

RESOLUTION NO. 1864

A RESOLUTION OF THE CITY OF WILSONVILLE OPPOSING THE EXPANSION OF THE URBAN GROWTH BOUNDARY TO INCLUDE EAST WILSONVILLE KNOWN AS THE FROG POND AREA NORTH

WHEREAS, Goal 14 of the State Land Use Planning Goals directs that agricultural land must be protected; and

WHEREAS, lands east of Wilsonville known as the Frog Pond area are primarily Class II soils and of high agricultural value; and

WHEREAS, the agricultural industry is vital to the Portland-metropolitan area and Oregon's economy; and

WHEREAS, agriculture is the leading industry of Marion County and Clackamas County and the second leading industry of Washington County; and

WHEREAS, the highest and best use of lands east of Wilsonville known as the Frog Pond area are not part of a city or a city's planned growth expansion and is for agricultural purposes and not industrial uses; and

WHEREAS, state and regional land use policy supports the 2040 Growth Concept that provides that public investment coordinate with local comprehensive and regional functional plans; and

WHEREAS, all cities of the region and the unincorporated county areas have planned and invested in their infrastructure to help meet their plan goals; and

WHEREAS, Goal 14 of the State Land Use Planning Goals and the Metro Regional Plan stress the efficient use of land in a compact urban form and targeting public investments to reinforce a compact and efficient urban form; and

WHEREAS, the City of Wilsonville has carefully and thoughtfully planned for and made infrastructure investments into its industrial development and expansion in appropriate locations which do not include the Frog Pond or Wilsonville East area as designated by Metro; and

WHEREAS, the adjacent existing uses in the Frog Pond/Wilsonville East area are primarily residential neighborhoods, schools and churches and not industrial development; and

WHEREAS, the Regional Framework Plan stresses that Urban Design be responsive to needs for privacy, community, sense of place and personal safety; and

WHEREAS, industrial uses and large trucks are not compatible with the existing neighborhood pattern in the Frog Pond/Wilsonville East and diminish sense of place and threaten the safety and privacy of the existing community; and

WHEREAS, the Regional Framework Plan states that there be an appropriate balance of jobs and housing within sub-regions; and

WHEREAS, The City of Wilsonville has an abundance of jobs and a severe shortage of available housing types; and

WHEREAS, The City of Wilsonville currently has one third of its land zoned industrial and has the second highest percentage of industrial acres for a city anywhere in the Portland-metropolitan region; and

WHEREAS, the need for additional acres for industrial uses over the next 20 years outside the UGB has not been clearly established nor the type of uses clearly identified; and

WHEREAS, there are sufficient vacant industrial lands north of the Willamette River and west of Interstate 5 including approximately 542 vacant industrial-commercial acres within the current City of Wilsonville limits and the UGB and an additional approximate 222 vacant industrial acres in reserve lands adjacent to the Coffee Creek Correctional Facility in Wilsonville which alone total 764 acres; and

WHEREAS, there are sufficient acres of industrial land that can be redeveloped throughout the Portland-metro region and reused or revamped for more current industrial needs and uses; and

WHEREAS, the cost for infrastructure to support development of the Frog Pond /Wilsonville East area into industrial uses is extremely high; and

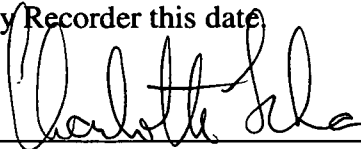
WHEREAS, the goal of Metro is to find large tracts of land outside the current UGB to designate as future industrial; and

WHEREAS, the land under consideration in the Frog Pond/Wilsonville East area is severely encumbered by environmentally sensitive areas, including the head waters of Boeckman Creek and crisscrossed by huge electrical power lines and structures, leaving only smaller and isolated parcels for development

NOW THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. Based on the findings recited above, the City Council of the City of Wilsonville does hereby oppose the expansion of the Urban Growth Boundary of the Portland Metropolitan region east of Wilsonville in the area known as Frog Pond for the purpose of creating new industrial lands.
2. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regularly scheduled meeting thereof this 5th day of April, 2004 and filed with the City Recorder this date



CHARLOTTE LEHAN, MAYOR

ATTEST:



Sandra C. King, CMC, City Recorder

SUMMARY OF VOTES:

Mayor Lehan	Yes
Council President Kirk	Yes
Councilor Holt	Yes
Councilor Scott-Tabb	Excused
Councilor Knapp	Yes