

ORDINANCE NO. 395

AN ORDINANCE ADOPTING FINDINGS AND AMENDING THE COMPREHENSIVE PLAN MAP TO CHANGE FORTY-FOUR (44) ACRES OF PROPERTY FROM RESIDENTIAL TO INDUSTRIAL; DESIGNATING THE 44 ACRES AS AN AREA OF SPECIAL CONCERN; AMENDING THE OFFICIAL ZONE MAP TO SHOW THE 44 ACRES AS RA-1; AND RETAINING THE DESIGNATION OF AN ADDITIONAL 20 ACRES LOCATED TO THE SOUTH AS RESIDENTIAL (7-12 DU/AC) AND (5-7 DU/AC) ON THE CITY'S COMPREHENSIVE PLAN MAP; TAX LOT 2601, T3S-R1W, SECTION 13B, CLACKAMAS COUNTY, OREGON; APPLICANT - MENTOR GRAPHICS CORPORATION.

WHEREAS, an application has been prepared by Mary Dorman, consultant for Mentor Graphics Corporation, requesting a Comprehensive Plan Map amendment to change forty-four (44) acres) of **RESIDENTIAL** planned property to **INDUSTRIAL** and to designate an additional twenty (20 acres) located to the south as **RESIDENTIAL (7-12 DU/AC)**; and,

WHEREAS, the application, including the planning staff report and exhibits, was submitted to the Wilsonville Planning Commission in accordance with the procedures set forth in Section 1 (Plan Amendments) of the Wilsonville Comprehensive Plan; and,

WHEREAS, the Planning Commission held public hearings on August 12, 1991, and September 9, 1991, and accepted into the public record the applicant's testimony and exhibits, the Planning Department's Staff Report and exhibits and, additionally, heard testimony and received evidence (including petitions) at public hearings from interested persons after public notice was duly posted, published and mailed in accordance with state and local law; and,

WHEREAS, the Planning Commission, after closing the public hearing and considering all the testimony and evidence, adopted Planning Commission Resolution No. 91PC09 which recommended approval provided (1) that the industrial area be considered for designation as an **AREA OF SPECIAL CONCERN**; and (2) that a Plan Amendment be considered for the Bridle Trail Ranchettes properties to increase their housing density to partially offset the housing density to be decreased on the Mentor Graphic Corporation's **RESIDENTIAL** property, taking into account the Metropolitan Housing Rule, the Transportation Planning Rule, the Regional Urban Growth Goals and Objectives (RUGGO's), the Statewide Planning Goals and the City's Comprehensive Plan;

3. The City Council reaffirms Resolution No. 888 which endorses the concept of a community-based planning effort to support a residential density increase for the Bridle Trails Ranchettes.
4. The City Council hereby retains the current residential density of 5-7 dwelling units per acre and 7-12 dwelling units per acre on the southerly 20 acres at this time.
5. In response to the Planning Commission's recommended approval No. 3, any further application for density increase for the southerly 20 acres will be considered at such time as design guidelines have been developed and incorporated into a proposed **AREA OF SPECIAL CONCERN**.
6. The City Council is also willing to consider a density increase for the applicant's southerly 20 acres in the context of a larger planning effort including the Bridle Trails Ranchettes. Issues of design guidelines, infrastructure improvements, density and linkages of residential areas with commercial and employment centers will be addressed in the community based planning effort. In adopting Resolution No. 888, the City Council has designated a date of February, 1993, for consideration of a legislative Comprehensive Plan Amendment if requested to do so by the Bridle Trails Ranchettes property owners.
7. The Planning Director shall change the City's Comprehensive Plan map to designate the northerly 44 acres of Tax Lot 2601 as **INDUSTRIAL**, except for the natural drainageway which shall remain designated as **PRIMARY OPEN SPACE**. In response to the Planning Commission recommended condition of approval No. 3, the Council declares the 44 acres acreage as an **AREA OF SPECIAL CONCERN** and adopts the Design and Transportation Objectives and the Proposed Design Guidelines set forth in Exhibits "A - 2" attached hereto and incorporated by reference herein. This shall be incorporated into the Comprehensive Plan as **Area of Special Concern - Area 12** and, hereafter, all persons, Boards and Commissions shall follow the Guidelines when reviewing any development proposal.
8. The Planning Director shall change the Official Zoning Map to designate the 44 acres as **RA-1 (Residential Agriculture - One Acre Minimum)** as a holding zone designation, since Mentor Graphics Corporation has indicated it has no immediate development plans. Review and approval of a zone change to P.D.I. and approval of a Stage I Master Plan shall be required prior to the development of the 44 acre site.
9. In response to the Planning Commission recommended condition of approval No. 1, the City Council adopts an indefinite approval of the zone map amendment to RA-1.

and (3) that Mentor Graphics Corporation be allowed to proceed on its application should a Comprehensive Plan amendment for the Ranchettes be delayed; and

WHEREAS, the Planning Commission's Resolution No. 91PC09 was forwarded to the Wilsonville City Council on January 6, 1992; along with a request by Mentor Graphic Corporation to schedule a public hearing before the Council to consider their Comprehensive Plan amendment as it appeared the Comprehensive Plan Amendment for the Ranchettes would be delayed; and

WHEREAS, the City Council held a public hearing, after providing public notice, to consider the Planning Commission's recommendations and, upon considering the recommendations, adopted City Council Resolution No. 888 which set a public hearing for the Comprehensive Plan amendment requested by the Mentor Graphics Corporation and delayed the Planning Commission's recommended Comprehensive Plan amendment for Bridle Trail Ranchettes until February, 1993, after: the Canyon Creek South road alignment is set, the "open space" inventory is complete, a water utility line is designed to serve the Ranchettes, a funding source is identified to complete the capital improvements and the planning for Bridle Trail Ranchettes is included on the Planning Department's work program; and,

WHEREAS, the Mentor Graphics Corporation requested to delay the scheduled public hearing until April 6, 1992, so that they could prepare "design guidelines" for the **AREA OF SPECIAL CONCERN** (the 44 acres of proposed **INDUSTRIAL** property) and review and discuss the "guidelines" with City staff and their neighbors; and,

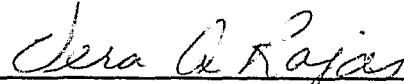
WHEREAS, the City Council, in consideration of Mentor Graphic's request and after providing the required public notice, held a public hearing on April 6, 1992, to review the entire hearings record and to gather additional testimony and evidence from all parties.

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

1. The City Council adopts by reference the findings submitted by the applicant in support of the Comprehensive Plan Amendment to Industrial and Zone Map amendment to RA-1 affecting the northerly 44 acres, which are included in the record of these proceedings. Additionally, the Council adopts the findings in support of the plan amendment to Industrial contained in the Staff Report which is labeled "Exhibit A" and attached hereto and incorporated by reference.
2. The City Council adopts additional findings submitted by City Staff which are labeled "Exhibit A-1" and attached hereto and incorporated by reference.

10. In response to Planning Commission recommended condition of approval No. 2, the future alignment of Canyon Creek South shall conform to the design and location set forth in the Transportation Plan. Staff is directed to work with the residents of Bridle Trails Ranchettes and the Mentor Graphics Corporation to determine the exact alignment. Staff shall obtain input from Mentor Graphics who is conditioned herein to dedicate the necessary right-of-way affecting their property.
11. The City Council action herein, which the applicant acknowledges and concurs, repeals all development approvals for the property under Phases II and III of the Ash Meadows Development.

SUBMITTED to the Wilsonville City Council and read the first time at a regular meeting thereof on the 6th day of April, 1992, commencing at the hour of 7:00 o'clock p.m. at the City Hall Annex Community Development Department conference room and scheduled for second reading at a regular meeting of the City Council on the 20th day of April, 1992, commencing at the hour of 7:00 p.m. at the City Hall Annex, Community Development Department conference room.



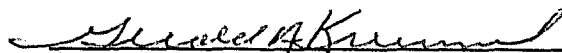
VERA A. ROJAS, CMC/AAE, City Recorder

ENACTED by the Wilsonville City Council on the 20th day of April, 1992 by the following votes: YEAS: 5 NAYS: 0.



VERA A. ROJAS, CMC/AAE, City Recorder

DATED and signed by the Mayor this 22 day of April, 1992.



GERALD A. KRUMMEL, Mayor

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>

**MENTOR GRAPHICS CORPORATION
91PC9**

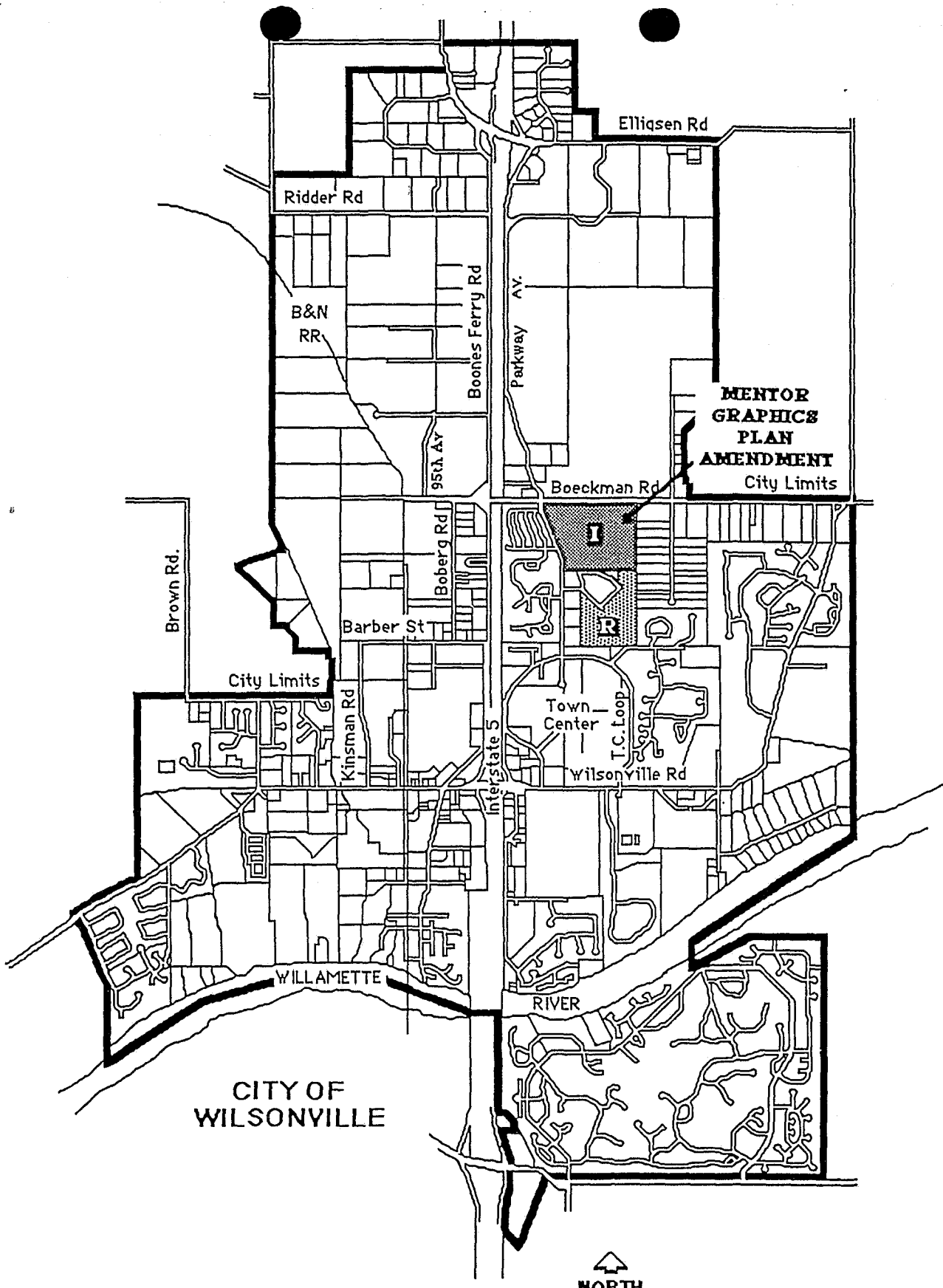
**ZONE MAP AMENDMENT
(PDI to RA-1 - portion of site)**

**COMPREHENSIVE PLAN AMENDMENTS:
Residential to Industrial - portion of site
Increase 5 to 7 density to 7 to 12 density
Amend Ordinance 318
Amend Primary Open Space**

Applicant: Mentor Graphics Corporation
Planning Consultants: Dorman, White & Company
Site Identification: Approximately 64 acres identified as Tax Lot 2601 of Section 13, Township 3 South - Range 1 West, Wilsonville, Oregon.
Vicinity Information: The subject property is bordered on the north by Boeckman Road and the Mentor Graphics world headquarters. On the east is the Bridle Trail Ranchetts Subdivision subdivided in approximately two-acre lots and the Sundial Apartment complex. The west parcel is bordered by Parkway Avenue, the Thunderbird Mobile Home Park, the Woodleaf Apartments and the Oak View condominiums. The subject site wraps around the Ash Meadows condominiums. Adjacent to the south is the Thiftway store and strip retail center.

Applicable Criteria for Review:

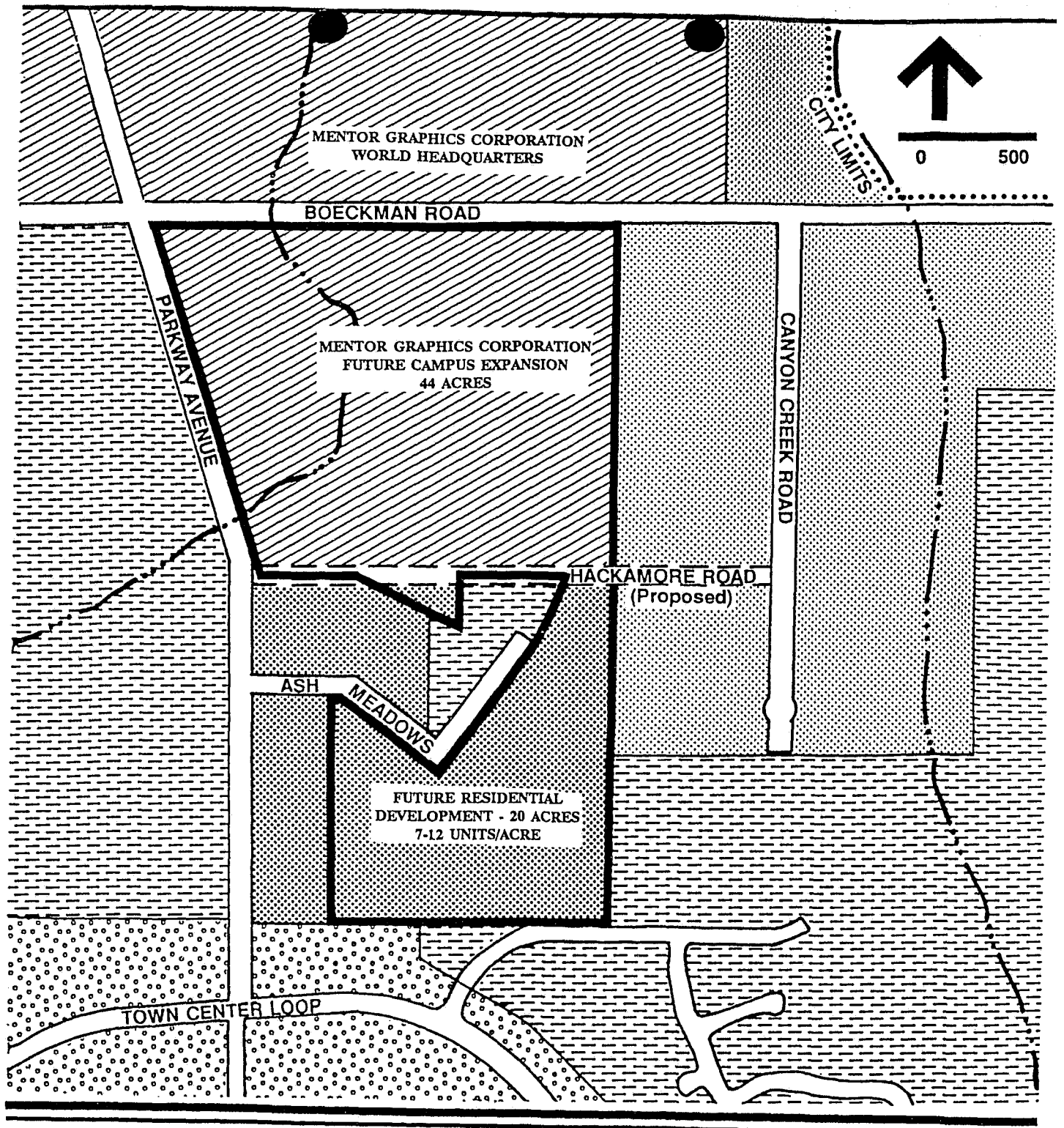
Section 4.187(1)(c) WC: Section 4.120:	Zone Map Amendment RA-1 Zone
Comprehensive Plan:	Plan Amendment, Planning/Zoning Procedures Urbanization Primary Open Space, drainageways Industrial designation Residential designation Roads and Transportation
Ordinance No. 318 OAR 660, Division 7 ORS 215.015 Oregon Statewide Goals	Balanced Housing Metropolitan Housing Rule See Finding 1.



**MENTOR
GRAPHICS
PLAN
AMENDMENT**
City Limits

**CITY OF
WILSONVILLE**





LEGEND

- ▨ RESIDENTIAL 0-1 DU/A
- ▨ RESIDENTIAL 5-7 DU/A
- ▨ RESIDENTIAL 7-12 DU/A
- COMMERCIAL
- ▨▨▨▨ INDUSTRIAL PARK
- CREEK, DITCH, STREAM
- CITY LIMITS
- SITE BOUNDARY

EXHIBIT D.5

PROPOSED PLAN

DESCRIPTION OF PROPOSAL

- A. Amend the Comprehensive Plan that would replace the Residential Plan designation shown at 5 - 7 and 7 - 12 dwelling units per acre with an Industrial designation, on the northerly 44 acres of the site.

Note: Exhibit 8 (Concept Plan) of the applicant's submittal documents shows adjoining Tax Lot 2501, portions of Tax Lots 2100, 2200, 2300, 2401 and 2500 of Section 13B, Township 3 South, Range 1 West, as part of the overall Mentor Graphics Master Plan. Those tax lots are designated Residential 0 - 1 du/ac and are in private ownership patterns. The applicant's narrative does not identify the above-referenced properties as part of the Comprehensive Plan Amendment.

- B. Amend the Comprehensive Plan Map to increase housing density on the southerly 20 acres presently projected at 5 - 7 du/ac to a density range at 7 - 12 du/ac. Approval of this request would result in an overall net reduction of the City's housing inventory by 336 dwelling units.
- C. Review the Master Street Plan of the Comprehensive Plan to confirm the conceptual alignment of a collector street (Canyon Creek South) shown to extend along the property's easterly boundary.
- D. Amend Ordinance No. 318 in the Comprehensive Plan to adjust the balanced housing ratio for Traffic Zone no. 4 of said ordinance.
- E. Amend the Planned Development Residential (PDR) zoning on the Official Zoning Map to apply RA-1 zoning (holding zone) on the northerly 44 acres. At a time site development is proposed, the applicant would then request that the RA-1 zoning be reclassified to Planned Development Industrial (PDI).

Comprehensive Plan Amendment Planning Department Proposed Findings:

1. The Wilsonville Comprehensive Plan provides the operative document in which Comprehensive Plan Amendments are reviewed. In order to grant a plan amendment, the Planning Commission will render the initial recommendation for the City Council and with findings that:
 - a. The proposed amendment is in conformance with the text portions of the Plan not being considered for amendment.
 - b. The granting of the amendment is in the public interest.
 - c. The public interest is best served by granting the amendment at this time.

- d. The factors in ORS 215.055 were consciously considered. These factors include the various characteristics of the areas in the City; the suitability of the various areas for the particular land uses and improvements; the land uses and improvements in the areas, trends in land improvement, density of development; property values; the needs of economic enterprises in the future development of the area; transportation of the area; transportation access; natural resources and the public need for healthful, safe and aesthetic surroundings and conditions.
2. The applicant's consultant planner has prepared findings that respond to the standards set forth in Finding 1, and are identified as Exhibits D-1 to D-5 and are incorporated as supplemental findings to this report. Community development, land use trends, population forecasts and employment projections as presented in the applicant's report were coordinated and verified with planning staff.

Regional Urban Growth

3. Policy 1.1 Metropolitan Housing Rule: The Metropolitan Rule has effectively resulted in the preparation of local comprehensive plans in the urban region that:
 - Provide for the sharing of regional housing supply responsibilities by ensuring the presence of single and multiple family zoning in every jurisdiction; and
 - Plan for local residential housing densities that support net residential housing density assumptions underlying the regional urban growth boundary.
4. The City of Wilsonville is unique from the the other cities in the Metropolitan Service District in that the City Limits and the Urban Growth Boundary have identical boundary locations. As a consequence, all land inventories discussed in this staff report include the entire land base within Wilsonville proper. With exception to the possible UGB amendment to take in the built and committed area of Dammasch Hospital and the Callahan Center, the City does not anticipate expansion of its Urban Growth Boundary for several years. This does not preclude adjoining property owners to the UGB from making application to Metro to seek UGB adjustments. Historically, Metro has administered very tight controls on adjustments to the UGB.
5. Metro's growth policy is designed to help contain sprawl. Housing policies that accommodate development inside the UGB help ease pressures to develop beyond the line and expand it outward. Metro's policies includes two key provisions:
 - a. A requirement that each of the region's three counties and 24 cities develop comprehensive plans that allow for a new housing construction "mix" that includes at least 50% multi-family or single-family attached (i.e. town-home) units.
 - b. A requirement that the plans allow for certain minimum "target" housing densities. For the City of Wilsonville, the objective is eight units/acre. Clear numeric objectives provide a yardstick by which community efforts to provide more compact housing can be measured.

The 1982 Metropolitan Housing Rule that includes these provisions requires only that local plans allow for the mix and density objectives.

6. The Comprehensive Plan clearly governs residential densities for new development in Policy 4.4.7. This policy states:

"To provide variety and flexibility in site design and densities, residential lands shall be divided into land use planning districts with the following prescribed density ranges for each district:"

In this case, the applicant's property is designated as Urban Medium Density Residential (U.M.R.) Density 5 - 7, 7 - 12 range.

7. As stated by the applicant's finding to Comprehensive Plan criteria referenced above as 1 - a, the requested plan amendment will result in a decrease in residential density and a corresponding increase in the industrial land inventory. The effect of the proposed plan amendment on long-range housing densities in Wilsonville is assessed by the applicant's findings labeled Exhibits D-1 to D-4.
8. Since the time planning staff provided data to the applicant, additional updating of the Community Development and Land Use Survey has been accomplished. Conclusions about this new information are as follows:
 - a. As of November 1990, the average housing density for single-family and multi-family housing types is 4.84 du/ac. This is a slight increase from 4.8 du/ac for 1989. As previously stated, the Metropolitan Housing Rule has established a housing target for Wilsonville at eight du/ac.
 - b. The projected new housing capacity indicates the potential amount of dwellings that could be accommodated. The actual number of housing units that will be constructed may actually be far less than the 11,039 dwelling units projected by the Comprehensive Plan. The 11,039 housing capacity projection was acknowledged by LCDC as a part of Wilsonville's periodic review order in 1988 and is a target figure in which LCDC measures for built on 722 acres (62% of the total Residential designated land area). At the rate of land consumption for residential development, it is estimated that an additional 2,641 dwelling units could be constructed at full build-out. This would bring the housing total at approximately 7,015 du (4,024 dwelling units) below the Comprehensive Plan housing target). Unfortunately, there is no easy method for projecting the maximum or minimum dwelling units that may be built. Refer to Exhibits G, H, I and J of this staff report for graphic representations of this finding.
 - c. That Metro projected in the January 1991, Community Profile, Research Report 91-1 (Exhibit - L), 12.8 dwelling units per acre at total residential build-out. The City of Wilsonville Planning Department had provided to Metro base land inventory and development data for the Metro report. The Metro report is a higher projected housing density than the City's (4.84 du/ac current density average), which is current development. This discrepancy reflects different methodologies used to determine projected housing density, and does not to discredit housing data presented in in either report. Since Metro is the regional planning body, this staff report incorporates Metro's community profiles as the basis to judge housing density.

9. The proposed reduction to the City's housing base by 336 dwelling units represents 3% of the projected 11,039 housing count. The plan amendment, as requested, would retain the southerly area of the site presently designated 7-12 du/ac, and amend the southeasterly 20 acres presently designated 5-7 du/ac to be increased to 7 to 12 du/ac. The net increase in housing through this adjustment could increase this subarea's residential potential by 100 dwelling units.

10. **Objective 4.3.4:** Balance ratios (targets) are to be set as follows: 40% single-family (including manufactured housing located in subdivisions and modular homes); and 10% for mobile homes and manufactured housing located in mobile home parks.

Because of normal building cycles, it would be expected that any single-family projection for a specific type of housing might vary by 50% from the units calculated for a specific housing type. Interim targets are to be established for a five-year interval and will be allocated to vary by as much as 30%, but shall not exceed the long term goal. Permits exceeding more than 30% of an interim goal or exceeding the long-term goal may be specifically excepted by the City Council on a case-by-case basis.

To assure balance in location of housing types, no traffic zone shall have a single housing type exceeding 60% of the long-term goal calculated for the sum total of the traffic zone and all adjacent traffic zones. The balance targets shall be as follows:

11.	* 1990 %	Target %	# Units
Single family	41.47	40	4415
Mobile homes	.03		
Duplexes	<u>1.30</u>		
Total	42.80		
Multi-family	44.00	50	5520
Condos	<u>3.00</u>		
Total	47.00		
Mobile home parks	<u>10.2</u>	10	1104
Total	100%	100%	11,039 Total Buildout

*(Source: Comprehensive Plan & 1990 Wilsonville Community Development and Land Use Survey)

12. Ordinance 318 is intended to promote a balanced mix of housing. In this case, the subject property is in Traffic Zone No. 4. Table 6 of the applicant's findings summarizes current housing mix and a long-term goal for Traffic Zone no. 4. Based upon applicant's Table 6, it is unlikely that there will be sufficient available land in Traffic Zone no.4 to achieve the long-term housing density for single-family and multi-family housing.
13. **Objective 2.1.2** **Allow urbanization to occur to provide adequate housing for employment within the City.**
14. An analysis of the number of acres allocated for future development indicates that balanced jobs/housing does appear possible in Wilsonville. Recent data reflects that 7,593 people are employed in Wilsonville. It is estimated that 9,375 people reside in Wilsonville by tabulating 4,393 du. x 2.13 people per household. However, the employment level may exceed the City's population since many employees are in construction trades at many sites throughout the city and are not counted in the overall employment level.
15. **Objective 2.1.6** **Allow zoning to proceed when services are scheduled but allow actual development only when public services and facilities are available.**
16. The availability of sanitary sewer, storm sewer and water are usually evaluated at such time planned development applications (Stage II) are submitted for site development of the property. In this case, the applicant is seeking a zone map amendment to change the PDR zoning on the northerly 44 acres to a RA-1 zone classification. The purpose of this zone, as it applies to the subject site, is to preserve it in the RA-1, holding zone for future industrial development on the property.
17. **Policy 2.2.3** **To discourage speculative zoning and to provide for maximum responsiveness to new design concepts and a changing market zone changes and site plan approvals shall carry an expiration date with substantial progress towards site development required to preserve the approval.**
18. Mentor Graphics Corporation has demonstrated a substantial community investment in the City by increased property valuation, off-site infrastructure improvements and new employment that was created with Phase I development. The proposed comprehensive plan change further provides the applicant greater flexibility for additional expansion planning. Expiration dates imposed on zone map amendments are considered in the zone map amendment process.
19. Though Mentor Graphics is an important community investor, the area subject to being reclassified to Industrial lies in a sensitive area as it relates to adjoining residential development. Comprehensive plan amendments, by nature, do not fix a particular development proposal on the property, but rather allow any uses that are consistent with comprehensive plan policies, goals and objectives of the specific plan designation. In review of the proposed plan amendment, the proposed plan amendment does not adequately address conflicts resulting from mixing uses.

In order to safeguard against inappropriate industrial development on the subject property, industrial uses should be developed in a campus-like development. Staff recommends that the entire 64 acre parcel be designated as an "Area of Special Concern" and that specific direction be provided for future development through development of special design objectives. Said design objectives should be submitted to the Design Review Board with recommendation to the Planning Commission by Mentor Graphics.

20. **Goal 3.1:** **Plan for and provide adequate public facilities and services closely tied to the rate of development.**
21. A full public facilities review is generally conducted in a zone map amendment or at Stage II site development reviews and is governed by the Comprehensive Plan..
22. **Policy 3.3.1:** **The Street Master Plan (Map I) has been designed to meet projected year 2000 traffic volumes. It specifies standards for each arterial and collector street. The conceptual location of the proposed new major streets are also identified. However, actual alignments may vary from the conceptual alignments based on detailed engineering specifications and design considerations, provided that the intended function of the street is not altered. While local residential streets are considered a part of the Master Street System, they are not shown on the Master Plan. The alignment of local streets shall be evaluated on a project-by-project basis. Other streets shall also be considered if determined necessary for safe and convenient traffic circulation.**
23. The Wilsonville City Council recently adopted and updated the City's Transportation Master Plan. The purpose of the Transportation Master Plan is to guide the City to fulfill its goals and objectives for implementation of improved transportation facilities into the 21st century. The planning process consisted a technical analysis combined with input an review by the City's Transportation Advisory Commission (TAC) throughout the process. Refer to Exhibit F for street standards and a map of the streets proposed in the updated Transportation Master Plan.
24. The Transportation Master Plan identifies a commercial industrial collector street, CI-1 design classification, to traverse the subject site in an alignment to follow the easterly property line. Refer to Figure 20, Exhibit F, of the Transportation Master Plan for a pictorial representation of existing and future City street alignments. This should be clarified and made a condition of the comprehensive plan amendment granted to the applicant.
25. The applicant's concept plan delineates Canyon Creek South located primarily on Mentor Graphics ownership with the northerly terminus making a radius on Tax Lots 2300, 2401, 2500 and 2501 of Section 13B. In this regard, the applicant has concerns that the southerly radius would isolate a small area of their site from the balance of their property and that the small parcel would be unbuildable. A full housing unit density credit could be transferred from the small parcel to the balance of the property when at the time it is master planned.

26. Detailed levels of traffic generated by the subject site will be reviewed at Stage II site development review. At such time, the City will review necessary street systems improvements associated with the site development.
27. **Policy 3.4.3:** Major natural drainageways shall be established as the backbone of the drainage system and designated as open space. The integrity of these drainageways shall be maintained as development occurs. Where possible on-site drainage systems should be designed to complement natural drainageways and designated open space to create an attractive appearance. Alterations of minor drainageways may be allowed provided that such alterations do not adversely impact stream flows and in-stream water quality of the major drainageways and provide for more efficient use of the land. Such alterations must be approved by the City.
28. The drainageway shown traversing the northwest area of the site is designated as Primary Open Space. This should be retained and any site development plan should be reviewed by the Division of State Lands. Additional state and/or federal permits may be required after the City primary review.
29. **Policy 4.1.5** The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.
30. Approval of this plan amendment will not in itself assure appropriate and compatible industrial and commercial development will occur on the property. Mentor Graphics Corp. has expressed their desire to develop the site in a high quality industrial development with sensitivity to the surrounding residential properties. To date, the applicant has developed its adjacent industrial campus with a high quality development. It is reasonable to assume it will continue to provide a high quality of development.
31. **Goal 4.2:** To encourage light industry compatible with the residential and urban nature of the City.
32. In this regard, Mentor Graphics represents the type of light industry envisioned by the plan that would be compatible with the residential and urban nature of City.
33. **Objective 4.2.6:** Encourage a balanced ratio between light industrial and residential growth within the City.
34. The City of Wilsonville's buildable residential and industrial lands are balanced as compared with other cities of a similar size. This statement is based upon the following data:

**SUMMARY OF REPORTED LAND USE INVENTORIES
IN ACRES OF BUILDABLE LAND**

Resource: Metro, Community Profiles June, 1990

City	Sq. miles	Population	Residential	Industrial
Wilsonville	6.5	5,305	557 acres	486 acres
Tualatin	6.92	13,340	785	700
Troutdale	6.0	7,375	575	731

ZONE MAP AMENDMENT

35. The application is seeking a zone map amendment to change the PDR zone to the RA-1 holding zone on the 44 acres being proposed in the Industrial plan designation.
36. The purpose of the RA-1 Zone is to set forth in Section 4.120 of Chapter 4 of the Wilsonville Code.
 - a. The purpose of this zone is to provide large lot residential areas, incidental agricultural use and small scale livestock raising within areas designated for 0-3 dwelling units per acre on the Comprehensive Plan.
 - b. It is further the purpose of this zone to serve as a holding zone to preserve the future urban level development potential as undeveloped property designated for industrial or more intensive residential development. This zone shall be applied to all urbanizable properties within the City which are planned for industrial and residential development greater than three units per acre and which have not been previously zoned or preliminarily planned in accordance with the Comprehensive Plan.
37. As set forth in Section 4.187 of the Wilsonville Code, in recommending approval or denial of a proposed zone map amendment, the Planning Commission shall at a minimum, adopt findings addressing Criteria 1 - 7. Approval of this application requires affirmative findings to Criteria 1 - 7 for a change of zone from RA-1 to PDI map associated with a site development plan. Approval of this application may require that the City Council grant an indefinite expiration date beyond the two-year limit to allow the applicant more time to master plan the site.
38. In order to fulfill the objectives of improved transportation facilities in Wilsonville and to serve the subject site, dedication of sufficient right-of-way is necessary for creation of a major collector street with bike lanes and utility easements to align over and upon the subject site between Vlahos Drive and Boeckman Road. The actual width and alignment of the ROW will be determined by the City Engineering Department in accordance with the updated Transportation Master Plan.

CONCLUSIONARY FINDINGS:

39. Metro has projected a density target for Wilsonville at 8 du/ac. Metro's Community Profile Report indicates that the City will buildout to 10 dwelling units per acre given existing and buildable acres within the City's Urban Growth Boundary. Therefore, the proposed plan amendment slightly offsets the City's ability to obtain eight du/ac at full buildout. However, that objection is not precluded by this proposal.
40. Approval of this plan amendment maintains the balance of residential to industrial land within the City's Urban Growth Boundary and still provides a housing base for the growing employment population, as long as more significant decrease in the projected housing unit count does not occur. A projected density less than 7 - 12 du/ac for the southerly 20 acres would upset the present balance unless other areas were planned for higher residential densities.
41. The applicant has demonstrated a substantial need at this time to convert about 44 acres Residential planned property to Industrial designation. Mentor Graphics desires to expand their existing campus facility and maintain a campus-like development. However, the plan amendment does not include a site master plan and appropriate safeguards are necessary to assure compatibility with the adjoining residential developments. Therefore, this area should be designated as an "Area of special Concern" and specific design objectives should be developed and adopted to regulate future development.
42. Dedication of right-of-way is necessary for the development of Canyon Creek South consistent with the Transportation Master Plan. Dedication shall occur at the time an engineering final alignment is adopted by the City.
43. Approval of the subject Comprehensive Plan Map Amendment is consistent with all applicable comprehensive plan policies, goals and objectives.
44. Adequacy of public facilities, traffic and site design are considered at Stage II development review which may include a zone map amendment to PDI.
45. Approval of the zone map amendment to change the PDR zone to RA-1 zone classification is contingent on the approval of the plan amendment.

RECOMMENDATION: Based upon the findings prepared by planning staff and by the applicant, Mentor Graphics' application seeking the Comprehensive Plan Map Amendment and zone map amendment should be approved and this recommendation, together with Conditions of Approval, shall be forwarded to the City Council .

**MENTOR GRAPHICS
91PC9**

**ZONE MAP AMENDMENT
(PDR to RA-1)**

PROPOSED CONDITIONS OF APPROVAL

1. Approval of this zone map amendment grants an indefinite approval with no expiration date.
2. The applicant/property owner shall dedicate all necessary property to accommodate right-of-way and utility easements on thier property, necessary for the future development of Canyon Creek South shown to extend between Vlahos Drive and Boeckman Road, in accordance with the general alignment shown on the City Transportation Master Plan. The northernmost segment of said street shown aligned on adjoining property and south of Boeckman Road, would require subsequent dedication from the adjoining property owners. The applicant/owner shall dedicate this right-of-way at such time the City Engineering Department determines its final alignment.
3. The applicant shall submit a separate application for a comprehensive plan text and map amendment for the purpose of creating an "Area of Special Concern" identifying the entire 64 acre property. This condition is intended to minimize incompatible industrial and residential uses on the property with adjoining residential development, and to incorporate design standards that encourages campus-like industrial development. Approval of this comprehensive plan amendment is contingent on City Council's approval of the Area of Special Concern. Specific design objectives, criteria, and/or standards shall be developed and submitted to the Design Review Board for recommendation to the Planning Commission prior to any adoption by the City Council. No other development and/or partitioning/subdividing of the 64 acre site shall occur until this condition is met (i.e., design objectives are adopted and the area is designated as "Area of Special Concern").

EXHIBITS

The following Exhibits are hereby entered into the public record by the Planning Commission as confirmation of its consideration of the application as submitted.

- A. Findings and Conditions of Approval
- B. City of Wilsonville Comprehensive Plan
- C. Chapter 4 of the Wilsonville Code including Section 4.162
- D. Applicant's submittal documents:
 - 1. Report - separate document from exhibits attached to the staff report. This report includes the applicant's findings for approval.
 - 2. Findings addressing Statewide Goals
 - 3. Executive summary
 - 4. Additional findings
 - 5. Concept plan of site
- E. City Engineer's Report
- F. Table 6 and Figure 20 of updated Transportation Master Plan prepared by Carl H. Buttke
- G. Map 7, Residential Housing Acreage by Traffic Zone
- H. Map 8, Residential Housing Units by Traffic Zone
- I. Chart, Residential Housing Units by Traffic Zone
- J. Charts 8 and 9, Residential Types and Distribution of Residential Land
- K. Oregon Statewide Planning Goals - separate document in PC file
- L. Metro Report, Community Profiles - separate report in PC file

PROPOSED CITY COUNCIL FINDINGS

FINDING NO. 1

The City Council finds that Ash & Associates requested a zone change from **RA-1** to **MR-1** for a 77.06 acre parcel in 1980. The Planning Commission recommended approval of the zone change in June, 1980, and the City Council adopted an Ordinance in January, 1981, approving the zone change. The zone change allowed a range of 480 - 770 housing units on the 77.06 acre site. The Planning Commission then granted approval for a Stage I Master Plan for Ash Meadows and, additionally, granted a Stage II approval for the proposed condominium development in February, 1981. The Stage II approval allows for 81 condominium units of which 37 were built by Ash (Ash Meadows Condos). Allied Development Company built an additional 5 units in 1991. The condominium development occupies 9.32 acres of the original development site and the condominium plat (as recorded) allows 76 units.

FINDING NO. 2

The City Council finds that Ash & Associates requested Stage II approval for 224 apartment units (Phases 2 and 3 of the Ash Meadows development) in 1985. After an appeal to the City Council and a subsequent remand to the Planning Commission, the Commission approved a modified Stage I development plan for Ash Meadows and approved Stage II plans for Phase 2 in February, 1986. The Stage II approval would have allowed 32 single-family lots to be platted on 10.86 acres. The City Council finds that the developer (Ash) has never implemented the Stage II approvals for the later phases of the Ash Meadows development and that the new owner, Mentor Graphics Corporation, has requested a repeal of all prior development approval(s) or confirmation that all approvals has expired. The Council finds, therefore, that it is appropriate to repeal all prior approvals, except for Phase I which has been partly constructed.

FINDING NO. 3

The City Council finds that there are 106 single family residences, 149 multi-family residences and 272 mobile or manufactured homes in Traffic Zone 4. The City has established a policy to provide a balancing of housing types consistent with Statewide

Planning Goal No. 10 (Housing) and the Metropolitan Housing Rule. The policy establishes both a City-wide standard and a locational standard which is set forth in the Comprehensive Plan as Objective 4.3.4. The City-wide standard provides for 50% of the housing to be multi-family, 10% to be mobile or manufactured homes located in parks and 40% to be single family residences. The locational standard states:

To assure balance in location of housing types, no traffic zone shall have a single housing type exceeding 60% of the long-term goal calculated for the sum total of the primary traffic zone, and all adjacent zone.

The Council finds that the dwelling unit count for Traffic Zone #4 will have to comply with Objective 4.3.4 at the time development plans are submitted for Stage I and II development approval(s). The Comprehensive Plan also allows the City Council to provide for an exception to any interim or long-term goal at the time Stage II development plans have been submitted for review and approval. See the Council's decision in Wagner (Casefile No. 91PC45).

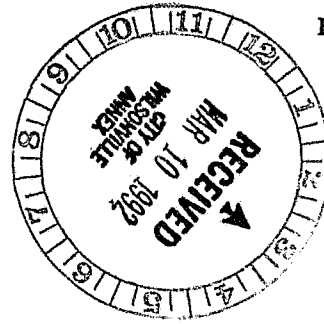
FINDING NO. 4

The City Council finds that the Metropolitan Housing Rules requires that Wilsonville allow for an average of 8 du/ac (dwelling units per acre) and that, according to Metro's projection, the City would need to build-out its remaining acreage at 12.8 du/ac to reach the planned build-out of 11, 039 dwelling units. The City has provided density ranges on the Comprehensive Plan map that meet the goal; however, the market and developers have built at less than the allowed density (about 4.84 du/ac). The "Rule" provides only for the opportunity to build to a maximum density and does not require a minimum density. Therefore, the City has complied with the "Rule" as stated.



Mentor Graphics Corporation
8005 S.W. Boeckman Road
Wilsonville, Oregon 97070-7777
(503) 685-7000

Exhibit "A-2"



March 10, 1992

Wayne Sorensen
Planning Director
City of Wilsonville
8445 SW Elligsen Rd.
Wilsonville, Oregon 97070

Re: Design Guidelines - Area of Special Concern

Dear Wayne:

Enclosed are the design guidelines which have been revised based on our meeting with you, March 4, 1992, together with minutes of that meeting.

Please let me know if you have further questions or recommendations with respect preparations for the April 6, City Council hearing.

Sincerely,

Mike Cook
Manager, Facilities Planning and Interiors

encl: March 10 Design Guidelines
March 4 meeting minutes

cc: Jim Pond
Karen Thomson (Mentor Graphics Legal)
Mary Dorman

March 10, 1992

Mentor Graphics Property
Phase III Development - Proposed Area of Special Concern

Mentor Graphics Corporation has requested a Comprehensive Plan Amendment affecting approximately 44 acres which is bounded by Boeckman Road on the north, Parkway Avenue and condominiums on the west, the Town Center and residentially zoned Mentor Graphics property on the south, and the Bridal Trail Ranchettes on the west. The Amendment provides for changing the Comprehensive Plan designation from Residential (Urban medium density) to Industrial.

The following information describes the design issues and transportation objectives in the area of special concern. The last section outlines recommended design guidelines for the property. It should be noted that if the amendment is approved, the property will be in the RA-1 holding zone for the PDI zone. Any development will then have to go through a zone change and meet PDI design standards.

Design and Transportation Objectives

Design guidelines for the Area of Special Concern emphasize sensitivity to residential uses with vegetative buffering and screening, lighting orientation, campus building densities and design character, and landscaping and open areas. An appreciation of site amenities is reflected in a commitment to retain and enhance the designated Primary Open Space and natural drainageway with development of the surrounding property.

Transportation objectives in the guidelines focus on access to both existing and planned roadways, and providing internal accessways which are consistent with existing Mentor Graphics campus development. Any accessway to the proposed Canyon Creek South will be developed in coordination with future discussions about the Canyon Creek South alignment.

Proposed Design Guidelines

- Any development should be compatible with existing land uses at Mentor Graphics' main campus.
- The development should be campus-like in its setting such as multiple structures interconnected with walkways and roadways.
- Building construction should be brick or other materials compatible with the main Mentor Graphics campus.

- Buildings on the industrial parcel should be buffered and screened as appropriate with vegetation, berms, and other landscaping means from the residential areas to the south, east and west.
- Site lighting should be confined to the industrial property and should be oriented away from residential areas.
- Noise and vibration shall be kept to levels that will be at least as restrictive as City and DEQ standards. In order to minimize the impact of noise and vibration on nearby residential properties, the City will have the opportunity to impose more restrictive noise and vibration standards at the time of Design Review.
- Linkages and connections within both existing and planned right-of-ways should allow access to the industrial parcel from existing Boeckman and Parkway and the future Canyon Creek South.
- Internal roadways and pathways should be similar in design to the main Mentor Graphics campus.
- Site planning should support transit usage and provide linkages to public pathways and transitways.
- Landscaping and open space areas should be a minimum of 25% of the site area.
- Landscaping materials should be of similar quality and compatible design with the main Mentor Graphics campus.
- The Primary Open Space will be preserved and enhanced consistent with the Wilsonville Comprehensive Plan.



WILSONVILLE CAMPUS

COMPREHENSIVE PLAN AMENDMENT

Note: Full copy on file.

**MENTOR GRAPHICS CORPORATION
STATEWIDE GOAL FINDINGS**

Goal 1. Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Findings: The Wilsonville Comprehensive Plan outlines the procedures and criteria for consideration of Plan Map amendments. The city has an established citizen involvement program to provide the opportunity for interested parties to be involved in the land use planning process. Public hearings on the Mentor Graphics plan amendment request will be scheduled before both the Planning Commission and City Council. Individual notice of the hearings will be provided to all property owners within 250 feet of the boundaries of the 64 acre site.

Additionally, Mentor Graphics plans to meet with immediate neighbors to discuss the proposal and respond to individual questions and concerns prior to the Planning Commission hearing. Mentor Graphics has mailed approximately 135 letters to inform neighbors that a plan map amendment has been filed and a neighborhood meeting will be scheduled in late January, 1991.

Goal 2. Land Use Planning

Part I - Planning

To establish a land use planing process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions and actions.

Findings: The acknowledged Wilsonville Comprehensive Plan provides an extensive policy framework for consideration of the Mentor Graphics request. The city completed the "periodic review" process established by state statute to provide for update and review of acknowledged local plans in December of 1988. The next periodic review process is not anticipated until 1993 to 1995.

It is the applicant's position that established plan policies, objectives and review criteria provide an excellent framework to evaluate the site-specific amendment proposed and the amendment does not raise issues of statewide scope or significance. In addition, the City of Wilsonville provided notice of the proposed plan amendment to the Dept. of Land Conservation & Development in accordance with the Post-Acknowledgement Rule. The Department or other parties receiving notice from DLCDC have the

opportunity to participate in the local hearing process and raise statewide goal concerns up to 15 days prior to the final local hearing before the City Council.

Goal 3. Agricultural Lands

To preserve and maintain agricultural lands.

Findings: The subject property has been farmed in the past and site soils are classified as agricultural capability classes II, III & IV. However, the site is located within the city limits of Wilsonville and the acknowledged Urban Growth Boundary. Therefore, the property has been recognized as needed and appropriate for urban use and the provisions of Goal 3 do not apply.

Goal 4. Forest Lands

To conserve forest lands for forest uses.

Findings: The subject property is not wooded. In addition, the provisions of Goal 4 do not apply within an acknowledged Urban Growth Boundary. Within the urban area, forested areas are addressed and protected as appropriate through Goals 5 (Open Spaces, Scenic & Historic Areas and Natural Resources), 7 (Areas Subject to Natural Disasters and Hazards) and 15 (Willamette River Greenway).

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

To conserve open space and protect natural and scenic resources.

Programs shall be provided that will (1) insure open space, (2) protect scenic and historic areas and natural resources for future generations, and (3) promote healthy and visually attractive environments in harmony with the natural landscape character. The location, quality and quantity of the following resources shall be inventoried:

- a. Land needed or desirable for open space;
- b. Mineral and aggregate resources;
- c. Energy sources;
- d. Fish and wildlife areas and habitats;
- e. Ecologically and scientifically significant natural areas, including desert areas;
- f. Outstanding scenic views and sites;
- g. Water areas, wetlands, watersheds and groundwater resources;
- h. Wilderness areas;
- i. Historic areas, sites, structures and objects;
- j. Cultural areas;

- k. **Potential and approved Oregon recreation trails;**
- l. **Potential and approved federal wild and scenic waterways and state scenic waterways.**

Findings: The acknowledged Wilsonville Comprehensive Plan designates a portion of the subject property as Primary Open Space. The designation corresponds with the drainageway which crosses the northerly portion of the subject property. This Primary Open Space designation will not be affected by the requested plan amendment from Residential to Industrial.

Mentor Graphics has retained a wetland consultant to prepare a preliminary wetland assessment of the northerly 44 acres of the site. Initial findings indicate that wetland soils, hydrology and vegetation are consistent with the Primary Open Space designation.

The Primary Open Space area cannot be developed under the provisions of the Wilsonville Development Code and the functional values of the wetland/open space corridor are "protected" under the provisions of Goal 5.

Other than the designated Primary Open Space corridor, the subject property is not identified in the Wilsonville Comprehensive Plan for any other listed Goal 5 resources.

Goal 6. Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

Findings: Wilsonville is located within the Portland/Vancouver Air Quality Maintenance Area. Consequently, the City is subject to the policies and standards set forth in the State Implementation Plan jointly adopted by METRO and the Dept. of Environmental Quality. Similarly, water quality is regulated by federal standards enforced by DEQ at the State level. The City's sanitary sewer treatment system is monitored to insure compliance with DEQ wastewater discharge standards.

The plan map amendment proposed by Mentor Graphics is not expected to have a detrimental impact on the air, water and land resources quality of the Wilsonville area. The Mentor Graphics campus, although classified as an industrial use, does not generate site-specific air or water emissions. Mentor Graphics has instituted extensive "flex-time" schedules and is working in cooperation with Tri-Met to implement car-pooling programs to reduce secondary air quality impacts associated with concentrated commute patterns.

Further, the applicant contends that the planned expansion of an employment node in proximity to housing and commercial/service uses provides the opportunity for a functional connection of different land uses which can serve to reduce auto trips.

Goal 7. Areas Subject to Natural Disasters and Hazards

To protect life and property from natural disasters and hazards.

Findings: The subject property is not identified in plan inventories or on the plan map as an area subject to natural disasters or hazards. The site is above the 100-year floodplain elevation and the soils and slope of the site are suited to urban uses.

Goal 8. Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Findings: The subject property is not recognized on existing inventories and plans as a "needed" recreational site. The Wilsonville Comprehensive Plan focuses on enhancement of Memorial Park and linear pathways along Boeckman Creek to provide an open space/recreational framework for development in Wilsonville.

Goal 9. Economy of the State

To diversify and improve the economy of the state.

Findings: The City of Wilsonville has leveraged an excellent location and freeway accessibility into dramatic diversification and improvement of the economy of the region and the state. The acknowledged plan reflects a strong commitment to the importance of the local industrial base. Relative to other communities of similar population size, Wilsonville has allocated a large percentage of the total land base to industrial uses. Wilsonville has typically attracted a large percentage of warehousing and distribution types of industrial uses. This category of industrial development requires large sites and results in a relatively low density of employment per acre.

By contrast, the Mentor Graphics development reflects a more urban pattern of development with higher densities of employees per acre. Additionally, employment at Mentor Graphics is concentrated in the following occupational categories: (1) professional (2) technical engineering (3) managerial.

Building on the diversity of industrial development and employment positions Wilsonville and the south metro area to weather the up & down growth and employment cycles of specific industry sectors.

Goal 10. Housing

To provide for the housing needs of citizens of the state.

Findings: Approval of the plan amendment requested by Mentor Graphics will have a net impact of reducing the city's housing development potential by 336 units, assuming the site had developed to the maximum density permitted under the existing plan designations.

Mentor Graphics is sensitive to the staff concerns regarding a reduction in the local inventory of land designated for housing development. Mentor Graphics is also sensitive to neighborhood concerns regarding compatibility of housing types and densities. The requested density of 7-12 units per acre proposed for the southerly 20 acres represents a "balancing" of the various concerns. The opportunity will be retained for development of up to 240 housing units on this site. Mentor Graphics Corporation is very sensitive to design & compatibility issues and will work with the ultimate developer of the residential site to ensure that the project compliments surrounding uses.

The applicant has worked with staff to update vacant land inventories compiled as a part of the plan update/periodic review process in 1988. The city's most recent development inventory (October, 1990) indicates that 487 acres designated for residential use are currently vacant. Assuming approval of the amendment requested by Mentor Graphics, the city will retain an inventory of approximately 440 acres for additional housing. Assuming development at a density of up to 8 units per acre, this land inventory will provide for construction of approximately 3500 housing units. This inventory provides the land base needed to accommodate the city's projected population of approximately 15-16,000.

Recent housing development trends in Wilsonville have been consistent with the density and housing mix targets established in the Metropolitan Housing Rule. Over time, portions of the City of Wilsonville which are currently designated for very low housing densities in the Comprehensive Plan (0-1 units/acre and 3-5 units/acre) may be evaluated for development to higher densities.

Goal 11. Public Facilities & Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Findings: The subject property is located within a rapidly urbanizing area and the major infrastructure of roads, sewer and water lines are in place to accommodate additional development. The site is bounded by arterial roadways on two sides and the

City anticipates development of a new north-south collector road along a third edge of the site. Water lines are in place adjacent to the site and Mentor Graphics completed a major new sewer line extension as a condition of the first phase of campus construction to the north of Boeckman Road.

The plan amendment is requested at this time to set the policy framework for long-term expansion of the Mentor Graphics campus. Site specific public facility issues will be evaluated at the subsequent zone change and development review phases.

Goal 12. Transportation

To provide and encourage a safe, convenient and economic transportation system.

Findings: Wilsonville's excellent access to I-5 and I-205 has provided the impetus for dramatic growth of the community. The proximity of the subject property to freeways and access to the metropolitan area labor force and high quality housing areas were significant factors influencing the relocation of Mentor Graphics Corporation to Wilsonville.

The City of Wilsonville is working cooperatively with ODOT to implement major improvements to the two interchanges serving the Wilsonville area. In addition, the city is in the process of preparing an updated Transportation Plan to ensure that the local street network is designed and functions to accommodate the level of population and employment development anticipated in Wilsonville by the year 2010.

The plan map amendment proposed by Mentor Graphics provides an opportunity to refine the plan designations and reinforce the concentration of employment, housing and commercial/service uses in the developing Town Center area. The functional relationship of the various land uses provides one key to minimize the number of automobile trips between home, work and commercial services.

Goal 13. Energy Conservation

To conserve energy.

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

Findings: Site planning and building design for the first phase of the Mentor Graphics campus incorporate a range of energy conservation features. Long-term expansion of the campus at this location provides an opportunity for refining energy conservation features. Additionally, the consolidation and expansion of Mentor Graphics at a single

location minimizes the energy consumption which had been associated with the satellite facility operation in Beaverton.

In addition, retaining the opportunity for development of higher density housing on the southerly 20 acres in proximity to employment and commercial/service uses provides the opportunity for increased walking and bicycling as opposed to auto travel.

Goal 14. Urbanization

To provide for an orderly and efficient transition from rural to urban land use.

Findings: The subject property is located within the acknowledged Urban Growth Boundary and within the city limits of Wilsonville. Several properties at the fringe of Wilsonville's city limits require major infrastructure improvements to accommodate urban development. However, the subject property is recognized in the Comprehensive Plan as an "immediate growth area" given the availability of roads, water and sewer facilities.

The plan map amendment proposed by Mentor Graphics will provide for an orderly and efficient pattern of urban land uses (employment, housing and commercial/service) and will facilitate urbanization and infill within the existing UGB, consistent with the intent and focus of the Statewide Goals.

**MENTOR GRAPHICS CORPORATION
COMPREHENSIVE PLAN AMENDMENT**

EXHIBIT D 3

EXECUTIVE SUMMARY

Mentor Graphics Corporation filed an application for a Comprehensive Plan Map amendment with the City of Wilsonville on December 14, 1990. The application report is quite lengthy. This executive summary was prepared to describe and highlight the major elements of the request.

Site Location: The subject property is located south of Boeckman Road and north of Vlahos Drive and Town Center Loop. Parkway Avenue forms the western boundary of a portion of the property. The +64 acre site is currently vacant. Mentor Graphics Corporation purchased the site from Ash Associates in 1988 to provide an opportunity for long-term expansion of the Mentor Graphics campus.

Existing Plan Designations & Zoning: The subject property is currently designated for Medium Density Residential use on the Wilsonville Comprehensive Plan and is zoned Planned Development Residential (PDR). Two density ranges are currently applied to the property. The easterly 38.5 acres are designated for development at a density of 5-7 units per acre and the westerly 25.5 acres are designated for a density of 7-12 units per acre. (See Existing Plan) Therefore, a maximum of 576 housing units could be developed on the 64 acre site under current plan and zoning designations.

Prior Master Plan Approval: Ash & Associates received approval of a Stage I Master Plan in 1981 to build up to 770 units on a 77 acre site. To date, only 60 condominium units have been developed within Phase I of Ash Meadows. As a component of this plan amendment application, Mentor Graphics is requesting a repeal of the Ash Meadows Master Plan as it applies to the remaining 64 acres.

Plan Amendment Request: Mentor Graphics Corporation is requesting that the Comprehensive Plan Map for the northerly 44 acres be amended from Residential to Industrial. Approval of the plan amendment will provide Mentor Graphics with the certainty needed to plan for long-term expansion of the Wilsonville campus. Mentor Graphics will complete build-out of the 90 acre campus to the north of Boeckman Road before expanding to this site. Based on a preliminary site analysis, it is anticipated that this 44 acre site could accommodate up to four(4) additional office buildings consistent with the existing campus master plan and building design.

The boundary for the proposed Industrial designation is drawn directly to the north of the Ash Meadows Condominiums and the tennis courts (See Proposed Plan).

The southerly 20 acres of the site will be retained in the Medium Density Residential designation and an overall density of 7-12 units/acre is proposed. The site could accommodate a maximum of 240 housing units in proximity to employment and commercial/service uses.

Requested Zoning: Mentor Graphics Corporation is not requesting a zone change to Planned Development Industrial (PDI) for the northerly 44 acres because of a Development Code provision that requires the start of construction within two (2) years of approval of a zone change. If the requested plan amendment is approved, the RA-1 zone will be applied to the northerly 44 acres as a "holding zone." A subsequent zone change to PDI and State I and Stage II master plan approvals will be required prior to expansion of the Mentor Graphics campus to the south of Boeckman Road.

Given the current PDR zoning of the site, a zone change is not required for the southern 20 acres. As a component of this plan amendment application, Mentor Graphics Corporation is requesting a repeal of all prior master plan approvals affecting the subject property. Therefore, new Stage I and Stage II master plan approvals will be required for development of the future residential area.

Timing of Infrastructure Improvements: Mentor Graphics Corporation is requesting approval of Comprehensive Plan Map amendment only at this time. When Mentor Graphics is ready to proceed with construction, a specific development plan will be prepared to provide the basis for evaluating public facility impacts. City staff have indicated that the zone change and development review phases provide the appropriate forum to impose conditions relating to right-of-way dedication and infrastructure improvements.



Planning / Development / Environmental Services

June 20, 1991

Mr. Wayne Sorenson
Planning Director
City of Wilsonville
P.O. Box 220
Wilsonville, OR 97070

Re: Mentor Graphics Plan Amendment

Dear Wayne:

Mentor Graphics Corporation submitted an application for a Comprehensive Plan Amendment on December 14, 1990. The application included background information and findings to address the City of Wilsonville Comprehensive Plan, the Wilsonville Zoning Ordinance and the Statewide Planning Goals. The Wilsonville Comprehensive Plan specifies that amendments to the maps or text of the Comprehensive Plan shall only be considered by the City Council after receiving findings and recommendations from the Planning Commission at their regular or special meetings in February, August, October and December. A public hearing to consider the request was initially scheduled for February of 1991. City staff determined that the application was complete and provided notice of the proposed plan amendment to the Department of Land Conservation & Development in accordance with post-acknowledgement procedures. However, given the time needed to resolve a prior lien on the property for improvements to Parkway Avenue (LID #5), Mentor Graphics requested a continuance to defer the public hearing and consideration of the application.

The prior lien for LID #5 has been reapportioned to the remainder of the sellers property and has been removed from the Mentor Graphics Corporation ownership. Therefore, we are now requesting that the comprehensive plan amendment be reactivated and scheduled for a public hearing before the Planning Commission on August 12, 1991. The concept for the plan amendment which was described in the initial submittal has not changed. However, we would like to take the opportunity to address actions and plans which have occurred since the application was initially filed in December of 1990.

A. Wilsonville Transportation Master Plan

At the time of submittal of the plan amendment application, Figure 3 of the Comprehensive Plan illustrated the proposed Transportation Plan for the Wilsonville Planning Area. A discontinuous series of north-south routes away from I-5 were

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Exhibit D4

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proposed in the Comprehensive Plan, including a curving road across the subject property proposed to link Boeckman Road on the north with Vlahos Drive and Town Center Loop on the south. This curvilinear road reflected the Stage I Master Plan approved for Ash Meadows in 1981.

At the time we were preparing the original plan amendment application, the City of Wilsonville was in the process of updating a Transportation Master Plan for the Wilsonville planning area within the Urban Growth Boundary. The following elements were addressed in Phase I of the transportation planning process:

- street system
- bikeways
- public transportation
- existing and forecast traffic
- development and evaluation of system alternatives

Following public review and public hearings, the Wilsonville City Council approved Phase I of the Transportation Master Plan in early 1991. The plan proposes the following transportation improvements:

- north-south extensions of Kinsman Road, 95th avenue and Canyon Creek Road
- a parallel route south of Wilsonville Road between Kinsman and Boones Ferry
- improved traffic circulation south of the Town Center Loop as the area develops

The City's adoption of the Transportation Master Plan identifies the community-wide need for a north-south extension of Canyon Creek Road to serve development planned and anticipated by the existing Wilsonville Comprehensive Plan. Therefore, the City has identified a need for the Canyon Creek South link, whether or not the subject property is designated for planned industrial or residential use. Given that a conceptual alignment for Canyon Creek South is now designated on the Street System Master Plan, Mentor Graphics understands that we do not need to request repeal of the road alignment approved with the Ash Meadows Master Plan.

The conceptual alignment for Canyon Creek South proposed by the City of Wilsonville will provide a physical separation between land uses and densities to the east and west of the proposed major collector road. A paved surface of 48-50 feet within a right-of-way of 62-72 feet is established as the street standard in Figure 19 of the Transportation Plan. Bike lanes and sidewalks are also proposed. Historically, the city has been sensitive to the need for a low density buffer between the Bridle Trail Ranchettes and the Ash Meadows master planned area. However, it is the position of

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Mentor Graphics Corporation that the alignment for Canyon Creek South proposed by the city will provide a major physical feature to separate land uses and densities which was not contemplated with the initial Ash Meadows master plan.

B. Statewide Transportation Rule

Over the past year, the Department of Land Conservation & Development (DLCD) and the Oregon Department of Transportation (ODOT) have refined concepts for a transportation planning rule. Following public hearings throughout the state, the Land Conservation & Development Commission adopted a Transportation Planning Rule in March of 1991.

The rule was designed to better integrate land use planning and transportation planning and to assure that local comprehensive plans provide for a network of transportation improvements sufficient to meet identified local, regional and statewide transportation needs. The rule encourages reduced reliance on automobiles by requiring cities and counties to plan for other modes of transportation, including public transportation and pedestrian and bicycle routes. In addition, the rule encourages local governments to plan street and road networks and new development so that short trips can be made without driving.

The transportation rule also establishes the following special requirements for Metropolitan Planning Organization (MPO) areas (currently Portland, Salem, Eugene and Medford) to reduce auto reliance:

- measurable targets for reduced auto use
- requiring lands along transit routes to be zoned to allow transit oriented development
- requiring development of parking plans to be implemented over the next 20 years

The plan amendment proposed by Mentor Graphics is consistent with the framework and policy objectives established in the Transportation Planning Rule. The City has an opportunity to capitalize on the Mentor Graphics development to establish a local activity center and link a high density employment node with existing and planned nearby housing and the emerging Town Center retail/service node to the south. The concentration and linkage of a variety of land uses and densities provides the framework to reduce short auto trips, consistent with the Transportation Rule.

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Although the City of Wilsonville is not within the Tri-Met service district, the City contracts for peak hour transit service along Parkway Avenue, adjacent to the Mentor Graphics Campus. Additionally, Mentor has worked with Tri-Met to implement demand management strategies such as flex-time and carpooling to alleviate traffic congestion and efficiently use the existing transportation system.

Transportation management and mass transit strategies are most effective if you can concentrate land uses and activities as proposed by the Mentor Graphics amendment to provide "economies of scale." Very low density development and dispersal of employment centers from residential and commercial centers results in almost total dependence on the auto. Additionally, the improvement and availability of pedestrian paths and bike paths are critical to provide linkages between land uses and alternative options to making short trips by car. The improvement of Parkway Avenue adjacent to this site and the ultimate development of Canyon Creek North and South will provide not only connections for cars, but will also establish linkages and for pedestrian and bicycle travel.

C. Regional Urban Growth Goals & Objectives (RUGGO)

The Metropolitan Service District has been working with local governments and citizens within the region over the past 18 months to define a framework for growth management in the Portland metropolitan region. The RUGGO's have not yet been adopted by the Metro Council. Additionally, Metro staff have emphasized that the regional goals and objectives will apply to Metro consideration of Urban Growth Boundary amendments and functional plans rather than individual plan amendment applications such as the one proposed by Mentor Graphics Corporation.

The plan amendment proposed by Mentor Graphics is consistent with the concepts articulated in the Regional Urban Growth Goals & Objectives. The regional vision encourages the efficient placement of jobs near housing, along with supportive commercial and recreational uses. The regional vision also recognizes the pivotal role played by a healthy and active central city, while at the same time providing for the growth and diversity of individual communities in the region.

In particular, objectives for urban design support the identity and functioning of communities in the region through:

- the recognition and protection of critical open space features in the region;
- public policies which encourage diversity and excellence in the design and

development of settlement patterns, landscapes and structures; and

- ensuring that incentives and regulations guiding the development and redevelopment of the urban area promote a settlement pattern which:
 - is pedestrian "friendly" and reduces auto dependence;
 - encourages transit use;
 - reinforces nodal, mixed use, neighborhood oriented design;
 - includes concentrated, high density, mixed use economic activity centers developed in relation to the region's transit system; and
 - is responsive to needs for privacy, community, and personal safety in an urban setting.

In essence, although the Mentor Graphics plan amendment proposal reflects only the 64 acres under their ownership, the City of Wilsonville has the opportunity to evaluate policy and land use issues in a larger context. The following factors and changes provide the impetus for a "fresh look" at the Wilsonville Comprehensive Plan in the immediate vicinity of the site:

- the Boeckman/Parkway vicinity is developing as a major node of high-tech employment;
- it is projected that employment at Mentor Graphics will increase to 3500 with full build-out of the north campus;
- the Town Center area is evolving as a node for commercial development with support educational/public services;
- even though a master plan was approved for development of up to 700 housing units on the Ash Meadows site in 1980, very little residential construction occurred on the property prior to the sale to Mentor Graphics in 1988;
- the subject property is very well located with respect to existing and planned infrastructure (sewer, water and transportation) - many areas identified for planned industrial development in the Wilsonville Comprehensive Plan do not have comparable access to infrastructure;
- the City's updated Transportation Plan proposes the extension of Canyon Creek as a major collector roadway, representing a change from the original Comprehensive Plan;

Wayne Sorenson
June 20, 1991
Page 6

- the subject property is bounded by arterial roads on the north and west and a planned major collector road on the east; even assuming build-out under the existing Comprehensive Plan - the Boeckman/Parkway vicinity will witness a dramatic increase in traffic over the next 20 years;
- the Wilsonville Comprehensive Plan designated land areas to the east of the subject property for residential development at densities of 0-1 units per acre; primarily to reflect inadequate infrastructure and existing development patterns. Sewer is now available and water will be available following city improvements. Additionally, the city's plan to extend Canyon Creek South may encourage reconsideration of appropriate densities; and
- the southerly 20 acres of the subject property is well-located for infill medium density residential development; the modest increase in density proposed for the southerly 20 acres retains the option for development of housing in proximity to employment and commercial centers which also compliments existing residential developments and densities.

In summary, the plan amendment proposed by Mentor Graphics Corporation is compatible with planning and development objectives articulated in the Regional Urban Growth Goals & Objectives and the Transportation Rule. We are aware of the Metro Housing Rule target of 8 units/acre established for vacant residential land in Wilsonville and we recognize and support the strong policy commitment in the Wilsonville Comprehensive Plan relating to a "balanced" housing and employment base.

The coordinated plan amendment request which proposes a change from PDR to PDI for the northerly 44 acres in concert with a modest increase in residential density on the southerly 20 acres addresses local and regional concerns expressed regarding the availability of land for future housing development. It is our belief that the amendments proposed, combined with a strong commitment to quality design, will ensure that this property is planned and developed in the context of its relationship to the larger community. The plan amendment will not affect the Primary Open Space designation which parallels the drainageway and is currently identified on the Comprehensive Plan.

Wayne Sorenson
June 20, 1991
Page 7

We hope to schedule informal meetings with as many neighborhood groups as possible prior to the meeting in August. Additionally, as you are aware, we have discussed the proposal with staff from the Department of Land Conservation & Development and the Metropolitan Homebuilders Association.

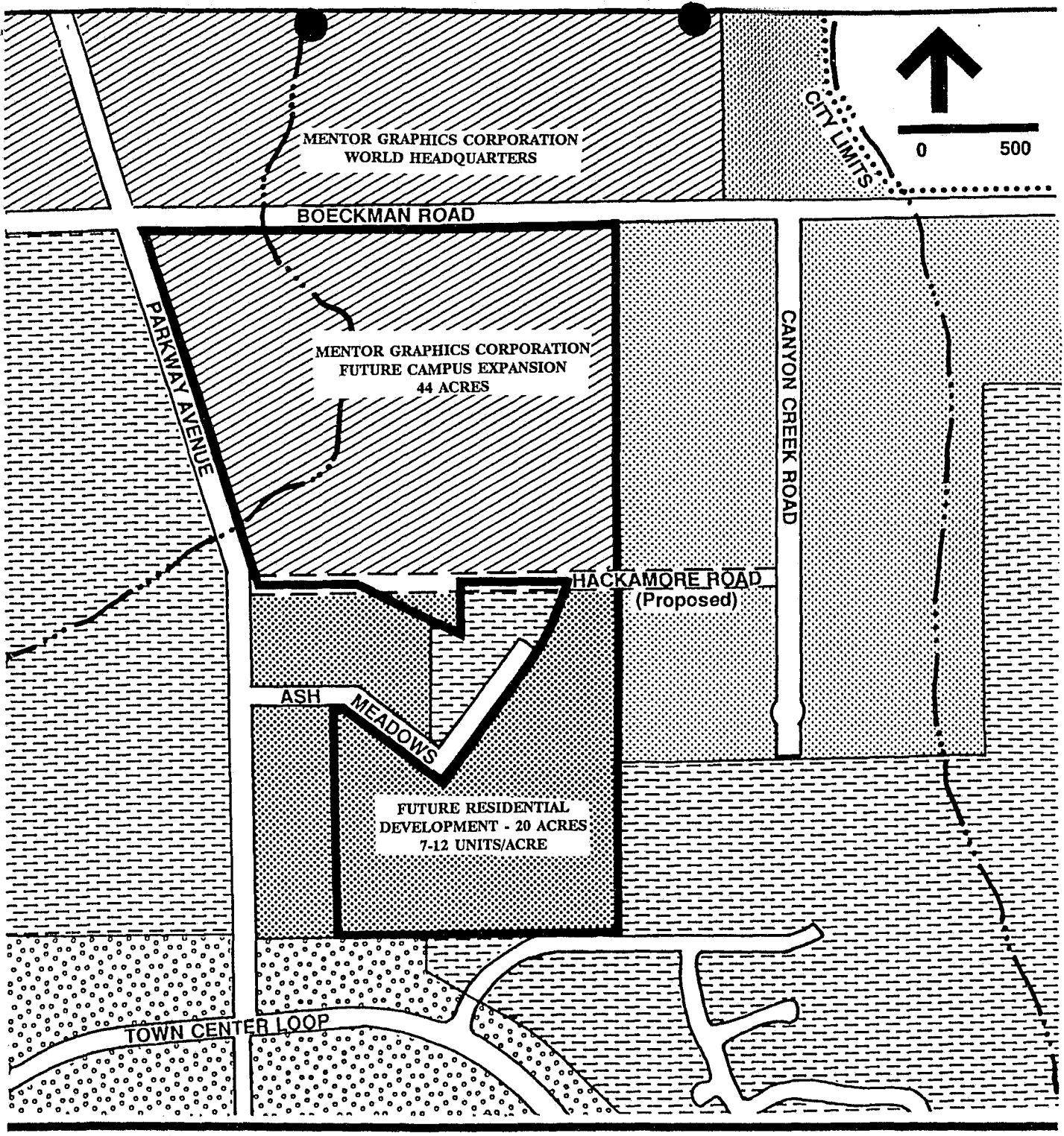
Please do not hesitate to call if you have any questions or need additional information.

Sincerely,



Mary Dorman, AICP
Principal

cc: Dawn Pavitt
Steve Pfeiffer



LEGEND









-  RESIDENTIAL 0-1 DU/A
-  RESIDENTIAL 5-7 DU/A
-  RESIDENTIAL 7-12 DU/A
-  COMMERCIAL
-  INDUSTRIAL PARK
-  CREEK, DITCH, STREAM
-  CITY LIMITS
-  SITE BOUNDARY

EXHIBIT D.5

PROPOSED PLAN

EXHIBIT E.

MEMO ENGINEERING
CITY OF WILSONVILLE

TO: WAYNE SORENSON, PLANNING DIRECTOR

DATE: 2/07/91

FROM: ENGINEERING DEPARTMENT

SUBJECT: CONDITIONS OF APPROVAL FOR ZONE CHANGE AFFECTING TAX LOT 2601
LOCATED IN SECTION 13, T3S, R1W, W.M. CLACKAMAS COUNTY, OREGON
CITY OF WILSONVILLE. (MENTOR GRAPHICS APPLICATION)

COMMENTS:

1. THE EXHIBIT MAP ATTACHED IS A GRAPHIC TO IDENTIFY THE PROPOSED ALIGNMENT FOR CANYON CREEK SOUTH. THIS CONCEPTUAL ALIGNMENT HAS RECEIVED APPROVAL OF THE CITY OF WILSONVILLE'S TRANSPORTATION COMMITTEE AND IS FURTHER IDENTIFIED IN THE CITY'S TRANSPORTATION MASTER PLAN ACCEPTED BY CITY COUNCIL. THEREFORE THE APPLICANT SHALL ENTER INTO AN AGREEMENT TO DEDICATE THE REQUIRED RIGHT OF WAY FOR CANYON CREEK SOUTH INCLUDING BIKE PATH UPON DEMAND OF THE CITY. FURTHER THE AGREEMENT SHALL REQUIRE THE APPLICANT TO FUND ONE HALF OF THE CONSTRUCTION COST FOR THE ENTIRE FRONTAGE. THE AGREEMENT SHALL BE REVIEWED BY THE CITY ATTORNEY AND FORWARDED TO CITY COUNCIL FOR ACCEPTANCE.

2. THE ZONE CHANGE PROPOSED BY THE APPLICANT IS FOR THE NORTH 44 ACRES OF THE SUBJECT SITE THEREFORE THE APPLICANT SHALL COMPLETE A MINOR PARTITION TO CREATE THE NEW LOT LINES. PLEASE NOTE THE EXHIBIT MAP AND EXISTING TENNIS COURTS AND CLUB HOUSE TO ASSURE LOT LINES MEET REQUIRED SETBACKS.

**TABLE 6
STREET STANDARDS**

Section	Classification	Pavement Width in Feet	Right-of-way Width in Feet	Design Capacity Vehicles per Day
A	Cul-de-Sac	28	50	200
B	Local Residential	28-36	50	1,200
C	Minor Collector	36	60	1,200-3,000
D	Major Collector	36-42	66	1,500-10,000
D-1	Major Collector (with Bike lanes)	50	74	1,500-10,000
E	Minor Arterial (3 to 5 lanes)	50-66	90	10,000-32,000
F	Major Arterial (5 lanes w/Bike lanes)	74	98	32,000

Note: Design capacity based on level of service "D", 5 percent commercial vehicles, 10 percent right turns, 10 percent left turns, peak hour factor 95-90 percent, peak hour directional distribution 55 to 60 percent, peak hour 9-12 percent of daily volume and average signal timing for collector and arterial streets.

LEGEND:

EXISTING PROPOSED

COLLECTOR STREETS	————	- - - - -
ARTERIAL STREETS	————	- - - - -
TRAFFIC SIGNALS	●	○
DESIGN STANDARDS		C TO F
MINOR COLLECTORS		C
MAJOR COLLECTORS		D
COMMERCIAL INDUSTRIAL		CI
COMMERCIAL INDUSTRIAL WITH BIKELANES		CI-1
MINOR ARTERIALS		E
MAJOR ARTERIALS		F

**FIGURE 20
TRANSPORTATION
MASTER PLAN**

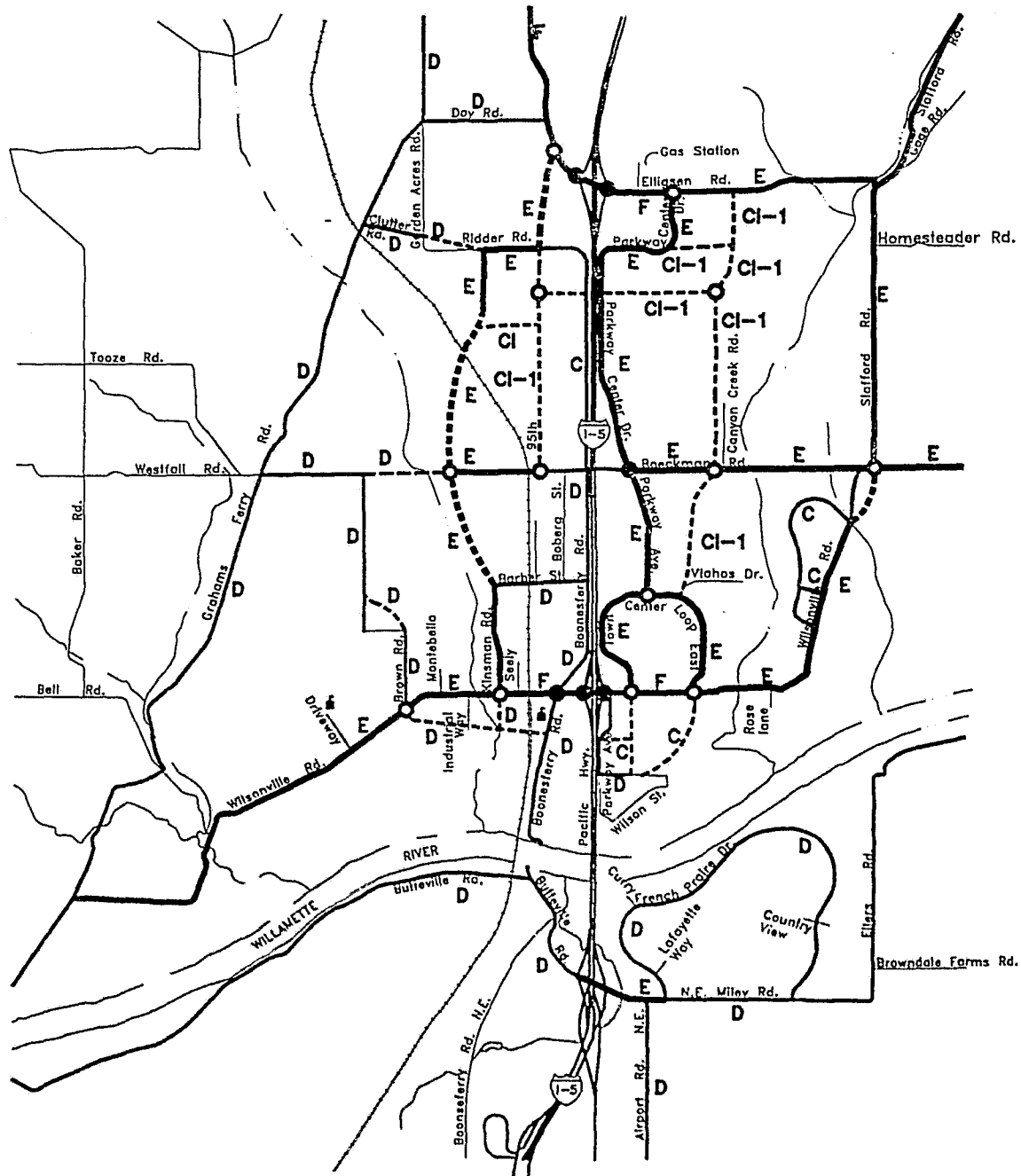
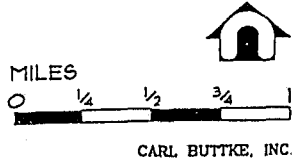
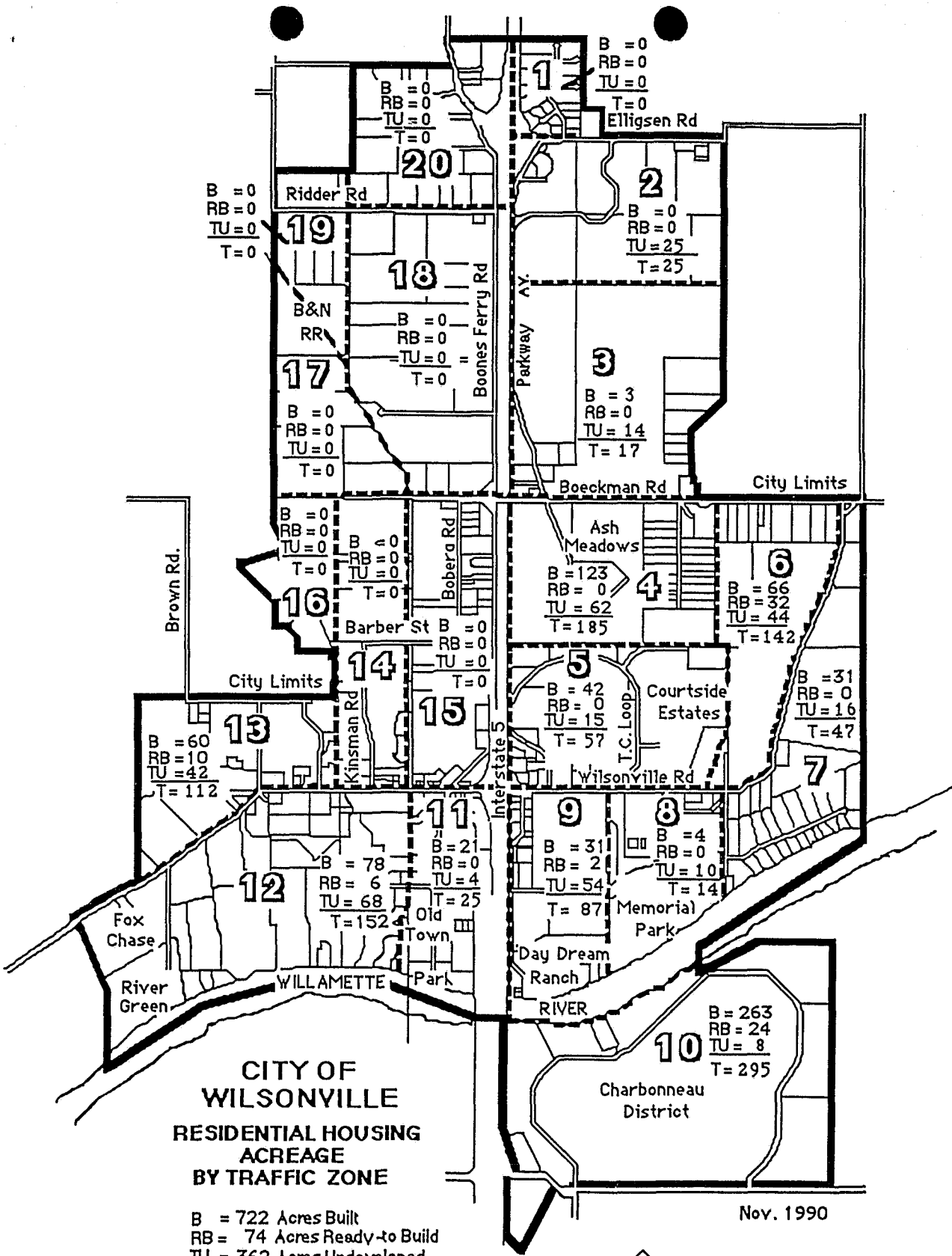


EXHIBIT F



**CITY OF WILSONVILLE
RESIDENTIAL HOUSING
ACREAGE
BY TRAFFIC ZONE**

B = 722 Acres Built
 RB = 74 Acres Ready-to-Build
 TU = 362 Acres Undeveloped

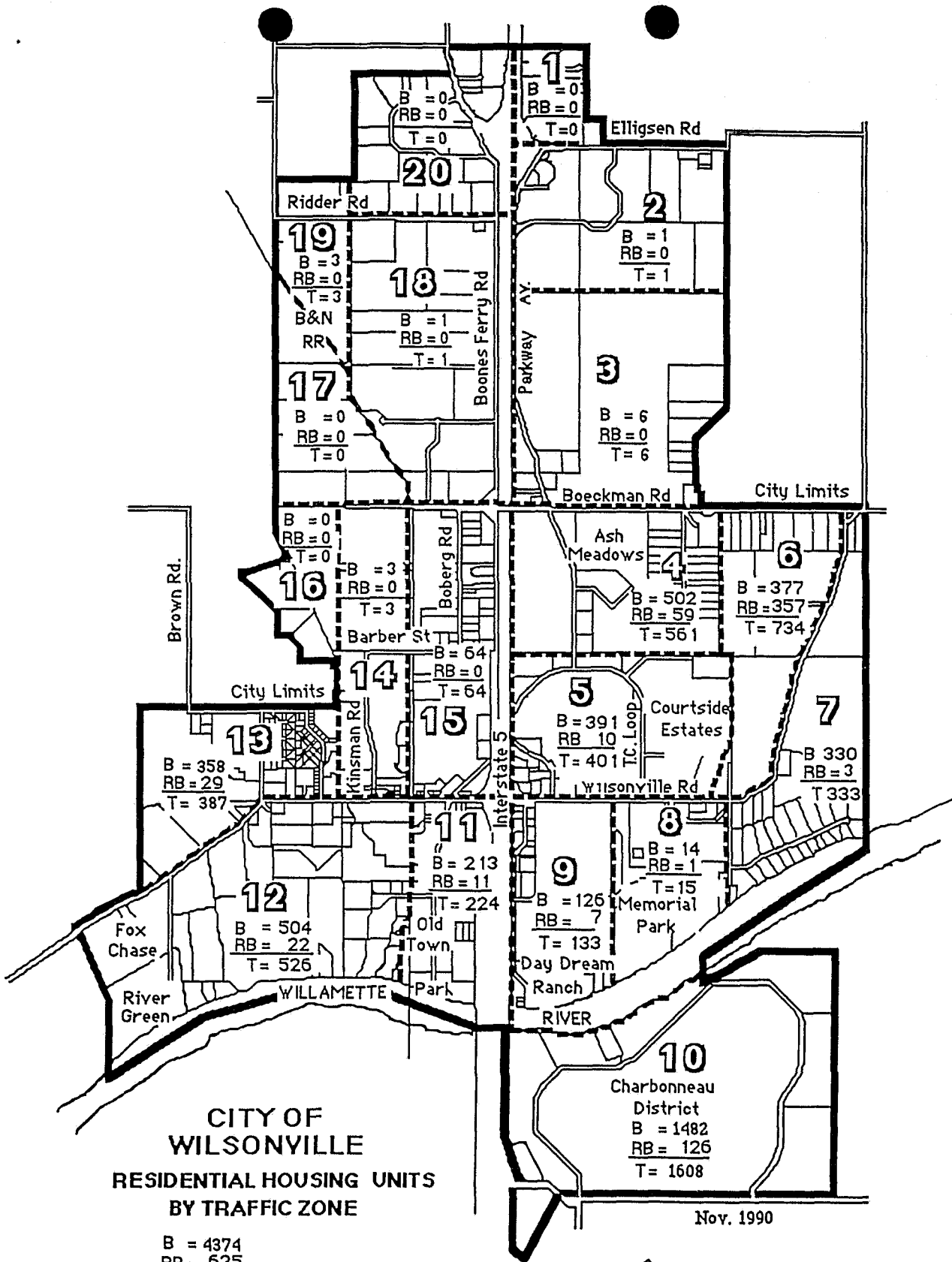
Total Acreage = 1158

Nov. 1990



MAP 7

EXHIBIT
G



Nov. 1990



MAP 8

EXHIBIT
14

**RESIDENTIAL UNITS by TRAFFIC ZONE
NOVEMBER 1990**

Traffic Zone	APT.	CONDO	MH	MHP	DUP	SF	Total
1.	0	0	0	0	0	0	0
2.	0	0	0	0	0	0	0
3.	0	0	1	0	2	3	6
4.	144	61	0	272	0	25	502
5.	189	56	0	30	0	116	391
6.	315	0	0	0	0	62	377
7.	296	0	0	0	0	34	330
8.	0	0	0	0	0	14	14
9.	0	0	0	0	22	104	126
10.	516	20	0	0	2	944	1482
11.	96	0	15	26	6	70	213
12.	248	0	0	63	0	193	504
13.	121	0	1	0	30	206	358
14.	0	0	0	0	0	3	3
15.	0	0	0	57	0	7	64
16.	0	0	0	0	0	0	0
17.	0	0	0	0	0	0	0
18.	0	0	0	0	0	1	1
19.	0	0	0	0	0	3	3
20.	0	0	0	0	0	0	0

Total = 4374

EXHIBIT
I

RESIDENTIAL TYPES


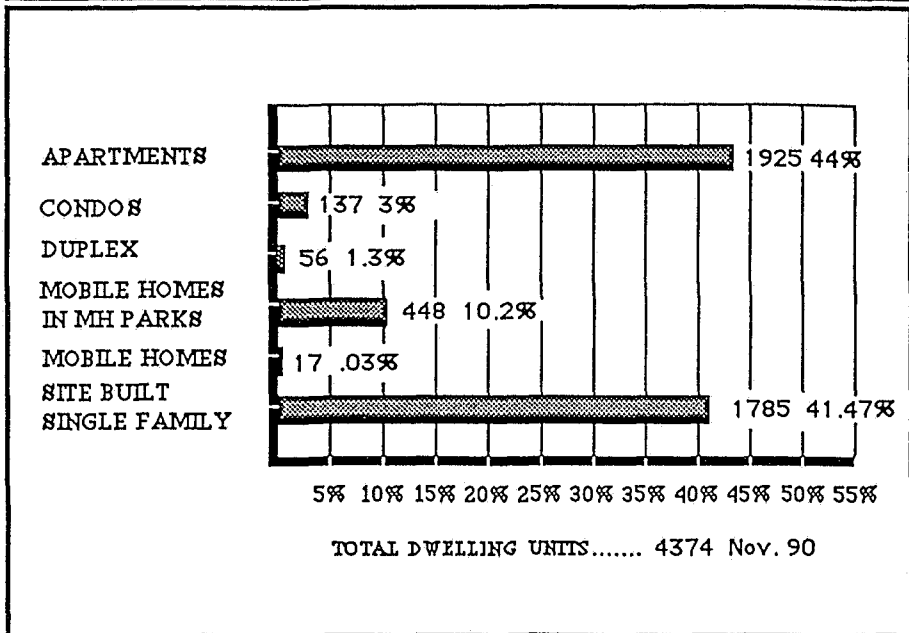



CHART 8

DISTRIBUTION OF RESIDENTIAL LAND


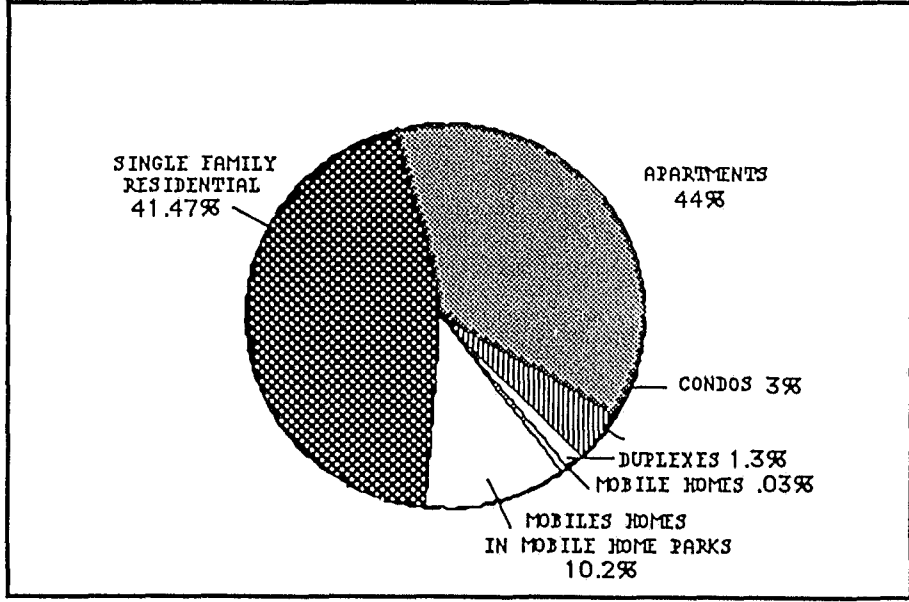



CHART 9

Exhibit M

1 of 2

DATE Aug. 6, 1991

WE, THE UNDERSIGNED, WOULD SUPPORT MENTOR GRAPHICS' PROPOSED PLAN CHANGE WITH TWO CONDITIONS:

1. That the Industrial Area be classified as an "Area of Special Concern", to include special conditions ensuring the industrial area be developed in a similar fashion as the existing Mentor Graphics facility.
2. The South 20 acres also be classed as an "Area of Special Concern" and be zoned 3 to 5 dwellings per acre, rather than 7 to 12 dwellings per acre. To offset the density change, the homeowners on the west side of Canyon Creek Road have future plans to rezone our RA-1 property to 3 to 5 dwellings per acre.

NAME	STREET ADDRESS	CITY	STATE	ZIP
John M. Mackey	28595 S.W. Canyon Cr. Rd.	Wilsonville	Or	97070
2. John M. Mackey	28315 SW Canyon Cr. Rd.	Wilsonville	Or	97070
3. Norm F. Small	28645 Canyon Cr. Rd.	Wilsonville	Or	97070
4. Shirley B. Walter	28525 S.W. Canyon Cr. Rd.	Wilsonville	Or	97070
5. Dorothy Barnes	28475 S.W. Canyon Cr. Rd.	Wilsonville	Or	97070
6. Virginia Dillon	28325 SW Canyon Cr. Rd.	Wilsonville	Or	97070
7. Marilyn Peterson	28275 SW Canyon Creek Rd.	Wilsonville	Or	97070
8. Dick Peterson	28275 S.W. Canyon Creek Rd.	Wilsonville	Or	97070
9. Greg Peterson	28175 SW Canyon Creek Rd.	Wilsonville	Or	97070
10. John Peterson	28175 SW Canyon Creek Rd.	Wilsonville	Or	97070
11. Mike Lee	28130 SW Canyon Creek Rd.	Wilsonville	Or	97070
12. Annie Falconer	28130 SW Canyon Creek Rd.	Wilsonville	Or	97070
13. Stanley Jensen	28450 SW Canyon Cr. Rd.	Wilsonville	Or	97070
14. Beck A. Boehman	28500 S.W. Canyon Creek Rd.	Wilsonville	Or	97070
15. John & Tony L. Lee	28530 SW Canyon Cr. Rd.	Wilsonville	Or	97070
16. Robert L. Lee	28700 S.W. Canyon Cr. Rd.	Wilsonville	Or	97070
17. Shirley P. Speck	28700 S.W. Canyon Cr. Rd.	Wilsonville	Or	97070
18. Jeanne Downs	28205 SW Canyon Cr. Rd.	Wilsonville	Or	97070
19. L. P. Duckley	28375 SW Canyon Cr. Rd.	Wilsonville	Or	97070
20. Paula Bernice Reedy	2840 SW Canyon Cr. Rd.	Wilsonville	Or	97070

Exhibit M
2 of 2

DATE August 7, 1991

WE, THE UNDERSIGNED, WOULD SUPPORT MENTOR GRAPHICS' PROPOSED PLAN CHANGE WITH TWO CONDITIONS:

1. That the Industrial Area be classified as an "Area of Special Concern", to include special conditions ensuring the industrial area be developed in a similar fashion as the existing Mentor Graphics facility.
2. The South 20 acres also be classed as an "Area of Special Concern" and be zoned 3 to 5 dwellings per acre, rather than 7 to 12 dwellings per acre. To offset the density change, the homeowners on the west side of Canyon Creek Road have future plans to rezone our RA-1 property to 3 to 5 dwellings per acre.

NAME	STREET ADDRESS	CITY	STATE	ZIP
1. Mike + Della Stocker	28600 SW Canyon Creek	Wilsonville	OR	97070
2. Enary J Reed	7840 SW Boeckman	Wilsonville	OR	97070
3. Galeus Richard	28340 SW Canyon	Wilsonville, OR		97070
4. Miss Zimmerman	28650 SW Canyon Creek	Wilsonville	OR	97070
5. Kathleen S Zimmerman	28650 SW Canyon Creek Rd	Wilsonville	OR	97070
6. Mitt R. Subal	28705 SW Canyon CK Rd	Wilsonville	OR	97070
7. Heidi L. Swickard	28705 W.W. Canyon ckr	Wilsonville, OR		97070
8. Beverly Achalka	28400 SW Canyon Creek Rd,	Wilsonville		97070
9. D. L. White	28400 SW Canyon Creek Rd	Wilsonville		97070
10. D. D. D. D.	28205 SW Canyon Cr Rd	Wilsonville		97070
11. Daniel C. Hensen	28200 SW CANYON RD	WILSONVILLE		97070
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

RESOLUTION NO. 888

A RESOLUTION SETTING A PUBLIC HEARING DATE OF FEBRUARY 18, 1992, TO HEAR A REQUEST FROM MENTOR GRAPHICS CORPORATION FOR A COMPREHENSIVE PLAN AMENDMENT FOR PROPERTY OWNED BY MENTOR GRAPHICS SOUTH OF BOECKMAN ROAD AND TO DELAY THE DESIGNATION OF BRIDLE TRAIL RANCHETTES AS AN AREA OF SPECIAL CONCERN UNTIL FEBRUARY OF 1993.

WHEREAS, the City Council has considered the Planning Commission's recommendation that the city initiate a coordinated community based planning effort to determine an appropriate housing density for the area identified as Bridle Trail Ranchettes, to designate the Mentor Graphics property and the Bridle Trail Ranchettes subdivision as an "area of special concern," to enhance and protect the natural resources of this area, to develop a facility plan for the area to insure that all utilities can be provided, to fix the final alignment of Canyon Creek South, and to determine exactly what appropriate access there would be to fully coordinate the Mentor Graphics plan amendment requested with any city initiated plan amendments; and

WHEREAS, the city did not receive the state grant anticipated to provide the staffing support necessary to undertake this community based planning effort; and

WHEREAS, the City Council has identified specific goals for the current fiscal year which preclude the existing staff from undertaking the replanning of Bridle Trail Ranchettes; and

WHEREAS, there are many issues with respect to infrastructure that must be settled before such a plan can be developed and implemented; and

WHEREAS, the protective covenants that govern Bridle Trail Ranchettes can not be amended to accommodate proposed density increases until 1995; and

WHEREAS, Mentor Graphics desires to proceed with their request for a Comprehensive Plan map amendment to change 44 acres of "residential" planned property to "industrial" and to designate the 20 acres of "residential" property for a density of 7 - 12 dwelling units per acre; and

WHEREAS, the Planning Commission has already held appropriate public hearings and made recommendations with respect to the Mentor Graphics Comp Plan map amendment request.

NOW, THEREFORE, be it resolved that the City Council set a public hearing date to hear the Mentor Graphics request for their regularly scheduled meeting of February 18, 1992,

And it is further resolved that the City Council hereby endorses the concept of a community based plan for the Bridle Trail Ranchettes area, and the City Council further directs the staff to return with a resolution by February, 1993, to initiate a plan amendment after:

- 1) the Engineering Department has fixed the road alignment for Canyon Creek South
- 2) the "open space" inventory is completed along Boeckman Creek
- 3) a water utility line is designed to serve the Bridle Trail Ranchettes
- 4) a funding source(s) is identified to complete the needed capital improvements
- 5) that the Planning staff include in their proposed program of work the Bridle Trail Ranchettes community based planning effort with a plan amendment to be initiated by February, 1993.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 6th day of January, 1992, and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:


VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>

PLANNING MEMORANDUM

December 27, 1991

TO: Arlene Loble, City Manager

FROM: Wayne C, Sorensen, Planning Director *Wayne*

Subject: MENTOR GRAPHIC'S COMPREHENSIVE PLAN
AMENDMENT--91 PC 09

BACKGROUND

The Mentor Graphics Corporation applied for a Comprehensive Plan map amendment to change forty-four (44) acres of property from RESIDENTIAL to INDUSTRIAL on property they had purchased from Stan Ash. They applied for the plan amendment on December 14, 1990, and the hearing was initially scheduled for February 11, 1991. The corporation had purchase about 64 acres of property from Ash sometime earlier. The remaining twenty (20) acres of property that remain after the plan amendment would be (is) RESIDENTIAL with a density of 7 - 12 dwelling units per acre (du/ac). The public hearing was continued, at Mentor's request, until August, 1991. Mentor has stated that part of their reason for requesting a delay in the proceedings was due to technical legal issues between the City, Stan Ash and Mentor. Mr. Kohlhoff, City Attorney, can provide a full background of the legal proceedings that have occurred.

The Wilsonville Planning Commission did conduct a public hearing on the Plan amendment on August 12, 1991, and continued the hearing to September 9, 1991. At the September hearing, the Planning Commission adopted Resolution No. 91 PC 9 which recommends that the City Council initiate a comprehensive plan and text amendment for Bridle Trail Ranchetts which is located east of, and adjacent to, the 64 acres owned by Mentor Graphics. As explained in the Commission's Resolution, the general idea was to increase the housing density of Bridle Trail Ranchetts from 0 - 1 du/ac to 3 -5 du/ac (or higher if there was general support from the community); adopt design guidelines for both the Industrial and Residential areas through what is known in the Plan as an "Area of Special Concern"; and to fix the final alignment of what is known as "Canyon Creek South". This course of action was proposed by staff, and supported by most of the residents of the Ranchetts, in an effort to find a compromise position in the land use hearings that would minimize the total number of housing units that would be lost by the Plan amendment. There was also a realization that higher densities (i.e. apartments) were generally viewed with disfavor by area residents who attended the Commission's hearing.

No other land use hearings have been scheduled by the Planning Commission or the City Council to consider any further action on either Mentor Graphic's request or on the Commission's Resolution. My understanding is that Mentor Graphics Corp. wants to move forward with their

request regardless of what the City chooses to do. I also think that while you and I agree that a community-based planning effort to develop design controls and utility plans is a very good idea; the timing is wrong, given the importance of implementing the Council's Goals and the City's current available resources.

RECOMMENDATION

A status report, based on this memo, should be given to the City Council as an "information" item at the Council's January 6, 1992 meeting. After the Council is informed, I will send letters to Mentor Graphics and the residents of Bridle Trails Ranchetts explaining the City's (i.e. staff's) position and the schedule of hearings. At the January 6th meeting, the City Council should direct staff to schedule and advertise a public hearing on the Mentor Graphic's plan amendment for February 3, 1992 (this is the same night as the Marv Wagner hearing, so the 17th may be a great option). I would like to request that the City Council endorse the general idea of a community-based plan for the Bridle Trail Ranchetts area and Council should direct staff to return with a Resolution to initiate a Plan amendment after: (1) the Engineering Department has fixed the road alignment for Canyon Creek South; (2) the "open space" inventory is completed along Boeckman Creek; (3) a water utility line is designed to serve the Bridle Trails Ranchetts; and, (4) a funding source(s) is identified to complete the needed capital improvements. I think that some "target dates" would be good and I would suggest that February, 1993, for a Plan amendment should be strongly considered.

PLANNING COMMISSION
RESOLUTION NO. 91PC9

A RESOLUTION OF THE WILSONVILLE PLANNING
COMMISSION RECOMMENDING THAT THE CITY
COUNCIL INITIATE A COMPREHENSIVE PLAN MAP
AND TEXT AMENDMENT TO INCREASE THE HOUSING
DENSITY ON BRIDLE TRAIL RANCHETTS AND TO
DESIGNATE THE BRIDLE TRAIL RANCHETTS AND THE
MENTOR GRAPHIC'S PROPERTY SOUTH OF BOECKMAN
ROAD AS AN "AREA OF SPECIAL CONCERN"

WHEREAS, an application has been prepared by the Dorman, White & Company to support Mentor Graphics Corporation's request for a Comprehensive Plan Map Amendment to change forty-four (44) acres of "Residential" planned property to "Industrial" and to designate the twenty (20) acres of "Residential" property for a density of 7-12 dwelling units per acre (du/ac); and,

WHEREAS, the application, including planning exhibits, was submitted to the Planning Commission in accordance with the procedures set forth in Section 1 (Plan Amendments) of the Wilsonville Comprehensive Plan; and,

WHEREAS, the Planning Commission held a public hearing on August 12, 1991, at which time the Commission accepted into the public record the applicant's testimony and exhibits; the Planning Department's Staff Report; and, additionally, gathered testimony and evidence, including petitions, from interested persons who were afforded an opportunity to be heard on this subject after public notice was duly posted, published and mailed; and,

WHEREAS, the thirty-one (31) individuals who signed the petition(s) state that they could support Mentor Graphic's proposed Plan Amendment if the Industrial area was designated as an "Area of Special Concern" and developed in a similiar fashion to Mentor Graphic's existing facility; that the southerly 20 acres designated "Residential" be classified as an "Area of Special Concern" and planned for a density of 3-5 du/ac; and that the westside of Canyon Creek Road (i.e. the western portion of Bridle Trail Ranchetts) be designated for a density of 3-5 du/ac to help offset the loss of dwelling units resulting from the proposed amendment; and,

WHEREAS, the Wilsonville Planning Commission continued the public hearing to September 9, 1991, and directed that the Planning Staff, the applicant and all interested persons initiate a cooperative planning effort to investigate the potential effect of establishing this area as an "Area of Special Concern" and to determine if it would be feasible to initiate a plan amendment for the Bridle Trail Ranchetts to increase the housing density if such amendment would allow the density to be decreased on Mentor Graphic's "Residential" property taking into account the Metropolitan Housing Rule, the Transportation Planning Rule, the Regional Urban Growth Goals and Objectives (RUGGO's), the Statewide Planning Goals and the City's Comprehensive Plan; and

WHEREAS, the Planning Staff recommends that the City initiate a coordinated, community-based planning effort to determine an appropriate housing density for the area identified as Bridle Trail Ranchetts, to designate the Mentor Graphic's property and the Bridle Trail Ranchetts subdivision as an "Area of Special Concern", to enhance and protect the natural resources of this area, to develop a facility plan for the area to ensure that all utilities can be provided, to fix the final alignment of "Canyon Creek South" and to determine exactly what appropriate access thereto would be, and to fully coordinate the Mentor Graphic's Plan Amendment request with any City-initiated Plan Amendments.

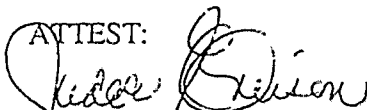
NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby recommend that the City Council of the City of Wilsonville initiate a Comprehensive Plan Text and Map Amendment to classify the Mentor Graphics Corporation's property and the Bridle Trail Ranchetts subdivision (both located south of Boeckman Road) as an "Area of Special Concern" and to develop appropriate design guidelines and objectives to ensure proper and compatible development of different uses proposed for this area and, further, to increase the planned housing density of Bridle Trail Ranchetts to offset the loss of housing resulting from an approval of the requested "Industrial" Plan designation. Such increase in any housing densities that are proposed for Bridle Trail Ranchetts shall also be reviewed to determine if the proposed 7-12 du/ac for Mentor's 20 acres can or should be reduced. The Planning Director is hereby authorized and instructed, upon adoption by the City Council, to coordinate all planning activity between City staff; the property owners; Mentor Graphics; and any affected local, regional or state agency. The Director is to initiate the necessary Comprehensive Plan Map and Text Amendments to the Commission by February, 1992, unless the Commission finds that extraordinary circumstances prevent the Director from doing so.

The Commission directs that nothing herein shall be construed in any manner that would prevent any person(s) or group, including the Mentor Graphics Corporation, from initiating an independent land-use action(s) for privately-owned property, either whole or in part.

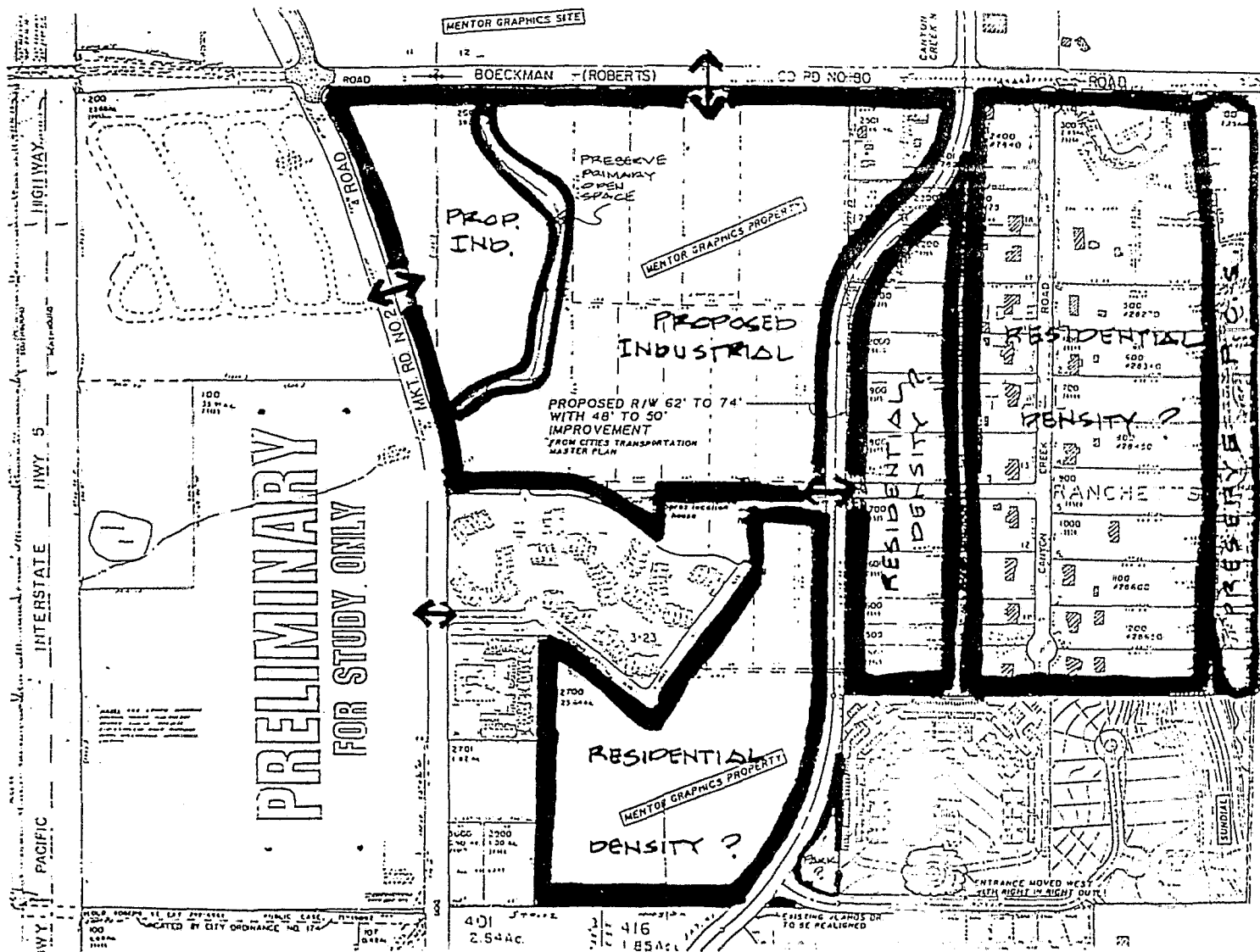
ADOPTED by the Wilsonville Planning Commission at their regular meeting held on the 9th day of September, 1991, and filed with the Planning Secretary this same day.



Chairman, Planning Commission

ATTEST:


Judee Emission
Planning Secretary

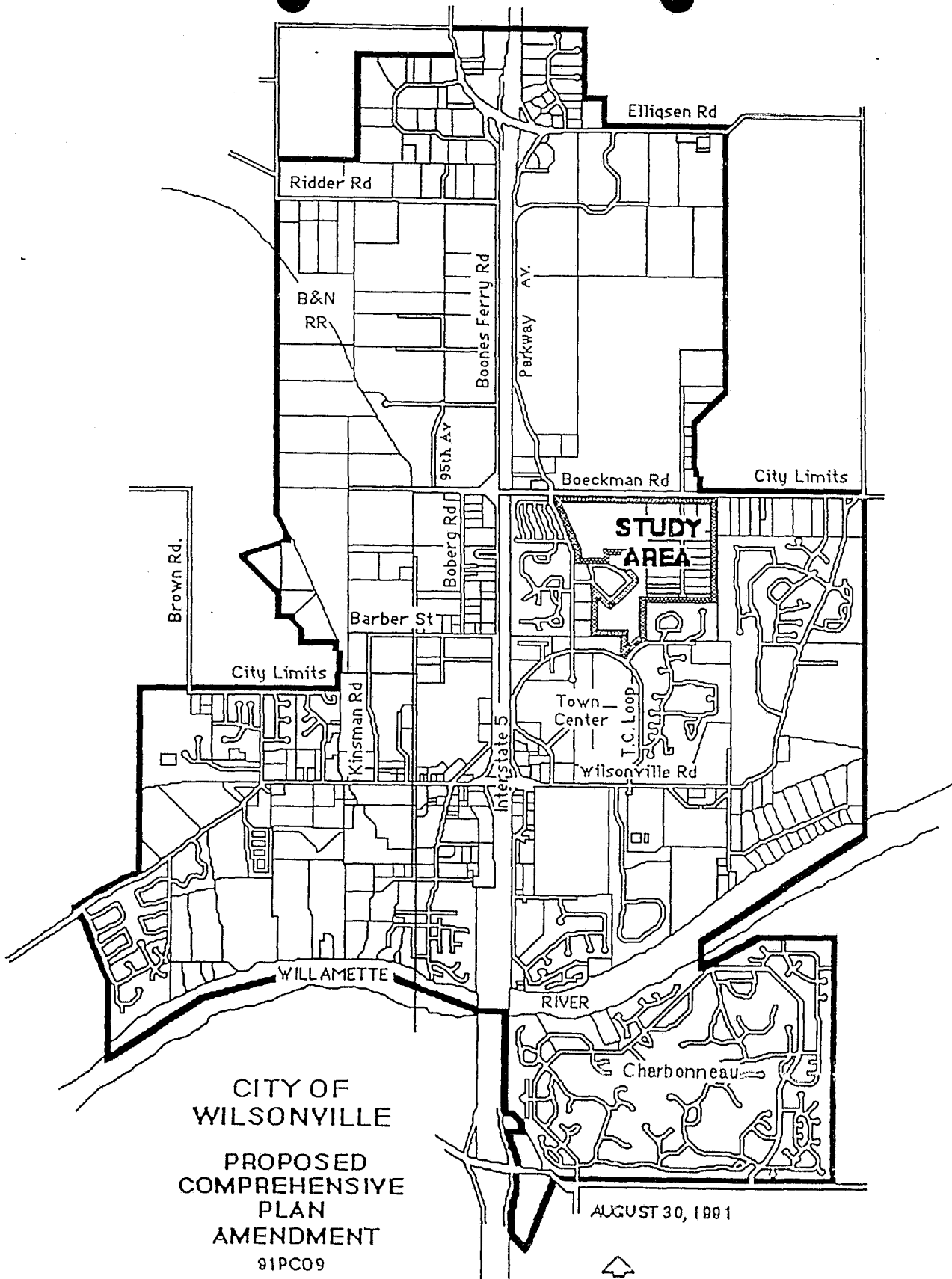


CITY OF
WILSONVILLE



PROPOSED
COMPREHENSIVE
PLAN
AMENDMENT

91PC09
AUGUST 30, 1991



CITY OF
WILSONVILLE
PROPOSED
COMPREHENSIVE
PLAN
AMENDMENT
91PC09

AUGUST 30, 1991





Mentor Graphics Corporation
8005 S.W. Boeckman Road
Wilsonville, Oregon 97070-7777
(503) 685-7000

September 9, 1991

Planning Commission
City of Wilsonville
8445 SW Elligsen Road
Wilsonville, OR 97070

Re: Planning Commission Resolution No. 91PC09

Dear Planning Commission:

Mentor Graphics Corporation appreciates the opportunity to comment on the resolution drafted by the planning staff.

As described in our original application and at the September 12, 1991 public hearing, Mentor Graphics has requested a Comprehensive Plan amendment to change the designation of 44 acres south of Boeckman Road from **Residential** to **Industrial**. The industrial plan designation is requested to provide the planning framework for long-term expansion of the Mentor Graphics campus to the south of Boeckman. Mentor Graphics is not proceeding with detailed master planning of the industrial site at this time. However, we are prepared to address general design objectives and buffering issues through implementation of an "Area of Special Concern."

To help offset the loss of housing units resulting from the amendment on the northerly 44 acres, Mentor Graphics proposed a related amendment to designate the southerly 20 acres of their ownership for a housing density of 7-12 units/acre. Clearly, the request for an Industrial plan designation has provided the impetus for the Mentor Graphics application. The modest increase in residential density proposed for the southerly 20 acres was linked with the industrial plan amendment for the following reasons:

- The City of Wilsonville Comprehensive Plan emphasizes a "balance" of lands designated for employment and housing.
- Designating the 20 acres for development at a density of 7-12 units/acre is consistent with plan policies and location criteria for urban medium density residential development (access to a major or minor arterial or

collector street; located near or adjacent to commercial areas, employment centers and/or mass transit routes; areas adjacent to low density developments or planning districts).

- The Metro Housing Rule requires that Wilsonville provide the opportunity for development of new housing at an overall average density of 8 units/acre.
- Mentor Graphics Corporation owns the southerly 20 acres. Therefore, the site provided an opportunity (under the applicant's ownership and control) to accommodate some of the housing density lost with the amendment to Industrial on the northerly 44 acres.

In a staff report dated August 5, 1991, the Wilsonville planning staff recommended approval of the Mentor Graphics Corporation request.

Testimony at the August 12 public hearing indicated general support for the designation of the northerly 44 acres for future industrial use, subject to the development and implementation of an "Area of Special Concern" to address general design objectives, land use compatibility and buffering/screening.

A petition and testimony submitted at the public hearing raised concerns with the increase in residential density proposed for the southerly 20 acres of the Mentor Graphics' ownership. Offered as an option to the increased housing density on the Mentor Graphics property, thirty-one (31) individuals signed a petition which proposed that the potential residential density of the Bridle Trail Ranchettes be increased from the current 0-1 unit/acre designation.

Resolution No. 91PC09 recommends that the City Council initiate a legislative Comprehensive Plan Map and text amendment to increase the housing density on the Bridle Trail Ranchettes. If the City Council supports the resolution, it is understood that the Planning Director will initiate a coordinated, community-based planning effort and return to the Planning commission with Plan map and Text amendments by February, 1992.

Mentor Graphics Corporation is agreeable to a continuance of our original request to the Planning Commission meeting following the February, 1992 date scheduled for the legislative amendment on the Bridle Trail Ranchettes and the Area of

Wilsonville Planning Commission
September 9, 1991
Page Three

Special Concern. If that process moves forward smoothly, we understand that the housing density lost with the designation of the northerly 44 acres for industrial use may be shifted to the east to the Bridle Trail Ranchettes rather than to the southerly 20 acres of the Mentor Graphics ownership.

If the legislative amendment involving the Bridle Trail Ranchettes is not successful, we intend to continue with the original plan amendment application which involved only the 64 acres owned by Mentor Graphics Corporation. Therefore, moving forward with our original application is not contingent upon upzoning the Bridle Trail Ranchettes.

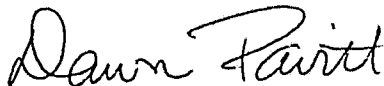
Finally, we want to emphasize again that we have requested a plan map amendment only, and we are not comfortable proceeding with specific and detailed master planning of the Mentor Graphics industrial or residential property through the vehicle of an "Area of Special Concern." The Wilsonville Development Codes require a public hearing and design review approval before the property can be developed. The Development Code includes specific standards pertaining to open space and landscaping, building orientation, parking and circulation, signs, and screening and buffering.

It does make sense to define the alignment for Canyon Creek South through the Area of Special Concern. Additionally, we can support general design objectives to guide the ultimate development of both the Mentor Graphics property and the Bridle Trail Ranchettes. However, given that the City has a Site Design Review process in place, we believe that it is inappropriate to require premature commitment to a detailed development plan for the Mentor Graphics property.

We appreciate your consideration of our comments and look forward to working with the neighbors and city staff over the next four to five months.

Sincerely,

MENTOR GRAPHICS CORPORATION



Dawn Pavitt
Manager, Facilities Planning & Projects

cc: Wayne Sorenson
Blaise Edmonds

4220 SW. Homestead Rd
Wilsonville, Oregon 97070
August 10, 1991



Dear Mayor Krummel,

I am concerned about the development of the land south of Mentor Graphics. I believe that this was originally planned for single family houses. Recently I learned that the plan is now for multifamily. The ratio of apartments to single family homes in Wilsonville seems to be higher than desirable already. Apartments are fine but, too many will just cause Wilsonville to be a transient place to live. We need more owner occupied dwellings. Pride of ownership will help maintain the balance + livability of Wilsonville.

Please reconsider the plans for this property. There are already more apartments planned on the Wagner property. Why not make more condo or houses that share 1 common wall if density is the main goal? There are many interesting, quality, economical plans. Don't settle for just another apartment complex. Please consider the liveable future of Wilsonville. I have lived here for 15 years and have loved it.

many thanks,
Kathy Goodwin

January 15, 1991

Dawn Pavitt
Conkling, Siskum & McCormick
Suite 2000
900 SW 5th Ave.
Portland, OR 97204-1268

City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

SUBJECT: **COMPREHENSIVE PLAN AMENDMENT - 91 PC 09**

Dear Dawn:

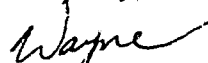
This letter is a follow-up to our meeting of January 2, 1991 at the City Annex. This is a summary of where Mentor Graphics is with their request for a comprehensive plan amendment to change forty-four (44) acres of property from **RESIDENTIAL** to **INDUSTRIAL** for a portion of the property that was purchased from Stan Ash.

The Wilsonville City Council has scheduled a public hearing regarding the proposed plan amendment for February 18, 1992, at the Council's chambers located at 8445 SW Elligsen Road. The Council determined, at their January 6th meeting, that this would be an inappropriate time to initiate a comprehensive plan amendment to increase the housing density for Bridle Trail Ranchetts; however, they do believe that the idea of increasing the housing density for Bridle Trail Ranchetts to offset some of the loss of housing resulting from the plan amendment may have merit. I have attached a copy of Resolution No. 888 for your use and information. I think that the Council's direction should received by the Bridle Trails Ranchetts homeowners as a very positive sign. I believe that you have two basic options available; you may withdraw the request and wait for a possible City-initiated amendment for Bridle Trails Ranchetts or you could proceed through the hearings process knowing that your request would be judged entirely on its own merits.

If you desire to proceed, I would recommend to the City Council that the subject property be designated as an "Area of Special Concern" and that Design objectives be developed for both the industrial and residential portions of Mentor's ownership south of Boeckman Road. I believe you have a copy of the "Area of Special Concern" that was adopted by the City for the Nike World Headquarters to use as a guide; however, I think that we could do better than that. This should be done as a part of the comprehensive plan amendment process. I still support adopting staff's proposed Condition of Approval No. 2 which requires the dedication of Canyon Creek road right-of-way at the time that the City Engineer determines the final alignment. Improvement of the road would be the responsibility of the property owner(s) at the time development occurs unless the City has committed funds and built the road. Final resolution of this issue would occur at the time development plan are submitted (i.e. Stage II Master Plans submitted to the Planning Commission).

I look forward to hearing from you. If you have any questions, please feel free to call Blaise or myself at 682-4960.

Sincerely,



Wayne C. Sorensen
Planning Director

cc. Mike Cook
Mary Dorman

**Conkling
Fiskum &
McCormick**

A public affairs affiliate of
Stoel Rives Boley Jones & Grey

January 22, 1992

Mr. Wayne Sorenson
Planning Director
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, OR 97070

Re: Comprehensive Plan Amendment Application - 91 PC 09

Dear Wayne:

As we recently discussed, this letter is a formal request for continuance of the hearing for Mentor Graphics' proposed comprehensive plan amendment from February 18, 1992 to March 16, 1992. We feel that we need the additional month to prepare proposed design guidelines for the industrial portion of the property. Mentor Graphics wants to ensure that we allow enough time to adequately review and discuss the guidelines with both City staff and neighbors prior to the Council hearing.

Thank you very much for your continued assistance. We look forward to completing this project with you and your staff.

Sincerely yours,



Dawn Pavitt

cc: Mike Cook, Mentor Graphics
Mary Dorman

PLANNING MEMORANDUM

January 27, 1992

TO: Arlene Loble, City Manager

Mike Kohlhoff, City Attorney

FROM: Wayne C. Sorensen, Planning Director



SUBJECT: **MENTOR GRAPHIC'S REQUEST TO CHANGE HEARING
DATE TO MARCH 16, 1992, FOR PLAN AMENDMENT**

Dawn Pavitt, on behalf of Mentor Graphics, has requested that the City Council change the hearing date for Mentor's Plan amendment. She asks that the date be set for March 16, 1992, and I have attached her letter for your information. I recommend that the request be granted.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Wilsonville City Council will hold a public hearing on Monday, April 6, 1992 at 7:00 p.m. at the Community Development Hearings Room, 8445 SW Elligsen Road, Wilsonville, Oregon, or to such other place to which the Council may adjourn.

The application, submitted by Mentor Graphics Corporation, requests a Comprehensive Plan Amendment to designate the northerly 44 acres of the site from **RESIDENTIAL** to **INDUSTRIAL** and to designate this acreage as an **AREA OF SPECIAL CONCERN**. The "Area of Special Concern" would set forth design guidelines that emphasize sensitivity to adjacent residential uses and reflect a commitment to retain and enhance the Primary Open Space and natural drainageway. This acreage would be changed from **PLANNED DEVELOPMENT RESIDENTIAL (PDR)** to **RESIDENTIAL AGRICULTURAL - ONE ACRE MINIMUM (RA-1)** on the City's Zone Map if the Plan Amendment is approved.

The southerly 20 acres would be designated as **RESIDENTIAL (7-12 DU/AC)** on the City's Comprehensive Plan map to offset some of the residential density lost on the 44 acres. Currently, the southerly 20 acres is designated as (5-7 du/ac) and (7-12 du/ac).

The 64 acre site is located south of Boeckman Road, east of Parkway Avenue, north of Town Center and west of the Bridle Trails Ranchettes subdivision. The property is identified as Tax Lot 2601, T3S-R1W, Section 13B, Clackamas County, Oregon.

The applicable criteria for this review is set forth in Section 4.187(1)(c) and 4.120 of the Wilsonville Code, the Metropolitan Housing Rule, the Statewide Planning Goals, and the Comprehensive Plan "Standards for Approval of Plan Amendments" (4)(a)(b)(c) and (d) on page 4 and 5 of the Plan. Copies of the criteria are available from the Planning Department located at 8445 SW Elligsen Road. All testimony and evidence shall be directed to the applicable criteria or the person providing testimony shall state which other criteria they believe applies to this application.

A complete copy of the application, including the staff report and recommendations, is available for inspection at no cost. Copies may be provided at ten cents per page.

Inquires pertaining to this hearing may be made by contacting Vera Rojas, City Recorder, at 682-1011 or Wayne Sorensen, Planning Director, at 682-4960. Public testimony, oral and written, will be accepted at the hearing. Written statements are encouraged and may be submitted to Vera Rojas prior to the hearing date.

AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING
MENTOR GRAPHICS CORPORATION
APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT
FOR THE CITY OF WILSONVILLE

STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
 AND WASHINGTON)
)
CITY OF WILSONVILLE)

I, Vera A. Rojas, do hereby certify that I am City Recorder of the City of Wilsonville, Counties of Clackamas and Washington, State of Oregon; that the attached copy of Notice of Public Hearing by and before the Wilsonville City Council on the consideration of a Comprehensive Plan Amendment for Mentor Graphics Corporation is a true copy of the original Notice of said Public Hearing; that on March 25, 1992, I did cause to be mailed copies of such notice of said hearing in the exact form hereto attached to the following property owners:

- Dorothy Bernard, 28475 SW Canyon Creek, Wilsonville, OR 97070
- Clackamas County, 902 Abernethy Rd., Oregon City, OR 97045
- Valene DeBoard, 28340 SW Canyon Creek, Wilsonville, OR 97070
- A. Falconer, 28130 SW Canyon Creek, Wilsonville, OR 97070
- Michael Juza, 29803 SW Lancelot Lane, Wilsonville, OR 97070
- Robert Martin, 7920 SE Boeckman Rd., Wilsonville, OR 97070
- Alice McGary, 8583 SW Marian, Tualatin, OR 97062
- Monte Prescott, P.O. Box 911, Wilsonville, OR 97070
- Emory Reedy, 7840 SW Boeckman Rd., Wilsonville, OR 97070
- Nora Smith, 28645 SW Canyon Creek, Wilsonville, OR 97070
- Ken Blacksmith, 29769 SW Lancelot, Wilsonville, OR 97070
- Logan Cravens, 1620 SW Taylor, Portland, OR 97205
- Virginia Dillon, 28325 SW Canyon Creek, Wilsonville, OR 97070
- Daniel Heisen, 28200 SW Canyon Creek, Wilsonville, OR 97070
- Jeffrey Klein, 28530 SW Canyon Creek, Wilsonville, OR 97070
- Toni McCleskey, 28595 SW Canyon Creek, Wilsonville, OR 97070
- John Paterson, 28175 SW Canyon Creek, Wilsonville, OR 97070
- Susan Raxter, 28270 SW Canyon Creek, Wilsonville, OR 97070
- David Schalk, 28400 SW Canyon Creek, Wilsonville, OR 97070
- Bill Spring, 28700 SW Canyon Creek, Wilsonville, OR 97070
- Vernon Boeckman, 24935 NE Prairie View. Aurora, OR 97002
- Clark Crawford, 28615 Ash Meadows Blvd., Wilsonville, OR 97070
- Gerald Downs, 28205 SW Canyon Creek, Wilsonville, OR 97070
- Larry Dean Huckey, 28375 SW Canyon Creek, Wilsonville, OR 97070
- Richard Litts, 7854 SW Champion Ct., Wilsonville, OR 97070
- John McDonald, 28612 Ash Meadows #28, Wilsonville, OR 97070
- Richard Peterson, 28275 SW Canyon Creek, Wilsonville, OR 97070
- Robert G Ray, 29804 SW Camelot, Wilsonville, OR 97070
- Timothy Small, 7990 SW Boeckman Rd., Wilsonville, OR 97070

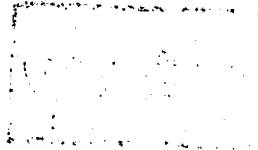
Michael Stocker, 28600 SW Canyon Creek, Wilsonville, OR 97070
Michael Swickard, 28705 SW Canyon Creek, Wilsonville, OR 97070
C. Zimmerman, 28650 SW Canyon Creek, Wilsonville, OR 97070
Stanley Tressler, 28450 SW Canyon Creek, Wilsonville, OR 97070
Russell Walker, 28525 SW Canyon Creek, Wilsonville, OR 97070

Witnessed my hand this 25th day of March, 1992.

Vera A. Rojas
Vera A. Rojas, CMC/AE, City Recorder

Subscribed and sworn to before me
this 25 day of March, 1992.

Diane M. Tankovic
Notary Public for Oregon
My Commission Expires: 11/29/95



**EXCERPT FROM PLANNING COMMISSION MEETING OF
AUGUST 12, 1991:**

**Mentor Graphics Corp. - Zone Map Amendment and Comprehensive Plan
Amendments**

Chairman Williams

The first one we're going to hear is the application by Mentor Graphics for a zone map amendment and Comprehensive Plan Amendment. At this point I'll open the public hearing and invite Blaise to give a staff report.

Blaise Edmonds

Mentor Graphics Corporation submitted an application for the Planning Commission to review and give a recommendation to the City Council. The location of the property - approximately four acres. Right in the core area are the Ash Meadows condominium units. To the east is about two to three acres of single-family homesites and to the west the Thunderbird Mobil Home Park. To the north is the Mentor Graphics Campus. Due south is the Thriftway retail complex. There are 64 acres involved in this request. What this overhead shows is the proposed Comprehensive Plan Amendment for 44 of the 64 units at the northerly end of the property. The existing Comprehensive Plan designation is Residential. It is proposed to go to an Industrial use classification. Right now on that 44 acres you have two density ranges. One density range is 5 to 7 dwelling units per acre on the east side of the property and 7 to 12 dwelling units per acre on the west side of the property. This is their exhibit that was prepared by the applicant that gives a closer view to what is proposed. With the density transfer to the southerly portion of the property, which would increase the overall density to 7 to 12 dwelling units per acre, it presently also has two residential densities at the southerly end - 5 to 7 and 7 to 12. So what this request would do would be to make the entire southerly end of this property to 7 to 12 dwelling units per acre.

On the Comprehensive Plan, there is a swath of a drainageway traversing the northwest corner of the property which is designated Primary Open Space. I propose that this Primary Open Space area be retained as part of this Plan Amendment.

The Transportation Master Plan that the City Council recently adopted has identified a future commercial-industrial collector street which would traverse this property along the easterly boundary and take the southerly radius through the very southerly southeast corner of the property, leaving a corner of the property removed from the balance of the property. One of the Conditions of Approval is that the City Planning Commission - that they dedicate the necessary right-of-way for the new right-of-way, which is Canyon Creek South, which is the property 64 feet wide right-of-way. This condition, there's actually three Conditions of Approval that are attached to the Staff Report and this is one of the conditions requesting dedication. Now you'll note in the Staff Report, conditions that are attached to a Zone Map amendment and not to the Comprehensive Plan amendment. With the redesignation of the Comprehensive Plan property, you'll note the 44 acres from the Residential to Industrial. There's a need to put that into a holding zone - the RA-1 holding zone. The holding zone is to serve to preserve the future urban level development - potential for a future Industrial use. Right now they don't have a master plan for the property. If they were to submit a master plan for the property, then you would have seen a zone change to a PDI zone. But they are not prepared to master plan the property at this time. So, therefore, they wish that the zoning be redesignated to Planned Development Residential, to RA-1, the holding zone.

There's facts and figures. There are a lot of findings prepared by the applicant - an executive summary. And additional findings were prepared by the applicant all identified as exhibits. The bottom line in terms of density is that

when this Commission reviewed Ash Meadows Master Plan several years ago, this Commission and previous Commission members approved up to 576 dwelling units on this 64 acre tract of property. With the conversion of this property to Industrial and a density shift down to the southerly end of this property, there would be 240 units brought from the City's housing inventory and from a potential 576, leaving about 336 dwelling units, so your net reduction is 240 housing units.

Staff looked at this proposal and felt that if, to make this a compatible development, it is very important to develop it as an area of special concern. We have several areas of special concern for Wilsonville included in the Comprehensive Plan. For example, Boeckman interchange is an area of special concern. There is a need for assure the surrounding residential development that whatever industrial development occurs there, it be compatible and architecturally appropriate to the residential uses. The only way to assure that is to request that the applicant develop design control, methodology to create this area of special concern and they would revisit the Planning Commission with that new design criteria for your review and subsequent City Council review. Otherwise, if you don't create that area of special concern, the possibilities are unlimited that the property will be sold for an incompatible industrial user, not to say that Mentor Graphics will not build a very quality development, but the potential is there that once they sell the property, or if they sell the property, that's the option they have, that it could be dissolved into something that's not compatible to surrounding uses. I want to emphasize that this is not a tool of expansion of the Mentor Graphics campus. They do not propose a master plan for campus expansion. You've got to look at it strictly in terms of a Comprehensive Plan change, a zone change, and when that property is converted to that use, it leaves a wide range of

options for Mentor Graphics. With that, are there any questions?

Lew Hendershott Blaise, the new water trunkline comes down the right-of-way of Canyon Creek south, does it not?

Sorensen The waterline trunkline is all of Canyon Creek north and the well on the Mentor is located north of Boeckman Road.

Hendershott Yes, but the waterline coming down from Boeckman down to Vlahos follows along that property line, does it not?

Edmonds I thought the 24" waterline -

Sorensen Yes, I don't think there's a waterline projected at this time.

Hendershott It doesn't come down? I thought I had seen them working in there, the sewer line?

Sorensen The sewer line is there.

Hendershott Okay, well, I saw them putting some kind of pipe down, I didn't know if it was coming in or going out -

Edmonds That's a sewer line that goes a little bit of a ways up there east of the property line and then over Hackamore Road and up Canyon Creek north and then over to the southeast corner of the property, so it takes a jog -

Hendershott Well, the reason I asked the question - you were talking that the Canyon Creek south road going into Vlahos would cut off a corner.

Edmonds Let me demonstrate that - (on overhead map) now this is not an engineer alignment I'm showing here. It takes off in some fashion over here and it comes off and then it would swing over like this, leaving this area.

Hendershott Right, but where are the utility lines in connection with that?

Kohlhoff I think we have a scheduled looping of that waterline along Boeckman Road going east and west and it will connect up that we have budgeted for this year. I will then be carried from roughly just to the west of Canyon Creek road where it would end by the next phase or the buildout phase of the - I don't know if I have the right phasing of it - but a portion of the buildout of the single-family of the Randall development. Randall is conditioned to extend that line so that we have a full looping water system for a fire flow situation.

Hendershott

Well, this isn't important at this time anyway. What about Hackamore Road, are you asking for dedication of the right-of-way for Hackamore Road through this property? It is proposed to join up with Parkway.

Sorensen

I don't believe we have a dedication for Hackamore.

Hendershott

You're not asking for it as part of this?

Edmonds

You're saying from this point west, Lew?

Hendershott

Yes.

Edmonds

There's a dedication existing east of here -

Sorensen

I think Mr. Hendershott's referring to Hackamore on the Mentor Graphics property. That wasn't a part of our Transportation Plan that we recently adopted.

Edmonds

The intent was to create this new north-south collector street.

Chairman Williams

Okay, thanks Blaise. Is a representative of the applicant - do you want to make a presentation?

Dawn Pavitt

Good evening, my name is Dawn Pavitt. I work for and am representing Mentor Graphics tonight at 8005 S.W.

Boeckman Road. I also have with me Mary Dorman, a principal in the Dorman White Company, who is our Planning consultant. We'd like to thank you for hearing us tonight.

We've been working on this proposal for quite a while. We did have to continue it when we submitted it earlier, I think it was at the end of last year, because of some legal problems we were having and we didn't have enough time to visit with the community. We really wanted to allow time to do that.

What we have before you tonight is the result of some long-range planning. Actually it's one of the very first steps in our long-range planning. We've built most of the first phase of our campus. You can see a photograph of it there. We have about 1,400 people here and 560,000 square feet. One of the things you don't see on that photograph is the Child Development Center which is underway and it's scheduled for opening in January of 1992. We're very happy to be corporate residents in Wilsonville and we hope that as the market improves, we'll be moving ahead with our expansion plans fairly soon. When we started this, as an example of

the market, and I'm sure you have all read in the paper of the high tech business and the kind of roller coaster it's been going through just recently. When we started this in the fall, our growth rates were about 20% and we expected to start our next building last fall. We expected to need what we're calling Phase III, which is what we have before you tonight, in five to seven years, which means we would have built four buildings in that five to seven years. With our growth rates for this quarter anyhow - we're on a quarter cycle here - it's about ten years out that we need Phase III. Our purpose, though, is, since we do enjoy Wilsonville quite a bit and it's important for our corporate culture, if you will, our campus environment is very important to us. We you can see from the photograph, it's very pedestrian oriented. People come and park their cars and I think I've taken a lot of the people in this room through a tour of the Commons Building to the north and that's pretty much our living room. We come here and we stay and we'd like to do more of that in the future.

We have built so far - A - which is our Commons Building, C - which is an engineering building, D - which is an administration building, E - which is an engineering and service building, and F - which is a combination of finance, human resources and our operations. The next building - well, we have Child Development Center underway. The next building that would go would be, we call them B - it's (unintelligible) that would be out in front. Another 125,000 square feet and that would complete Phase I. Phase II is three buildings (unintelligible). And Phase III is what we're putting before you now. No, we have not gotten to the Master Plan stage. What we're trying to determine is how big can we be here and how big do we want to be and how big does the community want us to be? Which is why we've written several letters to the community. We've had five neighborhood meetings since November - Ash Meadows,

Canyon Creek, Oakview Condominiums and on our own site.

Mary is going to go over the proposal with you in more depth, but basically what we are looking for is to put the northern 44 acres in Planned Development Industrial and the southern in future Residential. We'd come back to you with the Master Plan probably several years down the road as we get to that stage. But as we do our long-term planning, you know, basically we want to know if we can have our entire World Headquarters Company here, or do we need to be like a Tek or an Intel and be here and there and there. So, that's what we're looking for tonight is some sort of nod one way or the other.

Mary Dorman

Good evening, my name is Mary Dorman. I'm a Planning Consultant. My firm address is 1020 S.W. Taylor in Portland, zip code is 97205. I'll try not to be too repetitive, but want to just go over a few of the background issues that Blaise also touched on in the initial Staff Report. As Dawn indicated, we're here tonight talking about the 64-acre Ash Meadows property which expands to the south of Boeckman, wraps around the condominiums and then down to Vlahos on the southern boundary. A portion of it is adjacent to Parkway Avenue up at the north and then adjacent to Bridle Trail Ranchetts on the eastern boundary and Sundial apartments down at the southeast. This property was purchased by Mentor Graphics from Stan Ash in 1988 at about the same time as they were making their move to purchase the 90-acre property to the north of Boeckman. The 90 acres to the north obviously had been under Tek's ownership and was zoned for Industrial development. Therefore, for that project, they went through a master plan review process for the first phase and then that would be required for the second phase. The 64 acres was purchased by Mentor to preserve long-term planning options and as Dawn indicated, it's obviously a very dynamic industry. They have experienced very dramatic growth in a

very short history. Part of the reason they selected Wilsonville for a site was because of the ability to concentrate their employees at a single location, implement the corporate culture that she spoke to and also the investment, tremendous investments in communication, telecommunications technology that they can utilize by having all of their employees at that one location. Obviously, the 90-acres that is currently zoned for Industrial development does provide some flexibility for continued growth of Mentor Graphics. The reason that we're before you now is because we're looking at a longer term horizon and asking to get some direction from the City on the policy issue of whether or not the northerly 44 acres is appropriate for an Industrial designation for future expansion of the type of employment that's been established to the north of Boeckman. The reason the point has been raised that we are not here with a master plan and there's a reason for that. Wilsonville's Zoning Code states that zone changes shall expire within two years of approval unless you have initiated development. We knew when we got into this planning process that it was at least a two-year horizon out before they were going to be prepared to begin construction. So we didn't even have the opportunity in the first place to request a zone change and go through the master planning review process today if we're looking at a development horizon that's longer than two years. But I think it does make sense to look at the planning issues now - the Comprehensive Plan issues.

As Blaise describes, this property, under the prior ownership in the early 1980's, Stan Ash came to the City of Wilsonville and brought forward a master plan for development of this 64 acres and the acreage in the condominiums, which is this (unintelligible) part up here. The initial development proposal covered close to 77 acres. The residential zoning was put in place for the entire property at that time. The two density ranges basically split the property right down the middle like this (on map) in the north-south

direction with the 7 to 12 density over on the west next to Parkway Avenue and next to existing condominiums and apartments here and the 5 to 7 density along the easterly boundary because of concerns with the lower density development to the east. When that plan was initially approved, I went back over the Planning Commission Minutes and numbers and it appears that the Planning Commission authorized approval of up to someplace close to 700 housing units on the entire site. Again, the site boundaries had been reduced somewhat since Ash Meadows is no longer a part of it. Subsequently, Mr. Ash proceeded with the actual Stage I and Stage II Master Plan for the condominiums, received City approval to develop up to 81 units in that central portion of the site that has not yet completely built out. Then in about 1985, he came back to the City with a proposal for Phase II of the project which was focused just on the southerly acreage here. Initially there were conversations of up to as high as 400 housing units in that area and rental apartment units. There was quite a bit of neighborhood concern on appeal to the Land Use Board of Appeals. The final decisions related to multi-family project in the range of 225 housing units. That was never developed. And no other development occurred on the property, so you had a situation where it's sitting there, it's been approved for dramatic residential development, but basically the only thing that's occurred up to this stage is within the Ash Meadow condominium portion of the property. The balance of it is completely vacant and now all under Mentor Graphics ownership.

A couple issues have changed since the Comprehensive Plan map was adopted and this property was designated for residential development. Obviously, the site is in a very central location. You have the developing Town Center area down here where the City has made a policy commitment to concentrate commercial development, support service development in that area. You have the public uses,

City Hall and then extending further south down to the river, Memorial Park, the Senior Center. I think the center of the City is identified as this location on this side of the freeway. To the west of I-5 there are extensive areas that have been designated for Industrial development. They tend to be the larger warehouse distribution types of facilities and then on this side of the freeway there has been more of an office employment character with Tektronix facility and now obviously with Mentor Graphics and then further to the north again, Smith's warehouse, Sysco, other industrial activities. Residential development in the area is a range of densities and there is still quite a bit of vacant residential land around in the community. We have the Thunderbird Mobile Home Park to the west of Parkway. To the east the Bridle Trail Ranchetts, I believe they are called on the Plan map. They are at a density of 0 to 1 dwelling units per acre. I think that designation was applied for several reasons. One, because of the existing pattern of large lot single-family development at the time the Plan was acknowledge. Also, there was a lack of urban facilities for many years. The area just recently received sewer and obviously some road and water improvements have changed in the area.

The other thing that's brought about a change in the planning context is the City's recent adoption of the Transportation Master Plan. At the time that the property was planned for residential development, the roadway system was kind of, you know, a jiggle and a jog running through the property with not a straight-through connection. Since that plan had been approved, the City has gone back and done a City-wide master plan for transportation facilities and I think a lot of the effort is focused on developing parallel north-south roadway connections to try and keep some of the local traffic off of I-5. Canyon Creek is proposed, as Blaise indicated, to extend along this property boundary and connect from Boeckman on the north and then extend further north ultimately to Elligsen and then down to Vlahos, make a

connection and provide a north-south collector roadway. That roadway is there given the current Residential plan designation. We're aware of that. So whether or not this property develops for Residential or for Industrial purposes, that collector roadway is there on the City's Transportation Master Plan. I think what it does though that we need to be aware of is it sets up this northerly 44 acres where you have arterial roadways on two sides and then a future major collector roadway on the other side - a tremendous investment in infrastructure capacity and to the north of the roadway. Obviously Mentor Graphics has made a tremendous investment in terms of their capital facility.

So the planning and policy issues that we're asking to get a reading from on the City is, given the change in the existing uses in this area, the Transportation Master Plan, the infrastructure, is this 44 acres appropriate for future Industrial development? Again, the actual zone change to Industrial and a master plan would be required at a future date when Mentor was closer to actual construction of the facility. We've met extensively with the City staff, talked with neighbors and have also met individually with representatives of the State Department of Land Conservation Development and the Metropolitan Homebuilders Association. From the very beginning, an issue that's been raised with this proposal relates to housing and the concern that the City maintain land for future development of housing and that they continue to have an opportunity for a balance between employment and housing opportunities. Given the prior approvals on this property, the change to Industrial obviously affects the City's ability to realize some of that housing development potential at this location. We've calculated, given the density ranges that are applied to the property, that there would be a loss of 330 housing units if we can transfer some of this density to this easterly 5 to 7 density in here and bring this entire southerly area up to a 7 to 12 unit category. As I mentioned earlier, a portion of that

is already 7 to 12, so it's a change for the easterly portion of it. That would provide the ability, if somebody developed the site to the maximum development potential and we all know lots of time that doesn't happen, but it would at least provide the potential of development of up to about 225 housing units on that southerly 20 acres which is exactly the development number that had been approved back in 1985 for the property. In meeting with the Metropolitan Homebuilders and DLCD, they are aware that the concept does result in some potential loss of housing. I think they are supportive of the concept of trying to make a linkage between the employment and housing in close proximity and at least up to this point haven't heard that either of those groups would appeal such an action by the City because of the housing issue.

We understand the conditions that are recommended by staff relative to the Canyon Creek alignment and read that they are asking for an agreement to dedicate the right-of-way at the time that the specific alignment is fixed. The other major condition that's recommended by staff relates to a proposed area of special concern that they are suggesting that be applied to the entire 64 acre property. Obviously, we understand that the change on the plan from Residential to Industrial is a major change. It's a major change in people's neighborhoods that a lot of them are comfortable with what Mentor Graphics has developed to the north of Boeckman, but in the absence of being ready to start construction right away, they don't have that detailed certainty. So I think I speak for Dawn that Mentor is comfortable with the concept of proceeding with some special design guidelines for development of that Industrial area to the north that would set some of the outline for a campus-type development. However, we do request that the City not impose that overlay on the southerly 20 acres. Essentially, the only area that's affected by the amendment is this easterly portion over here (on map). This segment of it now is adjacent to Sundial,

which is an apartment complex. The other short segment of it would be separated from adjacent development by a major new collector roadway anywhere from 68 to 72 foot right-of-way width. So I think the situation is different relative to development of this southerly 20 acres from what it was back in 1985 where you were looking at apartments backed right up to the back yards of the single-family residences.

So our request would be that that special overlay and we'd also encourage the City to look at a different title for that. The term Area of Special Concern kind of raises questions in people's minds what that means. A lot of cities call them special planned districts or design overlays. Be applied to the portion of the property where we're actually suggesting a change in the plan designation from Residential to Industrial and not to the area where there's no change in the plan designation that's proposed.

As Dawn mentioned, we met with several of the immediate neighbors to the property and have explained a proposal to them and were eager to hear the comments that they have this evening. I think I'll just go over these briefly and sit down and then if we could just have an opportunity at the end to come back up if there's a chance to respond to any comments and questions.

Basically, these two drawings - this one shows the Mentor Graphics property - the 64 acres in a kind of a larger, illustrative community context and what it shows here - this is I-5 here, Boeckman, Parkway, future Canyon Creek and the site sits right in here. The purple identifies the large area that says Industrial on your plan map. As you can see, west of I-5, very large areas with the rail corridor where you have the (unintelligible) predominant character distribution warehouse-types of uses. To the east side of the freeway, again you have the Mentor Graphics site, Tektronix, the larger stands of woods in between them and I think more of an office character for the development there as compared to the Industrial character west of I-5. The yellow outlines Resi-

dential areas and we haven't made any distinction between densities, but this shows the Bridle Trail's and Sundial, Courtside Estates, Thunderbird and some of the residential areas down by the river and then on the other side. The major roadways corridors are outlined in block print here and you can see where this particular site sits relative to three major transportation corridors on all three sides. In white dot is from the City's Comprehensive Plan, the proposed half-way open space system that runs along the Boeckman Creek with the ultimate linkage down to Memorial Park and the river. And again, focus around the Town Center area as your central point for commercial support service and then also your public and institutional-types of uses. I think it's our position in the plan application that this amendment to Industrial on the northerly 44 acres, combined with the retention of the possibility for a house in here next door, really fits and relates well with your Comprehensive Plan. People would have an opportunity - you've got an opportunity for housing close in to your core area, your developing core area for employment and for support, commercial service institutional types of uses. There are many communities now that are struggling with how do we relate employment with housing with commercial, make them fit together, support our transportation systems, so we can avoid some of the suburban development patterns that have evolved where people have to get into their car and drive everywhere everytime they want to go to the store or go to work or go to City Hall. So I think in Wilsonville and this Town Center area, you have an opportunity where you can develop a pedestrian-orientation with these various land uses that could work together and support that. The southerly diagram down here, although it's not a master plan, we don't want to call it a master plan, what we did was look at the northerly 44 acres relative to the master plan that Mentor has implemented to the north of Boeckman, use the same design concepts in terms of an internal loop roadway around

the perimeter with the buildings focused internally with a pedestrian orientation to the buildings and maintaining the open space designation. I think it would be similar to what they have done on their existing campus in terms of enhancing that drainageway feature into a real amenity for the development and the community.

Along the southerly boundary and then along the easterly boundary where obviously we have the major issues relative to compatibility with residential development, I think you would see some major berming, buffering and landscaping to make that distinction between the land uses and then obviously on the east we have the additional separation now from the Transportation Master Plan of the major new roadway that again would provide a major physical barrier and separation between employment office activities here and residential activities to the east. These bow tie buildings are similar in size and scale and parking to the existing brick buildings that are developed to the north of Boeckman. So just based on that kind of quick analysis, I found that this property could support, based on their current design, four additional buildings. As Dawn indicated, that's pretty much what's left on the campus up to the north right now. I think that will conclude my presentation. Do you want to ask questions - I'd be happy to answer them now and then we can come up at the conclusion of the hearing.

Chairman Williams

I don't have any questions and we'll give you some time for rebuttal if you need it. How's that? This is a public hearing - is there anyone else who'd like to speak as a proponent? Are there any opponents? Yes -

John McDonald

I'm John McDonald. I live at 28612 Ash Meadows Boulevard, no. 28, Wilsonville. I think the current Comprehensive Plan that we have is well balanced and has a good separation of use type. Anyone who has watched the development here in Wilsonville over the last ten years sees that development demonstrates the benefit of a balanced approach. We have many fine buildings here and use areas

that have been separated out and particularly the industrial and trucking end of things on the east side has been working very well. Mentor's 44 acres includes three long-established residential areas that have been mentioned - Bridle Trail, Ash Meadows and Thunderbird. While their industrial campus as they call it is certainly a fine-looking facility, other facilities that we have in town here such as the AGC building and Sysco are also industrial-type uses and there is no limitation here at all at this point anyway as to what that use might be. I feel that none of those uses, although all those buildings are good buildings, none of them are compatible with the residential nature that surrounds this area here.

Mentor does have plenty of other industrial acreage to choose from. We don't seem to be at a loss here of places for them to go. Some of it is very close by. So basically I just feel that the current plan is well balanced, provides excellent separation of the residential, commercial and industrial. I don't believe that we need to increase industrial acreage at this time by encroaching on existing residential neighborhoods. Thank you.

Chairman Williams

Thanks, John. Who else would like to speak as an opponent?

Richard Litts

My name is Richard Litts, 7854 S.W. Champion Court in Wilsonville. My main concern with the project is the density shifting down to the southern 20 acres, whatever it is. Right now it's zoned about two-third, 5 to 7 and one-third, 7 to 12, and they want to increase the whole acreage to 7 to 12. I guess I feel, living in the Champion Court area, that we have already experienced enough of the apartment-type complexes. Things are getting bigger around us and we're basically trying to fight to keep things as small as possible and this is going in the opposite direction. The proposal that I would suggest is rather, if you will allow them to do the top 44 acres to PDI, I'd suggest the bottom stay residential in a 3 to 5 or 5 to 7 category. At the very least, keeping it as it is, 7 to 12 and 5 to 7, and in that ratio with the 5 to 7 on

the east side. One possible way that we can get around the housing issue than dwelling unit issue, is some of the neighbors on the Canyon Creek Bridle Trails area are considering developing their area - going for a zone change from 0 to 3, or whatever it is now, to 3 to 5, 5 to 7 in the future. I think they will talk to you about that in a few minutes. I would like you to seriously consider that as a possibility to offset the area, keeping this bottom portion either 3 to 5 or 5 to 7. Speaking with Dawn at a meeting that we attended, Mentor Graphics had no objection to the lowering of this to either 3 to 5 or 5 to 7 when we talked to them. And this is sort of a unique situation where the owners and the neighbors all agree that they would like the density lowered. So that would be nice to take advantage of that.

I personally don't have any problems with the top portion going to PDI. I like the way Mentor Graphics looks now. I think they're a good quality company. I would ask, though, that if you do grant that request that the entire area be listed as an Area of Special Concern. That very strict guidelines be put out as to exactly what type of facility can go in there. I'd like to see something that would be compatible with the residential neighbors that are looking immediately adjacent to them. In the southern acres, I would like to see that also kept in the Area of Special Concern and, in that area, we could put in concerns - our concerns are like the height of the buildings and stuff like that. So even if it is zoned 7 to 12, we could keep it to no higher than a story and a half, or something like that. That might also help us out. One other possibility for - one of my reasons that I'm concerned about getting this to 7 to 12 in the bottom half is the tendency for shifting densities and with the road sort of cutting out their southeasterly corner there, that's going to tend to - all that acreage is going to be unbuildable. They are going to have to shift that density somewhere in the 7 to 12 figure. If that goes through, we'll end up getting raised up and it'll be closer to 15 or 18, just because of that road

coming through. One idea would be to make that road go straight and somehow loop down further. Actually that was proposed when we were messing around with the Sundial project. One of the big problems was where to align that exit for them and, at that time, the road was thinking of coming straight down into Vlahos, rather than cutting across the corner. Because that's the reason they said they couldn't move it to the west was because Canyon Creek south was coming straight down along the edge of their property. Since the driveway is located in a place that could accommodate that, that might be a way of helping to not density shift any more than possible in this area. I guess that's it. Great, thanks. Anyone else who wants to speak as an opponent? Mike -

Chairman Williams

Mike Swickard

My name is Mike Swickard, at 28705 S.W. Canyon Creek Road, Wilsonville. I represent the people from the Bridle Trail Ranchetts on Canyon Creek Road south. We have brought a petition forward tonight that we have probably got a 95% signature on. We are very concerned about the industrial area and the future potential of it being sold and developed differently than what we see at Mentor Graphics. We've listed two conditions here that we've been concerned about. I'll go ahead and read this and it'll speak for itself. We, the undersigned, would support Mentor Graphics' proposed plan change with two conditions - that the industrial area be classified as an Area of Special Concern to include special conditions insuring the industrial area be developed in a similar fashion as the existing Mentor Graphics facility and the second condition - the south 20 acres be classed as an Area of Special Concern also and be zoned 3 to 5 dwellings per acre, rather than 7 to 12 dwellings per acre. To offset the density change, the homeowners on the west side of Canyon Creek Road have future plans to rezone RA-1 property to 3 to 5 dwellings per acre. I think that pretty much speaks for itself.

Chairman Williams

Mike Stocker

Okay, why don't you hand the petition to Judee and she'll make sure it gets marked as an exhibit for the record.

My name is Mike Stocker. I live at 28600 Canyon Creek Road. I just want to emphasize on one point and a question that a lot of us have that we're really not clear on on this proposed zone change. That is, if Mentor Graphics isn't planning on doing anything with this property for about nine years, or the year 2000 which is what Dawn explained to us. I'm really kind of curious why they have to go in for a zone change now, nine years before they're talking about development in that area. Frankly, I'm a builder too. I have nothing against development at all. It's great. It's essential for any growing community. The Mentor Graphics complex is gorgeous. It's very aesthetically pleasing and it's top-of-the-line construction. But, I mean, this is a prime piece of real estate in the middle of Wilsonville. I, myself, and a lot of our neighbors have a hard time believing that that's going to sit there for nine years. We're already talking about a shortage of housing around the Wilsonville area. This is just going to take a lot more away. If there's 1,400 people that work at Mentor Graphics now, I think I can be pretty safe in saying that most of them don't live in Wilsonville. They may live in Tigard, they may live in Tualatin. They may live in other surrounding communities and they come to Wilsonville. Well, we do live in Wilsonville. Especially the Ranchetts. We live on one-and-a-half to two-and-a-half acre ranchetts. A lot of us have horses. A lot of us are new in the community. A lot of them have been there for twenty-some years. We have a quality of life that we're very proud of. And to sit back and to really accept Mentor's promise, so to speak, which there really is no promise, that a campus like they have on the north side of Boeckman is going to end up on the south side of Boeckman. It's hard for us to do. And if they decide in four, five, six or seven years to sell that 44 acres that you guys let them turn to Industrial, we really hope that you put "a special concern" set of qualifica-

tions on that property. And we don't have any problem with the words "special concerns". It's to the point now, you know, as I sit here and listen, that Mentor Graphics, as powerful as they are and as profitable and a beautiful campus, that's fine, but, you know, they made the remark that they don't like the words "special concern" that you guys, the Planning staff, came up with, and they put up their plan of the entire City of Wilsonville and how they fit in and the whole City. Well, wait a minute, they don't own this City. Do you know what I mean. If the Planning staff wants to call it "special concerns" and set a list of qualifications, then that's what it's going to be. I don't think that just because a corporation is very large they can come in and set the rules for the entire community. That's about all I have to say.

Chairman Williams

While you're here, let me say a couple of things and it may short circuit some of the testimony. First of all, the Area of Special Concern as I recall, were Rich Drew's words maybe fifteen years ago and I don't think there's any particular magic to what we call it or why we call it what we call it. Secondly, everybody seems to be concerned about how the development in that area would occur if it did and there's been, to my memory at least two prior instances where we've been faced with applications like this for big parcels in the City that everybody has been really concerned about in terms of requiring that it be a single-user campus-like development. The first one that comes to mind is the Nike property off of Wilsonville Road on the river which had - it had conditions attached to its development that appear to be what you people are testifying about. The second one I believe was south of Boeckman and east of Boeckman Creek on a Randall proposal. Doug can correct me if I'm wrong. But I think we had something like that that went up on a Comp Plan amendment of some sort. So there's some history here, at least from my recollection in terms of conditioning that a development of a large piece on a single-user

development that would be campus-like, so that you don't get, you know, Goodyear Tire and Rubber in the middle of it. Not that I have anything about Goodyear, but -

Can I say just one more thing? There's also an underlying concern of ours that we spoke of and that is, especially on the west side, where most of the folks on the west side of Canyon Creek have a minimum two acres over there - you're familiar with that obviously. Clearly, as time goes on a development continues around the area that our land, I mean, face it, is becoming more and more valuable. When an 8,000 square foot lot in Wilsonville averages out at \$36,000, that's very simple math to us and we sit on two acres. So, these folks are thinking in the future, you know, as we're all getting older and maybe not riding as many horses as we used to, that that land is possibly going to be worth some money to themselves and rightly so after living there and watching it develop for twenty-some years. We just re-emphasize, if something other than something very attractive goes in there, whether it be industrial or housing, the value of their property is not going to be as high as it would as if it was 3 to 5, \$180,000 home, Wilsonville Meadows area, or if it was a very aesthetically pleasing area like Mentor Graphics.

Stocker

Chairman Williams

I think everybody here is pretty acutely aware of that. Thanks, Mike. Is there anyone else who'd like to speak as an opponent? Proponent? Want to talk? Dawn, do you want rebuttal?

Mary Dorman

I'd like to just go back over some of the comments that were raised in opposition. Again, I think several people are raising the issue of timing. Why do this now? Why come forward with a plan amendment now? Again, a Comprehensive Plan is supposed to be a long-range policy document, typically twenty-year planning horizon. When we started this application process because of the rate of growth, Mentor expected that they would be needing this land much sooner than we are projecting right now today.

So obviously it's a very dynamic up-and-down industry and it can change dramatically.

We recognize that right now the plan designates the property for residential development. I think for a corporation like that to plan for their long-term needs, it's appropriate to be raising the issue now to see, is this property appropriate now or ever for development for campus-type development at this location? If not, if they can get a reading to that effect, then as they continue to grow, if they need additional land, they'll have to look at other opportunities. And I don't think it's that easy as going out and picking up a couple acres here, a couple acres there. You're looking at large sites, something that - ideally, they're looking at a contiguous campus, so that's why this is the preferred location. So even if we're looking at a development horizon that's ten years out, it's our position from a planning perspective, that's what we're supposed to be doing. We're supposed to be looking long term, not just immediate, every two year development horizon. And I think what we need to balance is - is this site more appropriate for the type of development that's proposed by Mentor that would be detailed through whatever you want to call it - Area of Special Concern, a planned district or is it more appropriate for development of housing that's all been planned and approved for 500 to 600 housing units on the 64 acres. And it's our position that, given the infrastructure, the roadway networks, the fact that we've got arterials on two sides and a planned future collector on the other side, I'm not sure that a residential developer is going to see that northerly 44 acres as a real attractive location for housing development. I think it does provide an excellent location for the expansion of the campus that's compatible for the development to the north of Boeckman.

Relative to the issue on the housing density on the southerly 20 acres, Mentor is not a housing developer. They have no plans for the southerly 20 acres, they are very con-

cerned also about their neighborhood and the type and density of quality of development that occurs around the investment that they've made in their corporate campus. The reason that we did package the request for a density increase with the Plan amendment was based on a review of your Comprehensive Plan policies, a review of your available inventory for housing or understanding of the regional housing goals, the State housing goals and new transportation rule that encourages housing density in proximity to transportation corridors and at locations where it can be supported by transit and where it also supports other land uses in terms of employment and commercial. So we pursued it and put it together as a package for that reason. Mentor is not pushing it because they want to get more housing units on that southerly 20 acres. From a planning perspective, we thought that it made sense to link them together. I think if the people to the east in the Bridle Trail Ranchetts are interested in increasing the density on their properties, we'd be more than willing to look at the housing density issues in a larger context and if there's a way to avoid increasing the housing density on this property without upsetting the City's balance for housing, we'd certainly be willing to explore that with the City. We've had a lot of discussions with staff over the last couple of weeks and I think it's our position that basically, we would like to get some sort of a reading from the Planning Commission and next from the City Council in terms of the broad policy issues on the plan designation and the density on the south. However, we are willing and agreeable to ask for a continuance for, I believe, thirty days we discussed with staff is appropriate to go back and talk again with staff and some of the neighboring property owners to see whether there is some other density increases that might be proposed that we could back off on some of the density increase on this property and also lay out really what would be the framework and scope and schedule for developing this Area of Special

Concern, the design guidelines to deal with the compatibility between Industrial and Residential. I think in thirty days, if we could come back with quite a bit more detail on that, have it reviewed by Planning Commission and City Council, and then obviously, the timing is not the crunch here. We don't need to be under construction in a year. We could take the time to deal with some of these issues on a larger neighborhood basis and then set up a schedule to come back. But we don't want to commit to that unless we can get some comfort level that the City is willing to consider the changes. So that's what we're asking for tonight. To get some discussion on that.

Chairman Williams
Dan Heisen

At this point, I'll - yes?

My name is Dan Heisen. I live on the corner of Boeckman and Canyon Creek. My address is 28200 S.W. Canyon Creek Road. I'm sitting here and Mentor Graphics is trying to get this Industrial and we're to believe with the conflicts that they build, that they're going to do this same thing on this piece of property. Well, I don't believe it. On this first phase there was a lot of construction work done on my piece of property. There was a slope easement so that they could get a better site distance which we don't have. I also had to subdivide a piece of my property and put a driveway through my property - access for two other homes. A lot of the work was done very badly. It is still not done. We had discussed water being run down for this piece of property that the subdivision, the City was going to make. I still have no water. It looks now, from talking to my attorney, I'm going to be going to court with the City because these were things that were discussed. They tried to plan this. We had talked dated. We had done things like this, talked different things. But nothing was in writing on the dates and confirmation. And it looks like now, since I didn't get an actual written date, that I have to go to court. And I believe if you guys let these guys do this without something in writing as to what they're going to build and what they're going to do with the

piece of property, then you're wrong. That's all I have to say.

Chairman Williams

Thanks. Okay, anybody else? Okay, I'll close the public hearing at this time. Let's see, and I suppose, to start off, first of all, I used to live on Canyon Creek Road. In fact, my property would back up to this. I sold it a month or so ago and I don't have any financial interest other than I have to make a tractor work by Wednesday. But just so that's clear, because on all the other hearings regarding the Ash Meadows, I had to declare a conflict. But I don't think, since I don't own it anymore I don't have a conflict, right?

Mike Kohlhoff

You don't have a direct conflict that would make it so that you couldn't hear it.

Chairman Williams

It seems to me if we break this down so that we can more easily decide the issues. It seems to me it breaks into two large issues. Number one, whether or not it's appropriate for the northerly 44 acres to redesignate it Planned Development Industrial from Residential and a subset of that is what sort of limitations there would be on development, if, in fact, we did that. But you wouldn't have to get to that unless you answered I.a. yes, and the second one would be presumably you would keep the lower portion as Planned Development Residential so then it simply becomes a density issue. And it's now 7 to 12 for one-third and 5 to 7 for two-thirds and whether or not we switch that to 7 to 12 or have some factual finding that would support some other residential designation. From my own standpoint, and to just get the discussion going, I would, having lived there, I would much rather prefer having someone like Mentor Graphics in my backyard rather than the apartments that I am now living in. And I think it can be designated such that it would be without saying so, that the only one that could satisfy the development criteria would be Mentor Graphics. It's easy to come up with some conditions much the same as we did with Nike on the other piece.

Weldon Sloan

You might also consider though the fact that a continuance might give some time to work with Mike Swickard and his group and their suggestion that maybe that would relieve that density problem in that northern section.

Chairman Williams

Well, and I suppose that if you want to note which way the wind is blowing, I suppose if I had to decide it tonight, I would probably keep the same designation, that is, I figured the range of development in the southern parcel would range from 100 to 240 units, depending on which designation you applied. Whether you applied 3 to 5 to the whole thing or you applied like, 5 to 7 and 7 to 12. If you kept the same proportions, that is, one-third to the higher range and two-thirds to the lower range, you're about 170. And I suppose that's where I'd come down at.

Arland Andersen

The change you've made a mistake - it goes from PDI to RA-1 which is a holding zone.

Chairman Williams
Andersen

You always point out the mistakes.

I'm sorry about that. That doesn't really give it a zone designation. It really makes it a holding.

Helen Burns
Andersen

But it's a map, it's on a map.

I'm coming back to one thing on this. The holding zone - I think that the holding zone should only apply to the 40 acres. That would not put a holding zone on the Residential property below. So I think we should - I think we can separate the two -

Chairman Williams

I would think that would depend on what density you zoned it at.

Andersen

Well, I think we can separate the two.

Chairman Williams
Andersen

Well, yes, okay.

Because the residential will probably come before us earlier than Mentor Graphics, so therefore, we should be able to separate that in some way so that when they come before us - they'll come before us maybe in another year -

Chairman Williams

I suppose what we're looking for here is to see if we can find some sort of consensus so we can direct staff to give us something back so that it makes some sense. Does anybody

else have any strong feelings one way or the other about the Industrial - well, let me ask Wayne - if we went to RA-1 on the zone map and then you had - if you called it an Area of Special Concern or Special Planning District or overlay or whatever, would we be doing that at this time?

Sorensen

There are two ways you could do that - you could have a continuance and develop the Area of Special Concern and marry that up with the Comprehensive Plan change or you could go ahead and - we need to send some sort of signal and if you decide that the Area of Special Concern is appropriate. If it's appropriate to include Bridle Trails Estates within an area that should be looked at for a density upzone, so to speak, then that could be done in resolution form as a recommendation to the City Council with a continuance of the Comprehensive Plan change until that is done. There are two or three ways we could proceed on this and I think it would take more time than we're willing to give it tonight.

Chairman Williams

But if we tell you what we're looking for in terms of the end result, you guys can tell us how to get there. What the best procedure is and how to do it.

Kohlhoff

Okay, to try to answer your question - it seems to me from what I'm hearing the question isn't whether or not it's appropriate to change the Comprehensive Plan to basically a PDI with an RA-1 holding zone. The question is, in doing that, to make sure you have compatibility of development with the existing neighborhoods and that includes the neighborhood to the north which is the Mentor Graphics campus. So the Area of Special Concern designation was to allow design standards to be developed that would allow for a development of a campus-like industrial development, whether it be owned by Mentor or someone else in the future. But that you had the design standards there that would insure that you would have a high quality campus design. Now Mentor has expressed that it's their current intentions to eventually build their campus there and have their World Headquarters expand in either a 3 to 5 in a short

term if there is an upswing in their progress or currently 9 to 10 if there isn't. I would think that the comfort level that's been requested of you from the citizens would allow, if Mary Dorman is correct in that thirty-day period to come back with a set of criteria or standards that would insure that. So you would have that.

The second issue that, unfortunately, I think that the citizens, it's not unfortunate, but I think that the citizens of the City of Wilsonville that I've been in contact with, all want to see density levels go down whereas we're looking at guns sort of being pointed at our head as they are developing the Ruggos by Metro and the Land Development Commission to increase densities in order to support these transportation modes. And so, I think it's important that our record reflect why we would not have a density transfer and support that by looking at the fact that there are surrounding areas that want to go up to a 3 to 5 if that in fact is the case. And so again, continuance would allow you to come back and have that more in hand. So I think that from your expressions, I haven't heard anyone say that they were against the change if there was an Area of Special Concern with design criteria and I'm trying to see if that's a comfort level that Mentor is seeking and it seems to me that that's about as much a comfort level as you can get without making a decision.

Burns

I would move then that we adopt the zone map amendment from PDR to RA-1 contingent upon a report in thirty days of the details worked out between the applicant, the citizens groups and our staff of the density change and transfers in the area to reflect those concerns that Mike just spoke of on the density, but also in part of that report, that they expand upon the details of the Area of Special Concern to insure that the development of the northern portion be compatible with the present campus design of Mentor Graphics.

Chairman Williams

Helen, I guess I don't have any problem with what you said.

Burns

I just want to get this moving.

Chairman Williams Well, no one more so than I. I don't know that we want to adopt the motion tonight to change the plan map from PDR to RA-1. I think what you've just -

Kohlhoff Why don't you have a second and move to continue it?

Marian Wiedemann Yes, I'll second it.

Chairman Williams Okay, it has been moved and seconded. Now what do we do, parliamentarian?

Kohlhoff Move to continue it in order for that report to come in to make sure that it occurs.

Chairman Williams We can do that. Okay, I'd move that we continue the hearing for thirty days, pending receipt of the report referred to in Helen's motion.

Sloan I'll second that.

Andersen I've got a question -

Chairman Williams Before we vote or after?

Andersen Go ahead, vote -

Kohlhoff And you've used the term report. We've used the term, the conditions, application. We look at those as synonymous. The conditions call for a separate application for this to occur, Conditions of Approval. The motion used the word report. I'm saying we're considering that synonymously.

Chairman Williams What I consider is the applicant's going to give us whatever they give us and the staff gives us a report based upon that that we would then act on.

Sorensen I think what the staff will come back with is some design guidelines for the industrial area. I propose we will put some figures together on the density transfers and we'll put together a methodology. If that's appropriate, we'll introduce that to you in resolution form.

Andersen Have we voted yet so I can make my point?

Chairman Williams No, we haven't voted yet.

Hendershott Question - would that include just the 44 acres or the 64?

Sorensen The resolution that I would put together would look at both the residential - it would look at the entire neighborhood.

Hendershott That's what I was thinking - was that I would like to have the whole 64 acres in the RA-1 zone.

Chairman Williams

That's what Helen's motion was since it referred to the property that we're considering.

Kohlhoff

When you give your report back, you may want to amend your motion, you may want to do some other things to retain the zoning or whatever zoning you come up with for that area. So at this point in time it's the whole 64 acres. You still have leave to do that at your next meeting.

Andersen

I'll get my question in then - I still am going back to the fact that they are looking at nine years to develop the 44 acres above and there is buildable land down below for housing. I can't see in the Wilsonville area that that would be a nine-year holdover of any kind. So I think - if they should come back in for the housing part of it, we're hearing the whole thing again because it's all in one package.

Kohlhoff

All I'm suggesting to you is that at that point in time at the next meeting, depending on what the community sees for criteria, it may not be and if you do reduce it differently than what the current application is, then you may find that sufficient and may adopt the kind of strategy that you're suggesting at that time. You're not precluded from that.

Burns

I'll call for the question.

Chairman Williams

Alright, a question has been called for on the second motion to continue the first motion. All those in favor, signify by saying Aye.

Andersen

Aye

Wiedemann

Aye

Burns

Aye

Sloan

Aye

Hendershott

Aye

Wagner

Aye

Chairman Williams

Those opposed? See you in thirty days.

**EXCERPT FROM PLANNING COMMISSION MEETING OF
SEPTEMBER 9, 1991:**

**Mentor Graphics Corp. - Comprehensive Plan Amendment - continued
from August 12 meeting**

Chairman Mike Williams On to Continued Business which is the application by Mentor Graphics for a Comprehensive Plan Amendment which was continued from the August 12, 1991 meeting. I guess at this time it would be appropriate - is this a continued public hearing?

Wayne Sorensen It's still open.

Chairman Williams It's still open so I don't have to reopen it. It's still open. Do we need some sort of a staff report? A real short one, right?

Sorensen Yes. As you know, the item was continued last time and what I have prepared for you is a Planning Commission Resolution, 91PC9, and it's in your packet. It's a green sheet in the back of your packet. What that Resolution does is - I have spoken with Mentor Graphics and some of the people of Bridle Trails Estates and I mailed all of the people in Bridle Trails Estates and the parties who appeared at the last hearing a copy of the draft Resolution. What the draft Resolution does is it initiates upon the Planning Commission's recommendation to the City Council - it initiates a plan amendment for Bridle Trails Estates to increase the housing density on Bridle Trails Estates number one, and number two, to determine an Area of Special Concern.

I think this is necessary at this time in order to get a feeling of where the City Council is on this matter. Of course, the Planning Commission could, on its own Resolution, initiate its own plan amendments and designation of Area of Special Concern. However, I think in this case that we need to seek also the Council's approval. It directs myself and Planning staff to prepare an Area of Special

Concern and a rezoning of Bridle Trails Estates and to bring that back to the Planning Commission in February, 1992. That gives us about four months.

There is some language that I would like to add back in. The last paragraph before the adopted clause, I would like to add in: "The Commission directs that nothing herein shall be construed in any manner that would prevent any persons or group, including the Mentor Graphics Corporation, from initiating an independent land use action for privately-owned property, either in whole or in part." That was deleted from the Resolution that was given to the Planning Commission. What this does is essentially buy some time for me to work with the Bridle Trails Estates people and Mentor Graphics on a plan change. I'm still not sure after talking to the people involved exactly what the Area of Special Concern should entail and we need to do that. I need more time to work with the community in that regard.

Chairman Williams

Alright. So essentially instead of buying a thirty-day continuance, we're getting 120, with some fancy language.

Sorensen

I think it's important in this case that we get some sort of reading from the City Council how the City Council feels about this and that's why I'm recommending you refer it to the City Council. I also have to introduce into the record, a letter from Mentor Graphics dated September 9, 1991, and I'll pass that out to the Planning Commission. Dawn Pavitt is here from Mentor Graphics. She may wish to testify in this regard.

Chairman Williams

Dawn, do you want to testify? You're the applicant.

Dawn Pavitt

Wayne suggested that I read this into the record.

Chairman Williams

Yes, we can read. So we have a copy, but -

Mike Kohlhoff

Mike, it should be read into the record because you have a public hearing and it's new information coming forth.

Chairman Williams

Can you read fast?

Dawn Pavitt

My name is Dawn Pavitt. I'm representing Mentor Graphics at 8005 S.W. Boeckman Road. The letter we're presenting

tonight is such: "Dear Planning Commission: Mentor Graphics Corporation appreciates the opportunity to comment on the Resolution drafted by the Planning staff. As described in our original application and at the September 12, 1991 public hearing, Mentor Graphics has requested a Comp Plan amendment to change the designation of 44 acres south of Boeckman Road from Residential to Industrial. The Industrial plan designation is requested to provide the planning framework for long-term expansion of the Mentor Graphics campus to the south of Boeckman. Mentor Graphics is not proceeding with detailed master planning of the Industrial site at this time. However, we are prepared to address general design objectives and buffering issues through implementation of an Area of Special Concern. To help offset the loss of housing units resulting from the amendment on the northerly 44 acres, Mentor Graphics proposed a related amendment to designate the southerly 20 acres of their ownership for a housing density of 7 to 12 units per acre. Clearly, the request for an Industrial plan designation has provided the impetus for the Mentor Graphics application. The modest increase in Residential density proposed for the southerly 20 acres was linked with the Industrial plan amendment for the following reasons: The first - The City of Wilsonville Comprehensive Plan emphasizes a balance of lands designated for employment and housing. The second - designating the 20 acres for development at a density of 7 to 12 units per acre is consistent with plan policies and location criteria for urban medium density residential development. Access to a major or minor arterial or collector street located near or adjacent to commercial areas, employment centers and/or mass transit routes. Areas adjacent to low-density developments or planning districts. The third - the Metro housing role requires that Wilsonville provide the opportunity for development of new housing at an overall average density of eight units per acre. The last - Mentor Graphics Corporation

owns the southerly 20 acres. Therefore, the site provided an opportunity, under the applicant's ownership and control, to accommodate some of the housing density lost with the amendment to Industrial on the northerly 44 acres. In a staff report dated August 5, 1991, the Wilsonville Planning staff recommended approval of the Mentor Graphics Corporation request. Testimony at the August 12 public hearing indicated general support for the designation of the northerly 44 acres for Industrial use subject to the development and implementation of an Area of Special Concern to address general design objectives, land use compatibility and buffering or screening. A petition and testimony submitted at the public hearing raised concerns with the increase in residential density proposed for those southerly 20 acres of the Mentor Graphics ownership. Offered as an option to the increased housing density on the Mentor Graphics property, 31 individuals signed a petition which proposed that the potential residential density of the Bridle Trail Ranchetts be increased from the current 0-1 unit per acre designation. Resolution no. 91PC9 recommends that the City Council initiate a legislative Comprehensive Plan map and text amendment to increase the housing density on the Bridle Trail Ranchetts. If the City Council supports the Resolution, it is understood that the Planning Director will initiate a coordinated community base planning effort and return to the Planning Commission with plan map and text amendments by February, 1992. Mentor Graphics Corporation is agreeable to a continuance of our original request to the Planning Commission meeting following the February, 1992 date scheduled for the legislative amendment on the Bridle Trail Ranchetts in the Area of Special Concern. If that process moves forward smoothly, we understand that the housing density lost with the designation of the northerly 44 acres for Industrial use may be shifted to the east of the Bridle Trails Ranchetts rather than to the southerly 20 acres of the Mentor Graphics ownership. If the legislative amendment involving the

Bridle Trail Ranchetts is not successful, we intend to continue with the original Plan amendment application, which involved only the 64 acres owned by Mentor Graphics.

Therefore, moving forward with our original application is not contingent upon upzoning the Bridle Trail Ranchetts. Finally, we want to emphasize again that we have requested a Plan Map amendment only and we are not comfortable proceeding with specific and detailed master planning of the Mentor Graphics industrial or residential property through the vehicle of an Area of Special Concern. The Wilsonville Development Codes require a public hearing and Design Review approval before the property can be developed. The Development Code includes specific standards pertaining to open space and landscaping, building orientation, parking and circulation, signs, and screening and buffering. It does make sense to define the alignment for Canyon Creek south through the Area of Special Concern. Additionally, we can support general design objectives to guide the ultimate development of both the Mentor Graphics property and the Bridle Trail Ranchetts. However, given that the City has a site design review process in place, we believe that it is inappropriate to require premature commitment to a detailed development plan for the Mentor Graphics property. We appreciate your consideration of our comments and look forward to working with the neighbors and City staff over the next four to five months. Thank you. Thanks. Is there anyone else who wants to testify as a proponent or opponent of the resolution essentially putting this off for four to five months? Seeing none, I'll close the public hearing.

Chairman Williams

Lew Hendershott

Helen Burns

Chairman Williams

I'll move approval of the Planning Commission Resolution 91PC9 with the additional language suggested by Wayne.

I second.

Okay, it's been moved and seconded to adopt the Planning Commission Resolution 91PC9, including the text prepared by Staff and the oral amendment offered by Wayne at the

beginning of the hearing. All those in favor signify by saying Aye.

Marian Wiedemann	Aye
Helen Burns	Aye
Lew Hendershott	Aye
Weldon Sloan	Aye
Marv Wagner	Aye
Arland Andersen	Aye
Chairman Williams	Aye