

**PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 9, 2015
6:00 P.M.**

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

**Approved
October 14, 2015**
With one correction on
Page 1

Minutes

I. CALL TO ORDER - ROLL CALL

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

Planning Commission: Marta McGuire, Jerry Greenfield, Eric Postma, ~~Al Levit~~, Peter Hurley, Phyllis Millan, and Simon Springall. City Councilor Charlotte Lehan **and Al Levit were was** absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, and Miranda Bateschell

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

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

IV. CITY COUNCIL LIAISON REPORT

No City Council liaison report was given due to Councilor Lehan's absence.

V. CONSIDERATION OF THE MINUTES

A. Consideration of the June 10, 2015 Planning Commission minutes
The June 10, 2015 Planning Commission minutes were approved 5 to 0 to 1 as presented with Chair McGuire abstaining.

B. Consideration of the July 8, 2015 Planning Commission minutes.
The July 8, 2015 Planning Commission minutes were approved 5 to 0 to 1 as presented with Simon Springall abstaining.

C. Consideration of the August 12, 2015 Planning Commission minutes
The August 12, 2015 Planning Commission minutes were approved 4 to 0 to s as presented with Jerry Greenfield and Phyllis Millan abstaining.

VI. PUBLIC HEARING

- A. **Frog Pond Area Plan, Phase 1: Concept Planning** (Neamtzu)
The Frog Pond Area Plan will establish a vision for the 500-acre Frog Pond area, define expectations for the type of community it will be in the future, and recommend implementation steps. The Commission action is in the form of a recommendation to the City Council.

The following items were added to the record, labeled LP15-0002 Addition to Attachment 4, and distributed to the Planning Commission at the dais before the meeting:

- Email from Kathy Hight to Chris Neamtzu, dated September 9, 2015, providing public comment on housing in Frog Pond.
- Letter from William Ciz to the Wilsonville Planning Commission, dated September 8, 2015, providing public comment on the Frog Pond Area Plan.
- Email from Katherine Dougall to Chris Neamtzu, dated September 8, 2015, providing public comment on the Frog Pond Concept Plan.
- Email from Brooke Smith to Chris Neamtzu, dated November 2, 2014, providing public comment on Frog Pond Planning.

- Also added to the citizen involvement record were written statements that were provided and read into the record during public testimony by Karin Grano, Doris Wehler, Terry Kester, and Lori Loen.

Chair McGuire read the conduct of hearing format into the record and opened the public hearing at 6:07 pm.

Chris Neamtzu, Planning Director, stated he was the project manager for the Frog Pond Area Plan. He explained that the public hearing would include brief presentations by the project team, beginning with himself, then Joe Dills, the lead planning consultant, and Scott Mansur, who would address some traffic issues, since there had been quite a bit of testimony about traffic. Consultants Brian Vanneman and Andrew Parish, as well as a number of City staff, were available for any questions. Following the presentations, he recommended that the Commission move quickly into public testimony, which would be limited to three-minutes per person. He volunteered to keep track of the time and indicate when a speaker's timeframe was over.

- There had been a tremendous amount of testimony on the Area Plan. The printed citizen participation component of the project, acquired through the open houses and all the testimony provided, was more than 1,000 pages long on two-sided copies. This information was made available at the meeting and could be found at a link on the City's website. He assured that he, Mr. Dills, and Ms. Bateschell had read every word of testimony and really appreciated the citizens who took the time to provide input, and especially those who took the extra time to provide written testimony, which the Commission could read in advance enabling them to be more prepared for conversations at the meeting. Again, there had been excellent citizen participation, which was how the next generation of great Wilsonville neighborhoods would be shaped.
 - The Plan had been under development for the better part of 18 months. The Planning Commission action on the Plan would be in the form of a recommendation to City Council, where at least two additional public hearings would be held. Those City Council public hearings would be noticed separate from the Planning Commission meetings, but would not be scheduled until the Commission completed its deliberations, which could take more than one meeting.
 - He noted the meeting packet included the Frog Pond Area Plan and the Technical Appendix was provided in a separate binder. All the materials should look familiar to the public and the Commission, because Frog Pond had been the Commission's topic of conversation for many months and the material had been reviewed in a variety of draft forms. All the technical memorandums, maps, and graphics had been included and formed the basis of the Draft Concept Plan. All the packet materials, including all the background material and draft plans were posted on the City's website. Anybody who had trouble viewing any of the documents should contact Staff. Paper copies could be made available if needed.
 - He stated that two small changes were likely to occur in the Technical Appendices. Both the Murray Smith and Associates' Infrastructure Analysis and DKS Associates analysis were done early in the process based on earlier scenarios with a higher dwelling unit count. Following the Planning Commission's recommendation, both the Infrastructure Analysis Technical Memo and the DKS Traffic Memo would include slight updates. Due to the current draft being approximately 30 percent lower on dwelling units than earlier drafts, there would not be any issues with infrastructure or traffic, since the impacts from the project were much less than those originally drawn in the earlier scenarios.
 - He explained that concept planning was an iterative process that involved compromise in many cases and everyone present had seen some of the compromises that had occurred throughout the planning process. He believed it had been an excellent process and was proud of the fact that the project team had listened to a lot of the community's concerns. The Plan was highly responsive to the citizen testimony provided, and many elements were reflected throughout the Plan. The Draft Plan had been through a number of revisions and modifications, and the current option, Option G, was the seventh complete iteration of a Land Use Analysis.
 - A few examples of how the project team and Planning Commission had guided some of the modifications in the Draft Plan that directly responded to community concerns included:

- The removal of all multi-family apartments and condominiums, even senior housing, from the entire plan area. He assured there would be no apartments or multi-family, as they were not in the Plan anywhere.
- Lot sizes had been increased throughout the process. Currently, 8,000 to 12,000 sq ft lot sizes were proposed in the West Neighborhood. The total number of large lots proposed in the West Neighborhood had also increased. These were significant revisions that both the Planning Commission and City Council had considered.
- The West Neighborhood was all single-family, detached housing; no row homes were proposed in the West Neighborhood, which was another fairly significant modification.
- The Neighborhood Commercial Retail Node had been scaled back from its original 5-acre design to a 3.5 acre node to reflect more of a commercial and neighborhood scale. This reduction in building square footage and acreage was also reflective of many community concerns regarding the size and scale of the retail node.
- He pointed out that technically, the adoption of the Frog Pond Area Plan was not a land use decision. The Frog Pond Plan was supportive of the Comprehensive Plan, but it was not being adopted by ordinance as a sub element of the Comprehensive Plan, therefore, it was not a land use decision.
 - Phase 2 of the project, which would include Comprehensive Plan mapping, zoning, and Development Code language to guide the actual development of the West Neighborhood, would be land use decisions that would obviously be subject to appeal to the Land Use Board of Appeals (LUBA). The Frog Pond Area Plan was a guiding document that was non-regulatory in nature.
 - Because only the West Neighborhood and the school site were in the urban growth boundary (UGB), they were the only areas that were certain at this point, which was the reason for the focus on the West Neighborhood, as it would be moving into Phase 2.
 - The East and South Neighborhoods were urban reserves. It was abundantly unclear if and when any of the urban reserve areas would ever come into the UGB. There would be subsequent cycles to go through with the region, but those decisions were down the road and would be made by future City Councils and future Metro Councils. It was important to put all that into the context of the current review process, recognizing that there were a lot of decisions down the road and a lot of opportunity to do different things at those points in time.
- Staff recommended conducting the hearing and hoped a recommendation could be forwarded to City Council this evening.
- He noted additional testimony had been placed on the dais for each of the Commissioners, adding that some emails had been received as late as 3:00 pm, but Staff was still able to distribute them. The Staff report was provided at the side of the room. The findings in the Staff report reflected the findings of citizen participation and various elements of the Comprehensive Plan, and the applicable review criteria had been identified to support the adoption of the concept plan.
- He invited Mr. Dills, Mr. Mansur, and Mr. Vanneman to provide a brief overview of the Area Plan's current status and to describe what some of the metrics and numbers show at this point.

Joe Dills, Angelo Planning Group, explained that after having gone over the issues throughout the summer, his presentation would be in more of a recap format. He presented the Frog Pond Area Plan via PowerPoint with these additional comments:

- It was fair to say there was broad agreement on the Vision (Slide 2), which was the starting point for all of the plans, drawings, graphics, recommendations, and metrics that had been done. There was also broad agreement on many of the elements. Although some options and opinions might exist about several elements, the Area Plan was still founded on the Vision statement, which was printed several times in the report to make it prominent.
- The key issue of the summer regarded the housing program and determining the best way to compose the mix of housing and lot sizes to be responsive to community values, fulfill the Vision statement, and meet the important tests of affordability and whether infrastructure could be built.

- At the broadest level, the housing strategy would create three walkable and connected neighborhoods. If Metro never brings the East and South land areas into the UGB, then one connected and walkable neighborhood would be created. The use of the neighborhood language had really become prominent. Regardless of one's opinion about the lot size issue, everybody was using that neighborhood language and sharing that vision, which was a good thing.
 - In terms of phasing, the West Neighborhood within the UGB was proposed to be all detached housing and each of the residential lot categories, including large lot residential, had been increased.
 - The East and the South Neighborhoods had a different housing program with a greater mix and higher overall density to accommodate a more varied demographic and a greater mix of affordable housing choices in the future as development occurred over time.
- Although the Planning Commission's housing recommendation was not unanimous, it was forwarded to City Council, who supported the West Neighborhood being the array of lot sizes and placement of residential designations as shown on Slide 4. Of course, that recommendation included the transportation recommendations, the trails, in this case two parks, the Civic Institutional designation at the church property, as well as the beautiful backdrop of Boeckman Creek and the natural resources in the area. In the East Neighborhood (Slide 5), the lot sizes were different, as described, and the attached and cottage components had been introduced into the Plan.
 - He noted that with the downsizing of the commercial area, the small red portion on Slide 5 [also shown on all the PowerPoint slides] needed to be revised to reflect not an "L" shape, but an "I" shape that would run along Stafford Rd. The commercial area was two acres in size with about 22 housing units. The team proposed making that change between now and the City Council hearing. Of course, depending on which housing program was forwarded to Council, there would not be an increase beyond the capacities that had been estimated to date. Adjustments would be just be made to be the same or less.
- The Land Use Framework Plan shown on Slide 6 reflected the recommendation for all three neighborhoods.
- The housing affordability component was an important consideration because land use had been looked at as a series of trade-offs to be discussed and analyzed. (Slide 8)
 - In the West Neighborhood, which followed the previous Option F, the direction was to have a bit more large-sized lots, upsize each of the residential designations, and really look at it as being a detached residential type of neighborhood, following pretty similar models to other neighborhoods in the city.
 - The trade-off was that the team estimated about a 20 percent over-market home price would result from those changes. All of those good things resulted in a trade-off in the housing affordability because infrastructure and the costs of development were fixed. Hopefully, some smart developers could reduce the cost of development. However, based on everything currently known, there was a percent over market that went along with that choice.
 - In contrast, if the cost factors used in the West Neighborhood were applied to the array and housing mix in the East and South Neighborhoods, the analysis showed that the at-market home prices would pay for the infrastructure, perhaps even with a little head room.
 - He noted there was much more to the Area Plan than the numbers; it was about all of the amenities that make up the day-to-day life in the West Neighborhood, like connected blocks, street trees, bioswales, and how many blocks it was to Boeckman Creek. (Slide 9) A lot of very positive elements came through the process that merited restatement and some celebration which he would discuss following Mr. Mansur's presentation on transportation.

Scott Mansur, Senior Transportation Engineer, DKS Associates, continued the PowerPoint presentation, noting that originally three different land use options, Options A through C, were analyzed assuming the worst case scenario to ensure the greatest flexibility during the concept planning process. (Slide 10) That original traffic analysis assumed more than 2,700 households and considered the land use and traffic generated in the Frog Pond area.

- One great finding from the analysis was that prior recommendations in the City's recently updated Transportation System Plan (TSP) were consistent with what the traffic analysis showed for Frog Pond; therefore, the recommendations and infrastructure needed would support the Frog Pond development at the highest estimated use.
- Some findings included the same TSP improvements at Boeckman Rd, Advance Rd, and Stafford Rd.
- The I-5 interchanges at Wilsonville Rd and Elligsen Rd/Stafford Rd were also evaluated and it was determined they would meet ODOT mobility standards with the full build-out of Frog Pond.
- Additionally, the Stafford Rd segment north of Boeckman Rd could remain as a three-lane road, similar to Wilsonville Rd south of Boeckman Rd.
- The collector system connected all the neighborhoods to the schools as desired with the school site and city park to the south being connected to the north with the future signal at the Stafford collector intersection in the north of Frog Pond. (Slide 12)
 - As discussed with Commissioner Hurley, the TSP identified either a traffic signal or a roundabout for the Wilsonville/Stafford/Boeckman/Advance Rd intersection. Although the intersection was a great location for a roundabout, the analysis indicated that a signal was preferred for that location due to the impacts to the southern properties and feedback from Tualatin Valley Fire & Rescue, who reported better response times with a traffic signal.
 - Additionally, both the school district and the City had received a number of complaints about the existing roundabout adjacent to the Lowrie Primary School. A crossing guard to assist students would not be required with a signalized intersection.
- As far as complete streets, a bike system was recommended and provided in the collector system (Slide 13); rather than sharrows, actually having bike lanes on the facility to connect the neighborhoods within Frog Pond to the school, city park, and existing public street system. The same regional trail connections would connect to the Frog Pond development. The complete streets and multi-modal aspects of this neighborhood would make it a walkable and desirable neighborhood in the city.
- As mentioned, the traffic analysis used the worst case housing assumption and at this time, the current Plan included about 1,900 units, which was about 33 percent lower for the commercial and residential units. Although the Frog Pond Area Plan was significantly scaled back, it did not change any of the transportation improvements or infrastructure findings that already exist in the TSP. Basically, there would be less traffic on the road than was analyzed, which allowed for additional flexibility in the future if the City needed to adapt to changes in the housing market or through the planning process.
- Mr. Dills continued with the Frog Pond Area Plan PowerPoint presentation with the following comments: Another aspect of the Plan was the Boeckman Trail, which connected to the entirety of the area as shown in Figure 7 (Slide 15). A whole loop system was envisioned from Boeckman Creek to the BPA corridor, around to the schools and then back to the school-to-school trail. Figure 7 showed the two trail options, but as seen in the report, the Boeckman Trail alignment was intended to be part of the neighborhood along the west edge.
- He reviewed Figure 8 Frog Pond Revised Parks Framework as follows:
 - Two parks were proposed in the West Neighborhood. The working idea was to have a more traditional neighborhood park serving virtually the entire neighborhood, and a trail-oriented, edge-oriented park on the west end. It would take time to program the parks, which might involve a combination of public and private options, but there was flexibility to do any arrangement of two parks. Great feedback was received from the online surveys about placing a park close to the trail.
 - Another neighborhood park was proposed in the East Neighborhood, and the school's facilities would serve as the park and open space for the South Neighborhood.
 - He noted that the alignment of the trail connection in the South Neighborhood on the Planned Multi-Modal Improvements map (Slide 13) was from a previous edition and different from the correct alignment shown on Figure 8 (Slide 16). He clarified that the trail would come around to the community park before continuing to the south.

- The commercial center was very much intended to be a neighborhood gathering place with the detail and richness shown in Figure 4 (Slide 18), which would be carried forward as design guidelines ultimately in the Development Code, if and when the area was brought into the UGB.
- Some time was spent looking at demonstration plans to see how the blocks might lay out. Using Figure 5 (Slide 19), he referenced the neighborhood park discussed earlier, as well as the commercial areas and Stafford Rd in a portion of the East Neighborhood, and noted that the key to that neighborhood was to have several different forms of housing that make up the attached and cottage type of development.
 - On the demonstration plan, he indicated a very traditional cottage arrangement with a common open space, a duplex corners kind of approach, a modification on the cottage, and some townhomes, noting that having such a variety and form choices within a particular zone was the concept for that portion of the East Neighborhood. Again, walkability, street trees, and all of those amenities were at the essence of the neighborhood as well.
 - Figure 6, (Slide 20) showed eight different housing types spread throughout the East Neighborhood.
- He thanked the Planning Commission and offered to answer any questions.

Commissioner Postma confirmed that the traffic had been modeled through the I-5/Wilsonville Rd and the I-5/Elligsen Rd Interchanges, and asked what the models showed the traffic doing.

- Mr. Mansur responded that similar to the findings in the TSP, those interchanges would meet ODOT mobility targets through the 2035 planning horizon.

Commissioner Springall recalled reading something about the need for the Elligsen Rd/65th Ave/Stafford Rd junction to be converted at some point. Although that junction was obviously outside the subject area, it affected the traffic to the north.

- Mr. Mansur replied that was correct, adding the Clackamas County TSP had already identified a roundabout at that location, and the findings identified a portion to pay towards that intersection. He clarified that he was talking previously about the I-5/Elligsen Rd and I-5/Wilsonville Rd Interchanges, however, that intersection was also identified for future improvements. He confirmed that would require some negotiation with Clackamas County to make that happen, because it was the County's facility.

Commissioner Greenfield:

- Confirmed that given the TSP modifications currently underway or approved, the Frog Pond development was not expected to adversely impact Wilsonville's traffic.
- Recalled previous verbal and written testimony, which would likely be heard again, that Wilsonville's current traffic was not perceived to be ideal. Without any amelioration or if traffic worsened, he believed it would be widely regarded as very unfortunate. He asked if the City had a response to that criticism or observation.
 - Mr. Mansur reminded that the TSP was a 20-year document, meaning that the land use had been looked at 20 years out. With regard to adverse impacts, he clarified he was not saying delays might not increase, but explained that the City was required to follow transportation standards previously set for the community. When the traffic was analyzed given those standards, the Area Plan met both the City's and ODOT's standards. He reminded that when looking 20 years out, millions of dollars in improvements were assumed to be financially feasible within that scenario. For example, the Barber Rd, Kinsman Rd, and Brown Rd extensions were just a few of the many improvements that would add parallel facilities to Wilsonville Rd, and a lot of those were assumed when doing the transportation modeling that analyzed the system.
- Added some of the perceived problems with eastern Wilsonville Rd and the Wilsonville Rd/Boones Ferry Rd intersection would also be relieved. He noted that people respond intuitively to some of these things and adding another 1,000 cars, potentially, from the West Neighborhood to traffic in that vicinity seemed likely to create some perceived increase in traffic.

- Mr. Mansur noted one of the great things about the Frog Pond location was traffic distribution. Many different connectivity options existed for the Frog Pond neighborhood to go to land uses within that area that would help disperse that traffic, such as I-205 to the north.
- Clarified that no one should assume all the new traffic was going to come down Wilsonville Rd or even Boeckman Rd.
 - Mr. Dills added that the Wilsonville TSP was also founded on land use strategies that try to get at the intractable problem of traffic increasing over time. One strategy was to increase the availability of non-auto options, which was why he talked so much about walkability. A second strategy that would also help long term was proximity; having more housing close to Wilsonville's major employers, as well as Town Center, would help create options for shorter trips which would help the transportation system as well.

Commissioner Hurley:

- Referenced the Housing Affordability slide (Slide 8) and asked about the rationale behind Options E and F having the same sized homes while Option D did not.
 - Mr. Dills replied that the mix and lots sizes were what varied between them. He deferred the question to Mr. Vanneman, adding he presumed the house size had changed so that the house being put on a 4,000 sq ft lot would not be the same as that being put on a 5,000 sq ft lot.
 - Brian Vanneman, Leland Consulting Group, confirmed that information was in Table 3 – Summary of Required Home Prices (RHP) for each option. Based on having looked at homes, the assumption was that larger lot sizes would have larger home sizes, which was generally true.
- Noted that using the same home sizes would skew the numbers a bit because they were not comparing apples to apples: the price per square foot when using different sized homes.
 - Mr. Vanneman explained they had tried to be true to the trend that when lot sizes increased, home sizes also increased. It was obviously not uniform, but they were trying to reflect relatively accurately what had been seen out there.
 - Mr. Dills stated the metric of cost per lot and cost per unit was a little more pervasive than the analysis because the City's SDCs were built on a per-unit basis as opposed to how many square feet were in a home. The SDCs and the cost returned to a developer were affected by both the house size and lot size. However, it was significantly affected by how many total units were being sold.

Chair McGuire called for public testimony on the Frog Pond Area Plan.

Dale Kreilcamp, 6875 SW Boeckman Rd, stated that he supported Option F because it provided a good balance of larger lots for more single-level homes for senior citizens.

Gayla Cushman-Pike said she lived in Frog Pond West right on the frontage of Boeckman Rd. She said she had not been able to come to a lot of the meetings because of work and so forth, but she did read the minutes and loved the videos that were put online, which very helpful.

- She said she felt somewhat similar to Mr. Kreilcamp. She had looked at the variety of options, and her property's lot size had been recommended and changed over the variety of different options. Now, it was a large lot. She lived right next to Doris Wehler. She and her husband both believed that was a good compromise and they would be okay with that. They believed it was an alright thing to do for the neighborhood.

Taft Mitchell, 6656 SW Landover, stated he and his wife moved into their house when it was one of the very first houses built in the Landover tract. That was 20 years ago, and they had seen a tremendous amount of change since that time. Wilsonville Rd had been a very small two-lane track with no sidewalks or anything, and they had seen the effect of increased traffic from that time until now. Landover has changed from kind of a sleepy little neighborhood street to much more traffic, and the traffic was moving much more quickly. It was not safe for their children any longer. He would just plead for less density rather than more to create less traffic. He would also argue against a commercial development where it was proposed; he

would just completely do away with that. He was thinking of his neighbors in the northeast corner of the Landover tract who have to deal with the noise of it, the additional light that would be thrown by it and the traffic. Traffic was a large issue, and again, less density was better than more. He thanked the Commission.

Dana Sweetland, 28058 SW Morgan St, Landover, stated she was mostly concerned about the commercial proposed at the four corners. She could not see how it would matter how many directions people could come from if they all congregated at that corner with the traffic. They lived right across the street from there. The light, the noise and the traffic were really big concerns for them.

Todd Sweetland, 28058 SW Morgan St, Landover, stated he had been a Wilsonville resident off and on for more than 15 years. He started on the west side, and now lived on the east side in a Landover neighborhood. His major concern was traffic also. He had seen the traffic increase exponentially since the Villebois neighborhood went in. He had listened to the study about traffic and he was concerned whether traffic bypassing I-5 and coming down Stafford Rd was being counted and taken into consideration. Personally, he went that way because the on ramps and off ramps in Wilsonville were horrible, so he gets off in Tualatin and comes down Stafford Rd. An increase in the neighborhood of more than 2,000 homes would equate to at least 4,000 additional cars, maybe more, but yet the city still had the same on ramps and off ramps. While he agreed people would be able to get around the neighborhoods better and he loved the locations, parks, fantastic trails and all that, his concern was that the two access points to I-5 were not being improved and much more volume would be added that would drive cars off I-5 onto 65th Ave, then down Stafford Rd, through Wilsonville Rd, and then down Boeckman Rd. It happened today, and traffic was only going to increase with the addition of those homes. He thanked the Commission.

Karin Grano, 6188 SW Wilhelm Rd, Tualatin, agreed with Mr. Sweetland, adding she was very concerned about access into Wilsonville. All three of her kids have attended Wilsonville schools over the last 11 years, and she was also concerned about the traffic situation there. She read her written statement, which was provided for the record and labeled LP15-0002 Addition to Attachment 4.

Chair McGuire asked Staff to clarify the difference between the housing goal, the 50/50 split between single and multi-family housing, and the number of houses required per acre.

- Mr. Neamtzu explained there were two things at play. Metro Councilor Dirksen statements about the Metropolitan Housing Rule were correct, it was a citywide analysis. The City just completed a citywide Goal 10 Housing Needs Analysis last year, and the Planning Commission spent the better part of a year looking at those numbers and issues. However, Metro had different rules that applied when bringing land into the UGB that was a completely separate functional plan process where Metro had expectations for certain types of urban form and certain types of efficiency of land use in the areas the City might be trying to get into the UGB.

Erik Von Eggers, Landover, said he had been a Landover resident for 15 years. Stafford Rd was an important road to the Wilsonville community and served as an I-5 and I-205 detour for people who want to skip traffic and enjoy a scenic country drive. Essentially, it was an amazing representation of Wilsonville. People use Stafford Rd to avoid I-5 South and most weekdays are welcomed to Wilsonville at the four-way intersection just past what would be the future Frog Pond development. First impressions go a long way, and the citizens here want to give the impression that Wilsonville was an amazing suburb of Portland; that was why they all lived here. Personally, he wanted to continue the tradition that Wilsonville was an esteemed suburb. Small lots were not the impression citizens wanted to give the public as they drove into Wilsonville. Where were the spacious backyards where kids could play and run around in? Where were families supposed to set up a playhouse or trampoline? How was a family supposed to grow when their living space was so limited? Residents want Wilsonville to be seen as a community that has the capacity for families to expand.

- He wanted to discuss the percentage of renters associated with smaller lot developments. To give some comparison, Landover was at 16% out of 111 homes. Arbor Crossing, located on Boeckman Rd, was 4%, and Meadows on Wilsonville Rd containing larger lots, was just 3%. The townhomes in Polygon at Villebois have a 30% rental and Villebois Village Center has a 22% rental. He could go into the pros

and cons associated with renters, but he assumed everyone was aware of the overall effects correlated with a higher rate of rentals. Larger lots also implied less traffic.

- Finally, he was concerned about the future establishment of the retail space on the corner of Advance Rd and Stafford Rd that would be just down from the future middle school also on Advance Rd. Being a part of the West Linn-Wilsonville School District, neither Wood nor Athey Creek Middle Schools have such buildings similar to these plans. The Landover community was close enough to downtown that no more retail stores were needed, and this would only increase traffic at the neighborhood's intersection.
- Smaller lots do help absorb infrastructure costs and are sold quicker so contractors make their money back. But in the long run, regardless of home size, those homes would sell, the street costs would be paid for, and what would the neighborhood be left with? Homes that would sit on those lots for the next 50 years and at that point, the City was back to giving the public an impression of Wilsonville. What did the Commission want people to think of Wilsonville in the future?

Chair McGuire thanked Mr. Von Eggers for his testimony, but questioned the rental rate numbers he cited for Villebois. The numbers quoted for the Villebois Village Center was all apartments, which was different when considering the scope of the entire development, including all the housing units and houses, so those numbers would be significantly lower.

Dorothy Von Eggers, President, Landover Homeowners Association (HOA), stated the Landover development bordered the Frog Pond West, East, and South Neighborhoods. She assured the Commission that the residents were not trying to stop growth, but demanded a voice in shaping it. She was on the initial task force to represent the Landover community and attended the first few meetings in 2014. There were so many holes in how these options were forced upon the citizens and how the red dot exercises were manipulated.

- She had personally gone door-to-door in the Landover neighborhood talking one-on-one with most of the residents. She also spoke with people at Arbor Crossing and Wilsonville Meadows. The majority of those she spoke with favored low-density housing. And when she read the survey comments and listened to testimony at the Council and Planning Commission meetings and saw the number of people who signed the petition, it was clear there was a mandate for mostly large lots in all three areas of Frog Pond. Yet the City and consultants have come up with seven different options for developing Frog Pond, and the large lots only comprised a minority of these options. She personally knew several people outside the city, and state for that matter, that would love to buy a single-level home on a large lot. The demand was there. She implored the Commission to completely start over with the planning consultants.
- She also recommended that the City plan for developing just the Frog Pond West Neighborhood at this point with only large lots and see how they sell. If what the realtors and developers testified about was right, the large lots would sell out and the infrastructure needed for developing only the West Neighborhood would pay for itself. Having only large lots would reduce the amount of new traffic anticipated and could buy time to fix the traffic problems on Wilsonville Rd with the semi-trucks and speeding cars. It would also give the Planning Commission the green light to develop nothing but large lots in the East and South Neighborhoods. If the West did not sell out, then developing medium and small lots on the East and South would be justified.
- Stafford Rd was synonymous with acreage, farms, horses, homesteads, and she asked that the Commission not change the landscape of Stafford Rd by lessening it with small lots and small homes.
- She also wanted to voice her opinion about the retail stores at the northeast section of the four corners, which she believed would give students at the future new middle school a place to loiter before and after school, and could very well serve as a place for students to go if they were skipping classes. She noted that none of the other five Wilsonville schools had retail stores that close in proximity.
- Other concerns she had heard and believed were valid about retail at the four corners was that it would create a traffic nightmare, in addition to taking business away from the core downtown area.

Doris Wehler, 6855 SW Boeckman Rd, read her written statement, which was provided for the record and labeled LP15-0002 Addition to Attachment 4.

Linda Ingalls, 7505 SW Schroeder Way, Wilsonville, stated that her family had attended Frog Pond Church for about 40 years, and had lived in Wilsonville a bit longer than that, so they had seen lots of changes. Frog Pond Church has been here since 1878. It was the oldest church in Wilsonville and very few historical buildings were left in Wilsonville. Currently, Frog Pond Church was doing a major restoration and remodeling of the chapel that was built in 1878. They would like to have the church's property protected and did not want to have Boeckman Rd increased onto the property. There was also a heritage tree on the property that was recorded. She reiterated that they would like support for the church's remodel and restoration and nothing done to take away from the Frog Pond Church property.

Jan Johnson, 6591 SW Landover, stated she was one of the lucky ones who had a corner lot on Wilsonville Rd. People have heard the old saying "not in my backyard" and she wanted to know how many of the Commissioners, Staff, and developers actually lived in Wilsonville, because it did make a big difference. She moved from West Linn about a year ago. She had sold a big house, paid the same taxes there that she did here, and she loved Wilsonville.

- Being an ex-realtor, she knew she was buying on a busy street, but had no clue semi-trucks started at 5:00 in the morning going way faster than the speed limit. She has sat in her kitchen and counted about 12 to 14 semi-trucks going by a day. Somebody was going to have blood on their hands with the little children that live in this neighborhood because those trucks did not stop on a dime, and they were moving. The trucks were using Wilsonville as a shortcut. She had lived there a year and a half and traffic had increased so much that they were already considering moving. She did not mind the cars so much because they did not shake her house, but the semi-trucks did. Every day she woke up at 5 in the morning with some truck going by. She has replaced about a dozen of her lightbulbs in the last six months. Pictures were skewed; china rattles. She was probably going to have to get a brace for her teeth, because she was so on edge when trying to watch TV, thinking she was going to have a truck come in her house. She noted there were a lot of ambulances and emergency vehicles going up and down the street because of the accidents there. While she was coming down the road today, somebody passed her on a double line going about 55 mph.
- People did not realize how bad the traffic was unless they lived in that area, and another school was going in. She did not have a problem with that but she was concerned for the children. Looking out of her kitchen window, she did not want to see some little kid on the front of a big truck that was taking a shortcut because the driver was using his GPS. A 'No Through Trucks' sign was needed on Wilsonville Rd if these homes were going to be built because someone was going to be killed, and the Commissioners would have blood on their hands if they did not take this into consideration.
- People really come down that road. At night, she could hear the kids going through all the gears as fast as they could when going into the Stafford area. She knew the City did not have a lot of cops and that they had to be everywhere, but it was really bad and she did not think people realized how bad it was.
- She had called ODOT and talked to about five different people, who said, "It is up to the City of Wilsonville. They set the speed limit, and they set up the 'No Through Trucks' sign. Everybody says that the cement road was made for trucks to go through; well, probably in the 1800s, but not now. If more houses were put in and those semi-trucks were going down that road, it was going to be really bad. She has had log trucks, car trucks, and even WinCo trucks. There was no WinCo around here, but the truck was going down her street at 100 mph. The Commissioners would have to come over and spend a whole day. They had spent a fortune on triple-pane windows so they could stay in the house. They did not know it was that bad, because it was not that bad when they moved in. It was so bad now that one truck went by and her granddaughter from California came screaming down the stairs, "Are we having an earthquake?"
- She did not believe that the Commission realized how bad the traffic was on Wilsonville Rd. The cars were unbelievable because they were using it as a shortcut. She knew a lot of people in West Linn that said they use Wilsonville Rd to go home to Salem because it was much faster. The trucks did, too.
- She implored the Commission to stop and think a little bit about the density. It was really going to be terrible and many people would move out. She loved Wilsonville and would like to stay, but the City

did not really understand the seriousness of the trucks on this road. She asked the Commission to please think about this traffic. The Commissioners might not live there, but it was her neighborhood.

- Lastly, she noted there was a high school in Redmond across from a big store, like Safeway, in a little shopping center. The big store had to close because the kids went at lunchtime and after school, and had robbed them blind, so they had to close. That was another thing to consider before putting retail in.

Sharon Rebers, Landover, stated that the Commission was going to hear from a lot of people tonight who had a lot of good things to say, and she hoped the Commission would take that into consideration. The Commission still had time to make some changes to this Plan. If the Commission made changes, and the Mayor and City Council put the Plan back like it is now, then let them do it, do not do their dirty work for them. Stand up for what citizens have been requesting for months, and put in some of the things like the larger lots and look at this traffic issue. She said she chuckled when they were talking about living with the traffic like it is, adding she spent her days in Morey's Landing. Now that school was open, the traffic there backed up from the interstate all the way past Morey's Landing. Drivers could not get out. It was the same way at rush hour. That was going to happen on this end of town if the City proceeded with the Plan as proposed.

Amy Thurmond, 01411 SW Radcliffe Rd, Dunthorpe, (Unincorporated Portland), stated that her daughter lived at 7070 Frog Pond Lane, and the family has had that property for 22 years. She lived in Dunthorpe on a two-acre lot with a big house and big yard, and she had a chicken coup. On Frog Pond, her daughter had four acres with a chicken coup. Her neighbor has five acres with a big garden and a chicken coup. They would like to see a plan where they could actually downsize the homes they were living in, and share a nice big chicken coup and a big garden, and help each other with the work. Her daughter, who was young and healthy, was trying to get a career going as an accountant, so she had different considerations than those who had back pain and would like some help.

- They like this idea because it was in keeping with the farming heritage of Frog Pond Lane, and in keeping with the walkability and the appearance of the community. She was very opposed to the big lots, because people might not be aware of the downsides of big lots. In Dunthorpe, people with huge yards and big houses were isolated. There was no community, especially if the neighbors did not have children in the school. The homes were expensive and sit on the market. The average taxes in Dunthorpe were \$20,000 a year, which was how the infrastructure was paid for on a big house. She did not think it was worth it. She would be very sad and even sick if she saw that happen especially to the West Neighborhood area of the Frog Pond development.

Lee Oien, 28043 SW Wagner St, Landover, stated he has lived in Wilsonville since 1996 after he graduated from college and in the Landover subdivision since 1997 when it was first developed. He was also the former director of the Landover HOA. He said he would concentrate his testimony mostly on traffic issues and the retail space

- With regard to traffic, despite the testimony given earlier, he had some very big concerns that the City was not planning for the traffic load correctly, or taking into consideration what it was actually going to mean to this new Frog Pond neighborhood and the existing neighborhoods.
 - With I-5 going straight north and south dividing the city into two sections, most everyone knew how challenging it was at times to get from one side of the city to the other, particularly during traffic times. One must use Wilsonville Rd on the south, Boeckman Rd in the center, or Elligsen Rd to the north; the city had some choke points there.
 - As Frog Pond expands, the east side of Wilsonville was also divided by another north/south running line with Boeckman Creek. To get from the east side, to central Wilsonville, or to the west side, drivers would still have those same choke points of Wilsonville Rd, Boeckman Rd, and Elligsen Rd. It was the same road structure, so all of this increased population and density would still be channeled through the same road system. Despite what was said earlier, he could not see where there would not be a significant traffic impact on those roads. He did not think it was being planned for accordingly.

- Looking more specifically at the Wilsonville/Stafford/Boeckman/Advance Rd intersection, he had big concerns that intersection was not being appropriately sized or constructed correctly. His home was on Wilsonville Rd, two houses down from the intersection, so he was very close to it. The current policy was that for any student living within a mile of the school, no bus service was provided. With the new middle school going in, most students would get there by being driven in by their parents, so the new school would have 700 new students and two-thirds of them would be bused or driven in every morning.
 - Currently on Wilsonville Rd, there was the high school and Boeckman Creek Elementary School. His son was a student at Boeckman Creek. Going to those schools in the morning, it was very common for the traffic, particularly southbound, to be backed up on Wilsonville Rd clear past the Boulder Creek Apartments. Building the middle school now at the current intersection would result in traffic being backed up north and south. Add the population going to Frog Pond, and it was just going to be a parking lot most days. He did not see how that was going to change, so he did take issue with the statement given earlier that this had been analyzed and thought through, and that a stoplight was going to be acceptable. There needed to be more thought on how this was going to be managed. There needed to be better coordination with the school district on how those students were going to get to school and how parents were going to take them to school. He preferred that not every student be driven to school.
- The second thing was the retail space. While it would be kind of nice to have in this area, he disagreed with its location. Purchasing his house on Wilsonville Rd was a decision he made. He knew there was going to be traffic, fully expected it to increase over time, and factored that into his decision to stay there. But putting a retail district right by homeowners as proposed was not fair and not appropriate. It devalued the neighborhood. If the Commission believed retail was really needed, it should be moved farther north. People who decided that they were okay with living next to a strip mall, Circle K, 711, or whatever else went in there, could buy their houses there and that was a decision they could make.
 - The retail would also feed into the traffic going to the new middle school being built there. All these people driving their kids to school, the buses going through, and now a retail area with those ingress points for traffic coming in was just going to cause more of a traffic issue. This was not the place to do it. Put it farther north. Distribute that traffic density more.

Terry Kester stated he was commenting from a different perspective. He read his written statement, which was added into the record and labeled LP15-0002 Addition to Attachment 4. He assured that his offer of two guest tickets for each Commissioner to the upcoming WilsonvilleSTAGE season opener was serious.

Commissioner Postma noted for the record that the Commissioners would have to decline.

Chair McGuire added the tickets would have to be included on the Commissioners' annual statements.

John Ludlow stated that he lives in Wilsonville and was privileged to have come to Wilsonville when the most exciting thing in town was the four-way stop at Wilsonville Rd and Boones Ferry Rd. Platted subdivisions did not exist in Wilsonville at that time. The first was Serene Acres over by Montebello, so he had seen Wilsonville grow. He participated in the first general plan for Wilsonville in the 1970s, and people said they did not want Wilsonville to look like Beaverton, but now that four-way stop looks like Beaverton.

- He constantly wrestles with Metro, which brought this, "High-density, sent you all to school to understand and appreciate smart growth," but look at what the community was getting from that approach. He has been a local real estate broker for almost 40 years and with Metro constricting, which they were about to do again by not bringing in new UGB properties, Wilsonville was seeing the phenomenon called the law of supply and demand. Home prices were escalating and there were bidding wars. If Metro allowed more land in, would the land be so expensive? Since land represents 30 to 40 percent of a home purchase, perhaps it would become less expensive. Metro discounted the recent Housing Preference Survey done by the homebuilders which stated if the price was right, 80 percent of people would rather live in single-family homes. However, the City was stacking and packing people up because that was what Metro wanted.

- He has lived in Wilsonville for a long time and the commercial idea in this area was ludicrous. There was a commercial area across from what was now Boones Ferry School that was expected to have neighborhood commercial but no businesses ever went in. Look at Villebois. He was on the Planning Commission when Villebois was passed and he stated it would never fly. They built the commercial but no one came. Allowing commercial in Frog Pond might result in having a small market, but it would become the mischief market, as described earlier.
- He blamed Metro for this because they forced Wilsonville into this density, whether it was the Metropolitan Housing Rule or not. He expressed his feelings in a piece he wrote titled, *The Ode to Metro*, as follows:

"Metro is the shepherd I do not want. It maketh me to buyeth green pastures. It preventeth me from building beside still water. It sappeth my soul. It leadeth me in the paths of regionalism for Portland's sake. Yay, though I walk through the valley of the shadow of Metro, it fears no upheaval for Metro says, 'I am with you. My rod and my staff will guide thee.' Metro prepareth a table before me in the presence of mine stakeholders. It anointeth my head with assurances that they are listening, surely pleading and struggling for local vision and control shall follow me all the days of my life and I will not dwell in the house of Metro forever."

Debi Laue, 12340 SW Wilsonville Rd, thanked the Planning Commission for sitting through months, perhaps years of public testimony and expressed appreciation for their service. She presented the following three points.

- Affordability has become quite a topic of conversation. She recently read a new report about millennials, the age group between 17 and 34 years old. The article stated that more than 26% of this age group was currently living at home due to the job market, which was up from 2007, before the Great Recession. She did not know if the Housing Needs Analysis had taken this into consideration. If people were not forming new households, was it necessary to focus on the affordability issue because who was the group being catered to? Wilsonville had already catered to that group with the multitude of apartments and the Villebois neighborhood which had smaller homes starting at \$250,000. Different demographic groups should be considered based on need rather than affordability, for example, people who were trying to downsize but wanted a single-level home. Every few days, someone who wanted to downsize asked her where they should go. In a recent conversation with one of the owners of Fir Point Farms, she learned the owner had looked for housing in Wilsonville but was going to Lake Oswego because she could not find anything suitable. Ms. Laue advised her not to move and to wait for Frog Pond. There was a huge need, but affordability was not something to focus on.
- The way the Required Home Prices (RHP) had been analyzed concerned her. A 2,126 sq ft single-level home with a three-car garage on a 7,000 sq ft lot recently sold for \$607,051, which was \$300 per sq ft. This demonstrated how much people were willing to pay for a new single-level home. In Charbonneau, people would pay \$250 per sq ft for an old house with similar square footage in order to have a single-level home. This proved that people would pay \$300 per sq ft to be on this side of the bridge for a new home of the same square footage. The RHP stated that 2,790 sq ft homes must sell for \$573,800, but this one blew it out of the water. If lots were created to accommodate a single-level home, paying for infrastructure would not be a concern and the need would be met.
- In terms of the schools, Portland Monthly Magazine came out with their school report card. Wilsonville pales in comparison to West Linn and Lake Oswego, which was a big change from the last 10 years. Based on what she and others have heard, the change might have come from the higher rate of renters in Wilsonville, and she agreed. When scores on a school report card were lower, people with good incomes and big jobs look at that and avoid cities with poor-performing schools. Frog Pond would change the demographics in Wilsonville. If a beautiful development with large lots and nice homes was brought in to change the demographic back, or at least move it in that direction, she believed the school scores would improve. The citizens would also have a choice in how the future Wilsonville looks.

Lori Loen, 28237 SW Wagner St, noted that she has been a real estate broker for 25 years. She thanked everyone for their presentations and said she agreed with many of the people who had spoken. She wanted to address a couple of things before she read her statement.

- She meant no offense, but the presentations made by City Planners and Staff were very flowery. Hearing about the cottages brought to mind pocket neighborhoods; Ross Chapin builds beautiful ones. The cost per sq ft was so huge, the cottages would not be affordable, so there was no question that those were attached.
- The second issue was traffic. She hoped the City could find a way to put in a “Local Traffic Only” sign pointing to I-5 so that traffic that was not local traveled south of Boeckman Rd. There was so much I-5 traffic. Her home backed up to Wilsonville Rd, and as a realtor she should have known better, but all she had to do was walk out to her backyard when she knew there was an accident on I-5. It also took forever to get out of Landover. She hoped that these items would be addressed in the planning process.
- She read from her written statement, which was provided for the record and labeled LP15-0002 Addition to Attachment 4.

Rhoda Wolff, 28118 SW Wagner St, said she has lived at her current address since 1997. She was opposed to high-density housing mostly because of the traffic congestion, which was already a problem on Wilsonville Rd. Higher density housing would only exacerbate this problem and the addition of the middle school would increase traffic even more in that area as well.

- The Wilsonville Rd, Stafford Rd, and Boeckman Rd area was beautiful and agricultural, and she supported keeping it that way. There were not many agricultural areas left and they made Wilsonville unique and should be preserved. The 2,000 to 3,000 sq ft lots would ruin the area in her opinion, and she urged the Commission to eliminate them.
- Although her home was on 6,000 sq ft, it was so small she barely had room for a garden. She would prefer a slightly larger lot with a smaller house, which had not been proposed, but she hoped there would be a market for that as well.
- She did not support retail in the Frog Pond area. There were plenty of stores in downtown Wilsonville that should be supported. She believed retail would detract from the residents' sense of community.

Bryan Aube explained that he is a 13-year resident of Wilsonville. He lived southeast of the four-way stop sign at Advance Rd and Wilsonville Rd in the Landover Housing Neighborhood. He explained that if he came across angry and loud, it was because he was both. He was speaking as a representative of his family and most, if not all, of his friends and their families agreed that they did not want dense development and small lot sizes.

- Frog Pond West was the only area that came close to making sense with the smallest lot size of 4,000-6,000 sq ft. It seemed that some progress had been made on the West side and it would be great to do the same with the East and the South.
- He moved to Wilsonville because it was a comfortable and pleasant area with good schools. Dense development threatens the foundation of what made Wilsonville great. He would like to see it start getting better not worse.
- He and his wife had been looking to sell and relocate within Wilsonville for years, but had not been able to find something that made sense to them. The simple fact was that his hand would be forced and he would have to take his family out of Wilsonville if dense development and small lots sizes were the ultimate decisions of the Planning Commission and eventually City Council. He thanked the Planning Commission for listening, but implored them to do more than just that and urged them to take action.

Sparkle Anderson, 27480 SW Stafford Rd, said that she lived on her family's homestead farm, which constituted the majority of the East Neighborhood. She was aware of Metro and understood that Metro wanted people to eat kale, live in a pile, and ride bicycles, and everybody she knew wanted a three-car garage and a big backyard for their kids to play.

- The only solution she could envision was to divide her property into four different phases, which had already been done. If Metro wanted to pile people up on Stafford Rd, she did not care if it was two stories, four stories or ten stories, if the City was going to pile them up, pile them up. Concentrate the density in one place and take it out of the other areas.
- She owned the civic property around the Grange and was confused about what she was supposed to do with that.

- She did not understand why there was not better use of the power line easement. There were more than 30 acres of power lines and so far all she saw it being used for was a walking path. It was a lot of property and she did not know who would be mowing the blackberries, which would be a problem. A large parking area could be placed there and people could walk just fine.
- The most important thing to her was that in Figure 12 on Page 51 of 146 of the Staff report, the definition of a large lot had been redefined. Going up Stafford Rd and then east on Kahle Rd, which was to the right, there was a small area. Some unfortunate people followed her through the woods, and up and the down the canyons to see the area that was clear to the east, and it was a very special area. She was sickened to see that the density had changed from the very large estate lots down to mid-sized lots. She owned the property from the East on and that was where she was going to live, so this was totally NIMBY (not in my back yard) on her part. But, she also knew what was back there. She planted the forest 40 years ago and knew what was in the creek and what was going to happen when there were 50 extra housecats, 10 extra dogs, 30 or 40 kids setting it on fire, and two or three crazy drunks with guns. If the City must kiss up to Metro, and she was sure they must, pile people up where they were planning on doing it, apparently on her house, which was fine, but just pile them up and get the density out of that exquisite area. It was completely blocked off by forest all the way around and she would hate to see that ruined.

Grady Nelson stated he was a Wilsonville resident. He testified previously before City Council with regard to safety and security, but he would only address traffic to avoid being repetitive. Mr. Oien's testimony brought his statement to light, but he asked that the Commission take a couple things into consideration.

- He worked graveyard and got off of work around 7:00 or 8:00, sometimes 9:00 am and tried to travel Wilsonville Rd to the Wilsonville Meadows/Landover area. He strongly suggested that members of the Planning Commission travel that route in the morning, because it took a long time from the single lane road, all the way to the school, then all the way north to the stop sign. He understood Commissioner Greenfield had addressed this when the TSP was discussed, but as shown on Page 43 of the Frog Pond Area Concept Plan (Page 69 of 146 the Staff report), the minor arterial would not be changed. Now, approximately 1,900 homes would be funneled and even with a conservative guesstimate of 1.5 cars per home, that would be another 2,850 cars that would be in this area.
 - Additionally, the new middle school would require redistricting because Wilsonville currently only had one. The people from Canyon Creek, who typically go west, would now come east as well. He asked that this be taken into consideration with regard to the high density in the East and South Neighborhoods.
 - Once they start shortening up, they go into rentals. Typically, people who rent bring in more than one individual. They would have a couple of buddies, so there would be two to three cars per residence, so traffic would increase.
- He described what happened during the safety lane construction on Wilsonville Rd that occurred over the summer. Wilsonville Rd was shut down during construction. His cul-de-sac was off Willow Creek and his son normally walked or rode his bike to school, but the traffic volume on Wilsonville Rd was so heavy that he would not allow his son to do that. His biggest point was that once the area at the four corners was choked, people who were in a hurry, late to work, and needing to get their kids to school would start going through the neighborhoods. They would go through Wilsonville Meadows, Willow Creek and so forth, which would cause more safety issues. The kids, who currently walk to school and play in their safe neighborhoods, would be put at risk.
- He reiterated his desire for the Planning Commission to take it all into consideration. He knew everybody in attendance had talked about these plans, but he asked the Commission to keep in mind that the more houses that were built in Frog Pond, the tighter the space, and more issues would arise.
- Finally, he asked the Planning Commission look at Villebois. Mr. Ludlow had addressed this issue, but look what happened to Brown Rd and Wilsonville Rd. Villebois was essentially what the City wanted to do to Frog Pond, and look at the congestion there now. Essentially, the City was going to replicate that situation because none of the arterials to and from Frog Pond were being changed.

Elizabeth McCord stated the last time she testified, the comments she made were very well-received which resulted in Option F being put into place and she really appreciated that.

- However, it was frustrating that when residents had spoken about Frog Pond, they were specifically asked to speak only about the West Neighborhood. They were told not to talk about the East or South side since they were not going to be under consideration; but now, that was being proposed. She did not understand why lots sizes were changed on the West side, but on the East and South sides, the large lot was smaller than the large lot on the other side. The same was true for the medium and small sized lots.
- The online survey was great except for the fact that when the information was presented to the Planning Commission, the words most often used in the survey were pulled out and displayed in larger font, and she had said that was kind of misleading. When she took the survey, she did not know that her words and comments would be pulled out and tagged to use as a reference point for what the community wanted.
 - A lot of people did not finish the survey, and some looked at it, but decided not to take it at all because they felt disenfranchised by some of the questions and pictures that were used. The survey did not really invite community feedback because it stated, "These are your options, choose them" and that was all.
 - Regarding the presentation, she explained that any piece of information could be manipulated in order to say, "This is what the community wants." Obviously, this was not what the community wanted. The same message was being given over and over again. While small concessions have definitely been made, there was still a large component that was missing. What about the East and South?
 - People did not want commercial. The survey offered three options regarding commercial and asked which option people preferred. Small numbers of people might have given a preference, but perhaps their preference was "None", but that was not an option on the online survey.
- The Planning Commission needed the ability to not only hear the citizens, but if they really wanted feedback beyond people just talking and sending emails, the City should do another survey; present Option F and ask, "Is this what you want?" If not, have "No" as an option and ask for their reasons. The survey should also ask about the East and the South; ask, "Do you want commercial?" and provide "No" as an option.
- She agreed with the gentleman's comments about the Grange, and she even mentioned the Lake Oswego Art Center, which had been a great thing for the City of Lake Oswego. Wilsonville had a Grange that has had a theater program. The City could use the Grange as a community function, but that was not an option on the survey.
- In all honesty, she felt a bit disenfranchised because she has spoken before City Council and the Planning Commission and while she acknowledged that small concessions were made during the last big push before the Plan went to City Council, the Commission was going to include East and South, and let it go in one big package deal, tie the bow, and say, "Well, we made concessions over in the West."
- She urged the Commission to listen to the community, to listen to the people who pay the taxes and want to live here long term, raise their families, and retire here. People wanted a better plan than what was being pushed through right now. She thanked the three gentlemen who did the studies, and confirmed that they were not residents of Wilsonville. She noted the Planning Commission was hearing from people who drive to work from Wilsonville and have kids in school and sports activities, who were driving in the morning, midafternoon, and evenings, and everyone continued to say that the traffic flow was not being addressed.

Ryan Warmik, 6887 SW Cedar Pointe Dr, explained that he, his wife, and four daughters have lived in Wilsonville for 11 years and they love it. They moved to Wilsonville because it was a great place for families. However, he and his family had become a little disenfranchised with the progress over the last ten years, particularly the transition from Wilsonville to "Apartment-ville", and the density. He echoed what other speakers had said about the density and anticipated traffic issues.

- Over the last many years, he has heard talk of affordability and the need for more affordable housing. Affordability was a relative term. Every home built in Villebois was selling. Although significantly overpriced, even the new homes being built in Canyon Creek South were selling. Everything that was built in Wilsonville has been sold and was occupied. He and his family love the family atmosphere in Wilsonville and that there were other families for their children to play with. More families were needed, and as Ms. Laue stated, the demographic needed to be changed to invite families back. He and his wife have spent the last three years looking for a larger home with more land. They were living in Arbor

Crossing and their search took them from here to Connecticut. They finally decided to stay in Wilsonville and found a slightly larger home, but it was still not a significant piece of land.

- There was a market for families who wanted a home to raise their children in and to be committed to the community. More of that was needed. He did not completely understand how Metro worked, but if it was up to him, he would tell Metro that the City had hit an impasse because the citizens were not on board with the Plan and therefore, the Plan could not move forward. He believed that since the Planning Commission was asking all of the citizens to make concessions, Metro should be asked to make concessions as well.

Chair McGuire confirmed there was no further public testimony and closed the public hearing at 7:50 pm. She called for a brief recess and reconvened the meeting at 8:00 pm.

Commissioner Greenfield:

- Said that since the beginning of the Task Force meetings, he was still unclear about which constraints the City was under with respect to Metro and State goals. He had read the City was still held to an 8 dwelling units per acre (du/ac) net development and asked if that was a hard constraint.
 - Mr. Neamtzu responded that with regard to the Metropolitan Housing Rule, 8 du/ac was a citywide number, so it was not the number that would be used to evaluate urban reserves for inclusion in the city at a date far into the future. Staff had used 10 du/ac which was a bit more informally communicated during the planning process when they served on the Task Force. Currently, the Frog Pond Area Plan was right at 10 du/ac, but if the density went below that, there was some risk of being less successful in future UGB requests.
- Noted the Metropolitan Housing Rule stated at least 50 percent of all new residential units would be attached, single-family, or multiple-family housing. It stated new, not just citywide and he asked if there was a discrepancy there.
 - Mr. Neamtzu responded that was not an issue because there was vacant land elsewhere in the city that could provide that housing type. The evaluation was citywide, not limited to Frog Pond. He reiterated that the Housing Needs Analysis adopted last year contained a lot of helpful information and could be brought out to look at, if necessary.
- Asked if it was within the Planning Commission's authority or scope of planning to say, "all large lots". Was it even a possibility to use the term and what would happen if they did? He clarified he was not taking a position, but was concerned about whether it was even feasible to talk that way.
 - Mr. Neamtzu confirmed the Commission could say that, but adding it would raise all of the issues that had been discussed, including affordability and the outcome of that decision would be that the East and South Neighborhoods would have little or no chance of coming into the UGB at a later date.
- Confirmed the East and South Neighborhoods could not be developed if they did not come into the UGB because Metro would not allow that to happen outside the UGB. So essentially it would freeze at least that side of Wilsonville as it would be after the development. He questioned whether the market would allow that; clearly there was demographic pressure, but could the Planning Commission even say that and was it reasonable to think Wilsonville could stop in place.
 - Mr. Neamtzu replied no, the Commission could lock the gate because the City was required to maintain a 20-year supply of buildable land. Freezing further development at the border meant things would happen inside the city through redevelopment and other forms, including market pressure.
- Believed freezing development and mandating only large lots could result in an ugly scenario.
 - Mr. Neamtzu agreed it could play out in a negative way.

Chair McGuire added because a school had been planned for that location; that bond measure had been passed with the anticipation of residential land going in adjacent to the school.

Commissioner Millan confirmed she had heard there was a plan for a roundabout at Elligsen Rd and Stafford Rd and noted that she served on the Clackamas County Traffic Safety Commission with the Head Traffic Engineer, Joseph Merrick. The roundabout project was so far out in the future, possibly 10 or 20 years, that it

should not be considered in terms of the Frog Pond Development. She wanted to be clear that Mr. Mansur did not have any additional information.

- Mr. Mansur confirmed the roundabout was in the 20-year plan from Clackamas County and agreed they were talking about the same thing.

Chair McGuire noted the Frog Pond Development was also 10 to 15 years out as well. The Planning Commission should continually keep in mind that this was a concept plan and just the beginning. There would be many refinements over the next decade, dependent mainly on the market. She had watched the Villebois Master Plan be implemented and when the market crashed, the estate lots were subdivided into smaller lots; that is what happens. It was important to get a general blueprint down, and as time passed and the rest of the city evolved, the Plan would evolve as well to meet the housing needs of the community. It was a big horizon.

Commissioner Springall stated he had been involved in Frog Pond planning for a long time and went to all the Task Force meetings. He was inspired by the vision of a walkable community, and liked that it provided a diversity of housing styles and would support a diversity of people from different backgrounds and family units as a way to actually build a community.

- Diversity of housing meant housing for people who earn both more and less than \$100,000 per year. The City needed to support students, young professionals, single parents, growing families, self-employed, small business people, and retirees as opposed to focusing on one sector of the economy, and building houses only they could afford. Among today's students, young professionals, and small businesspeople are tomorrow's executives and CEOs.
- The Housing Needs Analysis and demographic studies indicated a continued need for a true diversity of housing styles into the future. Wilsonville will need more housing for students, professionals, business people, families, retirees and single parents. And, Frog Pond East and South were at least 10 years, probably 20 years into the future.
- Small lots, mixed with large lots, means walkability. They make a community. Imagine kids from different families, different backgrounds, playing with each other. The kids are not quarantined in the backyard, excluded from social interaction. Small lots with smart design could lead to front porch conversation, which was seen a lot in Villebois, and build community. Building healthy lifestyles and strong, safe neighborhoods was his concept of diversity.
 - The US Surgeon General, only today has issued a call for action to promote walking and walkable neighborhoods.
 - Neighborhoods consisting solely of big houses on larger lots did not lead to walkable communities. It did not lead to community, but people who drive in and out and do not talk to their neighbors.
- He had faith that the transportation concerns had been addressed pretty well in the Staff report and had read all of the details. Boeckman Rd, Stafford Rd, and Advance Rd would be upgraded to the urban standard with three lanes, not five, and this did not take property from existing homeowners in the city. Outstanding transportation issues include the Elligsen/Stafford/65th junction, but that issue was a 20 year look ahead. According to traffic studies, the development would not overburden Wilsonville Rd or Boeckman Rd.
- The proposed retail at the four corners was limited in scope and was appropriately sized to the development. It was not intended to compete with Town Center or Argyle Square, as it was a neighborhood scale. The retail and small lots were complementary uses.
- In summary, he supported the Frog Pond Area Plan as presented. There were more single family and larger lots in the West Neighborhood for the near term, which was very responsive to testimony, but everyone must remember that the East and South Neighborhoods were 20 years out, and was planned as a diverse, healthy, strong community.

Commissioner Postma commended City staff and the consultants for their work on this difficult task of planning out the future of Frog Pond, and is excited about the prospect. Components of the Area Plan got him excited about the prospect of Frog Pond. He lived in Wilsonville Meadows, so Frog Pond was close to him. He liked the parks and trails, and believed the internal circulation was good. The Area Plan created a walkable

community for different modes of transportation within the context of building a different housing type than existed elsewhere in Wilsonville.

- He reiterated that the corner was not the right spot for the commercial site. With the nature of phasing and how things get built, commercial retail spaces did not like to build until there were an adequate number of rooftops, and he was not confident there would be enough rooftops until the community was close to build out. Therefore, the corner would be empty for some period of time.
 - He was not sure he could provide an opinion about whether a community art center was advisable, but he believed it was important that the history from the Grange be maintained. The Fred Meyer site with the Old Church was an excellent example of how to maintain a historic building and a historical root while still using it in a retail or commercial context.
 - Perhaps he was leaning towards no on the commercial site simple because he did not like currently proposed location. He understood it could probably be moved in the future, if needed, but he strongly suggested that be kept in mind through the planning process.
- The difficult part about this process was to align various competing interests. The goal was to align infrastructure costs and understand what the market was for homes, which was even more difficult when trying to predict what the market would look like in 10 or 15 years rather than what it looked like today.
 - In addition, State and regional requirements required the City to plan for growth, whether the City wanted it or not. He personally struggled with that reality, particularly because the City was being asked to plan for growth at a density the community did not want.
- He was troubled that despite an overwhelming amount of written and in-person testimony in favor of large lots and less density, the Commission and Project team still gravitated toward those few who testified for smaller lots.
- He noted that some of the public testimony brought up a valid, yet troubling point. He was bothered that the Plan was creating X number of medium lots in the entire project, but medium lots meant something different in the West, East and South Neighborhoods and that seemed a bit disingenuous. It seemed the City was trying to create a happy picture for what was planned, rather than giving it a different name. He strongly supported transparency in the government and the Plan lacked the transparency that told the community a medium lot means one thing if it meant something different depending upon the quadrant being discussed, which was troubling.
- Another thing that troubled him was that the East and South Neighborhoods, but the East in particular, had grown in density. And, despite the many conversations on whether or not people liked that density, it kept increasing. He was sure how it kept going up without a clear indication of how it got from Point A to Point B. It did not seem to be what the citizens wanted or what the current property owners in those areas wanted, but increased density kept creeping into the East and South Neighborhoods.
- One concern that has troubled him throughout the entire process, and that he had stated in previous meetings, was that the economic analysis being relied upon was flawed because it was completely supply driven without focusing on the demand and skewed the supposed demand for the community.
 - The Planning Commission, and he expected City Council as well, had consistently heard that this was what the citizens wanted because that was what was being bought and sold in Wilsonville. However, there was a clear indication that the city did not have the housing product citizens wanted. The larger lots were just not there, so they were not being bought and sold, and the lack of data that people were buying or selling those types of lots had been interpreted to mean that Wilsonville residents did not want them. He hoped there was a clear indication based on all the testimony provided that was not the case; there was a demand for larger lots.
 - Multiple realtors have stated during the process that there was a demand for large lots, and they did not believe the price was going to be a problem. Builders also made similar statements and did not see a problem with it. Debi Laue spoke to the issue today.
 - Infrastructure costs might not be a problem because it seemed people were willing to pay a hefty premium for what they wanted because it did not exist in the greater Portland metropolitan market.

- Diversity was an important part of the discussion. He believed diversity needed to be looked at citywide. He quoted from Wilsonville Comprehensive Plan Policy 4.1.4, which was included in the meeting packet, stating, "The City of Wilsonville," not individual communities within the City of Wilsonville, "shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels, encourage construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future."
 - The conclusion when considering the entirety of that language was that the City was not trying to create a density within every neighborhood and segment being built within the city of Wilsonville.
 - He believed the market was completely underserved for those ~~who are~~ looking for a different housing type that did not exist anywhere in the metropolitan area and certainly not in the city of Wilsonville. To continually pull it back to a requirement that there had to be diversity within each individual neighborhood did not even match what was stated in the Comprehensive Plan.
 - Diversity needed to be considered citywide, because a segment of the market was absolutely and completely missing.
- In planning for Basalt Creek and Coffee Creek, the City was making a concerted effort for those areas to have higher income, industrial-type jobs, but homes were not being built for the people Wilsonville was trying to draw in for those jobs. In Basalt Creek, the intention was to build a high-tech sector/corridor inside the industrial development. However, if executives were starting or moving those companies from other locations, he did not know where they would live.
 - Realtors clearly indicated people were moving from California with money from the houses they sold that they would plug it into another house. They were not choosing Wilsonville simply because they did not have anything to buy here because it was not available.
 - If the City was going to build industrial and jobs for the next 20 years that would be suited for a segment in the \$100,000 range, homes needed to be built for them. Driving them to other cities affected Wilsonville's tax base and would make the traffic problem worse because those with higher end jobs in Wilsonville would live somewhere else and have to drive to Wilsonville to work. It was not conducive to have a plan where the City was trying to create higher end jobs, but not the homes for those people to live in.
- Traffic has been discussed several times. It was alarming how long it took to get to the west side of town from Wilsonville Meadows, which was just a function of growth, but increasing the density of Frog Pond would only exacerbate the problem.
 - He understood the comments from DKS Associates, and agreed that the City's standards would still be met, but that did not mean wait times would not increase, which DKS Associates also indicated.
 - Similar to putting in higher end jobs and forcing those employees to live elsewhere, Frog Pond would exacerbate the traffic problem as well. He did not believe the issue was being adequately addressed from a citywide planning standpoint, which was a step in the wrong direction.
- Schools. The increased numbers being seen were approaching the point of adversely affecting Wilsonville's schools; perhaps even past that point.
 - One extremely important point to remember with Coffee Creek and Basalt Creek, was that the property taxes that come in from those buildings would not go to the West Linn-Wilsonville School District, but to the City of Sherwood.
 - Schools were being put in a position where they had to address that many more children without an increased tax base upon which to draw from to improve the schools and hire the necessary additional teachers. He believed this was just the first step toward having too many kids adversely impacting the schools, and he was not comfortable doing that.
- In his nine years of service in some capacity to the City, he seldom found he could not support something after spending so much time working on it. But, with the density in the East and South Neighborhoods and his concerns about how the Plan would impact the west side and traffic, he could not support the Area Plan as currently proposed.

- He understood that revisiting the Plan and decreasing density in the East and South Neighborhoods might jeopardize the UGB inclusion, but the City had two choices, either do what other authorities said the City must do for the community, even though it was not what the community wanted, or plan it the way the community wanted and be willing to fight for it or work together with those authorities.
- Right now, people outside the Wilsonville community were helping decide what the housing types in Wilsonville were going to look like, and he was not willing to do that as the Frog Pond Area Plan was currently proposed. He would consider and might be coaxed to a yes vote on the West Neighborhood, despite his belief that it was still a little too dense. However, if the Area Plan was packaged with the East and South Neighborhood as proposed, he could not support it.

Commissioner Greenfield:

- Asked what the Commission's mandate was as far as treating Frog Pond as a total package.
 - Mr. Neamtzu responded he was not sure if there was a mandate on the plan. It was a three neighborhoods concept because it was important to plan these areas in one process as demonstrated from a transportation and connectivity network.
- Echoed his colleague's position on the West Neighborhood. He was comfortable with that current plan, which he considered a compromise already, but he was fine with the compromise. He still had misgivings on the East Neighborhood plan, and asked if the picture would be different in 2018 when Metro was looking to revisit the land use. Did the Commission have to treat the Plan as a three neighborhood package or was there a softer concept that could be applied in the East and South areas.
 - Miranda Bateschell, Long-Range Planning Manager, responded that was something the Commission could discuss. In terms of the consideration regarding Metro for the urban reserves, a concept plan did have to be in place and adopted by City Council in order for Metro to consider whether or not those neighborhoods would be brought into the UGB or not at that time.
- Asked if 2018 was when Metro would actually make that determination.
 - Ms. Bateschell answered that according to the current proposal, Metro was looking to do a new urban growth report in three years, and revisit that in 2018.

Commissioner Postma asked what that all meant for infrastructure costs and predictability, which would have a big impact. If they were drawing questions as to whether or not it would ever be brought into the UGB because the City was not sure what it wanted to do with it, did that then make infrastructure for the West Neighborhood untenable.

Chair McGuire responded when the process was initiated 18 months ago, the point was to look at that land as residential land because a proposal was submitted to have that land incorporated into the UGB. And then the City received grant funding to develop a concept plan for the larger area for the benefits of developing a system and gaining those efficiencies.

Commissioner Postma asked if that meant that the City must fit within the premises that Metro put out there or else. Was the City doomed to the density requirements put upon it, or could the City decide what it wanted to do and let the chips fall where they may?

Chair McGuire responded there was a framework within which the City should plan for because there was a limited supply of land. Those principles and requirements were set with a good rationale behind them, so she did support it.

Commissioner Postma asked if her position was that because the City accepted that grant funding 18 months ago, the City had been brought down an inevitable road where the Commission now had to vote yes because they started down the process, because that was what he was hearing.

Chair McGuire answered no, adding she disagreed with the line of questioning.

Commissioner Postma believed the Commission was stuck. He did not believe the Commission should vote for the Frog Pond Area Plan simply because 18 months ago, the City endeavored to take on the process.

Chair McGuire clarified that she believed the current proposal represented a balanced approach. Staff had done an amazing job of conducting a process that engaged the public and was responsive to the comments received to date. The Frog Pond Area Plan balanced all those opinions. The Plan included no apartments or multi-family units within the development. For the portions within the city, it concluded the larger lots the Commission heard from public opinion. However, she had heard other opinions about diversity of housing and having a balanced housing approach. She did not believe the opinions in the room represented the entire community. Emails in the packet supported the Area Plan now before the Commission which was guided by a task force.

She believed the South and East portions balanced that input and planned it responsibly. The Plan did an excellent job of providing that diversity of housing.

- A lot of testimony was provided today about the negative of density. She had a bit different perspective because she lived in a high density neighborhood and moved to Wilsonville because of that neighborhood. She was willing to sacrifice a larger lot, which she could have purchased in a different area, for more shared spaces, better amenities for her children, and closer proximity to schools.
- She agreed with Commissioner Springall in terms of that richness of diversity. While diversity needed to be looked at across the city for a big picture look, she did not believe diversity meant segregating low-income neighborhoods from high-income neighborhoods. A greater sense of community and a stronger community resulted when that variety existed, and she had seen that in her own neighborhood, which included retirees and couples just starting out. People who are able to move within a neighborhood start in an apartment, then buy a small house, and then move into a larger house. Being able to continually build that community was a wonderful thing. She loved her alley because that was where she had met and socialized with a number of her neighbors.
- When a community was designed for the type of social interaction, community happens. When raising a family, it was nice to have ten different people to call to pick up your kids from school if needed.
- She believed the current Area Plan would support the quality of life in Wilsonville and would build a strong community. She agreed there needed to be larger lots and the West Neighborhood supported that and would bring that additional housing element to the City. However, the remainder of the land needed to be planned responsibly to meet the requirements before the City.
- She did not believe she would support separating the Plan out because it should be planned as a whole system. Frog Pond was the last part of resident land being considered, so it should be looked at holistically. The numbers were ever changing because of all the different options being brought forward when the Commission was trying to be responsive to the public. It was a situation where the Planning Commission had differing opinions, and it would be a proposal that not everyone loved, but maybe they could live with. She and Commissioner Postma might never agree because philosophically, they came from a different place, to a compromise had to be found in order to advance the community.
- The Commissioners needed to find a way to collaborate together to move the Area Plan forward, because it was not efficient to spend public dollars on an 18 month process, and then say, "Oh I'm sorry, we got to this point and we just don't want to do any more." There needed to be a way to work together.

Commissioner Postma responded it was still important to look at the density citywide. Secondly, he lived in Wilsonville Meadows, which even by City standards would be considered large lots. He was consistently bothered with the notion that somehow communities in other parts of Wilsonville were lesser than; he did not agree. There was a diversity of income ranges in Wilsonville Meadows, including apartments and various sizes of homes, and he came from a place of community, too. It could be done in other locations, but if the Commission continued to say that there needed to be diversity within every community developed, then it would only exacerbate the existing disparity by the lack of that housing type, and that bothered him.

Commissioner Greenfield stated he lived in a 2,050 sq ft cottage home on a 3,000 sq ft lot facing a beautiful park managed by the HOA. His home was within walking distance to City Hall, Costco, Target, Lamb's

Thriftway, and Fred Meyer's. He believed his little neighborhood of 3,000 sq ft lots was wonderful. His house was the only property that met his minimum requirements, which included a master on the main, and he love where he lived now.

- He could not afford even the cheapest house in Frog Pond and would not be able to live there. Although the Frog Pond area had diversity with a range of housing types and prices, the price range was already high. An elite neighborhood was being created in Wilsonville, which was an unfortunate fact, because he was not an elitist. People should not have to depend on buying into an ungated/gated kind of community in order to live comfortably and within their means. So, he was unhappy about that, but that was a fact and the market would take care of that; he believed that point had been made. He was not happy about the density being discussed, and entirely unhappy about the density proposed in the East Neighborhood, but he believed it could be handled in a beautiful way.
- Multi-family units and row homes did not have to be unattractive. In Charbonneau, there were two or three unit, attached buildings that did not even look attached. There was no reason why neighborhoods in Frog Pond could not be handled in an attractive way architecturally to avoid unfortunate connotations and feelings that some people have toward high density neighborhoods. That type of high density neighborhood was not needed in order to have higher density.
- He preferred to not make a decision now about the East and South Neighborhoods because variables in Wilsonville were changing. Even three years from now, there would be a clearer picture of the impact of new access routes within Wilsonville as well as the demographics of the whole region. Three, five, and ten years from now things might be significantly different than what existed today. Decisions made now could be revisited. If he had to make a decision now, he would support the Option G, with the understanding that it was not set in stone.

Chair McGuire noted that she supported having City Council look specifically at the commercial area. Both she and Commissioner Postma previously supported a retail area further back, and making the Grange an area for civic or arts in the Plan was an excellent idea.

Commissioner Millan commented that it had been an interesting process, and she was torn because in hearing the public comments tonight, the public clearly did not feel heard, which was troublesome. When the Commission did not hear the public, they were doing a disservice.

- She believed that had been tremendous progress on the West Neighborhood, but she shared her fellow Commissioners concerns about the East and South Neighborhoods; it did not have as good a feel. She would live in the West Neighborhood, but was unsure about the East and South.
- In considering how she would like this city to grow, she noted she had lived in Wilsonville for 26 years and she had watched the changes.
- She had extreme concerns about the traffic and was not convinced the issue of Stafford Rd had been addressed. As mentioned, she served on the Clackamas County Traffic Safety Committee and this was potentially creating a huge problem there. She did not know what the answer was, but Villebois had dramatically changed the west side of Wilsonville, and it would be interesting to see if people use the new exit. She had not noticed the expected reduction in traffic on Wilsonville Rd. She was not sure all the traffic needs and concerns had been addressed, especially around the school. She was very troubled with the thought of another school there.
- If she could vote for only the West Neighborhood, she would happily vote in support of the Plan, but she was a bit more troubled with the East and South Neighborhoods. She understood Metro and growth, but whether she liked it or not was irrelevant. The fact was growth happened and it should happen planned and at least there was a process to plan. There would be changes to the East and South Neighborhoods, because the market would drive that.
- With regard to the commercial area, perhaps moving or adjusting it—but the art idea was tremendous and an idea that had come up earlier on, but had kind of faded away and the Commission kind of lost it in the process. It would be nice to see that reintegrated.
- She had reservations regarding the East and South Neighborhoods, and the traffic still did not make her happy yet, but she was leaning toward a yes, this was a good plan to move forward.

Members of the audience reacted [comments were inaudible on the audio record] to Commissioner Millan's comments.

Commissioner Millan responded that she had changed her opinion.

Chair McGuire said the Commission appreciated the public presence but asked that everyone be respectful to the Commission's dialogue and limit the commentary.

Commissioner Hurley stated that in considering all of this and then stepping back to consider Statewide Planning Goal 10, he noted it was interesting that Metro was requesting such density, when in the state of Oregon as a whole, only 1.8 percent of the state was developed, and that included cities, roads, railroads, rural roads. There was not a shortage of land in Oregon. Also, only one quarter of a percent of that 1.8 percent in the state was within Metro's boundary. That being said, the City was supposed to be working under Statewide Planning Goal 10 and it specifies that diversity is to be within a city, not within a plan, but within the city boundary.

- As he had stated before, if the Commission pushed toward what was in the Frog Pond Area Plan, especially on the east side, the City was actually in jeopardy of being out of compliance with Goal 10 because diversity of housing would not be provided in the community. The nuance was that a lot of diversity had been provided at one end of the spectrum. By providing the Venti, Starbucks was trying to provide for the wide spectrum of consumers out there. Wilsonville was not in that upper third echelon of the residential market.
- With regard to comments about apartments being attractive or unattractive, it was not about design, but where a person was at a point in their lives. He lived in apartments before, when he was at a transient point in his life and did not care about the schools or speed limit, or even know who the government officials were. He was not against apartments, but the transient nature of what came with apartments had an effect on the school system. That did not mean that people who lived in apartments or high density housing were bad people. Everyone attending tonight's meeting likely lived in a rental of some sort, and were all good, fine, upstanding citizens, but when children come and go in schools, it had a huge impact. When 25 to 30 new students who have not registered show up on the first day because they just moved into an apartment, that made a difference.
- This was not to say certain housing types were good or bad, or that residents of certain housing types were good or bad, it was about diversity of housing across the whole spectrum within the city limits. What was missing in the Area Plan was having a dream for a better Wilsonville, not just more of the same Wilsonville.
- If people felt they could not move into a less dense community because it would price them out of it; that was fine. Wilsonville residents were not being asked to move up to something larger, or more expensive. Again, it was dreaming to have people who could not currently find what they wanted here.
- Unless east and west Frog Pong could be split, he would have a hard time.... Ninety percent of the lots east of I-205 in the City of Portland, where Metro had its castle, were 4,000 to 6,000 sq ft, which were considered normal. He did not understand why Wilsonville wanted to build lots that small when land was available.
- Unless a creative solution was found on splitting the east and west sides, he would vote no.

Chair McGuire:

- Asked for input from Staff or the consultants on the idea of splitting the plan, which she had strong reservations about because it was supposed to be a concept plan, but she was interested in hearing the implications.
 - Ms. Bateschell stated that in addition to her prior comments, a concept plan did need to be in place, but Phase 2 of the Frog Pond Area Plan was for master planning only the West Neighborhood. The master planning would refine how the Area Plan was put into the Zoning Code, the requirements for design and landscape, and other requirements needed to achieve the neighborhood the citizens and City wanted to create.
 - The East and South Neighborhoods would not be master planned because that level of specificity was not needed now because the land was not within the city or UGB.

- If the City went to Metro and requested that the land be brought in because more capacity was needed and the City wanted to plan for growth and additional neighborhoods, then the master planning would be done when the land was actually brought into the UGB. That provided a time frame of potentially 3, 5, or 8 years when that master planning would occur for the East and South Neighborhoods, reflecting on what had happened in the West Neighborhood, how the demographics might be changing, etc. to further refine what was in the concept plan.
- She assured that the concept was not set in stone; flexibility was still to be had in the process. The Frog Pond Area Plan was a guiding document and not a policy that would be adopted into the City's Development Code.
- Understood the Commission could do a motion that fully endorsed the West Neighborhood to the master planning process with a condition on the South and East Neighborhoods that the Concept Plan be reevaluated at some time in the future when a proposal was being considered to move it forward.

Commissioner Greenfield did not believe that proviso even needed to be made, it was already there.

Commissioner Postma noted the City would likely be submitting to Metro before that point in time, which would result in a weird anomaly where the City submitted to Metro based on a Comprehensive Plan in which the City might drastically change the density. He agreed there was always an impetus toward breaking off and increasing the density, but it was unrealistic to then go the other direction. If there was community input to still consider less density in East and South, he did not see how that would be feasibly possible if the City had already submitted to Metro.

Chair McGuire believed there was still opportunity for change with a concept plan, because that was what happened in the master planning process. In the application of the concept planning, the market would reveal whether bigger lots could be supported, and so that could be done.

Commissioner Postma clarified he was not saying it was not technically impossible, just impractical to expect that would happen. If that decision was delayed until later down the road, the Commission would not properly be able to consider whether they wanted less density. That was his concern.

Mr. Dills said it seemed like the parts the Commission agreed on were the West Neighborhood, as well as the Transportation, Infrastructure, and Parks and Open Space Frameworks for the entire Frog Pond area. He urged the Commission to look at the area as a whole, no matter what the density proved to be in the future.

- He understood the compromise being sought regarded portions of the Land Use Framework in the East and South Neighborhoods. He suggested a motion could be structured on what was agreed upon, noting there was a range of possibilities and recognizing that the land uses would be revisited at the master planning stage in the future. The Area Plan should be clear about what the Planning Commission supported. It should say that in 2015, the Planning Commission had some concerns and had this set of thoughts and the community had this set of thoughts about the land use in the East and South. While it kicked the can down the road a little, that was an option.
- He agreed with Mr. Neamtzu's comment that it likely introduced some risk with the area being brought into the UGB, so it was a policy call by the City as to whether to take that risk and invite a conversation, or not take the risk and increase the certainty in the future.

Chair McGuire:

- Confirmed a recommendation could be provided stating that the East and South Land Use Framework densities would be evaluated at the master planning level, and then City Council could make the decision.
 - Mr. Dills added the City would have to ask Metro about their point of view on that, but the Commission would be expressing its point of view.
 - Ms. Bateschell suggested making any recommendation specific, especially if it regarded a certain area of Frog Pond or a certain type of housing. It would be more helpful to the Council as well as when the land use plan was revisited in the future. The Commission should be sure to isolate the areas of concern and not reopen the whole framework.

- Stated she would like the Commission to get to a compromise so the Frog Pond Area Plan could be advanced to City Council. She did not like the idea of splitting the Plan if the Commissioners' reservations could be expressed and was responsive to public testimony.

Commissioner Millan agreed that approach would address a lot of her concerns. She was not comfortable with the East and South Neighborhoods and wanted the Commission's recommendation to include those reservations. She added that while she liked the connectivity and roads in the West Neighborhood, she was not sure about the whole transportation plan. If some of those reservations could be added, she had no problem kicking the can down the road because many things would change in the next five years, and the Damascus-Boring area would also impact what Metro did, so a lot of things would change.

Commissioner Postma responded that he took more comfort in that approach, though he might still vote no.

Commissioner Springall said he supported the approach because of the concerns heard from both the Commissioner and the public. He noted he was inspired by the idea of the art center around the Grange, which he believed was in the current Area Plan because of the Civic Node there. The Task Force believed it was nature-focused due to the green space behind it, but it could be more arts focused because of the Grange itself. He did not believe any expectation needed to be made for the Grange area.

The Commission and Staff discussed the wording for a motion that would accurately reflect the concerns heard regarding the Frog Pond Area Plan regarding the East and South Neighborhoods, attached homes and cottages, the potential relocation of commercial and greater options for the potential development around the Grange.

- Mr. Dills explained that broadening potential development for the Grange to include a full range of options could be put into the base text of the Area Plan, so that the interest and support for the cultural component was clear without necessarily revisiting the Plan later.

Commissioner Postma noted that he felt more comfortable that the notion could be revisited, but he feared the momentum that would be created by any recommendation for the East and South Neighborhoods, which would likely weigh into his vote either way.

Commissioner Hurley noted that although the Commission was recommending that the Plan be revisited, no direction was being provided telling Council how the Commission wanted to revisit it.

Chair McGuire clarified the Commission was saying that it supported the Frog Pond Area Plan as written, but the East and South Neighborhoods' Land Use Framework density should be evaluated in the master planning process, so that ten years from now, the Commission should look at what that development should be based on the community at that point in time.

Mr. Neamtzu noted the written statements received from and read into the record during public testimony by Karin Grano, Doris Wehler, Terry Kester, and Lori Loen would be added to the record, labeled LP15-0002 Addition to Attachment 4.

Staff confirmed that no petitions had been received from the citizens who spoke during public testimony.

Chair McGuire moved approval of Resolution LP15-002 with the recommendation that the City Council 1) consider that the neighborhood commercial area location is further evaluated as part of Master Planning for the East and South Neighborhoods; 2) that the Land Use Framework densities for the attached row homes and cottages land use category are further evaluated as part of the Master Planning for the East and South Neighborhoods; and, that the Frog Pond Area Plan text is revised to include expanded use for the Grange to include theatre and arts. Commissioner Greenfield seconded the motion, which passed 4 to 2 with Commissioners Postma and Hurley opposed.

Mr. Neamtzu noted the City Council hearing regarding the Frog Pond Area Plan would be re-noticed the second Council meeting in October.

Chair McGuire thanked Staff and the consultants for their work on the Frog Pond planning effort.

VII. OTHER BUSINESS

- A. 2015 Planning Commission Work Program
No discussion.

VIII. ADJOURNMENT

Chair McGuire adjourned the regular meeting of the Wilsonville Planning Commission at 9:14 pm.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Linda Straessle, Planning Administrative Assistant