that would apply beyond Frog Pond East and South, including Frog Pond West. While building permits submitted prior to any of these changes next year would not benefit, the City anticipates there will remain lots to be built in Frog Pond West after any changes take effect.

See Table 1, removed footnote c on page 10, and Table 2, modified footnote A on pages 10-11.

New Design Standards and Applicability in Villebois and Frog Pond: The new design standards proposed in Section 4.113 (.14) include a number of standards similar to those in the zoning standards for Villebois and Frog Pond. Staff did a thorough analysis of any overlap between the new standards and existing ones for Villebois Frog and Pond to identify conflicts. Staff identified house plan variety, entry standards, and window coverage standards as areas of conflicting overlap. New language in Section 4.113 (.14) A. clarifies existing language for Villebois and Frog Pond apply for these standards. **See Section 4.113 (.14) A. 1-2. on page 12 of Attachment 1.**

Meaning of Adjacent and Opposite for House Plan Variety: One concern raised in written comment received from Taylor Morrison on July 16, and further amplified by during a stakeholder meeting with the Homebuilders Association and developers on July 22 meeting, is that “adjacent and opposite” does not provide enough clarity for the house plan variety requirement. The lack of clarity, specifically, could become troublesome with non-traditional lot configuration or clustering of units on a lot. New language breaks the standard into three distinct standards: adjacency, number of facades between repeating facades, and being directly across the street. Additional clarifying language is added, as needed, for each of the distinct standards. In addition, the title of the subsection is changed from “House Plan Variety” to “Façade Variety” to be clear the standards are aimed at variation in facades rather than floor plans, etc. **See Section 4.113 (14) C. 1 on page 13-14 of Attachment 1.**

Window Percentage for Public Facing Facades: One additional concern raised in written comment received from Taylor Morrison on July 16 was the cost of the 15% window requirement. The project team also noted the language applied from the model code does not do a good job addressing side versus front and rear facades. Sides of homes typically have more areas with stair cases and utility areas that do not lend themselves to windows. The City also strives for uniformity across zones, when possible. Based on these considerations the project team recommends language based on existing language in the Residential Neighborhood (RN) Zone be applied throughout the City wherever window percentage requirements exist. The language does the following:

- For front and rear facades, allows reduction in the amount of windows based on number of stories and amount of architectural features on the façade.
- For side facades reduces the percentage of windows required to 5 percent.

See Section 4.113 (.14) C. 2. e. on pages 15-16 of Attachment 1.

Alley Parking: During the July 20 public forum one question highlighted the concern of alley loaded parking being functional. Staff checked the drafted code standards to ensure alley facing garage setbacks are such to allow the standard-sized 9 by 18 foot parking space. Staff found two instances where the setback was only 16 feet, in the Village (V) Zone and the Old Town Residential Design Standards. Staff recommends both these setback standards be increased to 18 feet to support the provision of standard-sized parking spaces. **See pages 17-19 of Attachment 1.**

ADA Access and Visitability: Both a Planning Commission comment in June and a comment at the public forum on July 20 highlighted accessibility of housing for individuals with limited mobility. The project team has begun exploring options on this topic. Staff confirmed there is not ADA parking requirements for single-family or middle housing. One option to address access is to adopt visitability standards similar to those adopted by the City of Portland. See Attachment 3. The project team would like Planning Commission's feedback on this type of standard and whether it should be pursued. If Planning Commission indicates an interest in pursuing, it may not be feasible to fully vet appropriate language internally and with stakeholders prior to adoption of the current package of updates. If not, the topic can be more thoroughly explored with the Frog Pond East and South Master Plan and be incorporated into a code refinement and update package likely to come next year from that project.

Discussion Items:

In summary, the project team requests the Commission's discussion and feedback focus on the following items:

1. Does the Planning Commission support the recommended language regarding Middle Housing Land Divisions?
2. Does the Planning Commission support the additional language requiring a deed restriction for required parking in garages and additional language encouraging a second parking space for larger dwelling units?
3. Does the Planning Commission support the proposed refinements regarding additional middle housing in Frog Pond West?
4. Does the Planning Commission support other updates since the last work session including: applicability of design standards to Frog Pond and Villebois, clearer definition of "adjacent and opposite", required percentage of windows, and adjustments to alley setbacks to allow for standard-sized parking spaces?
5. What are the Planning Commission's thoughts on "visitability standards" or other standards to increase accessibility in housing for individuals with limited mobility?
6. What additional edits does the Planning Commission wish to see to the proposed package of code updates prior to the September hearing?

EXPECTED RESULTS:

Gather additional feedback and direction from the Planning Commission to continue to guide the Middle Housing in Wilsonville Project in preparation for a planned public hearing to adopt the proposed amendments to the Comprehensive Plan text, Development Code text, Zoning Map,

Frog Pond West Master Plan, Villebois Village Master Plan, and Old Town Neighborhood Plan in September.

TIMELINE:

The Planning Commission is scheduled for a hearing in September following this eighth work session. The City Council will also review the proposed amendments during work sessions late this month and in September prior to their scheduled adoption hearing in October.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City's FY 2020-2021 Budget Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant. The remaining balance from the FY 2020-2021 budget will be rolled over into FY 2021-2022 for completion of the project over the next few months.

COMMUNITY INVOLVEMENT PROCESS:

Opportunities to engage have included community meetings, stakeholder meetings, focus groups, online surveys, and other online materials. Outreach included Latinx community focus groups supported by a Metro Community Engagement Grant. Comments have been solicited from the development community and other stakeholders. Staff recently held a second meeting with the Old Town neighborhood. A public forum was held on July 20 to answer questions for the public prior to proceeding to the public hearing. On July 22 City staff held a stakeholder meeting with the Homebuilders Association and interested developers.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

- Attachment 1 Excerpts of Draft Plan and Code Updates Highlighting Recent Updates
- Attachment 2 Draft Middle Housing Plan and Code updates combined, August 3, 2021
- Attachment 3 Example Visitability Standards from City of Portland



Middle Housing in Wilsonville

Wilsonville Planning Commission

Work Session

August 5, 2021

Topics for Discussion

- Draft Code & Plan Updates:
 - Middle Housing Land Divisions
 - Other Recent updates
 - Remaining questions and comments
- Discuss recent comments about ADA access and visitability



Desired Project Outcomes

- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion

Code + Plan Updates: Four Categories

- **Category 1:** Direct requirement for state compliance, no significant local flexibility.
- **Category 2:** Indirect requirement for state compliance, no significant local flexibility. Make middle housing development feasible or acknowledge allowance of middle housing.
- **Category 3:** Requirement of state compliance with local flexibility.
- **Category 4:** Not necessary for compliance or feasibility, but intended to improve the code or provide technical updates.

Middle Housing Land Divisions



Middle Housing Land Divisions: Key Points

- Senate Bill 458 from 2021 Legislature
- New land divisions only for platting and property transfer
 - Zoning regulations applied to “parent lot”
- Does not change type of housing of unit
- State requires to be allowed for new middle housing
- City expanding allowance to existing middle housing and ADUs
- Special expedited review for land divisions associated with new middle housing (State requirement)

Other Recent Updates



Parking

- Keeping garages available for parking:
 - When garage is designated to meet minimum parking the City requires a private covenant to keep garage clear for parking
- Encourage second parking space for larger units:
 - Home designers reading code will be aware City's policy preference for 2 spaces rather than 1
 - Cannot deny permit if only 1 space is proposed

Ensuring Middle Housing in Frog Pond West

- Policy direction to ensure some additional level of middle housing in Frog Pond West
- Previous focus was on 10% requirement
- Update on status of development applications
- New, refined approach

Frog Pond West: New 3-Prong Approach

- Broad allowance of middle housing land divisions
 - Allows all middle housing to be sold to individual homeowners, consistent with model for single-family builders
- Lot size reduction incentive
 - Based on existing concept in Frog Pond regulations
- Potential variable rate infrastructure fees and SDCs in the future

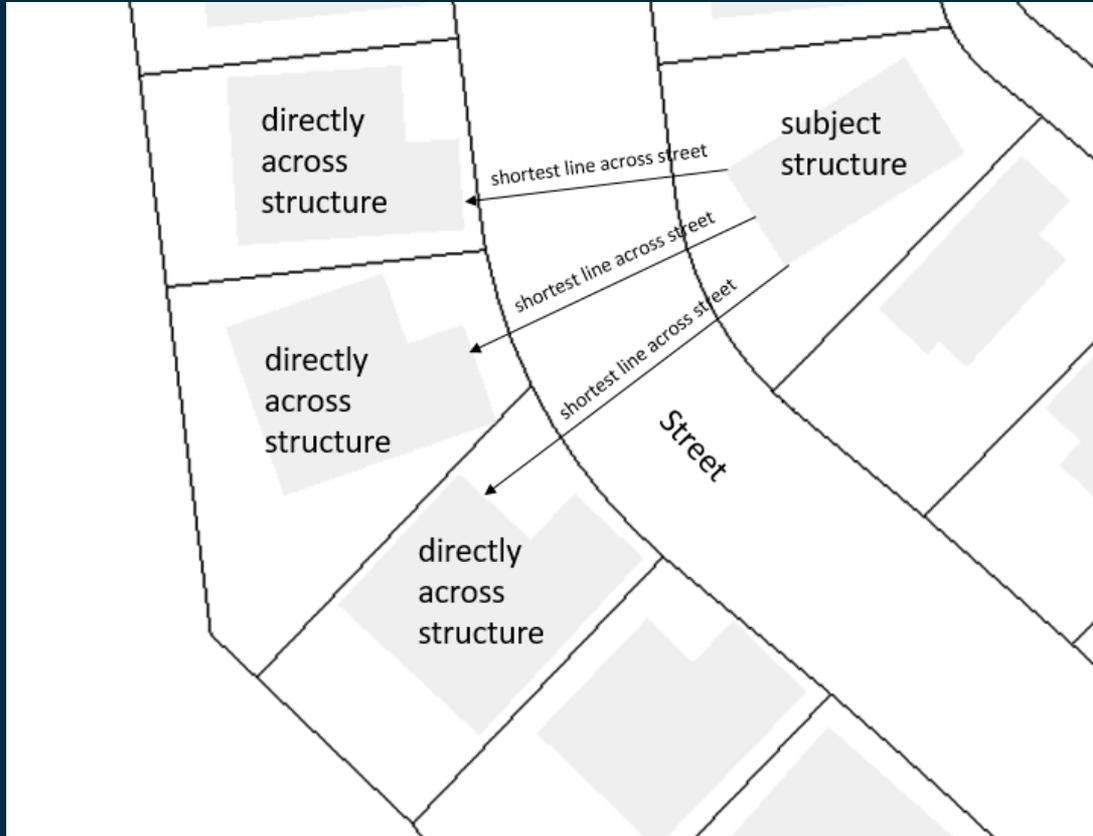
Applicability of Design Standards for Frog Pond and Villebois

		V Zone	RN Zone	OTR Zone	All Other Zones
C.2.c.	Unifying Design Element	Green	Green	Green	Green
C.2.d.	Articulation element variety	Green	Green	Green	Green
D.1.	Triplex and Quadplex Entry Orientation	Red	Red	Green	Green
D.2.	Triplex and Quadplex Windows	Red	Red	Green	Green
D.3.	Triplex and Quadplex Garages and Off-Street Parking Areas	Green	Green	Green	Green



Excerpt from applicability spreadsheet

“Adjacent and Opposite” for Façade Variety



Window Percentage on Facade

- Model Code-based language for middle housing does not differentiate between front, rear, and side public-facing facades
- Concern of higher façade window percentages being costly
- Topic extensively examined with Frog Pond West Master Plan
- Recommend adapting Frog Pond West language to allow for reduced percentage based on:
 - Side (5%) versus Front or Rear Façade (10%-15%)
 - Number of stories
 - Amount of other architectural features

Alley Parking Space Length

Where access is taken from an alley, garages or carports may be located a minimum of 3 feet and maximum of 5 feet from the property line adjoining the alley. Or a minimum of ~~16~~18 feet, if an additional parking area is desired.

ADA Access and Visitability Options



Visitability

- Portland example focuses on having a “visitable”:
 - Entrance and Doors
 - Bathroom
 - Living Area
- Needs more study and engagement of stakeholders before implementing this type of policy citywide
- Potential to include similar standard with Frog Pond East and South code updates

Other PC Comments on Draft Plan and Code Updates



**PLANNING COMMISSION
WEDNESDAY, AUGUST 11, 2021
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

Minutes

I. CALL TO ORDER - ROLL CALL

Chair Kamran Mesbah called the meeting to order at 6:02 p.m. Those present:

Planning Commission: Kamran Mesbah, Jennifer Willard, Ron Heberlein, Jerry Greenfield, Breanne Tusinski, and Olive Gallagher. Aaron Woods was absent.

City Staff: Miranda Bateschell, Ryan Adams, Daniel Pauly, Kim Rybold, Zach Weigel, and Phillip Bradford

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

ADMINISTRATIVE MATTERS

A. Consideration of the July 14, 2021 Planning Commission minutes

Chair Mesbah noted on Page 11, in the sixth bullet, the sentence discussing a garage included a double negative that needed corrected.

Commissioner Willard moved to accept the July 14, 2021 Planning Commission minutes with the correction. Commissioner Gallagher seconded the motion, which passed unanimously.

II. WORK SESSIONS

A. Middle Housing (Pauly)

Miranda Bateschell, Planning Director, noted work on Middle Housing had felt like both a marathon and a sprint. She expressed her gratitude for all the work done that had to be on a timeline to meet the State requirements, as well as the City's goals and projects moving forward on its own timelines. The project team and Planning Commission had spent a lot of time discussing the ins and outs, the big policy questions, as well as the fine-grain details. Tonight was the final work session on Middle Housing before the public hearing coming up in September. The project team would present the final package tonight to make sure the project lined up with the Commission's expectations. The team would do a final review with the City Attorney Office's assistance to ensure the I's were dotted and T's crossed, but any additional feedback was welcome from the Commission within the next couple weeks as the final hearing package was being prepared. Tonight, updates would be provided on a few last-minute items that had been revised based on recent input from the Commission and City Council. The project team was also seeking feedback on a couple questions before preparing for the hearing.

Daniel Pauly, Planning Manager, thanked the Commissioners for their participation at the July 20th forum, which resulted in good feedback, and for their work on Middle Housing. He presented the Middle Housing in

Wilsonville via PowerPoint, reiterating the Desired Project Outcomes and reviewing the Draft Code and Plan Updates for Middle Housing Land Divisions and other recent updates to ensure middle housing in Frog Pond West, as well as updates to parking and a few design standards. He also discussed recent comments regarding ADA access and visitability and proposed options for addressing those concerns.

The Commission responded to the following questions posed by Staff, who also responded to questions as follows:

- Does the Planning Commission support the recommended language regarding middle housing land divisions? (Slide 6)
 - Mr. Pauly explained that a parcel qualified to be expedited for review if a new middle housing project was proposed on the site.
 - He clarified the expedited review was purely a process with a shorter timeframe that if appealed went to a hearings officer rather than to the Development Review Board (DRB) and City Council. [32:46] No new qualifications or new zoning regulations were applicable to expedited reviews for undivided land.
 - Administrative reviews had different levels. Class I or a ministerial review involved no discretion. Staff essentially checked the boxes to make sure the plans matched what was approved with no judgment calls. A Class II or Type II administrative review had some limited discretion, so that was subject to appeal and to notice to surrounding property owners. An expedited review was not a ministerial action with no notice to neighbors and no discretion exercised.
 - While a Type II Administrative Review could be referred to the DRB, the key difference with the expedited review required by State law was that if appealed, the expedited review went directly to a hearings officer appointed by the City, which was not a process the City used for anything currently. These expedited allowances would go through the same process, where if an administrative decision was appealed, it would first go to the DRB and then it could be appealed to City Council.
 - The expedited review would go to a hearing officer and then directly to the Land Use Board of Appeals (LUBA) rather than the DRB or City Council. This was a specific requirement of State law and the City was only allowing that to the extent required under State law.
 - Concern was expressed that a lot of authority was being given to the Planning Director, which was unprecedented. In going for an expedited review, the City gave up any possible overview by a citizen committee.
 - Mr. Pauly reiterated the process followed an existing procedure under State law. He confirmed that State law did indeed require expedited review for land divisions associated with new middle housing. The City had to go through expedited review.
 - Ms. Bateshell clarified the expedited review applied to land division.
 - Mr. Pauly added the middle housing development itself was a ministerial action with no notice to neighbors. If someone had an existing duplex that they wanted to divide, then it would go through the traditional process where it could be appealed to the DRB and City Council.
- Was the State requiring the expedited review because it wanted to prevent "NIMBYism" with middle housing by taking away the chance for citizens to gripe?
 - Mr. Pauly noted with HB 2001, middle housing, like a triplex could be developed without any notice to a neighbor. The law was straightforward in that lines were being drawn on a property for sale rather than changing how far the property was set back or the look or the feel. All that was changing was whether or not the property could be sold to more than one person. The standards that could be applied to the land division were specifically defined by Senate Bill 458 and outside of notice; it was pretty clear and objective. There was not a lot of leeway for local jurisdictions of what could be put on the land division. In some circumstances, street improvements could be required.
 - He noted none of the vertical development was being approved with the land divisions, just the lines being drawn for sale that would create lots with the same zoning.

- On Page 5 of Attachment 1, Land Division, Section 4.232.03.C, was a list of nine easements, but five were unique items and four were duplications.
 - Mr. Pauly noted the list was taken directly from State law, but it appeared to have some formatting issues that would be corrected.
- Mr. Pauly confirmed the requirement would make middle housing easier. In the context of Frog Pond, the market for many builders was the individual home buyer, not investors who wanted to buy a triplex to rent out. Enabling the requirement responded to market realities.
 - That explanation was reassuring, as the requirement introduced the possibility of marketing to a smaller group who would want to rent out a unit, which would be a benefit of the Code changes.
 - Mr. Pauly clarified developers were used to marketing to the home buyer, which was what the middle housing land division further enabled.

Additional comments from the Commission regarding the parking updates were as follows with Staff responses to questions as noted (Slide 8):

- The Commission's concerns about parking were well addressed, and the suggested wording was good.
- While the effort was appreciated, determining how much of an impact would be made on the ground was a struggle. Covenants were a nice thought, but unrealistic in terms of their impact. The market would be the final arbiter.
- Mr. Pauly explained the motivation for the State to not require more than one parking space got into a lot of big policy pictures. The reasons included too much parking was a waste of land, especially with scarce land. Greenhouse gases and the reduction of driving also played into the motivation. With limited land, the State would rather house people than cars. When writing the code for the whole state, parking was discussed at length in the rule making. The flexibility to add units, particularly in urban areas, was a goal. Parking was also a typical NIMBY concern with a real fear that any parking requirement, whether needed or not, would be used as leverage to make additional housing infill unfeasible. The current standards in the city were also one space per unit, but from a reality, the market typically built more than that where there was space.
- Ms. Bateschell added that cost could add a lot to a project, probably less so for perhaps a single-family home. One concern was the loss of revenue from the amount of space taken up by parking that was not part of the house. Another concern was infill. A lot of the bill was targeted towards infill or redevelopment in existing neighborhoods, particularly that may have been previously only zoned for single-family detached homes. Working within that space and on what could be smaller lots or lots with added units did not provide a lot of space. The more parking required as a City, along with design standards like setbacks and lot coverage, made building additional units unfeasible. The bill was about integrating diversity of housing, but also about addressing the housing shortage in the state, and the need for housing. Making more housing possible and feasible was important. The bill also targeted infill and redevelopment opportunities, which was a prime driver of the parking standard.

Comments from the Commission regarding a new three prong approach for ensuring middle housing in Frog Pond West was as follows with Staff responses to Commissioner questions as noted (Slide 10):

- The new policy direction for middle housing in Frog Pond West was a good idea.
- Crowding more units on a smaller lot did not seem to make sense. Was there any limit on the number of reductions now allowed, such as for the tree problem, for example.
 - Mr. Pauly responded there was not a limit, the number of reductions allowed was as necessary, per the rules. While there was no limit on the number of reductions permitted for middle housing, the propensity would still be to build single-family homes based on feedback from developers, so getting all smaller lots was not anticipated. The flexibility would also generally be applied in large lot subdistricts, with 6400 down from 8000, because only large lots were left, particularly in the northwest corner; though some medium lots were still in play, too.
- The aesthetics related to lot width and depth were understood, but sacrificing backyard space was not great either. Although with larger lots, there was more give.

- A suggestion was made to incentivize differently, by allowing a lot size to be reduced but only if middle housing was put on one of the normal sized lots. Smaller lots could be created as long as middle housing was put somewhere in the development.
 - Commissioners agreed the incentive was good. The lot size reduction would be allowed, but on a single-family lot, not on a middle housing lot.
 - Mr. Pauly added that the incentive would prohibit 100 percent lot reduction because middle housing had to be placed somewhere on the full-sized lot.

Commissioner Heberlein stated he was concerned about the risk of no middle housing being built with this approach. With the 10 percent requirement approach, at least some middle housing would be built, but there was no guarantee any would be built with this updated approach. Even seven units was still more than zero units and was a start.

- Mr. Pauly replied that the extra lots were a pretty strong incentive because that was what developers wanted since they were not able to maximize the number of lots they had given the lot geometries.

Chair Mesbah asked if the approach had to be one or the other, the 10 percent requirement or the refined approach with lot reductions.

- Mr. Pauly noted the 10 percent requirement could also be a disincentive and push developers to try to get in prior to November, which was a concern. Working with the developers on where the market was heading would be more successful.

Commissioner Heberlein noted if the refined approach could be put in place now, so there was a larger opportunity in Frog Pond West, he would support it because of the probability of getting more development. However, with the timing for the implementation, the three-pronged approach would only apply to a quarter of the overall Frog Pond West.

- Mr. Pauly stated he would have to talk to the developers more to understand them, but if the developers saw the approach as a big benefit, particularly the lot size component, they might wait a few months in order to have more flexibility, whereas a 10 percent requirement might lead them to race to submit their applications.

Commissioner Greenfield asked if a model or precedent was being created for Frog Pond East and South, and whether middle housing would be promoted versus being just allowed.

- Mr. Pauly replied that model was yet to be determined because the calculus for land use in East and South was going to be different because middle housing would be allowed everywhere, so careful thought would be given to each subdistrict. He believed the focus would be on allowing middle housing and designing to push towards middle housing, especially in some areas, which was consistent with the Area Plan, but it was too early to say for sure.

Commissioner Heberlein confirmed builders had been planning to build single-family units in Frog Pond West, but Frog Pond East and South had been designed to assume denser development, which would be done by a different builder.

- Mr. Pauly noted even if the same builders developed in Frog Pond East and South as Frog Pond West, their development plans would be based on a different product mix.

Ms. Bateschell added that developers did look at the maximum lot number when starting on a development project, and often, Staff was involved with multiple site plan iterations, working with the developer to get to the maximum lot number. Staff spent a lot of time internally thinking about the requirements and what they would look like to ensure the intent of the Planning Commission and City Council was met, so she appreciated the Commission's hesitancy. Developers often assumed they were going to get that maximum number of lots, and that was what set their bottom line in terms of what their assumptions were when they bought the property and tried to get the site plan through. The intent of the incentive was not just a financial incentive, but something to put in the Code to drive the conversations for the applicant. She did not know if the incentive would pan out as hoped, whether any middle housing would be built, and she agreed there was risk involved.

Chair Mesbah noted the incentive was not much different than allowing additional maximum heights in a densely urban tower-type environment if a number of affordable units were added. The maximum potential development was being added to in order to carve out some special units, which made perfect sense.

Joe Dills, Angelo Planning Group, noted the policy choice was a "six of one, half a dozen of another" situation. The 10 percent approach provided the intended guarantee, while the three-pronged approach tried to put together what the City was hearing from the development community into the regulatory framework. He did not have advice on which approach was the best for the City. Frog Pond West was not a model for East and South, even though, he agreed it was too early to tell. East and South had so many different dynamics that this discussion was limited to Frog Pond West. He noted he would have to be on the other side of the table to express what he thought was best for Wilsonville, as there were different trade-offs with each approach. Staff had thoughtfully tried to accommodate what they were hearing in the outreach process. He added that the value of the 20 percent reduction should not be discounted in responding to site conditions like trees and slopes and other constraints. In terms of the benefits to the city from the three-pronged approach, the retention of trees, the response, the orientation according to slope as necessary, and connectivity, etc., were all good outcomes.

Mr. Pauly addressed questions regarding the updated design standards as follows:

- He clarified the glass percentage required on the side façade would be 5 percent. A building with the rear facing a street, green space, or open space, such as a double-loaded lot, was treated like a front façade in terms of the architectural detail. The Model Code did not differentiate, so whether the front or rear faced the street, the standard would be 15 percent. The proposed update allowed the side to be reduced to 5 percent in all cases.
 - Standards needed to be applied equally across all housing types per the State law, so getting the allowance to 5 percent was a bit indirect, but it worked. In other words, the Model Code stated the allowance was 15 percent, but in all cases, there was an exemption to reduce the side glazing to 5 percent.
 - Five percent was the standard window percentage on a side façade in Wilsonville, which made sense as oftentimes, the stairs and storage space were on the side façade, making it difficult to put in windows.

Additional comments from the Commission regarding the proposed ADA Access and Visitability Options were as follows with Staff responses as noted:

- Continuing to pursue the ADA options was very important. The stakeholder perspective would be interesting.
- ADA access was more than just accommodating a wheelchair, much of it was about accessibility to living in a place.
 - Mr. Pauly agreed that in adopting such code, the City needed to engage in how to address and understand a broad range of needs, including concepts around universal design and how they could be brought into the local standards.
- Commissioner Gallagher added that she would be happy to share directly some of the challenges she had faced that most people would not even think about, such as the weight of a door.

Chair Mesbah encouraged the Commission to be ready for the public hearing at the next meeting. He thanked the project team and Staff for all of their hard work.

Mr. Dills added that the middle housing package was very comprehensive with bigger picture goals of trying to diversify the housing opportunities in Wilsonville beyond meeting the State law, and he believed the opportunities were there. The City was putting the path in place to provide the opportunity for more housing. He complimented Kate Rogers, Angelo Planning Group, and Mr. Pauly on moving through the details, providing options, and framing the questions the Commission had worked through over the months.

II. ADJOURNMENT

Chair Mesbah adjourned the regular meeting of the Wilsonville Planning Commission at 8:48 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, LLC. for
Tami Bergeron, Administrative Assistant-Planning



**CITY COUNCIL
MONDAY, AUGUST 16, 2021**

WORK SESSION

Middle Housing in Wilsonville Project (Pauly)



CITY COUNCIL WORK SESSION STAFF REPORT

Meeting Date: August 16, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide additional project guidance.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Expand home ownership	<input checked="" type="checkbox"/> Adopted Master Plan(s): Equitable Housing Strategic Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Review materials for the Middle Housing in Wilsonville project relating to driveway design and parking. In addition, review updates to building design standards based on feedback from last work session. Provide direction to the project team to refine the draft of proposed amendments.

EXECUTIVE SUMMARY:

The City is undertaking a project to update rules related to the allowance of middle housing. Middle housing includes housing types where a few homes are on one lot (duplex, triplex) and where homes are on separate lots that share a common wall (townhouses). The project is driven by updates to State law as well as local equitable housing policy. This will be the Council's fifth work session on the topic. Planning Commission has had eight work sessions. Since the last work session with the Council, the project team has focused on continuing to develop design standards applicable to middle housing which are now reflected in the draft Development Code.

As a reminder, to assist in the review of the updates and help focus attention on the updates in need of the most attention, the project team categorized the updates. The draft amendments under review are color-coded by category as depicted below.

Category 1: Direct requirement for state compliance, no significant local flexibility.

Category 2: Indirect requirement for state compliance, no significant local flexibility. These updates make middle housing development feasible or acknowledge allowance of middle housing.

Category 3: Requirement of state compliance with local flexibility.

Category 4: Not necessary for compliance or feasibility and not directly related to middle housing. Includes technical code fixes and updates to the broader residential parking policy not required by the state. These updates are included out of convenience since much of the residential code is already being amended.

This August work session will focus primarily on Category 3 and 4 updates related to driveway design standards (Attachment 1) and parking standards (Attachment 2).

Driveway Design Standards: House Bill 2001 allows cities some flexibility in how they regulate driveways for middle housing. As discussed during the July work session, the City is pursuing adoption of many of the standards for different middle housing types as laid out in the State's Model Code. This includes driveway standards. For driveway standards the Model Code presents two primary choices. Choice 1 is focused on driveway consolidation and Choice 2 is focused on driveway separation. In the April survey, photos of consolidated driveways were significantly less liked than individual, separated driveways (see relevant excerpts from survey results in Attachment 3). Comments further clarified the tendency to dislike the shared driveways both for functional and aesthetic reasons. Based on this feedback, Choice 2 of the State's Model Code (focused on driveway separation) is the direction the project team recommends the City take. The draft driveway standards in Section 4.113 of the City's Development Code (Attachment 1) reflect the general preference.

Parking Standards: One of the project objectives directed by City Council, stemming from a 2018-2020 City Council Goal, is to minimize parking congestion in residential neighborhoods. The City has significant limitations from House Bill 2001 under which it must seek to meet this objective. This includes: cities cannot require more than one parking space per single-family unit or middle housing unit. In addition, cities cannot require any parking for Accessory Dwelling Units. Understanding what cannot be done, the project team turned attention to what can be done

to minimize parking congestion under this regulatory environment. The project team recommends two approaches to minimizing parking congestion. The first approach is to ensure the minimum parking provided is usable and accessible. The second approach is to encourage additional parking in certain circumstances. This includes encouraging a second space for larger units and encouraging shared visitor parking in areas with limited on-street parking.

Updated Standards to Ensure Required Parking is Usable and Accessible (Attachment 2, page 1)

- Require that spaces in garages must be standard-sized (9 feet by 18 feet) and clear of any obstructions to count as a required parking space. Current code does not have any requirement for garage sizes or what else may be placed or programmed in the garages.
- Clarify all parking requirements for single-family houses and middle housing must be met on-site rather than allowing on-street parking to count as minimum parking.
- Require identification of trash and recycling container storage on-site to ensure it does not interfere with parking.
- Require deed restrictions limiting non-parking garage uses if garage is used to meet minimum parking requirement.
- Clarify that sidewalks and pedestrian easements do not count as part of parking spaces.

Encouraging Second Parking Space for Larger Dwelling Units (Attachment 2, page 3)

Concern remains in the community about parking congestion resulting from only one space per dwelling unit. While the State limits the City to requiring no more than one parking space per dwelling unit, the City can still encourage, or state a preference for, additional parking. City Code is sometimes assumed as City preferences. Without language encouraging additional parking, a home designer reviewing the Code would typically read it to say that the City prefers one parking space, or not give a second thought besides meeting minimum code standards. Proposed language encouraging a second parking space for units over 1,000 square feet should prompt home designers and their developer clients to consider it to address community concern.

Incentives for Shared Visitor Parking in Areas with Limited On-street Parking (Attachment 2, pages 1-2)

With parking requirements met on-site, any available on-street parking can be overflow or visitor parking. However, the question remains of what to do when there is limited on-street parking. Mandating wider streets for parking is not recommended as it is an inefficient use of finite land, creates unnecessary additional impervious surface, and leads to additional public repair and maintenance costs. The City cannot require the extra parking, so the project team explored an incentive approach to encourage developers to build extra visitor parking when these conditions are present. As part of the project, a community survey asked questions of participants regarding if they would be willing to trade off lot size or open space as an incentive for the developer to build extra parking. A slight majority supported the idea, but the results were mixed, so the project team's takeaway was to continue to pursue the concept at a limited scale (see Attachment 4 for survey excerpt).

The project team recommends the following, which has received support from Planning Commission:

- Reducing lot size or open space for shared visitor parking only when 10% or more of lots in a development do not have at least one adjacent on-street parking space.

- Shared visitor parking must be within 250 feet of a lot without on-street parking.
- Individual lot size may be reduced by up to 2.5%. This allows, even for a 3,000 square foot lot, enough land for about half a parking space or approximately one extra space for every 2 lots.
- Open space may be reduced by up to 1/10th from 25% to 22.5%. As an example, in a 5 acre development of about 50 lots this would allow development of up to 33 shared parking spaces with of 5,445 square-foot reduction of open space, leaving 49,005 square feet (1.125 acres) of open space.
- Shared visitor parking will be owned and maintained by homeowners associations or similar organization and managed to ensure it is used for visitor parking and not for longer-term vehicle storage, etc.
- Shared visitor parking developed under these provisions are encouraged to be pervious to reduce stormwater runoff and the need for more land to treat runoff.

Discussion Items:

In summary, the project team requests the Council’s discussion and feedback focus on the following items:

1. Comments and questions about the draft Development Code updates related to driveway design and parking requirements and incentives.
2. Provide direction to the project team as they finalize amendments for adoption.

EXPECTED RESULTS:

Gather additional feedback and direction from the Council to continue to guide the Middle Housing in Wilsonville Project.

TIMELINE:

The Planning Commission is scheduled for a public hearing in September. The City Council is scheduled for an additional work session in September to receive updates following the September 8 Planning Commission public hearing. The City Council public hearing is scheduled for October 4.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City’s FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant. The budget from FY 2020-2021 will be rolled over into FY 2021-2022 for completion of the project over the next few months.

COMMUNITY INVOLVEMENT PROCESS:

Opportunities to engage have included community meetings, stakeholder meetings, focus groups, online surveys, and other online materials. Outreach included Latinx community focus groups supported by a Metro Community Engagement Grant. Comments have been solicited from the development community and other stakeholders. Staff recently held a second meeting with the Old Town neighborhood. A public forum was held on July 20 to update the public, answer questions, and gather input prior to moving forward with public hearings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences, particularly ownership opportunities.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

- Attachment 1 Draft Development Code language related to driveway design for middle housing
- Attachment 2 Draft Development Code updates related to parking
- Attachment 3 Driveway Related Excerpts from Online Survey
- Attachment 4 Parking Related Excerpts from Online Survey



Middle Housing in Wilsonville

Wilsonville City Council

Work Session

August 16, 2021

Topics for Discussion

- Draft Code & Plan Updates – focus on:
 - Driveway and parking design
 - Parking standards
 - Middle Housing Land Divisions
 - Middle housing in Frog Pond West



Next Steps

- September 8 Planning Commission Hearing
- Council Work Session on September 20
- City Council Hearing October 4

Desired Project Outcomes

- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion

Driveway & Parking Design



Driveway & Parking Design: Key Options

- City has some flexibility Design standards cannot be more restrictive than Model Code
- Outreach indicated preference for separated driveways rather than consolidated



Parking Standards



Minimizing Parking Congestion

- Constraints:
 - Limited land
 - State requirement: No more than 1 space per unit can be required
- Opportunities:
 - Make parking spaces more usable and accessible
 - Encourage and incentivize additional parking

Incentivize Visitor Parking

- Not for extra vehicles
- Allow for visitors
- Incentivize through “land consuming” trade-offs
 - Lot Size
 - Open Space

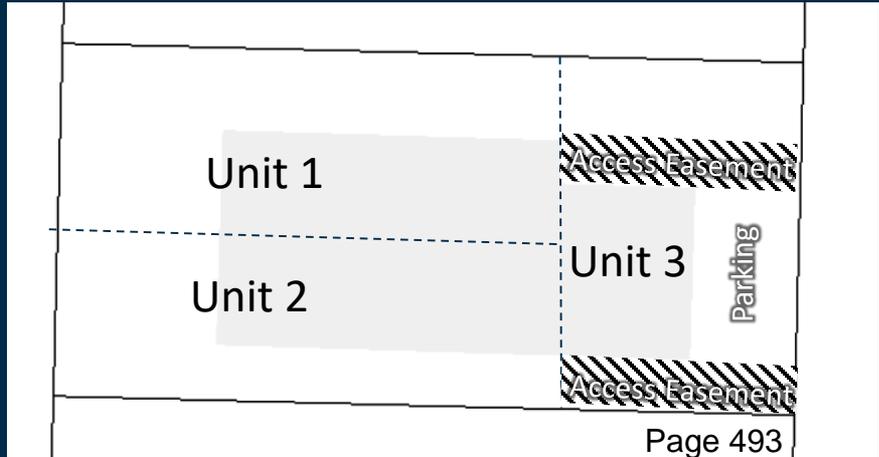


Middle Housing Land Divisions



Middle Housing Land Divisions: Key Points

- Only for platting and property transfer
 - Zoning regulations applied to “parent lot”
- Does not change type of housing of unit
- For middle housing and ADUs



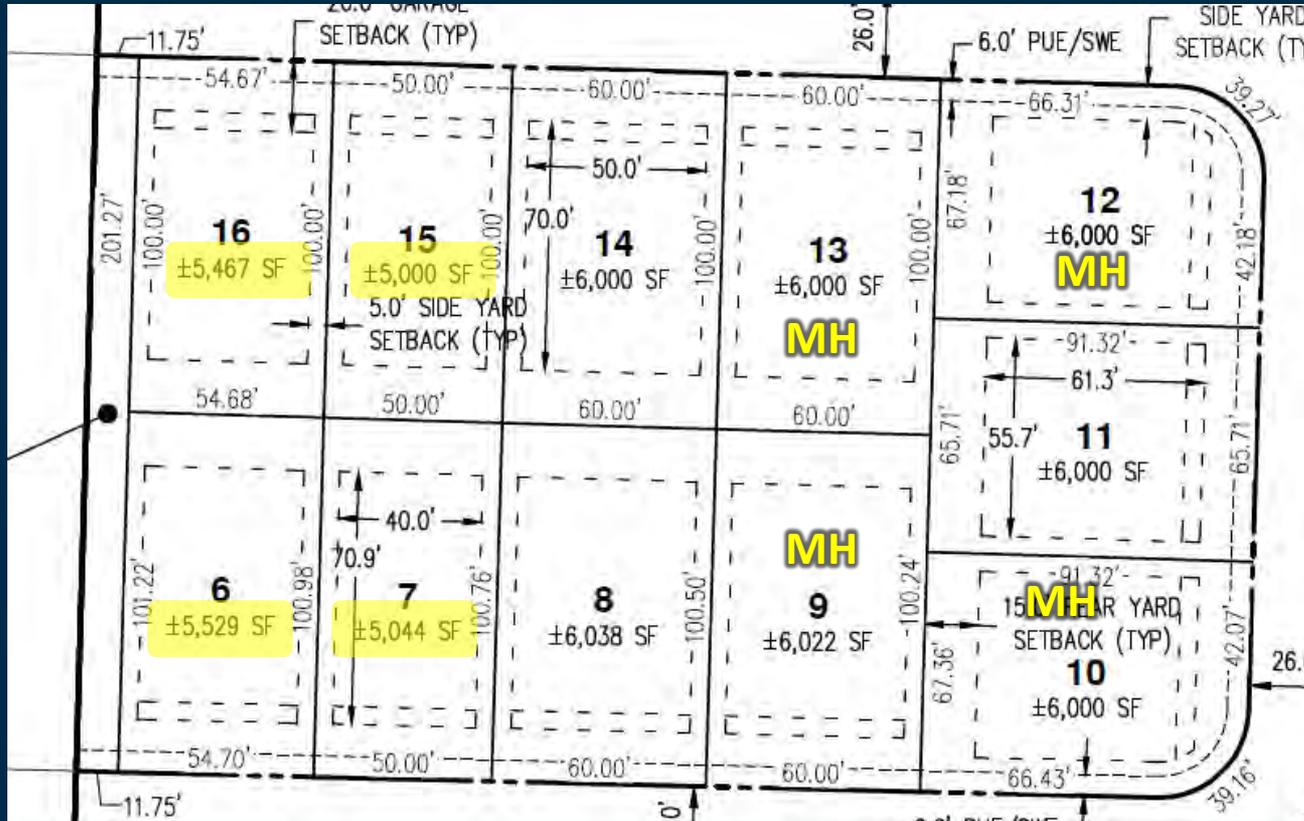
Ensuring Middle Housing in Frog Pond West



Frog Pond West: New Approach

- Broad allowance of middle housing land divisions
- Lot size reduction incentive
- Potential future variable rate infrastructure fees and SDCs in the future

Frog Pond West: Lot Size Reduction Example



**6,000 SF
Minimum Lot Size**

**Additional Questions or
Discussion?**





PUBLIC COMMENTS RECEIVED

Pauly, Daniel

From: Marilou Baughman <lulielove@gmail.com>
Sent: Monday, August 23, 2021 12:34 PM
To: Pauly, Daniel
Subject: middle housing proposal

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

[This email originated outside of the City of Wilsonville]

I'm not sure if my comment applies to this proposal, but it seems like it might.

I would really like to see a development in Wilsonville similar to the Marquis Cottages in Tualatin. It is a seniors-only neighborhood with individual cottages. Some (maybe all; I'm not sure) are semi-detached, duplex-style, connected at the garage. They are rental units, with all home maintenance, utilities, and limited housekeeping included in the rent. "Amenities" are very limited, and no meals are provided. It is like living in your own very small house, but with people readily available for all maintenance -- inside your home and out.

The Tualatin development is right next to the Marquis assisted-living facility, which makes some sense, but such proximity would certainly not be necessary.

I have considered moving to the Tualatin cottages, but the main drawback for me is that it is very expensive. For a small one-bedroom cottage, the price is at least \$3,500 a month. I am only 72, and spending that much money makes me worry if my savings will last the rest of my life. But if such a possibility is available to me in the future, I would probably choose it. Perhaps such a development in Wilsonville could use less high-end finishes, not have a swimming pool, and charge lower rent.

I know I am not the only senior who is sick of home maintenance but not ready to move to a full-service Spring Ridge-type facility, nor a high-rise apartment building. This sort of cottage development seems "middle" to me, and I would like it to be considered -- even if it does not relate to your current proposal.

Thank you, Marilou Baughman 27109 sw Aden Ave., Wilsonville
lulielove@gmail.com 503-348-7268

Attachment 9

From: John Budiao <budiao0311@gmail.com>

Sent: Monday, May 31, 2021 6:34 PM

To: Councilor Ben West <west@ci.wilsonville.or.us>; Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>

Cc: Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>

Subject: Our future growth for Wilsonville

[This email originated outside of the City of Wilsonville]

Good afternoon City Mayor & Councilors,

Happy Memorial Day!

Over the years I have had to repeat my Military oath of office for various duty changes. I never took the weight of that oath for granted and was keenly aware of my responsibilities to our great country.

The City of Wilsonville is increasing the housing units in many of our neighborhoods (back of Old Town, South Canyon Creek, and the future of all Frog Pond developments) that are not only angering the local long time residents of those neighborhoods, congesting our streets (front of Fred Meyers), have become burdensome on our schools (student to teacher ratios), but seem to be of no desire of the residents that elected you into your current positions. Approximately 5 years ago, the Wilsonville residents successfully petitioned the City to curtail high density housing here in Wilsonville. As a City, we are well over the METRO metrics for the percentage of high density housing dictated by METRO as compared to various neighboring cities. At best we should have a moratorium on high density housing within the city until we match the percentage of high density of neighboring cities. Other cities fall far short of what METRO is trying to accomplish, and Wilsonville does not need to lead the County on middle housing. At best we are currently still cramming in housing developments on small plots of land in already established neighborhoods and the only option for the home to be a skinny three story home with no yard. Our Neighbors in Old Town are not pleased with this and neither are our Neighbors in South Canyon Creek area.

Today, the buzz words are "middle housing" and I really don't know what that definition is as far as the mean-median-mode housing costs of homes here in Wilsonville. The other buzz words are "Inclusion, Diversity, and Equity" and as far as the three homes I have purchased in the city I was NEVER asked if I fit into any of these categories. Even as a "Person of Color" I was never asked any questions related to these three vague words for housing. The only requirement to buy my home was if my financial capabilities allowed me to secure a loan to purchase my homes. To that end the City of Wilsonville has a good mix of German, Italian, French, Mexican, Arminian, Filipino, Black, Asian, Russian, and many other ethnicities living here.

As you are aware the housing market has skyrocket the median prices of all homes within Wilsonville. For Wilsonville to have a solid tax base, families that will set roots in and stay in Wilsonville, and participate locally in City issues, there is no need (or citizen desire) to require a 10% "Middle Housing". The housing market will take care of all those issues on its own. Many want to move to Wilsonville because we are NOT Portland and I'd like to keep it that way.

Reflect today on your "Oath of Office" to the will of the good people of Wilsonville and let that be your guiding direction in your decisions....

V/R

// John S. Budiao //

John Budiao
8164 SW Edgewater West, Wilsonville, OR 97070
503-701-1237

-----Original Message-----

From: Katjohn1 <katjohn1@frontier.com>

Sent: Monday, May 31, 2021 5:55 PM

To: Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>

Cc: Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>; Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>

Subject: Broken Promises?

[This email originated outside of the City of Wilsonville]

Hello,

I'm writing today because I was recently informed that the city had plans on going against the agreement we had in 2015, with the high density proposed for frog pond. I was very disappointed to hear this, as it was clearly what our community wanted. We are fed up with the traffic and congestion in our city associated with the development from Villebois. Not only did we see an increase in traffic, but also the amount of crimes increased as well.

Please don't require anything more than what the state requires. Good families are leaving Tigard and Beaverton and coming to Wilsonville due to their overcrowding. Wilsonville already provides more apartments and lower income housing than Lake Oswego and West Linn. West Linn hates that we are a part of their same school district because their community feels we aren't "good enough" for them. We finally got another Street of Dreams, which was a step in the right direction. Please don't step backwards and instead listen to what the families of this community want for their kids and the future of our town.

Thanks for listening,
Kat Budiao

-----Original Message-----

From: Kevin Dicken <kdbiznw@gmail.com>

Sent: Monday, June 7, 2021 5:11 PM

To: Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>

Cc: Doris Wehler - Matt & Derk <daweher@gmail.com>

Subject: Frog Pond West Density changes

Importance: High

[This email originated outside of the City of Wilsonville]

I'm going to express my feelings and those of many of our neighbors who have made a significant investment in the Masterplanned community of Frog Pond West. We know that many years went into this planning, as well as valuable input from residents in the surrounding area.

Many of us left other cities in the Portland metro area seeking this well planned out community.

While we were very concerned and disappointed with the Oregon housing changes and the possible impact on our new community, we were assured that these changes would result in minimal impact in our community.

We do not feel our questions and concerns have not been properly addressed.

The Planning Commission has gone from discussing whether or not the builders would even implement the suggested changes in Frog Pond, to requiring the builders to implement the new State law, to now suggesting a recommendation to exceed Oregon density requirements.

Why have the residents, those of us who have made the commitment to Frog Pond, been ignored in this process? Many of us purchased homes here because of the infrastructure and community design. This infrastructure was designed to support the planned density. We know that it took years to finalize and was accomplished by soliciting the surrounding communities input and support.

To require increased density because you can, is not a reason. It is appropriate for the City planning department to meet with the homeowners in Frog Pond and discuss the proposed changes and address our concerns. We would appreciate that opportunity, sooner than later.

Thank you.

Kevin Dicken
Frog Pond West resident
503.840.7271

From: [Katie D](#)
To: [City Recorder](#)
Subject: Equitable Strategic Housing Plan
Date: Sunday, June 6, 2021 8:28:44 PM

[This email originated outside of the City of Wilsonville]

I am writing this message in support of the proposed Equitable Strategic Housing Plan. As a Villebois homeowner who was subjected to lack of equitable housing as a young mother with a student husband, I will always remember how difficult it was to find quality housing. Because quality housing was unavailable, we were forced to accept whatever was available, often inferior quality and in questionable neighborhoods. My young children shared late night visits to the kitchen with mice, and high heating bills due to drafty windows.

By implementing the Equitable Strategic Housing Plan, we offer both singles and families, many of whom will be our future leaders, the opportunity to experience the opportunities and possibilities of a safe home. Equitable housing means more than four walls, it also brings the hopefulness and pride that comes with embracing the possible rather than accepting inferior living conditions.

Katie Dunwell
11812 SW Grenoble Street
Wilsonville, Oregon

From: Jay Edwards <jay.a.edwards@gmail.com>

Sent: Monday, June 7, 2021 5:36 PM

To: Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Veliz, Kim <veliz@ci.wilsonville.or.us>; Neamtzu, Chris <neamtzu@ci.wilsonville.or.us>

Subject: Mixed-income housing in Wilsonville

Dear Mayor and City Council,

Although I may not be able to provide public comment this evening, I wanted to express my support for mixed-income housing in the context of your discussion regarding the Equitable Housing Strategic Plan. As we all know, home ownership is an extremely powerful means of generating not only family wealth but intergenerational wealth, and extending this opportunity to a wider segment of the population can be a similarly powerful catalyst for equity.

My first step into home ownership in the Chicago area was via a small one-bedroom condo in the town where I went to college, Evanston. At the time, Evanston was just beginning to open up the city to such housing options, and it provided an affordable entry point for me into the market. Leaping directly from my prior apartment to a single-family home in Chicagoland -- particularly in Evanston -- would have been unattainable at that time. Given the rate at which home prices are climbing in Wilsonville, similar barriers likely exist here as well.

Many thanks for your work in this area, and take care!

Jay Edwards

(m) 503.939.0388

[Wilsonville Alliance for Inclusive Community](#)

From: Cathie Ericson <cathie.ericson@frontier.com>
Sent: Wednesday, June 2, 2021 1:57 PM
To: Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>
Cc: Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>
Subject: Do Not Change The Zoning on Frog Pond

[This email originated outside of the City of Wilsonville]

As a concerned citizen and neighbor, I wanted to write to urge you to maintain the lot size and prevent further density in Frog Pond—keeping the promise you made to our community. It seems as though the City Planning Commission is trying to rewrite the law to allow for more density in the form of duplexes, triplexes and fourplexes on land that is currently zoned exclusively for single-family housing.

We are concerned that this will add to unnecessary traffic, crowding and infrastructure strain at a time we can least support it. Sadly, this is being done in the name of inclusion, even though services would be greatly diminished for everyone. Furthermore, even with that goal, it is clear that middle housing will not be attainable for those with lower incomes. That means that even with the goal of equity, the financial reality of this area makes it infeasible to provide the lower-income housing that is envisioned, while contributing to a wide variety of ills, from increased demand and strain on our schools parks and libraries to an almost impassable traffic conundrum.

While we understand the City wishes to “allow” for 10% middle housing, we are concerned about changing any statute that would require it. Home sales should be market driven. Please uphold the commitment that has already been made to this community.

Nels and Cathie Ericson
6709 SW Landover Drive; Wilsonville
503-582-8736

Cathie Ericson
Cathie@CathieEricsonWriter.com
CathieEricsonWriter.com
@CathieEricson
503-539-6772

To Mayor Fitzgerald, Council President Akervall, and Councilors Lehan, West and Linville,

I am writing to show my appreciation and support of your 2021 City Council Goals as outlined in the Council Meeting Package for June 7, 2021. I appreciate the energy and commitment that each of you have made to protect the best of Wilsonville, and to help us grow and evolve in responsible and prudent ways to ensure our quality of community and keeping Wilsonville as an attractive place to visit, live, work and play. I especially want to commend you on the intention to expand home ownership for lower income levels and first-time homebuyers.

The pandemic forced many of us to utilize our homes in ways that had not been necessary before, as our workplace, our schools, and our daycares. This caused a ripple effect for the housing industry, as we saw single family home sales far outpacing new home construction. This has caused prices to skyrocket in many cities and has increased the gap between affordability and availability for many first time and middle and lower-income households. Zillow.com, on 6/6/21 was showing the average price of a Wilsonville home as \$542,145, which is a one-year increase of 11.8%. The steps that council has made to adopt and implement the Equitable Strategic Housing Plan are critical to ensure that homeownership in our city is attainable for the next generation. Middle Income housing in all future developments is a necessary component to meeting this need.

This concern is not new for Wilsonville. We have seen the growth of our city for many years, but we now have the opportunity to make an immediate impact in creating the equal opportunity for anyone who would want to be a homeowner, and to plant roots in our community, to have the type of housing options that they can afford and that can complement the needs of our community members in the newer developments including the proposed developments in Frog Pond.

Our city already has a large percentage of rental units. These apartments are occupied by neighbors who work in our stores, our businesses, and our warehouses. But they will not stay a part of our community if we do not provide them with the infrastructure to support their housing needs. I encourage you to continue to work to find ways to provide middle housing and smaller home development opportunities to increase the variety of housing stock within our city. The Equitable Strategic Housing Plan is the framework for ensuring that anyone who would want to be a part of our thriving city would have the opportunity to own a home within our city limits.

While critics to smaller lots, townhomes, duplex and rowhome style construction will show concern about traffic congestion, parking concerns or building designs that don't fit into our existing neighborhoods, those concerns can be addressed with thoughtful planning on road infrastructure, parking requirements in our zoning rules, and through the DRB process. These concerns aren't about the housing type that is being built, but the inconvenience it may have on them. As our elected officials it is your goal to ensure that you make decisions that better the greatest good for the greatest number of people. This doesn't just mean the greatest preference for the greatest number of residents; it also means the greatest good for the city we have today, as well as the city we will have in the future.

Again, I thank you ALL for the work that you are doing. I hope that you continue to support the implementation of the Equitable Strategic Housing Plan as a framework for our future developments to ensure that we keep our city diverse and inclusive for anyone who would like to call Wilsonville Home.

Sincerely,

Brian Everest

8710 SW Ash Meadows Rd, #1118

Wilsonville, OR 97070

From: [Jennifer Evert](#)
To: [City Recorder](#)
Cc: [Mayor Julie Fitzgerald](#)
Subject: Middle Housing Initiative
Date: Monday, June 7, 2021 11:19:19 AM

[This email originated outside of the City of Wilsonville]

Mayor Fitzgerald and the Wilsonville City Council:

I write to you to urge you to take up the redevelopment of the Frog Pond Development and the inclusion of additional middle housing in the Master Plan. As you are aware, recent action by the Oregon legislature requires municipalities to increase density in new developments. In addition, developers can now build denser housing in neighborhoods that were formerly zoned single-family. We are already seeing a few duplexes built in Frog Pond as a result of the changes to the state law.

Wilsonville is increasingly becoming unaffordable to many families, including young families starting out, as well as seniors who are interested in staying in our community. Wilsonville has the unique opportunity to get ahead of current and future housing issues by planning housing for people from all walks of life; this includes the current Frog Pond neighborhood that is under development. The Frog Pond Master Plan was adopted prior to changes in state law, and rather than leave the future development up to the whims of developers, a thoughtful edit of the plan to include more middle housing benefits the neighborhood and community as a whole, because the City and the residents of Wilsonville will have a say in how this density will be spread out in the neighborhood.

Detractors point to increased traffic that will result from denser housing. Clearly there are traffic choke points in and around the city, some of which are not under the city's control (I-5) and others that the city could get ahead of in conjunction with the county to make sure they don't become even more problematic (65th and Elligsen Rd. intersection). None of these are reasons enough to exclude people from all income levels from living in the city. In fact, with the robust SMART bus system in place, our family has eschewed purchasing an additional vehicle and we now utilize public transit and the city's bike system even more. Rather than building more large houses with three and four-car garages, density combined with public transit and bike lanes and bridges has the potential to reduce traffic in town.

Wilsonville is at a crossroads now, and it can choose to build more of the same single-family housing that our wealthy, exclusionary neighboring suburbs have chosen, or it can be visionary and grow a 21st century suburb that is welcoming and inclusive to all.

Sincerely,
Jennifer Evert
Wilsonville Meadows resident

Attachment 9

-----Original Message-----

From: Karin Grano <kgrano@msn.com>

Sent: Monday, June 7, 2021 1:47 PM

To: Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>; Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>

Subject: NO DENSITY INCREASE IN THE FROG POND MASTER PLAN!

Importance: High

[This email originated outside of the City of Wilsonville]

To Mayor Fitzgerald and the City Council,

Back in 2015, I testified and argued against the city's high density aspirations for the Frog Pond master plan. Many of us came together and asked you all to compromise and give us all single family dwellings and some more options for bigger lots in Frog Pond, given a lack of diversity in housing options with bigger lots and increased traffic concerns. With the support we got from the community, you did indeed compromise.

Today however, I understand that you are wishing now to break your promise with me and my fellow citizens and are considering to dramatically increase the density in Frog Pond BEYOND what the state now requires.

That is COMPLETELY UNACCEPTABLE!! You are pushing this decision under the guise of inclusivity and equality, but in reality, nothing in Frog Pond will be affordable for our marginalized populations. But what will indeed happen, because I don't see a lot of improvements proposed for infrastructure, coming in and out of our community, you are essentially creating an enormous grid lock and traffic congestion problem. Tolls are coming to I-205 and possibly I-5, which will necessarily dramatically increase traffic on our rural side roads leading into and out of Wilsonville, the only way for many school kids to get to school and residents to work. What also for certain will happen, is an overcrowding problem in our city's schools.

This increase in density to Frog Pond is a terrible idea and you should scrap it all together. We don't need more traffic congestion. We don't need more multi-family dwellings. We already lead the METRO area in multi-family housing. Please stop now!!

Be well,

Karin Grano
28620 SW Morningside Ave.
Wilsonville, OR 97070

Attachment 9

From: [Kate Greenfield](#)
To: [City Recorder](#)
Subject: Middle Housing
Date: Monday, June 7, 2021 10:32:08 AM

[This email originated outside of the City of Wilsonville]

I strongly support the work of Wilsonville City Council in adapting our housing policy to comply with state law and in keeping Wilsonville the open, livable, safe, and successful community that it is. Policies supporting middle housing are being instituted across much of the country, partly in recognition of the wide variety of housing needed by our many family configurations today. Wilsonville's existing variety of available housing has not diminished its desirability as a place to live. Instead, it has allowed a very healthy mix of family sizes and a range of incomes consistent with today's varied household sizes.

Wilsonville remains an extremely attractive city, safe to walk at night for a senior citizen or anyone else, with excellent schools and a strong sense of community, and with a highly successful public school system that maintains excellence (as noted in national awards) while meeting the needs of our diverse community.

Wilsonville should take advantage of the statewide mandate to permit middle housing by making sure that the availability of middle housing enhances the ability of our city to accommodate today's young professionals, varied family configurations, and senior citizens.

Kate Greenfield
Canyon Creek Meadows

-----Original Message-----

From: Margaret Jeffries <margaretjeffries@comcast.net>

Sent: Monday, June 7, 2021 2:54 PM

To: Councilor Joann Linville <linville@ci.wilsonville.or.us>

Cc: Karin Grano <kgrano@msn.com>; dawheler@gmail.com; Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>;

Pauly, Daniel <pauly@ci.wilsonville.or.us>

Subject: Keep Frog Pond Low Density

[This email originated outside of the City of Wilsonville]

Councilor Joann Linville,

I am a Wilsonville community member who is extremely concerned about the rumors I hear that The City of Wilsonville is planning to break a promise that was made in 2015 to keep the Frog Pond development low density!! Please honor the City's promise to the 514 people who fought for this low density and signed a petition back in 2015. PLEASE DO NOT require ANYTHING beyond the minimum required by state law! The increased density will negatively affect traffic that is already dangerous at peak travel times and it will contribute to over-crowding in schools. I object to the Wilsonville Planning Commission requiring that 10% of undeveloped lots be used for this "Middle Housing" of duplexes, triplexes, fourplexes and garden or cluster homes.

Thank you,

Margaret Jeffries

From: Steve Mager <steventmager@gmail.com>
Sent: Thursday, May 27, 2021 6:57 PM
To: Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>
Cc: Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>; Doris Wehler <daweher@gmail.com>; Karin Grano <kgrano@msn.com>
Subject: Proposed Increased density in Frog Pond West

[This email originated outside of the City of Wilsonville]

Dear City Council,

Upon hearing that the city council is considering changing the density levels for housing that was added in the city Master Plan in 2015 I am writing to urge caution. I am alarmed that this is even being considered at the same time a major construction plan to add a bridge over the gully on Boeckman Road will commence. The city roadways are not designed or planned for the increased traffic on the roadways and the proposed cost of traffic mitigation for this project on 65th and Ellingson Road is still to be determined (the current estimated cost is already over \$1M) . Any changes to the current city plan is a broken promise to those residents it will directly impact. As we have seen with the issues at the South Wllsonville freeway ramps our current roads cannot handle the increased average daily traffic (ADT) without a detailed and costly traffic impact study again. As a resident on Boeckman Road I have already seen increased traffic flow, and as a professional in the traffic industry I am alarmed that you would even consider this without considering the long term ramifications of such a change.

--

Steve Mager
503-577-8940

From: Emily McClelland <emily.mcclelland@gmail.com>
Sent: Monday, June 7, 2021 3:57 PM
To: Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>
Cc: Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>; daweher@gmail.com; Karin Grano <kgrano@msn.com>
Subject: Please keep Frog Pond low density

[This email originated outside of the City of Wilsonville]

Hello-

In regards to the Frog Pond development, please remember to keep it low density. Traffic is already a struggle.

Thank you.

Emily McClelland
Wilsonville, OR

Attachment 9

-----Original Message-----

From: Karen McIlmoil <kmcilmoil@icloud.com>

Sent: Monday, June 7, 2021 3:16 PM

To: Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan

<lehan@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>

Cc: Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; daweher@gmail.com; kgrano@msn.com; Pauly, Daniel

<pauly@ci.wilsonville.or.us>

Subject: Frog Pond

[This email originated outside of the City of Wilsonville]

Please do not increase the density of housing at frog pond. This will create a traffic nightmare and break a promise you made with the community. We do not need our schools to be overcrowded. Please do the right thing...The rest of us have to keep our word when we give it, so should you.

Sincerely,
Karen McIlmoil
Mountain Rd

Sent from my iPhone

From: Alys McKnight <alysmcknight@yahoo.com>

Sent: Monday, June 7, 2021 6:07 PM

To: Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; linville@ci.wilsonville.or.us

Cc: Karin Grano <kgrano@msn.com>; Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>; daweher@gmail.com

Subject: Strongly Oppose higher density

[This email originated outside of the City of Wilsonville]

Dear Wilsonville Mayor Fitzgerald and
City Councilors Akervall, West, Linville, Lehan-

Please **do not go back on Wilsonville city's plan and word to not increase the housing density** in Frog Pond. Our traffic is already at extreme levels and it doesn't seem there is even a plan improve our lacking infrastructure. I would dream of Stafford being a better, safer road ... the the Eligsen intersection being safer and not feel like I need to hold my breath... hoping there won't be an accident.

A path where families and individuals could walk, run or bike along there would be a dream... The overcrowding we currently growing needs to be helped ... not increased.

I am shocked to hear that the city would go back on these promises and plans that have been made. Our city is lovely and beautiful but rapidly becoming bigger and crowded and not the same place we all love.

Thanks for your service and commitment.
Alys McKnight

From: Meacham, Tony A <tony.meacham@mdlz.com>
Sent: Tuesday, June 1, 2021 4:17 PM
To: Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>
Cc: Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>
Subject: Frog Pond - middle housing

[This email originated outside of the City of Wilsonville]

City of Wilsonville,

I recently heard that the Planning Commission has recently recommended the city to require 10% middle housing. As a longtime resident of Wilsonville I would like to express my feelings against this requirement. The housing currently being built in Frog Pond makes for some beautiful neighborhoods and my wife and I currently walk our dogs through there several times a week. Moving away from the single-family homes is going to make the areas dense, and less attractive. One of the reasons that makes Wilsonville great in my opinion are the single-family housing communities. Take Villebois for example; the original first housing communities that were installed were very attractive with beautiful homes, great parks, etc. Then a few years go by and they start cramming all these small lots with townhomes, duplexes, etc. This completely took away from Villebois attractiveness and I believe if you allow/approve this to happen to Frog Pond we're going to end up with the same.

I can certainly understand that some people can't afford single-family homes, however, people should continue to save to afford such housing as I had to do for years before. In addition from what I understand due to the higher cost of the Frog Pond land and city fees the equity could not be reached anyways to make them affordable.

I understand the city has to comply with House Bill 2001 which ALLOWS for 10% middle housing. However, my family opposes REQUIRING 10% middle housing. The existing single-family housing market has been doing well for quite some time; there is not a market need to push towards lower cost housing. Please vote this down and keep our single-family housing communities intact.

Thank you and God bless.

Tony Meacham

✉ Tony.Meacham@mdlz.com

☎ 503-320-3090

"If there is something wrong, those who have the ability to take action have the responsibility to take action."

From: [Bruce Moody](#)
To: [Planning](#)
Cc: bruce.moody@azzon.com; Plannyjules@gmail.com
Subject: Frog Pond West
Date: Monday, January 18, 2021 12:27:31 PM

[This email originated outside of the City of Wilsonville]

Hello COW planning, we have enjoyed living in Wilsonville since 1999 and raising our three kids here. As Wilsonville citizens we would like to recommend that Wilsonville keep Frog Pond west a single family home development.

We say this because we moved to Wilsonville as it is well planned with higher density apartments and housing near the town center and near shopping, the single family homes a bit further away from the town center, then farms and ranches further out.

The aforementioned housing planning makes the most sense to us and utilizes our city budget the best for our transportation infrastructure without over filling the road capacity.

We would recommend higher density apartments and housing development adjacent to the WES transportation center as that makes the most sense to us especially for people who might not be able to afford cars or don't want to own cars and want to ride mass transit and be able to walk or bike to transit.

Also prior to living in Wilsonville for several years we lived in Tualatin where in our opinion has not used good housing planning which has resulted in roads and transportation which are all over capacity and which cause traffic delays and more pollution.

Thank you for considering our opinions.

Bruce and Jules Moody

From: [Mary Pettenger](#)
To: [City Recorder](#)
Subject: Public comment on Equitable Housing
Date: Monday, June 7, 2021 12:04:55 PM

[This email originated outside of the City of Wilsonville]

Dear Councilors Akervall, Lehan, West, and Linville, and Mayor Fitzgerald,

I ask that the Wilsonville City Council act on its Diversity, Equity and Inclusion strategies and Equitable Housing Strategic Plan to establish middle income housing in Wilsonville and particularly in the Frog Pond development.

I am writing today from a position of privilege. When I moved to Wilsonville 17 years ago, I bought a new home. I have since moved to a larger home with a larger lot in Wilsonville, but these homes were not my first. I remember the joy and independence I felt when buying my first home several decades ago. Luckily for me there were smaller, less expensive homes to buy in my price range. That first home has led to financial growth to bring me to my home today. Numerous sources document that housing prices in Oregon are soaring and homes in Wilsonville barely stay on the market before they are quickly sold. Purchasing a starter home as I did, is beyond the reach of many people in our community as incomes have not kept pace with the increase in home prices.

I care strongly about my community and am grateful for all the opportunities that Wilsonville offers me and my family. I care about traffic and property taxes, but more importantly I care about members of my community. I care about equity and inclusion for without these principles my community will not be strong socially and economically. I am privileged and must understand that privilege. Providing middle income homes is what we must do as required by the law, and for ethical reasons. Creating the opportunity for members of our community who want to buy a home to buy their first home is what equity and inclusion are about. We cannot just use the words of diversity, equity and inclusion, the Wilsonville community must act on our words.

Thank you,
Mary Pettenger
Wilsonville resident

From: Gareth Prior <garet.prior@gmail.com>

Sent: Monday, June 7, 2021 9:31 AM

To: Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Veliz, Kim <veliz@ci.wilsonville.or.us>; Neamtzu, Chris <neamtzu@ci.wilsonville.or.us>

Subject: Middle housing is essential for Wilsonville

Dear Mayor and City Council,

At your [work session tonight](#), I please ask you to take the next step forward in fulfilling the goals of the [Equitable Housing Strategic Plan](#) by supporting the changes we need to get needed missing middle (mix-income) housing in Wilsonville.

The need

Only 9% of residents are middle income, with 40% above, and 51% below.

A person would need to make 185% of the average household income (\$116,550/year) to buy an average home (\$454,400) and not be considered cost-burdened (more than 30% of income towards monthly mortgage payment).

Middle housing (mix-income), a key tool in the toolbox

Changes to lessen government control by giving back rights to property owners to develop more types of housing is a key part of the missing middle housing changes. In looking at how these changes have impacted other communities, it will lead to small, incremental growth over time. It is pairing these changes with price reductions or removal of system development changes (or other development costs, such as land), which is necessary to see greater integration of housing take place. This is the case in established or newly planned neighborhoods like Frog Pond.

These changes will meet essential needs in our community while not overwhelming our traffic, parking, green space, and community safety needs. Case in point is my neighborhood, Villebois. I live in a single-family detached home, with apartments and townhomes on my block. There are no traffic or parking problems in Villebois. I have access to more green spaces than any neighborhood I have lived in my life.

Please take the next step forward by supporting missing middle (mix-income) housing changes!

Thank you,

--

Garet Prior

[A Gareth in Wilsonville](#)

From: [Susan Reep](#)
To: [City Recorder](#)
Cc: [Mayor Julie Fitzgerald](#)
Subject: middle housing/equitable housing
Date: Sunday, June 6, 2021 10:02:40 PM

[This email originated outside of the City of Wilsonville]

I'd like to weigh in on the subject of the middle housing/equitable housing strategic plan. I know it's a complicated issue and that many people have reasons to weigh in against supporting equitable housing. I, too, may have misgivings on one aspect or another. But the thing is, if we are ever to achieve our goals on anything, be it climate change, equitable housing, equitable anything - nothing will be perfect for everyone. We just have to take the plunge and do the best we can. We cannot wait for perfection. We have to listen to our own buzz words - be our best selves - and elevate them to a community level - be our best community - and then we can solve unanticipated problems as they arise. At the risk of sounding corny, or too American, we can take the words of the Preamble to the Constitution at the most basic level - "to promote the general welfare" - and apply them in our own community.

That's one reason my husband and I relocated to Villebois. Our house is smaller than we were used to, it's two stories which we decided we could live with even though we are seniors, our yard is small, which isn't ideal, but our footprint is smaller which is better for the planet and the neighborhood. We have less land but more parks. We have small yards, but front porches and know our neighbors. We've lived in mixed neighborhoods in other states that were even denser but we benefitted.

Look at the possibilities, not the obstacles.

Best regards,

Susan Reep
28689 SW Costa Circle E
Wilsonville OR 97070

Susan Reep Photography
susanreep.com
661 477-2118

"The cure to boredom is curiosity. There is no cure for curiosity." - Dorothy Parker

From: criewald@comcast.net
To: [Planning](#)
Subject: Frog Pond West
Date: Wednesday, January 20, 2021 10:09:10 AM

[This email originated outside of the City of Wilsonville]

Dear Planning Commission;

I have recently learned that the State of Oregon has a new law which allows greater density (e.g. duplexes) in single family home developments, and that the Wilsonville Planning Commission is seriously considering this increased density for Frog Pond West. Are you kidding me? Frog Pond West was developed with the direct understanding that it would be higher end, single family homes, on somewhat larger lots. That is what the people of Wilsonville desired, and based on the number of lots sold and homes being built there, that is what people are buying. Why would it even be considered to add more density, especially when Frog Pond South and East are both going to be very high density? I would be livid if I bought an \$850,000+ home in Frog Pond West, only to have a duplex built next door or even in the same development. Adding more density increases traffic as well, an issue that will only worsen once Frog Pond South and East are built out.

I recently walked through Morgan Farm (Palisch development off of Boeckman Road) and saw that they now have at least two duplexes in that development. Those two units, already, totally change the feel of the neighborhood, and I highly doubt the people that bought homes there would have bought them if they knew duplexes were going down the street. I am going to assume that NONE of the Planning Commission Board members live in either Morgan Farm or Frog Pond West, because if you did, I highly doubt that you would be in favor of this type of housing and/or more density in those two areas.

I'm not sure what the Planning Commission is hoping to gain by adding duplexes to areas that were planned for single family homes, other than a lot of ill will with the residents of Wilsonville. What good is it to go through the process of developing a piece of land, having months of meetings on it, deciding on a plan, and then, in 3 years, change the parameters? I have been a resident of Wilsonville for 28 years. We have enough density! Please, say NO to duplexes and additional density in Frog Pond West.

Claudia Riewald
Wilsonville Resident

Subject: Density issue

Date: 2/11/2021 5:34 PM

From: "Vlad Rudnitsky" <pdxpuddle@gmail.com>

To: "planning@ci.wilsonville.or.us" <planning@ci.wilsonville.or.us>

[This email originated outside of the City of Wilsonville]

Hello,

I live in Frog Pond West and was recently informed that there is talk to increase the density. I want you to know that my family is against this. We moved out here to raise a family and have 3 kids under 5. We chose here because it is quiet and traffic is scarce. My wife and I urge you to go against this as what we have now is ideal.

Thanks for your time

From: Richard Truitt <rrtruitt@gmail.com>

Sent: Monday, June 7, 2021 3:33 PM

To: Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Veliz, Kim <veliz@ci.wilsonville.or.us>; Neamtzu, Chris <neamtzu@ci.wilsonville.or.us>

Subject: Fwd: Middle housing is essential for Wilsonville

Good afternoon, Mayor Fitzgerald, Council President Akervall, and Councilors Lehan, Linville, and West,

As a 20-year resident of Wilsonville and current President of North Willamette Valley Habitat for Humanity, I commend City Council for considering initial steps to implement the Equitable Housing Strategic Plan for Wilsonville. During the development of the Plan, I indicated to the Task Force staff and to Council that our Habitat Affiliate was willing to share ideas regarding specific policies that would make it more likely for organizations such as ours to partner with the City to help create opportunities for middle housing in the community.

At this time our Affiliate is partnering with another nearby municipality to develop a cluster of 18 middle homes in that community. This has been made economically feasible for our Affiliate through concessions related to System Development Charges and other adjustments in that City's practices.

While I would be happy to meet with Council and staff to explore policy actions that could make middle housing more likely in Wilsonville, unfortunately I cannot be present this evening as we are meeting with the other Council to finalize approval for the middle housing cluster in that community.

Please let me know if our Board and Executive Director can be of assistance to Council as you move forward in making policy decisions in support of this important initiative to create more housing opportunities in Wilsonville.

Sincerely,

Rich Truitt, P.E., President
North Willamette Valley Habitat for Humanity

Pauly, Daniel

From: Mike Walsh <skimike.walsh@comcast.net>
Sent: Thursday, August 19, 2021 5:31 PM
To: Pauly, Daniel
Subject: Middle Housing comments

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

[This email originated outside of the City of Wilsonville]

Daniel- I am against Oregon House Bill 2001 which per the flyer I got in the mail the city of Wilsonville has not determined if they need to comply. The city should fight it.

The City's infra structure is lacking which is obvious if you try drive on Wilsonville road at the I-5 interchange or anywhere else in the immediate area of downtown. It's becoming another Beaverton. Until the Boones Bridge lane addition happens and probably also you need another entry onto the freeway besides Wilsonville and Elligson , Wilsonville doesn't need more citizens.

The quality of life has been severely impacted already with the current Villebois and what is going on at the Frog Pond West and Old Town housing. The city is doing a disservice to the existing citizens just with these 3 projects. Show me where the city has added infra structure to address the traffic issues in the last 18 months, the overcrowding of schools and addressing the increase in crime I now read in the local weekly newspaper.

It's not fair to those owners who bought a house in a single family zone to see it changed to Middle Housing. By doing so it will negatively impact housing values. Your flyer states you cannot determine if this proposal will reduce or impact values. It will **NOT** increase property values- look at Sherwood and Beaverton where they have squeezed more housing.

Yes- people want to move to Wilsonville because it's close to I-5 and the quality of life is great. Unless you plan to build the services needed already with the current housing plans- BEFORE and not after the housing goes up- the quality of life will decrease, crime will increase and people will move.

Mike Walsh- 32575 SW Lake Point Ct.

[Skimike.walsh@comcast.net](mailto:skimike.walsh@comcast.net)

M=503-807-8105

H=503-694-5499

From: [Doris Wehler](#)
To: [Bergeron, Tami](#)
Subject: Frog Pond West density
Date: Thursday, January 21, 2021 9:09:50 PM

[This email originated outside of the City of Wilsonville]

Dear Commissioners:

Dan Pauly sent me a document "Middle Housing" and Pending Changes to Wilsonville's Housing Regulations. I live in the Street of Dreams portion of West Frog Pond and I understand the state is requiring increased density here. I was one of a large group of almost 500 people who fought for low density in West Frog Pond when the master plan was done. It is both unfortunate and unfair that the state is able to override our master plan.

After observing your last meeting, I was happy to see you recommended Option 2. By building duplexes, I believe the density and inclusion requirements would be met. Perhaps cottage clusters could be used in place of some duplexes. There is so much demand for single level homes, would it be possible to build single-story duplexes on 1.5 lots, as a single lot would not accommodate this type of duplex? Will you be downward adjusting "green space?" . I'm suggesting you take a look at the northwest quadrant of West Frog Pond for the increased density.

I am disappointed that this middle housing would be limited to one parking spot, so I would hope that numerous turnouts (for 3-4 cars) could be required for additional parking. Hardly any household has but one vehicle and we continue to hear complaints of insufficient parking all over the city. Above all, I would hate to see alleys or streets too narrow for vehicles. Also, I am concerned whether the existing infrastructure can handle the additional units, and of course increased traffic.

Mr. Pauly assured me that the city will be meeting with the neighborhood(s) to gain input from those affected. I look forward to seeing possible scenarios.

Thank you for listening and your consideration.

Doris Wehler
6782 SW Wehler Way
Wilsonville, OR 97070
503-682-0426
dawehler@gmail.com

Subject: INFORMATION: Middle Housing in Wilsonville Public Forum and Other Information
Date: 7/13/2021 1:32 PM
From: "Bergeron, Tami" <bergeron@ci.wilsonville.or.us>
To: "daweher@gmail.com" <daweher@gmail.com>
Cc: "Pauly, Daniel" <pauly@ci.wilsonville.or.us>

Doris:

Below is the Zoom Meeting Log on for the July 14, 2021 Planning Commission Meeting that starts at 6 pm (agenda attached).

Topic: Planning Commission Meeting
Time: Jul 14, 2021 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/81910059808>

Meeting ID: 819 1005 9808
One tap mobile
+16699006833,,81910059808# US (San Jose)
+12532158782,,81910059808# US (Tacoma)

Dial by your location
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 876 9923 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
Meeting ID: 819 1005 9808
Find your local number: <https://us02web.zoom.us/u/kbYdKarBA4>

Tami Bergeron
Administrative Assistant - Planning
bergeron@ci.wilsonville.or.us
503.570.1571

Wilsonville City Hall is now open, with physical distancing controls in place. During COVID-19, we wish to remain responsive while prioritizing the health and safety of the Wilsonville Community. We are happy to meet by telephone or teleconference as an alternative to face-to-face meetings.

From: Doris Wehler <daweher@gmail.com>
Sent: Tuesday, July 13, 2021 1:23 PM
To: Pauly, Daniel <pauly@ci.wilsonville.or.us>
Subject: Re: Middle Housing in Wilsonville Public Forum and Other Information
Importance: High

[This email originated outside of the City of Wilsonville]

Dan, thank you for the explanation and information. I am having eye surgery on July 14, so please send me a link to participate in the P.C. meeting by zoom. Will there be a portion of the meeting where I can ask questions or give input? 28 people who live here in Frog Pond West have signed a petition regarding middle housing which I will drop off for you at city hall this afternoon. Please make sure each of the commissioners and councilors get a copy of this petition before the Planning Commission meeting. Also, I would like the petition to be formally entered into the record.

Thanks for your help.,

w

On Tue, Jul 13, 2021 at 11:01 AM Pauly, Daniel <pauly@ci.wilsonville.or.us> wrote:

Hi Doris.

As I briefly mentioned last week, we are just now shifting back to in-person meetings based on the Governor's June 30 re-opening decision. We anticipate most meetings going forward will have both in-person and remote/virtual participation options. The meetings taking place in July, which you are inquiring about, will be different as we had already planned and noticed these meetings prior to the re-opening decision.

The July Planning Commission Meeting will remain hybrid as it has been for the past year: Commissioners will be remote, staff will be at City Hall, and members of the public can participate either remotely or in-person. We anticipate, in August, Planning Commissioners will also be back in-person with members of the public still having the choice to participate remotely or in-person.

The July 20 Middle Housing Public Forum will remain virtual due to time, cost and logistics considerations. At the time of the Governor's re-opening announcement, the project team had already noticed and completed the planning for this public forum. A lot of detailed planning goes into public involvement events. City staff would not have capacity on short notice to work out the logistics of an in-person event including location, staffing, room setup, content formatting, facilitation logistics, and printing. An in-person event would also require significant costs not anticipated in the project budget. We considered a hybrid event, but the timing constraints in planning that type of event as well as the impacts to the project's scope and budget were too great.

That said, our team is committed to making these events inclusive. If you need assistance in order to participate in either the Commission meeting or the public forum, please let me know.

We appreciate your understanding and look forward to seeing you in person soon.

Dan Pauly, AICP
Planning Manager
City of Wilsonville
503.570.1536

City Hall is now open, with physical distancing controls in place. During COVID-19, we wish to remain responsive while prioritizing the health and safety of the Wilsonville community. We are happy to meet by call or teleconference as an alternative to face-to-face meetings.

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: Doris Wehler <daweehler@gmail.com>
Sent: Friday, July 9, 2021 4:49 PM
To: Pauly, Daniel <pauly@ci.wilsonville.or.us>
Subject: Re: Middle Housing in Wilsonville Public Forum and Other Information
Importance: High

[This email originated outside of the City of Wilsonville]

Dan, thanks for the information. I've requested that this hearing and all Planning Commission meetings be in person rather than only by Zoom.

Doris

On Fri, Jul 9, 2021 at 3:37 PM Pauly, Daniel <pauly@ci.wilsonville.or.us> wrote:

Dear Interested Parties

You have previously provided comment on the Middle Housing in Wilsonville Project. As an interested party, the project team wanted to make sure you had a link to an upcoming virtual public forum on July 20th at 6 p.m. Please see the Zoom link below. At the forum, hosted by the City's Planning Commission, the project team will provide an update on the project, its scope, and potential impacts on the community and be available for questions. In addition, attached you will find two fliers that provide a good summary of the project and questions that have come up. One is general to the City and one is specific to Frog Pond West. Also, the project website linked below has additional information including Frequently Asked Questions, links to project materials, the Planning Commission and City Council's schedule for the project, and other helpful resources.

Link to July 20 Public Forum 6 p.m. <https://us02web.zoom.us/j/87436891301>

<https://www.letstalkwilsonville.com/middle-housing-code-update>

Dan Pauly, AICP
Planning Manager
City of Wilsonville

503.570.1536
pauly@ci.wilsonville.or.us
www.ci.wilsonville.or.us
[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

City Hall is now open, with physical distancing controls in place. During COVID-19, we wish to remain responsive while prioritizing the health and safety of the Wilsonville community. We are happy to meet by call or teleconference as an alternative to face-to-face meetings.

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

Attachment 9

From: [Veliz, Kim](#)
To: [Councilor Charlotte Lehan](#); [Councilor Ben West](#); [Councilor Kristin Akervall](#); [Councilor Joann Linville](#); [Mayor Julie Fitzgerald](#)
Cc: [Bergeron, Tami](#); [Bateschell, Miranda](#); [Pauly, Daniel](#); [Cosgrove, Bryan](#); [Jacobson, Barbara](#); [Troha, Jeanna](#); [Neamtzu, Chris](#)
Subject: FW: MIDDLE HOUSING - CITIZEN PETITION
Date: Tuesday, July 13, 2021 3:23:29 PM
Attachments: [PETITION OBJECTING TO FP DENSITY INCREASE - D WEHLER 07.2021.pdf](#)
[image001.png](#)

Hello Mayor and Council,

Please see the below email from Doris Wehler and attached petitions regarding density in Frog Pond West.

Thank you,

Kim

From: Doris Wehler <dawehler@gmail.com>
Sent: Tuesday, July 13, 2021 1:23 PM
To: Pauly, Daniel <pauly@ci.wilsonville.or.us>
Subject: Re: Middle Housing in Wilsonville Public Forum and Other Information
Importance: High

Dan, thank you for the explanation and information. ...please send me a link to participate in the P.C. meeting by zoom. Will there be a portion of the meeting where I can ask questions or give input? 28 people who live here in Frog Pond West have signed a petition regarding middle housing which I will drop off for you at city hall this afternoon. Please make sure each of the commissioners and councilors get a copy of this petition before the Planning Commission meeting. Also, I would like the petition to be formally entered into the record.

Thanks for your help.,

dw

Tami Bergeron
Administrative Assistant
City of Wilsonville

503.570.1571
bergeron@ci.wilsonville.or.us
www.ci.wilsonville.or.us
[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

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Wilsonville City Hall is now open, with physical distancing controls in place. During COVID-19, we wish to remain responsive while prioritizing the health and safety of the Wilsonville Community. We are happy to meet by telephone or teleconference as an alternative to face-to-face meetings.

TO THE WILSONVILLE CITY COUNCIL:

WE, THE RESIDENTS OF FROG POND WEST OBJECT TO THE WILSONVILLE CITY COUNCIL INCREASING DENSITY IN FROG POND WEST BEYOND WHAT IS REQUIRED BY STATE LAW.

Printed Name	Signature	Email or phone
Steven Stone		Steven@bedmart.net
Sherry Stone		Bedmart@aol.com
Alan Lawson		alan.s.lawson@gmail.com
Ann Pierini		ANNPIERINI@COMCAST.NET
Kumar Rohit		ROHITHSARIYA@gmail.com
Ramuel Guich		ramuel.guich@gmail.com
Vlad Rudnitsky		vlad.rudnitsky@gmail.com
Nataliya Rudnitsky		nrudnitsky@gmail.com
Venus Azar		venusazar@hotmail.com
A. Kim Song		kimsongva@aol.com
Sharon Keenan		LKELLANDE@MSN.COM
Robert C. Cruickshank		CR00K4@comcast.net
Virginia K. Cruickshank		CR00K4@comcast.net
Dwight Hager		Runnerdags@gmail.com

Petition circulated by Doris Wehler Date 7/11/21

Address 6782 SW Wehler Way, Wilsonville, OR 97070 Wilsonville, Or 97070

TO THE WILSONVILLE CITY COUNCIL:

WE, THE RESIDENTS OF FROG POND WEST OBJECT TO THE WILSONVILLE CITY COUNCIL INCREASING DENSITY IN FROG POND WEST BEYOND WHAT IS REQUIRED BY STATE LAW.

Printed Name	Signature	Email or phone
Carol Caudle		ccaudle27@gmail
Natt Wingard		mattwingard@gmail.com
Terry Dicker		tdbiz@aol.com
Lisa Boyd		lboyd@onlmenw.com
Carol Boyd		l'1
JOHN RICHARDS		RICHARDSJOHN@MSN.COM
HAN K. SONG		HRK909VA@aol.com
Dat Duong		dtd07@yahoo.com
Jessica Dial		datneli@hotmail.com
Chinmeear Singh		Chinmeear.singh@gmail.com
Sonia khurni		"
ANTHONY HUTCHINSON		joehutchinson1868@gmail.com
Grazia Hutchinson		bruna1977@aol.com
FRONNE DI GIOVANNI		-

Petition circulated by Doris Wehler Date 7/11/21

Address 6782 SW Wehler Way, Wilsonville, OR 97070 Wilsonville, Or 97070

Doris Wehler
6782 SW Wehler Way
Wilsonville, Or 97070
503-682-0426

Bryan Cosgrove
City Manager
Wilsonville City Hall

hand delivered 5/26/21

Hi Bryan,

In 2015, we turned in to the city petitions signed by over 500 people who asked for low density in Frog Pond West and no apartments in Frog Pond East or South. (You should have the originals of those in your records for September 2015.) We were mostly accommodated with the Frog Pond Master Plan.

The City Council will soon be deciding what they want to do about increasing density in Frog Pond West. Will they hold to the state law passed in 2019 that allows (not requires) up to 4 units on a single lot? Or, will they go with the recommendation from the Planning Commission which would require 10% of non-single family homes on uncommitted subdistricts (278 lots)?

To aid the City Council in their deliberations, I have enclosed a packet showing 515 people who gave testimony for low density. These sheets were compiled by city staff and I presume those who did not make individual comments simply said they agreed with the previous speaker. Please see that the Mayor and each Councilor receives a copy of these sheets (in color to highlight those comments most relevant) in their June 7 Council packets.

I know the Planning Commission was directed to pay attention to the new Diversity, Inclusion and Equity policies recently enacted. Realtors have told me that each of these units will sell for around \$600,000 so the equity goal of affordable housing will certainly not be reached. The people living here include Polish, Black, Vietnamese, White and Indian, and those are just the ones in the first 50 houses that I've met so far. This shows we are already meeting diversity and inclusion goals.

Please acknowledge by email your receipt of this packet. As always, thank you for your assistance.

Doris Wehler
daweher@gmail.com

TESTIMONY OF 515 CITIZENS OBJECTING TO DENSITY - Compiled by city staff Fall of 2015

#	Petition signers	Date/time signed	Comments
1	Debi Laue	9/23/2015 5:55	Frogpond is Wilsonville's chance to bring back the family home with a yard for the kids, dog, gardening etc. Please don't blow this opportunity!
2	Corey A. Smith	9/23/2015 7:29	I think Wilsonville can stop further progress towards Californication. Let the other communities under Metro, closer to PDX, or preferably PDX itself focus on high density housing. Why you ask? Because then that housing would be located closer to where the jobs are.
3	Leslie Hackett	9/23/2015 12:45	There are already many small lots in Wilsonville, for instance, in Villabois and other areas. There should be more opportunity for houses on larger lots to accommodate families.
4	Charles J Karl	9/23/2015 17:10	Wilsonville is the most friendly city my wife and I have lived in! The community has a combination of high quality businesses that employ high quality employees. Crime is almost non existent. There is quality housing that has brought quality families and employees to the area. I am concerned about the influx of high density housing that could damage the friendly atmosphere and safety of this beautiful community. Housing that is so dense that there is only five feet between homes is not what I would like to see continue to be promoted to create a healthy environment. I request that the city remove all lots under 4000 sq. ft. From the Frog Pond Concept Plan because the high density would negatively impact our schools, traffic, criminal activity, and property values as well as the gentle friendly atmosphere of the entire community!
5	Kristin Roche	9/23/2015 17:14	Thank you for signing the petition and helping make a difference to keep our city livable. We encourage you to attend the public hearing on the Frog Pond Concept Plan that will come before the City Council at their meeting on Monday, October 19. The meeting starts at 7:00 p.m. and the Council will be taking public testimony before making their decision.
6	Cathie Ericson	9/23/2015 17:57	Please listen to the people who are impacted by this. Our town now has incorporated so much housing diversity that all that is missing are the bigger lots we request here. We have covered everything else. Please let people have the choice to build on a larger lot and help minimize density. If you wonder whether we have traffic issues, just try driving down Wilsonville Road almost any time of the day -- weekends included.
7	MaryRose Keolker Gangle	9/23/2015 18:38	Wilsonville needs to balance the housing choices; single family homes on larger lots. Please listen to the residents of Wilsonville.
8	Michael Gangle	9/23/2015 19:07	Wilsonville has added too high a percentage of high density housing. It appears the council made up its mind some time ago and is dismissing the opinions of its citizens.

9	Claudia Riewald	9/23/2015 19:43	Wilsonville has more than enough high density housing. The residents are wanting and asking for larger lots. I would also ask the Council to remove the Retail design from the plan.
10	Dave Riewald	9/23/2015 19:44	
11	Kat Budiao	9/23/2015 20:32	Traffic is horrible now, how can we support high density?!?!?
12	Elizabeth McCord	9/23/2015 20:47	
13	Glen McCord	9/23/2015 20:49	
14	karen klassy	9/23/2015 21:17	I believe in growth, but please NO MORE high density living lots!!!!!!
15	Mohamed Shaheen	9/23/2015 21:21	Please keep our Wilsonville the safe place that we lived in for so many years. We have way too much multi family residential.
16	jules moody	9/23/2015 21:22	
17	John Budiao	9/23/2015 21:30	No more high density housing in Wilsonville. We have enough. If we (City of Wilsonville) want to attract good families we need good quality single family homes. How many times do we have to tell the Mayor, City Council, and interested contractors this. I thought this was closed a couple of meetings ago. Let's invest in/ enhance businesses and jobs in Wilsonville.
18	DeAnne Welberg	9/23/2015 21:35	
19	Julie Levis	9/23/2015 22:07	
20	James Levis	9/23/2015 22:08	
21	Shannon Rice	9/23/2015 22:37	
22	Val Woolley	9/23/2015 22:41	
23	Lois Lundrigan	9/23/2015 22:49	Please listen soon to your taxpayers and informed citizens!!
24	Carrie Postma	9/23/2015 23:09	I echo what other community members have already stated. Our infrastructure can not handle more high density housing which will increase traffic, crowd our schools, and change our property values. City Council Members, I ask that you take this opportunity to listen to the people who live in the city you represent. There are more opposed to this than the few who speak up in support.
25	Linda Sneed	9/23/2015 23:18	This is a beautiful entrance to our city. don't mess it up with high density housing. It'll look like Beaverton and we don't want it. Keep the rural feel of Wilsonville.
26	Emily McClelland	9/23/2015 23:18	Please no more high density housing. Keep Wilsonville a place where families want to live and stay.
27	Vicki Krause	9/23/2015 23:26	
28	Ryker Smith	9/23/2015 23:40	
29	Carolyn Molter	9/23/2015 23:47	
30	Sharon Rebers	9/24/2015 0:35	Please listen to the Wilsonville community and remove the small lots!
31	Tracy L Cohen	9/24/2015 0:39	

32	Rhoda Wolff	9/24/2015 0:41	
33	Dave Smith	9/24/2015 0:57	
34	Susan Blohn	9/24/2015 1:59	
35	Kathy Luiten	9/24/2015 4:09	I strongly agree with all the previous comments. Please listen to the community and decrease the density. Once the places are built we can never reclaim that area.
36	Valerie Roska	9/24/2015 4:17	
37	Rachel Ligocki	9/24/2015 4:57	leave our city alone!! stop expanding!
38	Kaylee	9/24/2015 4:58	
39	Lisa Glavey	9/24/2015 5:10	With Villabois still being built and the lack of infrastructure for traffic, schools, and anything else that come with multiple homes in an area the idea behind this expansion is horrible. The logically conclusion is money in the hands of the committee who is passing this ridiculous idea for more growth. We aw becoming the next Gladstone or Beaverton with dealerships and homes.
40	Elizabeth Cox	9/24/2015 5:19	
41	Amy	9/24/2015 5:21	I would not like to see a high population move into the Frog Pond Area. Please keep this area, "country."
42	Becky Evans	9/24/2015 5:33	
43	David Kelso	9/24/2015 5:39	Someone needs to address the obvious conflict of interest that planning commission chair Marta McGuire has between her full-time job as Metro Sr. Planner and a supposed representative of the people of Wilsonville who elected her to her position. It's clear that she serves Metro, her true master, and not the citizens she was elected to be a voice for as she rejected the overwhelming voice of opposition to Metro's supported Frog Pond project.
44	Brandon Gessler	9/24/2015 5:41	
45	David Kelso	9/24/2015 5:46	
46	Pauline kummerman	9/24/2015 5:47	
47	Karin Grano	9/24/2015 6:43	No high density housing...PLEASE!! Listen to your citizens! A large majority is opposed to the high density proposed, because of a concern for further traffic congestion and how it will impact our great schools. Think not of your own ideology or personal agendas, because you are our (civil) servants, not the other way around!

48	Tony Glavey	9/24/2015 7:32	I have lived in this area for 33 years when all there was was Burns Brothers and Lowries IGA. Have seen massive amounts of growth, new homes, businesses and the dreaded car dealerships. In fact several years ago Wilsonville allowed the displacement of hundreds of mobile home families including my grandparents for a massive apartment complex. We barely have the infrastructure to handle what we have and now the council has approved more? We have not been able to speak up and we have seen massive car backups on 65th, Stafford road and both exits. Now they have approved more? How much money has been slid under the table to approve that? Absolutely agree with any petition slowing down growth until the roads and community can handle it! The council and the leadership should be ashamed. I for one will not vote one single current member into any currently held seat!
49	Kristin Walker	9/24/2015 7:35	
50	AVA MIEHER	9/24/2015 11:53	
51	Lori Loen	9/24/2015 12:18	I truly believe our city leaders think this is a done deal. We need to keep up the fight to eliminate any more attached housing, add home sites that allow for single level homes and eliminate home sites that are smaller than 4 or 5 thousand square feet. Getting Infrastructure paid for is the goal of staff and the city. Thank you for posting this petition.
52	Melody Kosler	9/24/2015 12:27	
53	Stacey Ledbetter	9/24/2015 13:03	
54	Bill Brennan	9/24/2015 13:11	We do not need more high density housing in this community.
55	Joy Berrett	9/24/2015 13:13	No more high density housing!
56	Connie Hix	9/24/2015 13:18	
57	Scott hix	9/24/2015 13:19	
58	Hanna White	9/24/2015 13:37	
59	Jennifer Gutridge	9/24/2015 13:39	
60	Angie Gibson	9/24/2015 14:06	
61	Christine aube	9/24/2015 14:11	Stop the madness! What is so progressive about cramming people into tiny little spaces?
62	Robin Whittaker-Martin	9/24/2015 14:18	
63	Sarah Reichle	9/24/2015 14:19	
64	Barbara Lucas	9/24/2015 14:25	
65	Lacey prueitt	9/24/2015 14:29	
66	Laurie Hieb	9/24/2015 14:30	
67	Rachel Howe	9/24/2015 14:36	
68	Malea Vedack	9/24/2015 14:37	

69	Justine Cohen	9/24/2015 14:45	
70	Patti Mitchell	9/24/2015 15:02	need more single level homes--larger lots
71	John Killelea	9/24/2015 15:06	
72	Elisabeth Brower	9/24/2015 15:22	
73	Ryan Warnick	9/24/2015 15:29	
74	Jennie Hill	9/24/2015 15:31	
75	Jill Cain	9/24/2015 15:33	
76	Martin Boehm	9/24/2015 15:37	
77	Jeff Richmond	9/24/2015 15:40	
78	Brittany Turco	9/24/2015 16:56	
79	Cindy Johnson	9/24/2015 17:06	
80	Eric Winters	9/24/2015 17:09	We should have minimum lot sizes and work to increase the percentage of single family housing. Traffic is a mess and will only get worse.
81	Robyn Rebers	9/24/2015 17:18	Please slow the growth of our city by removing the small lots and high-density housing planned for the Frog Pond area. There is no reason for Wilsonville to take on more than our share of high-density housing and to exceed the requirements of Metro. I do not understand the current push by some of the Council members to grow our City so fast and beyond its capacity. We are struggling to handle our current population as it is. Please listen to the people who care enough to speak up about this matter by attending meetings, writing letters and signing petitions, and slow the growth of Wilsonville by focusing on planning composed of low-density, large lot homes.
82	William Buhrow	9/24/2015 17:31	In a previous city council meeting, I polled all members of city council, including the mayor, and all members indicated that Wilsonville's home ownership rate was out of balance and needed to increase. Wilsonville currently has the lowest home ownership rate of any city from the Columbia River to Salem. This high density portion of the Frog Pond proposal will essentially become rental units as investors (not owner occupied dwellings) take over. In the current real estate market, this high density housing will become high yielding revenue streams for the owners vs homes where owner-occupied families have incentive to contribute to Wilsonville (many articles have been written establishing the transient nature of the occupants in apartments). High density dwellings like these will not create neighborhoods but will essentially become apartments with the all the accompanying higher drain on city and school resources.
83	Laura Moore	9/24/2015 17:46	
84	Josh Dalglis	9/24/2015 18:06	

85	JOHN Harper	9/24/2015 18:36	I think that these super density plans and the constant "grow, grow, grow" mantra offensive, shortsighted, and destructive of quality of living concerns.
86	Alice McDonald	9/24/2015 19:31	We desperately need single level homes for families with members who can't climb stairs. Children need to be able to play in their own yard where they are safe - not in the streets! These two vital needs require larger size lots.
87	Tim Eaton	9/24/2015 19:31	
88	Kerri Monello	9/24/2015 19:42	
89	Cindy Waite	9/24/2015 19:51	NO high density!! Big lots and nice homes for our beautiful neighborhood.
90	Edwin Goh	9/24/2015 20:01	
91	Kelly Phillips	9/24/2015 20:14	
92	Liz Lesh	9/24/2015 21:35	
93	Chris Roche	9/24/2015 21:54	I love all types of neighborhoods. It seems like in recent years, however, high-density housing has run amok in Wilsonville and the number of single-family homes on lots has fallen to a precariously low portion of our community's mix. Many believe the leadership structure in Wilsonville is not listening to a seeming outcry for LESS density. Is there ANYBODY arguing effectively in Wilsonville that we don't have enough high-density housing now? Of course not, there has been so much added in recent years. Are there people desirous of a lower-density model in Frog Pond? Absolutely there is a huge contingent who want just that - no question about it. Whatever the reason or motivations behind the city leadership ignoring the sentiments for lower density and pushing for more, more, more high-density - nothing less than the future health and well-being of our community is at stake. If you over-populate any area without the proper infrastructure and support, everybody suffers. We could be in danger of this in Wilsonville. I believe in Frog Pond smart growth and balance should trump high-density agendas.
94	Jenn Koenig	9/24/2015 23:04	
95	Mary Killelea	9/25/2015 0:28	
96	Kathy Carpenter	9/25/2015 0:30	The traffic in Wilsonville is already a problem, due to all the growth in just the past 15 years. It would not be in our best interest to add to our traffic problem, as we need a fix for it still
97	Jorden Mckenzie	9/25/2015 0:31	
98	Bridget Miller	9/25/2015 1:05	
99	Carl Goodwin	9/25/2015 1:47	We have Villebois with all its density and very small lots with both small and large homes. We need modesty homes on larger lots to offer variety in town. Such development is more in keeping with the houses in the neighborhoods already built in the Frog Pond area.

100	Jonelle Marquis	9/25/2015 1:55	we moved to this community because it was a nice sleepy suburb to raise kids and be a part of the community. More high density housing is putting us closer and closer to a Beaverton. No thank you! The type of demographic high density housing brings to town is NOT welcome here.
101	Mara Gallup	9/25/2015 2:29	
102	Victoria Owen	9/25/2015 3:27	
103	Catherina Chan	9/25/2015 3:34	
104	Mike Shangle	9/25/2015 4:42	City council needs to be convinced that Metro shouldn't be trying to run Wilsonville like they do Portland.
105	Gayle Welsh	9/25/2015 5:12	
106	Brooke Smith	9/25/2015 5:27	We the people of Wilsonville have spoken!! How many times do the homeowners have to speak? I am sick of hearing how we need to get involved in our community and take a stance and voice our voice and then when we do...noone is listening! The homeowners have spoken. I don't believe I ever heard testimony from those living in the apartments or high density housing. Why?? Because the majority are transient and are not invested in the long term effects to our community! My 10 year old son said it best. "Mom if their is 500 acres to build and everyone gets an acre... that's 500 new homes" Even that sounded like a lot! We don't need to try and make another Beaverton. If people want a Beaverton/Tigard congested mess than they can move there! We worked hard to get to Wilsonville, and we started out in an apartment in Beaverton with camping chairs for furninture! Others can do the same. Isn't that the American way??
107	Johanna	9/25/2015 6:07	
108	Mikelle Rupp	9/25/2015 6:22	More high density is corroding our community.
109	Aelyn Thomas	9/25/2015 12:36	
110	Timothy Thomas	9/25/2015 12:39	
111	Luke Lesh	9/25/2015 12:52	
112	Allison jensen	9/25/2015 15:04	
113	Elisa Marelich	9/25/2015 17:29	
114	Traci Sprecher	9/25/2015 18:12	Please keep Wilsonville a desirable place to live.
115	Nicole Padrick	9/25/2015 20:54	Stop frog pond
116	Katie Sweeney	9/25/2015 20:59	
117	Scott Nichols	9/25/2015 21:00	
118	Kristel	9/25/2015 21:01	
119	Huston Ellis	9/25/2015 21:01	
120	Tracy Dunn	9/25/2015 21:03	

121	Dina Ochs	9/25/2015 21:08	
122	David Rice	9/25/2015 21:13	
123	Angie Latta	9/25/2015 21:17	
124	Bethany Fugate	9/25/2015 21:31	No high density! We recently moved to Wilsonville Frog Pond area because it didn't have all the high density. Villebois has more than enough. Larger lots with yards for children to play in is much more desirable.
125	Travis Kennedy	9/25/2015 21:35	
126	Teresa Hondl	9/25/2015 21:50	
127	Jamie Kemp	9/25/2015 21:54	
128	Colleen Nichols	9/25/2015 22:04	
129	Rosario Flagg	9/25/2015 22:16	
130	Andrea Lowery	9/25/2015 22:22	The West side of town (where I live) traffic should be a sign to NOT continue with high density housing on the East side as well.
131	Gretchen Dean	9/25/2015 22:42	
132	Shelesha Kelso	9/25/2015 22:49	Please DO NOT continue to over populate our city! We moved here because of how unique Wilsonville is and it is very disheartening to have our city leaders, particularly Marta Mcquire on the planning commission, ignore the MAJORITY of the citizens directly affected by the Frog Prong development. As a majority, we do not support high density and are already affected negatively by the increase in traffic. I would prefer to have all 4,000 sq. ft. lots removed as well. Leaders continue to say how we need diversity, yet fail to see that the one area we are lacking diversity is higher end homes with larger lots. I have lived in my home in Wilsonville for 11 years because of how unique and beautiful Wilsonville was. Sadly it is now being turned into just another overpopulated, overcrowded, sit in traffic for hours suburb.
133	Shirley J. Benson	9/25/2015 23:05	
134	Sharon Ruud	9/25/2015 23:24	
135	Trish Tulley	9/25/2015 23:42	
136	Samantha	9/25/2015 23:59	
137	Mark Friedman	9/26/2015 0:54	Wilsonville has adequate high density housing options.
138	Eric Battles	9/26/2015 1:05	

139	Julie Tolboe	9/26/2015 1:16	Housing diversity can only be achieved if there are a variety of lot sizes to accommodate those options. Several of the City Council members are tightly connected with METRO and are forcing the high density agenda on Wilsonville. They are squandering a unique opportunity to actually provide more diverse housing options to further enhance our community. All of the development in the last 10+ years has been in higher density formats: multi-family, attached homes, single homes on lots less than about 5,000 sq. ft. There are not lots available to build a single level home or homes with a larger yard. Wilsonville Meadows and Town Center areas are examples of neighborhoods with a variety of home styles on lots about 8,000 sq. ft. The City should be considering options with density similar to that or lower because that is what is sorely lacking in this area. The City tried to appease those who have voiced their concerns about the Frog Pond development by altering the plans in the West area to include some large lots averaging 10,000 sq. ft. BUT the plan being sent to the council deceptively redefines a large lot in the East and South areas as approx.
140	Kelly Stanfield	9/26/2015 1:39	
141	Jamie Hohenshelt	9/26/2015 1:46	3 to 4 homes per acre
142	Erin Bledy	9/26/2015 1:51	
143	Dawn M Lorio	9/26/2015 2:05	
144	Nancy Overholt	9/26/2015 2:08	
145	Kristina Traffas	9/26/2015 2:11	
146	Louis Macovsky	9/26/2015 2:26	No more high density. This was the overwhelming opinion of those that spoke at the hearings. 65th is jamming up now at rush hour. People are already avoiding the interchange at Advance & Wilsonville Rd. by going through Wilsonville Meadows often at excessive speeds. Wait until there is high density at Frog Pond. Having lived here for almost 25 years, there has been consistently unintended traffic related consequences with each new development. There was considerable citizen support for live arts development at the Grange and this desire seems to have been entirely ignored. Citizens at the hearings spoke out against a strip mall and/or other commercial development in Frog Pond. This was ignored and in my opinion businesses there are wrong for that location especially when downtown businesses are very close. It was pointed out at the last hearing, the online surveys were biased by not including a "none of the above".
147	Jason Paolo	9/26/2015 2:27	Stop high density development!
148	Kerrie Warnick	9/26/2015 2:32	

149	Jamie Macovsky	9/26/2015 2:34	Wilsonville already has enough high density homes. The development of Frog pond alone is going to impact traffic immensely. Traffic is already painful and congested, especially on the freeway between Wilsonville and Tualatin all hours of the day. I can't even imagine what traffic will be like upon completion of this plan. Therefore, it is essential to build low density homes. I have lived here for 25 years and have watched orchards disappear and high density housing, fast food restaurants, and car dealerships take their place. Enough!
150	Kari Shavere	9/26/2015 2:40	
151	Eli Slaughter	9/26/2015 2:56	
152	Laurie Clarke	9/26/2015 3:18	
153	Connie Antonson	9/26/2015 3:38	
154	Gina Ostoja	9/26/2015 3:48	
155	Diane Fiegenbaum	9/26/2015 4:40	
156	Brandi VanAllen	9/26/2015 4:52	No high density!
157	Brittany Armstrong	9/26/2015 5:05	We need single family housing in order for our schools and other community organizations to benefit from property taxes.
158	Erin Ward	9/26/2015 5:05	Traffic is terrible (and getting worse), schools are full and Villebois has no end in sight. Please don't make Wilsonville into another Tualatin. Leave us a little bit of country.
159	Chris Brehm	9/26/2015 5:06	
160	Cadence Fee	9/26/2015 5:22	
161	Dean Sprecher	9/26/2015 5:32	
162	Kaylee Joseph	9/26/2015 5:32	I just moved here this year. I absolutely love it here. I am planning on staying here a long time, but the plan for this city is not a good one. It will bring rift raft, and higher expenses. This is a perfect city, just the way it is. Build homes for the people that live here, don't build homes to bring more people here.
163	Danae Kent	9/26/2015 5:44	Please, please, no more--our beautiful small town is growing way too much already and the traffic is terrible! This needs to stop!
164	Melissa Sanchez	9/26/2015 5:47	
165	Nicole	9/26/2015 5:49	
166	Jenny Wood	9/26/2015 6:11	
167	Kari Christensen	9/26/2015 6:27	
168	Holly Bloemer	9/26/2015 7:43	
169	Cheryl Roth	9/26/2015 11:09	
170	Michelle Gage	9/26/2015 13:52	
171	Kelly Hallin	9/26/2015 13:56	

172	Amy	9/26/2015 14:32	
173	Kris Rector	9/26/2015 14:34	
174	Courtney McAulay	9/26/2015 14:42	
175	Julie Hansen	9/26/2015 14:55	
176	Steve Mager	9/26/2015 14:57	Wilsonville is already seeing the negative impact a poorly presented traffic mitigation study has caused on the North Wilsonville freeway entrance and if this high density community is allowed the infrastructure will be pushed to over capacity on our arterial roadways.
177	Charlotte H. Veenker	9/26/2015 16:20	
178	Kellie Umlandt	9/26/2015 17:05	
179	Kelcey Roshak	9/26/2015 19:37	
180	Ryker Smith	9/26/2015 19:37	
181	Dara DeMonte	9/26/2015 20:07	Please don't overbuild in Wilsonville anymore!!!!!!!!!!!! Tired of the traffic!!!!
182	Jamie Willard	9/26/2015 20:09	
183	John Ludlow	9/26/2015 21:28	
184	Gerald L. Veenker	9/26/2015 21:32	The solution to affordable housing is; (More land available for housing, not smaller lots) see Arizona Model.
185	Milleena Lefever	9/26/2015 21:39	
186	Peggy Bauer	9/26/2015 22:23	Enough is enough, already! The quality of life in Wilsonville has already gone downhill with overpopulation. The schools are too crowded and our children and residents deserve better. Please listen to the people who are begging you to stop adding more high density communities. Crime has increased and residents are stressed as a result.
187	Brad Hansen	9/26/2015 22:25	
188	Anthony	9/26/2015 22:27	All things considered, this development needs to be made up of quarter to third acre lots only.
189	Michael Durant	9/27/2015 1:29	
190	Patrick Weisgerber	9/27/2015 3:36	
191	Katrina Berry	9/27/2015 5:29	
192	Tammi Stead Terry	9/27/2015 14:19	
193	Jeff Williams	9/27/2015 16:02	No more small lots, no multi family.
194	Julie McKim	9/27/2015 17:15	
195	Lynnell	9/27/2015 17:41	
196	Debby Downs Mager	9/27/2015 19:37	No more small lots.
197	Kate Gillett	9/27/2015 19:52	

198	Lynn Napoli	9/28/2015 1:44	
199	Farrah Burke	9/28/2015 1:45	
200	Emily A Rodenbeck	9/28/2015 1:49	
201	Colleen Loonstyn	9/28/2015 2:22	
202	Casey Hill	9/28/2015 2:30	
203	Kiera Evans	9/28/2015 2:32	
204	Beth Wolff	9/28/2015 2:36	
205	Richie Wolff	9/28/2015 2:37	
206	Peggy Harper	9/28/2015 3:03	There are too many apts and smaller lot homes. Definitely need larger lotsno more 4,000 sf lots!
207	Teresa Willard	9/28/2015 3:05	
208	Matthew Ligocki	9/28/2015 3:14	
209	Jessica Glasmann	9/28/2015 3:29	
210	Dat Duong	9/28/2015 3:36	
211	Kristen Colyer	9/28/2015 4:01	
212	Emily Vierra	9/28/2015 4:15	
213	Nicole Wheeler	9/28/2015 4:38	
214	Virginia Harper	9/28/2015 5:10	
215	Joel Vierra	9/28/2015 5:53	
216	Ken Whittaker	9/28/2015 5:54	
217	Irene LaVon Montelius	9/28/2015 6:33	I agree that high density would negatively impact our schools, traffic and property values.
218	Molli Folkman	9/28/2015 6:34	
219	Jordan Scoggins	9/28/2015 11:42	We have already seen what has happened to Wilsonville Rd. congestion because of growth on the west side of town.
220	Stu Willcuts	9/28/2015 11:46	Agree that the proposed density exceeds reasonable standards.
221	Mike Berry	9/28/2015 13:54	
222	Cara Pepper Day	9/28/2015 13:56	
223	Brian Wheeler	9/28/2015 14:30	
224	Tara Watkinson Sumner	9/28/2015 14:50	
225	Chad Cowan	9/28/2015 15:21	The citizens of Wilsonville have made their collective opinion on this issue quite clear. Why does the Council refuse to listen? Enough of this crap is enough.
226	John Brenneman	9/28/2015 15:24	High density here is not appropriate. Not everyone has to be confined to a small area.
227	Sonya Ertle	9/28/2015 15:31	

228	Lauren Ihlenburg	9/28/2015 15:40	
229	Ken Klassy	9/28/2015 15:43	
230	Kathy Faraci-Roberts	9/28/2015 15:47	
231	Heidi Flynn	9/28/2015 15:55	
232	Christine Yriarte	9/28/2015 16:10	
233	Sam	9/28/2015 16:45	Why would anyone want more high density housing in our "small town" community?
234	Shane P. Gutridge	9/28/2015 17:11	
235	Kristin	9/28/2015 17:12	
236	Mark Hornibrook	9/28/2015 17:14	
237	Tina Moore	9/28/2015 17:19	
238	Mark Waddell	9/28/2015 17:28	Please limit the high density plans.... Our roads are getting more and more congested and are schools are getting more crowded. Thx
239	Kristen Keswick	9/28/2015 18:40	
240	Ronald Lam	9/28/2015 18:52	We already have more than our fair share of apartments and high density (small) homes. Our schools are filled to capacity, and in some cases, overcapacity already. We risk losing our high quality of education with a potentially large influx of students as a result of more high density housing. Left unsaid at the council meetings is the undesirable increase in crime rates as a direct correlation to an increase in high density housing. A few sources: http://newsinfo.iu.edu/news/page/normal/13030.html http://ceds.org/pdfdocs/Chapter8.pdf http://research.policyarchive.org/17.pdf
241	Johna Shivers	9/28/2015 19:01	
242	Huaxing Tang	9/28/2015 19:04	
243	Brenda Nichols	9/28/2015 19:22	
244	Brian Keswick	9/28/2015 19:25	
245	Joanne Erb	9/28/2015 19:26	
246	Patricia Gohier	9/28/2015 19:28	We do not have the infrastructure for additional housing at this time. The increase from Villebois has been substantial enough.
247	Deb Pritchett	9/28/2015 20:17	
248	Hilary Lester	9/28/2015 20:30	

249	Jena Hinnant	9/28/2015 20:54	The proposed high density Frog Pond Concept Plan is potentially reckless and poses great risk to the future of our community, schools, open space and fields, parking and traffic, which are already at or over capacity. We've already added several new apartment complexes, condos, etc. that have provided opportunities for a more diverse population (e.g., empty-nesters, young professionals and families, etc.), while also fulfilling a need for new affordable-housing units. These objectives can and have been achieved at a much lower density, as evidenced by developments in nearby towns with lower, more fitting densities. We don't need such a drastic change. So go with less. Be careful. We love the small town character of our downtown and are counting on you to make responsible and prudent development decisions. Please DO THE RIGHT THING; limit the change, limit the risk by removing lot sizes under 4,000 sq ft. from the Frog Pond Concept Plan.
250	Eva Bauer	9/28/2015 21:05	
251	Jennifer Hagen	9/28/2015 21:20	
252	Susan Cassidy	9/28/2015 21:25	Traffic is already creating huge back up on Elligson Road. Thank will eventually lead to high tensions. Please do not put any more development on the East side
253	Cathy Henninger	9/28/2015 21:42	
254	Jeanie Braun	9/28/2015 21:46	
255	Sue Irby	9/28/2015 22:01	
256	Joanne Conway	9/28/2015 22:04	
257	Erin Duffy	9/28/2015 23:29	
258	Alison farrell	9/28/2015 23:37	
259	John Hubbard	9/28/2015 23:44	
260	Tianne Call	9/28/2015 23:53	#1 Wilsonville needs more homes instead of apartments & town homes #2 Wilsonville needs more home options with land - not so tightly crammed together!!!
261	Janice Rasmussen	9/29/2015 0:00	Our community is already overloaded with traffic, making it difficult and dangerous getting onto Stafford Rd.
262	Marilyn Watson	9/29/2015 0:18	Traffic safety needs to be addressed to protect current residents. High density housing needs to be balanced with single family housing.
263	William W. Lester	9/29/2015 1:46	High density housing far from town without retail facilities and road improvements does not make any sense at all. Wilsonville needs more housing for families that want to vest themselves in the Wilsonville community. This means building houses that families want to purchase for long term ownership, not condos, townhouses and apartments.

264	Carl Goodwin	9/29/2015 2:11	Stafford road will become a parking lot if/when Frog Pond is developed. It will make Wilsonville Road west of I5 as it's been for the past couple of years look empty! Somebody needs to get a clue as to what the high density will do to traffic to I5.
265	Andrea Dunn	9/29/2015 2:40	
266	Bob Blessing	9/29/2015 3:03	The Elligsen/65th/Stafford intersection is already a busy bottleneck during rush hour drive times. Adding more high density housing as proposed by the Frog Pond plan is not a local solution of any kind. It will only provide housing for additional commuters to Portland where the housing is actually needed most.
267	Bill Rasmussen	9/29/2015 3:43	There is a shortage of family homes on larger lots in Wilsonville. No more high density housing.
268	San Livingston	9/29/2015 4:16	
269	Kimberly Fitzke	9/29/2015 5:03	We need to make sure traffic gets better, not worse - please!
270	Vicki Wikle	9/29/2015 5:32	
271	Jolene Cowan	9/29/2015 12:27	I am signing the petition asking for less density in Frog Pond.
272	Stuart Colby	9/29/2015 13:06	The City TSP and Clackamas County TSP identify future "preferred" capital project improvements, but the City can approve the increase in housing density without committing to specific CIP timelines. I cannot support the proposed density without a specific implementation plan to clarify the non-specific CIP for the City and the County. As currently constructed, the Frog Pond expansion can proceed without the needed improvements. Just like Villebois was allowed to proceed with substandard and uncompleted traffic improvements.
273	Todd Tolboe	9/29/2015 13:13	
274	Ken Becker	9/29/2015 15:04	Elligsen/STAFFORD is already heavily congested whenever there is a backup on I-5 N. People cut through to connect to the I-205 ramp farther out on Stafford Rd. As well, people from LO/West Linn use it to get to COSTCO & Target.
275	Wendy Livingston	9/29/2015 15:08	It truly amazes me that our city council has no concept of what our city needs. We need housing that will encourage families to stay in Wilsonville. not just pass through it. I agree that city council should remove all lots under 4,000 sq. ft.
276	Hui Xie	9/29/2015 16:12	
277	Tim Roshak	9/29/2015 17:04	I concur with the assessment of others - there is a shortage of large lot single family dwellings in Wilsonville. The developers interests are centered around profit margin - not created diverse housing options in our community.
278	Ane Hornibrook	9/29/2015 19:08	
279	Theresa Snyder	9/29/2015 19:51	
280	Brian Lindamood	9/29/2015 21:36	
281	Chris Roche	9/29/2015 22:31	

282	Sara Soderlund	9/29/2015 23:11	
283	Dennis Herrman	9/29/2015 23:40	Keep the high density housing on the other side of I-5. The roads here cannot handle the traffic. I like the openness and don't want to be closed in.
284	John Roche	9/29/2015 23:43	
285	Kathleen Douglas	9/29/2015 23:47	
286	Allan D Douglas	9/30/2015 0:01	
287	Erka Brehm	9/30/2015 0:08	
288	Jennifer Whitaker	9/30/2015 0:09	
289	Deborah Arthur	9/30/2015 0:35	
290	Dena Sanders	9/30/2015 0:47	
291	Lyn W. Blessing	9/30/2015 1:08	
292	Tim Emerson	9/30/2015 1:43	
293	J Horner	9/30/2015 2:04	
294	Katie Giron	9/30/2015 3:14	
295	Cheryl Emerson	9/30/2015 3:56	
296	Alan Cavarro	9/30/2015 4:14	We need to stop this!!!
297	Tracey Chimienti	9/30/2015 4:18	
298	Kevin rosa	9/30/2015 4:26	Enough with the high density for Christ sake!!
299	Mike Lloyd	9/30/2015 4:27	We don't need more houses crammed together. Stay in the west side. The east side should be kept a farm and horse community. Keep wilsonville as it is. No more crappy 4000 ft lots
300	Dani Jensen	9/30/2015 4:29	
301	Jessica Hansen	9/30/2015 4:34	Please restrict the high density. We are supportive of growth, but not with such small lots. There is a better way.
302	Jared Jensen	9/30/2015 6:02	
303	Dylan Arthur	9/30/2015 13:25	
304	Lori DiPaola	9/30/2015 14:56	This development is going to ruin the quality of life / country feeling (which is why we moved here) and the traffic will render the roads and intersections as highly dangerous . I predict many driver casualties and biker deaths along these roads if development proceeds.
305	Stephanie Vaz	9/30/2015 14:58	
306	Matt Kosderka	9/30/2015 15:13	
307	Emily Kosderka	9/30/2015 15:15	
308	Bruce Wallace	9/30/2015 15:35	Wilsonville already exceeds Metro's requirements for density. Let's build "family friendly" housing.

309	Kathie Thompson	9/30/2015 15:59	
310	Scott McKnight	9/30/2015 16:19	We need better housing balance than we currently have. % of apartments and small lots don't project a bright, strong community future.
311	Scott Myers	9/30/2015 17:26	no more high density, large lot single home dwelling
312	Chris Roberts	9/30/2015 17:31	We have lived in wilsonville for the last six years and in that time we have watched apartment building after apartment go up with what seems like little regard to how it impacts the existing community. I enjoy the community we live in and I want to protect the lifestyle we have in wilsonville. I do not believe are city's infrastructure, roads, can handle this kind of growth.
313	Bob Kleckner	9/30/2015 18:36	
314	Mike	9/30/2015 18:54	Needs plan scope for creation of a on-off ramp at Boeckman, I-5.
315	Nancy Collins	9/30/2015 20:03	Please lower the density. Thank you
316	Samuel Collins	9/30/2015 20:04	
317	Nicole SNow	9/30/2015 20:22	Please remove all lots under 4,000 Sq ft from frog pond concept plan.
318	Tamara battles	9/30/2015 20:31	
319	David Like	9/30/2015 21:18	
320	Ashley Sprecher	9/30/2015 21:26	
321	Jeff Platt	9/30/2015 22:21	
322	Kory kimball	9/30/2015 22:27	We do not need to be the destination for all apartments in clackamas county.
323	Stephen Weise	9/30/2015 22:28	
324	Danielle Apken	9/30/2015 22:43	
325	Bob Smith	10/1/2015 0:45	Enough with the high density homes!
326	Dana Marasco	10/1/2015 0:48	
327	Ruqiya azizi	10/1/2015 1:59	
328	Megan McManus	10/1/2015 2:21	
329	Helen Martinez	10/1/2015 2:36	I am definitely against high density housing in the Frog Pond area. We have enough high density housing on the East side of Wilsonville.
330	Alexandra Haas	10/1/2015 2:59	
331	Haley Ellison	10/1/2015 3:55	
332	Claudio Martinez	10/1/2015 4:02	We do not want more high density on the east side of Wilsonville
333	Tiffany Meacham	10/1/2015 4:38	

334	Tony Meacham	10/1/2015 4:45	I am in full agreement. Our city needs more rural style homes and lots. We have enough of an issue with traffic already! Not to mention the condensed living in Villebois and multiple apartments around. City Council, PLEASE DON'T ALLOW this; don't make Wilsonville like every other city throwing these small cookie cutter houses into condensed lots. Let's be a city that breaks the mold; manage our population, traffic, and get back to housing with beautiful open lots.
335	Katherine Dougall	10/1/2015 6:15	We moved to Wilsonville for the sense of community and family. To maintain that sense we need to build homes that draw families....that includes homes with yards!!! Please say "no" to high density housing!
336	Madison Goldade	10/1/2015 6:39	
337	Julia judge	10/1/2015 6:56	Stop trying to make Wilsonville bigger! There are so many stores with "for lease" signs. Fill them! Don't make new ones or new homes..... I think we have enough apartments by now....
338	Makenna Alberts	10/1/2015 6:59	
339	Carly Sheppard	10/1/2015 7:00	
340	Brett Wolvert	10/1/2015 7:46	
341	Krystal Cohn	10/1/2015 7:57	
342	Emily Smith	10/1/2015 10:24	
343	Jeremy Springer	10/1/2015 11:36	
344	Carol stark	10/1/2015 13:10	
345	Kalah Horner	10/1/2015 13:48	
346	Richard S. Alberts	10/1/2015 13:49	Traffic is already terrible. Schools are overcrowded. Please think about the negative impacts, and not the monetary income for the city.
347	Tim Springer	10/1/2015 13:56	We really do not need the high density. Traffic sucks already and now this?! Nope.
348	Erin Neuhauser	10/1/2015 14:07	
349	Kristi Springer	10/1/2015 15:18	
350	William Love	10/1/2015 15:23	
351	Kellie VavRosky	10/1/2015 15:44	
352	Joseph Marasco	10/1/2015 15:45	
353	Tracy VavRosky	10/1/2015 15:45	
354	Angela Beckley	10/1/2015 15:49	
355	Jezelle	10/1/2015 16:33	
356	Kerri Mistovich	10/1/2015 16:33	
357	Daniel Carroll	10/1/2015 16:43	
358	Dinesh Palve	10/1/2015 17:41	
359	Stephanie Kotka	10/1/2015 17:44	

360	Apama P	10/1/2015 17:52	
361	Bonnie Smith	10/1/2015 20:06	
362	Steven J Hurst	10/1/2015 20:08	28585 SW Cascade Loop Wilsonville, OR. 97070
363	Joanne Smets	10/1/2015 23:40	
364	Janice Eggleston	10/2/2015 0:01	Why doesn't the City work on I-5 freeway access at Boeckman Road to help with the congestion that we already have, instead of trying to create more traffic?
365	Todd Eggleston	10/2/2015 0:08	Our roads can not handle the traffic we already have.
366	Thereasa Harms	10/2/2015 0:40	
367	Lisa Reiter	10/2/2015 1:56	The lack of road improvements in relation to the housing growth is devastating to current residents of the the area.
368	Carol Wilson	10/2/2015 5:00	
369	Tina Starr	10/2/2015 5:43	Would love to see it kept farm land and large acreage lots. A big part of the attractiveness of Wilsonville. Don't turn W'ville into another crowded, over commercialized and dense suburb. How about more work on developing public space along part of the river.
370	Anita Moomaw	10/2/2015 14:43	
371	Angela Irwin	10/2/2015 15:31	We have plenty of density housing. We really need more one story homes for the mature citizens. If they are forced out to other areas Wilsonville is going to lose a valuable asset.
372	Bo Wu	10/2/2015 15:54	Wilsonville already have highest multifamily house ratio (~67%) among nearby cities! This will have (already have) negative impact on our school rating, and then on our house values!
373	Sue McKenzie	10/2/2015 16:03	
374	Molly Burhop	10/2/2015 17:09	
375	John Irwin	10/2/2015 18:42	
376	Dorothy Von Eggers	10/3/2015 15:47	Please all know they are not planning on building "multi-family" so I would hate for them to void our petition by saying they have already agreed to this. What we need to stress is no "small" lots PERIOD. We also need to take care of the traffic nightmare before attempting to bring in Frog Pond East & South into the Urban Growth Boundary.
377	Jacob Dalstra	10/5/2015 4:10	
378	Mike Lloyd	10/5/2015 16:33	
379	Carol Foster	10/5/2015 16:36	

380	John Harper	10/5/2015 16:50	what is being planned is a certain reduction of quality of life for everyone living in the Wilsonville area. What are the commissioners planning for the massive increase in traffic congestion? Have you noticed how irritated people are becoming over the lack of highway planning?
381	Dave Grano	10/5/2015 16:51	
382	Rolf Gearhart	10/5/2015 17:20	Wilsonville has enough multi family housing units.
383	Kim A MacKelvie	10/5/2015 17:36	
384	Linda & Jerry Dore	10/5/2015 18:40	
385	Donna Buhrow	10/5/2015 18:56	I moved here 6 years ago because of the high school. I have watched the quality of the education decline over that time because of the increase in housing density. My fear is that if this continues, my property value will drop. Do I need to move out of Wilsonville before that happens?
386	James Collins	10/5/2015 19:34	Wilsonville has enough high density housing by way of apartments.
387	Susan Arakelian	10/5/2015 20:49	
388	Vahe Arakelian	10/5/2015 20:50	
389	John bellanger	10/5/2015 21:04	Please reconsider the housing density for the frog pond development. Our town's roadways are already becoming too densely populated.
390	Jill Haener	10/5/2015 22:24	
391	Lyneil Vandermolen	10/5/2015 23:17	The City Council's obstinacy toward the will of the majority of Wilsonville residents tells me they should be voted out of office at the next election.
392	Marilyn Walter	10/5/2015 23:50	
393	Gary Traffas	10/6/2015 0:18	
394	Laura Ling	10/6/2015 0:30	
395	Elizabeth Peters	10/6/2015 1:18	
396	Donna King	10/6/2015 1:19	Please no more high density housing! It needs to stop. Save our town!
397	Tyler Eaton	10/6/2015 1:33	
398	Heather	10/6/2015 3:03	Please stop the high density building. The traffic is horrible and the schools are overcrowded. We moved here to live in a small town. There are already too many apartments. We wished we would have looked at that element closer.
399	Kelley Culp	10/6/2015 3:11	What we cherish about Wilsonville is that "small town" feel. People move here because it is NOT like Beaverton or Tigard...the "Portland Blob." Please keep our little town special.
400	Amy Baryo	10/6/2015 4:12	Wilsonville is losing its charm by allowing so many apparent buildings to be built there. It's truly a sad thing really.
401	Eric Prentice	10/6/2015 4:24	
402	Lauren gearhart	10/6/2015 6:01	

403	Share Brogren	10/6/2015 13:14	
404	Daralyn R Borgen	10/6/2015 13:47	Please remove all Frog Pond lots under 4,000 sq.ft. We do not need another Villebois.
405	Jaimy Beltran	10/6/2015 14:26	
406	Caroline Mouille	10/6/2015 15:34	I'd love to see lots over 8000 square feet so we can get some backyards in Wilsonville! I'm also looking to buy a 1-story about 2800 square feet so would like larger lot to accommodate my preferences.
407	Malea Vedack	10/6/2015 17:37	
408	Tori Prentice	10/6/2015 17:49	
409	Jason Culp	10/6/2015 17:50	
410	Cesar Giron	10/6/2015 18:07	
411	Mohamed Shaheen	10/6/2015 19:58	Please stop the frog pond high density. The roads and the infrastructure will not be able to take more. Fix the roads and infrastructure first before planning any expansions.
412	Duston Schenk	10/6/2015 20:02	
413	Bryan Aube	10/6/2015 20:07	I live in Wilsonville and am EXTREMELY concerned about this development. We have to improve our road and intersections when adding thousands of automobiles to the mix!!!!
414	Amy Berger	10/6/2015 20:10	
415	Worth Caldwell	10/6/2015 20:16	Gov't has become far too greedy....we must stop this insanity to satiate the unbridled gov't spending spree.
416	Carmen Hulbert	10/6/2015 20:23	
417	Jerry Martin	10/6/2015 20:32	
418	Sujatha Bhaskar	10/6/2015 20:36	
419	Marty Yoshida	10/6/2015 20:48	Wilsonville has too many apartments and smaller property houses already. Adding any more density only degrades our community life.
420	Rick Brainard	10/6/2015 20:53	As a local Real Estate Agent in the Wilsonville area, I can attest that we have plenty of small lots and apartments. We consistently lose buyers to West Linn, Lake Oswego, and other areas because we don't have newer homes on larger lots.
421	Jenny Cavarno	10/6/2015 20:54	Please keep our roads safe and our families safe!
422	Sydney Verd	10/6/2015 20:55	
423	Tom Haaga	10/6/2015 21:09	
424	Benjamin Verd	10/6/2015 21:16	
425	Kate Caldwell	10/6/2015 21:31	
426	Eric Alexander	10/6/2015 21:40	Please represent your current constituency-those of us who already live hear and support you with our votes and taxes!

427	John Roche	10/6/2015 22:07	
428	Wael ElManhaway	10/6/2015 23:42	
429	Kimberly Lam	10/7/2015 2:46	
430	Peter Hurley	10/7/2015 3:16	As a Planning Commissioner I voted NO. Now as a resident and concerned Oregonian I, yet again, must vote NO on density. We are NOT Portland, we are NOT Tigard, we are Wilsonville. People do not move here for dense housing, they move here to get AWAY from Portland, Tigard, Gresham, Beaverton. Let's not mess Wilsonville up any more than it already has been. LOW density for Frog Pond please.
431	Julie Palmer	10/7/2015 3:22	
432	Megan Osborn	10/7/2015 3:27	
433	Jamie Schuknecht	10/7/2015 3:27	
434	Chris	10/7/2015 3:28	
435	Pamala Campbell	10/7/2015 3:46	
436	Grady Nelson	10/7/2015 4:13	I am against the move by the city.
437	Susy Dunn	10/7/2015 4:14	Villebois has already altered from the original vision bringing in too many small lots bringing down our home values. Please require a balanced approach to Frog Pond with mixed sizes. It will benefit in the long term as people want to upgrade and will stay in Wilsonville.
438	Hisako Lam	10/7/2015 4:35	We don't need small lots in town.
439	Barbara Ray	10/7/2015 4:57	
440	Kelly Tibbitts	10/7/2015 5:36	
441	Jason Koenig	10/7/2015 5:56	
442	Betsy	10/7/2015 6:03	
443	Mandy Wilson	10/7/2015 6:48	
444	Douglas Welch	10/7/2015 11:46	Please stop this awful High density idea
445	Joe Chiovaro	10/7/2015 12:58	
446	Kelly White	10/7/2015 13:33	
447	Jake Evans	10/7/2015 14:30	
448	Kari Kleinke	10/7/2015 14:35	
449	Alys McKnight	10/7/2015 14:45	Please help preserve our community.
450	Todd Sweetland	10/7/2015 15:29	Please stop this awful High density plan. We have enough on the west side of town.
451	Jill Oien	10/7/2015 15:53	

452	C. Nick Palmer	10/7/2015 17:40	To have additional high-density communities in Wilsonville is to further alter what makes Wilsonville a desirable community. We lack newer homes on larger lots, conversely however, there is an influx of high-density communities already provided in Wilsonville. Lets keep Wilsonville special and provide the families of this community an option that is currently lacking; low density housing.
453	Anthony Yeznach	10/7/2015 17:44	
454	Jacob Adams	10/7/2015 17:59	I live in Villebois, and I support limiting high density in frog pond.
455	Jennifer Wike	10/7/2015 18:36	
456	Barb Lovre	10/7/2015 20:29	
457	Kris McVay	10/7/2015 20:48	
458	Nicole Case	10/8/2015 17:35	
459	Robin Yorde	10/8/2015 20:09	
460	Doug King	10/8/2015 22:02	
461	Brent Timm	10/8/2015 22:02	
462	Matthew McClelland	10/8/2015 22:12	
463	Sparkle Anderson	10/8/2015 22:17	I own property in frog pond and live there, WE WANT OUR OWN LARGE BACK YARDS to garden and live quietly.
464	Abigail Brown	10/8/2015 22:37	
465	Michele Dempsey	10/8/2015 22:46	We moved to Wilsonville for its beauty and non-urban feel. It is becoming too dense, traffic is ridiculous, and trees and wildlife habitats are suffering. It is beginning to look like Beaverton which is not desirable any way you look at it.
466	Mike Bishop	10/8/2015 23:26	
467	Elizabeth Peters	10/9/2015 0:20	
468	Patty J Hunter	10/9/2015 0:37	Wilsonville is a very special, "small town" feel city. Please keep it that way by not adding any more single family homes with small lots.
469	William	10/9/2015 0:57	I live in Villebois and I believe that through this and other high-density developments in Wilsonville, our City has done more than its fair share to support higher density opportunities in our community. It's time that other stakeholders in our community (e.g., those that desire larger lots for their growing families) have their voices heard. Balance of interest here is the watchword that should be followed!
470	Donna Rodriguez	10/9/2015 1:50	I did not move to Wilsonville for the high density. I moved here to bring up my children and now my grandchildren in a small town community. If I wanted high density I would live in Portland!
471	Kathryn D. Whittaker	10/9/2015 2:03	
472	Arlene Gardner	10/9/2015 2:57	
473	Scott Morrison	10/9/2015 3:01	

474	Jason koenig	10/9/2015 3:28	
475	David Grano	10/9/2015 3:41	
476	Amber	10/9/2015 4:04	
477	Lisa Faveluke	10/9/2015 4:16	Please maintain the beauty and integrity of our small community by reconsidering the plans for adding more high density homes.
478	Cammi Grace	10/9/2015 4:37	
479	Susan Arakelian	10/9/2015 17:07	
480	Nathan Osborn	10/9/2015 18:13	The community has continually spoken out for less density. Here is to hoping that the city council is working for those that currently live in our city!
481	Dale and Verla Kreilkamp	10/9/2015 22:11	
482	Margaret Jeffries	10/10/2015 5:03	I am opposed to small lots and any attached-style dwellings in the frog pond area development. Wilsonville already has far too many apartments and condos. What we need is homes on lots equal in size or greater than those in The Meadows!
483	Maggie Shangle	10/10/2015 16:03	the boat is full and if we add anymore we will sink
484	Mike Larsen	10/10/2015 19:53	
485	James Richard Kerr	10/10/2015 20:37	More high-density housing will further compromise those attributes that make Wilsonville unique.
486	Jason Ellison	10/11/2015 14:47	I look forward purchasing a large lot in Frog Pond when it opens and hope to have neighbors that feel the same way.
487	Jon Bean	10/11/2015 16:12	
488	Madison bean	10/11/2015 16:17	
489	Nolan Smith	10/11/2015 16:23	
490	Jennifer Bean	10/11/2015 16:38	
491	Kathy Krueger	10/11/2015 18:01	
492	H. J. Corsair	10/11/2015 19:21	
493	Bob Weaver	10/11/2015 19:21	Urban Renewal so you can get more federal loan dollars is not the kind of debt I want to leave to my grandchildren. I vote for larger lots.
494	Clarence (Vern Wise	10/11/2015 21:16	I have served on several City committees, witnessing Wilsonville grow especially the increase in high density complexes. I personally feel Wilsonville has adequate housing in the high density. What is needed for lower density lots for stableness of residents rather than unknowns which are only temporary which will definitely affect all of Wilsonville. Do not accept the plan from an outside consulting firm! For once listen to the people of Wilsonville who have a large stake in the frog pond area which will have a direct bearing on their tomorrow. Again listen to the people
495	Gigi Sweet	10/12/2015 0:09	
496	Vimal Aga	10/12/2015 0:16	I agree with the petition to limit lots to 4000 sq ft and above.

497	Jill Fairchild	10/12/2015 0:33	No way!!!
498	Debi Hays	10/12/2015 0:49	
499	Brett Resko	10/12/2015 0:52	
500	Steve Hays	10/12/2015 0:53	
501	Nels Ericson	10/12/2015 1:43	No lots <4000 sq ft in Frog Pond.
502	Nels Ericson	10/12/2015 1:47	No lots < 4000sq ft in Frog Pond
503	Jamie Jeffrey	10/12/2015 1:50	
504	Karen Kaiser	10/12/2015 1:55	
505	Keith Kaiser	10/12/2015 1:56	
506	John F Mohatt	10/12/2015 2:23	Please NO HIGH DENSITY LOTS - Wilsonville and Stafford Roads are already at high usage as a freeway on / off ramp between 1-5 & 1-205. The road is now a VERY DANGEROUS place for kids and the elder. This is a neighborhood, not a strip mall and tiny little lots - that will bring another 500 cars and trucks a day to add to the grid lock in Wilsonville traffic. PLEASE - do not turn us into Southeast Portland.
507	Jan Mohatt	10/12/2015 2:44	High density within the Frog Pond development plan will clearly have a negative effect on traffic in an already busy Wilsonville Road. It has become very dangerous for our school children and other pedestrians, drivers, and bikers. Do not increase the probability of a critical accident to any fellow citizens. High density may also increase crime which is always a concern for those who live in this community.
508	Ted Jeffries	10/12/2015 3:06	I am opposed to small lots and especially attached homes, condos or apartments being built in the Frog Pond development. Wilsonville is already 50% high density housing. What this town needs is more neighborhoods like The Meadows to encourage more long-term families to move in.
509	Jamie Stenstrom	10/12/2015 3:07	
510	Bhaskar Ramakrishnan	10/12/2015 3:23	
511	Jennifer Somerscales	10/12/2015 3:30	
512	Margaret Vike	10/12/2015 3:43	
513	Margaret Wilson	10/12/2015 3:55	
514	Rachel Gatto	10/12/2015 4:14	
515	Doris Wehler	10/12/2015 4:45	The signers of this petition have continually spoken out in favor of large lots and low density. The question becomes "Have our Councilors heard?"

July 16, 2021

Re: Middle Housing Infrastructure and Design Standards

Dear Dan,

Taylor Morrison is the nation's sixth largest homebuilder. We are recognized as America's most trusted homebuilder and take great pleasure in building world class homes in diverse, inviting, and neighborhood-focused communities. We are proud of our ongoing work in Wilsonville, where we are helping make the City's vision for a walkable, vibrant Villebois a reality.

Taylor Morrison is also a leader in middle housing. We are the first national homebuilder to integrate middle housing into our existing communities, which we are doing in Tigard's River Terrace and Beaverton's South Cooper Mountain. Within the coming years, we will likely bring more middle housing to market in Oregon than anyone else.

Based on our experience helping shape healthy communities as well as design and build attainable middle housing, we are submitting this letter to provide comment on the City's Middle Housing Infrastructure and Design Standards. We congratulate Wilsonville for embracing this important work and believe that, with modest amendments and clarifications, the City can effectively support the creation of attainable middle housing.

Generally, we ask the City for greater clarity and enhanced flexibility when it comes to middle housing design standards. We have found that both unclear and overly prescriptive housing design standards discourage creative planning and drive housing prices. Therefore, we recommend targeted changes to the following sections.

Section 4113.14(C)(1) states that "no two directly adjacent or opposite residential structures may possess the same front or public-facing elevation." Here, the word opposite is undefined. Importantly, due to topography and other natural features, new lots oftentimes are not laid out in a strict, linear, and geometrically standard pattern meaning the determination of opposite structures is oftentimes difficult to ascertain. Clarification is needed to understand exactly when two structures are opposite from one another under Section 4113.14(C)(1).

Section 4113.14(C)(2)(b) states that, "all public-facing facades of residential structures other than townhouses shall incorporate a selection of ... design elements." Here, the word selection is undefined, and it is unclear how many design features each structure must include. Clarification is needed to understand how many design features are needed to comply with Section 4113.14(C)(2)(b).

Section 4113.14(C)(2)(c) states that, “a single design element that spans at least 50% of the façade width can count as two articulation elements ...” It is unclear whether the 50 percent must be contiguous or whether it can be achieved through the assemblage of multiple façade width sections. Clarification is needed to understand how builders can comply with Section 4113.14(C)(2)(c).

Sections 4113(D)(2), 4.113(E)(3), and 4.113(G)(3), state that, “a minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors.” With smaller, more narrow homes, meeting the 15 percent number can be extremely difficult and costly (upwards of \$9,000 per home in some circumstances). Additionally, it can lead to the placement of windows in non-ideal locations that provide minimal benefit to homeowners. Other jurisdictions require 10 or 12 percent, which we have found to be much more manageable from a cost and functionality standpoint. As such, we ask the City to consider reducing the window or entrance door requirement from 15 to 10 percent.

Section 4.127.16(E)(5) calls for “roof overhang[s] of 16 inches or greater.” Based on current construction efficiencies we have found that 8-inch roof overhangs provide the same visual benefit while reducing construction material and housing costs. Additionally, we have heard from many homeowners regarding their concerns with birds and other animals using larger overhangs for nesting. Also, without explicitly allowing for overhangs in the setback area, the 16-inch standard will reduce interior middle housing floor area and impact livability for already smaller scale housing. As such, we recommend that the City allow for roof overhangs of 8 – rather than 16 – inches.

Thank you for considering our recommendations. We are enthusiastic about our work in Wilsonville and look forward to the opportunity that a robust and flexible middle housing code will provide. Please do not hesitate to contact me if you would like to discuss the matter further.

Sincerely,



Alaina Robertson
 Division President