

**PLANNING COMMISSION
WEDNESDAY MAY 14, 2014
6:00 PM**

Approved
July 9, 2014

Minutes

I. CALL TO ORDER - ROLL CALL

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

Planning Commission: Ben Altman, Marta McGuire, Peter Hurley, Al Levit, Phyllis Millan, and Jerry Greenfield. Eric Postma was absent. City Councilor Susie Stevens was present.

City Staff: Katie Mangle, Barbara Jacobson, and Linda Straessle

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

Councilor Stevens reported:

- At the May 5, 2014 City Council meeting:
 - City Council adopted a Tourism Development Strategy. City Staff is to research different marketing organizations (DMO) to analyze tourism development ideas from other cities and bring that back to the Council for discussion and review.
 - The Council adopted the Wilsonville Residential Land Study at the first reading. The second reading is next Monday, May 19, where it will then be a completed project. She thanked the Planning Commission for their hard work on this project.
 - The Council adopted a dog control ordinance that tightens the County language and gives the City local enforcement abilities. The City had been relying on Clackamas County laws until just recently. The Police will provide education prior to penalties.
- May 12, 2014, Joint Frog Pond Task Force/Technical Advisory Committee (TAC) meeting.
 - Councilor Stevens noted that Commissioner Hurley and Commissioner Greenfield were at the meeting in their role as Task Force members.
 - She was pleased with the turnout and the engagement of those in attendance; people were willing to share their viewpoints and the discussions were very good.
 - The consultants from Angelo Planning Group did an excellent job talking about opportunities and constraints of that land. There are numerous constraints with creeks, powerlines and other issues.
 - Councilor Stevens is chairing the Task Force.

V. CONSIDERATION OF THE MINUTES

A. Consideration of the April 9, 2014 Planning Commission minutes

The April 9, 2014, Planning Commission minutes were approved as presented unanimously.

Chair Altman noted that the minutes indicated that he was to be a Frog Pond Area Plan Task Force member, but after the April 9 meeting it was decided that Commissioner Millan would replace him.

VI. WORK SESSIONS

A. Frog Pond Area Plan (Mangle)

Long-range Planning Manager Katie Mangle, showing on the large screen, introduced the new Frog Pond Area Plan website to the Commissioners.

- A logo for the Frog Pond Area Plan has been designed to give an identity to the project.
- Ms. Mangle presented a quick tour of the Frog Pond Planning Area web site as this is going to be the central communication place:
 - The home page can be accessed via a “friendly” URL: www.ci.wilsonville.or.us/frogpond.
 - “What’s Happening” page is a blog of what is currently happening with the project.
 - “About the Project” page explains who is involved with the project; this project is a lot about the people.
 - “Participate” provides a way for people to comment on the project. This page includes a comment form that people can use to offer concerns and questions about the project, and a link to the “Notification” page where people can sign up to receive emails about upcoming events and to be kept informed on the project’s progress. In the future, online surveys will be offered from this page.
 - “Maps and Documents” page will be used to provide citizens ability to download the documents and maps regarding the Frog Pond Area Plan.
- Ms. Mangle stated that there has already been good feedback regarding the web pages; she has been told that it provides good transparency for the project. Commissioner Hurley stated that he likes the new look of the website and that it was a good way for people to quickly get information about the project. He offered his kudos. Ms. Mangle asked that the Commissioners let her know if they have any suggestions or more information that could be added to the web page.

Ms. Mangle reported that the May 8, 2014, Frog Pond Area Plan Meet and Greet with the property owners did not have an agenda; it allowed for property owner dialogue and questions.

Ms. Mangle displayed the maps on the large screen that were included in the April 30, 2014, Angelo Planning Group Memorandum, regarding the Frog Pond Area Plan – Opportunities and Constraints. She noted that the maps were also presented at the May 12 Task Force/TAC meeting. She explained:

- Angelo Planning Group started off by mapping the area. The first map starts at a high level, then each subsequent map zooms further down into the site. This was a great way for them to get to know Wilsonville and the Frog Pond area. These maps were also helpful for the property owners to look at the area in a little different way.
- Exhibit 1: Regional Context – Natural Areas Map
 - This map, as seen through the eyes of the landscape architect, looks at not only the bigger features, but also at the finer details such as ridgelines and trees that will be useful as this project moves forward.
 - All the creeks that are tributaries through the site to the Willamette River are shown. All parts of the study area are affected by the creeks. Boeckman Creek is one that everyone is familiar with but there is also Newland and Meridian Creek within the site.
 - The land south of the Frog Pond planning area is mostly privately-owned, but there is the Willamette Meridian Landing which is state-owned. A property owner who owns a large parcel in this area is on the Frog Pond Task Force.

- Exhibit 2: Regional Context – Urban and Rural Areas Map
 - This map shows the regional policy perspective as well as showing the long-term future use of the land.
 - The urban reserve areas shown in blue are areas that have been given this designation first by Clackamas County, then by Metro Council, as being the areas that could be brought into the UGB and urbanized within 50 years.
 - The rural reserve areas shown in green are areas that will not be brought into the UGB for at least the next 50 years.
 - The undesignated lands are officially “undesignated” and can’t be considered as urban until most of the urban reserve areas have been urbanized – it will be a long time and very difficult to urbanize these areas.
 - North of Elligsen Road is an urban reserve so it is important for us as we are planning the study area to be thinking about future urbanization to the north in terms of schools, fire district service, roads, and other types of these services as this area probably won’t continue to be a rural edge in perpetuity. Whereas, the area to the east and to the south will most likely will be a rural edges.
 - The Stafford Triangle, the urban reserve area between Elligsen Road and the southern boundary of Lake Oswego which is all designated as an urban reserve area, was discussed in terms of the controversy about whether this area should be a priority urbanization area at all. There has been disagreement between different entities about it.
 - * Ms. Mangle thought it is still an urban reserve other than a small area that Lake Oswego has proposed to bring into the UGB for a sports facility
 - * Chair Altman clarified that the issue had been a map issue; there was only so much land that could be added to the Urban Reserve, and only the lands that could be developed were included. Ms. Mangle agreed that it was about serviceability of the land and where the sewer service was even feasible.
- Exhibit 3: City Context Map
 - This map is at a city-scale and includes observations about how the Frog Pond planning area fits in context with the city.
 - Ms. Mangle reviewed the connections on the map and offered additional comments about their connectivity value.
 - Kerry Rappold, Wilsonville’s Natural Resources Project Manager, looked at the map and pointed out the potential for connecting green areas into a loop that could encircle the entire study area and potentially connect the school property with the high school. This fits into the category of “Opportunities” because the creeks would be protected and the BPA easement can’t be built on.
 - Project C-11, “New connection to Town Center” is to be constructed this summer.
 - Even though this rural area is on the edge of the city, the Frog Pond planning area is already well-connected to Wilsonville, but it can be better connected as indicated by the suggested roads and trails on this map.
- Exhibit 4: Planning Area Map
 - All the existing buildings are shown on this map.
 - The groves of trees are shown on the map; they are not high-rated. An arborist has done a planning-level survey so there is some information about where there are white oak trees, but this information is not shown on the map.
 - The wetlands were identified during the wetlands survey that was done by Pacific Habitat Services.
 - * There were more than what Ms. Mangle expected and many of them are on land that has been actively farmed in recent years.

- * Pacific Habitat, the consulting firm doing the survey, did not believe that any of the wetlands were significant, meaning that they would be regulated by the City's Significant Resource Overlay Zone (SROZ); they are not Title 13 land.
- * Ms. Mangle explained that if any of the wetlands meet the definition of being a wetland would be regulated by the federal government, so the property owner have to get permits from the federal and state government prior to development; it is not something that the City would be involved in.
- * There is one higher quality wetland that may be locally significant in the BPA easement. While the BPA does not allow construction of any buildings in their easements, it is happy to have trails as it enables access for maintenance.
- * Chair Altman suggested that when looking at previous developments there is no direction for mitigation requirements at the Concept Planning stage that exists in the SROZ requirements and with the Tree Ordinance. He suggested that there may be a way to capture SROZ and Tree Ordinance requirements within the Concept Plan. He added that a subset of the SROZ or something similar would allow wetland-like mitigation to occur so that there is a formal program to direct where we want to enhance those resources.
 - Ms. Mangle pointed out on the map the band of green along the creeks. She stated that the "SROZ" term was not used because it is not known how zoning was going to be applied in this area, including how natural resources are going to be treated. A similar methodology was used to map these natural resources as was done throughout the rest of the city; meaning that the green bands surrounding the creek includes the creek, the slope to the top of the bank of the creek, and the dripline of the trees that surround the creek. In some areas, it goes a little bit outside of this area to include any land that is over 25% slope.
 - The 1000-ft access point is a street spacing requirement that is specified in the Transportation System Plan. The potential access points indicated by the dashed red lines are conceptual and will be looked at in more detail later; this is just to give an idea of the general location of possible street connections.
 - An existing SMART busline goes to the edge of the city already which is an asset for continuing transit service into the Frog Pond area.
 - The ¼ mile walking radius for neighborhoods are to enable independent pods where people can easily walk within this circle. Connectivity between the circles and routes to the School District property present some challenges; how we connect everybody to the schools is important.
 - According to the Buildable Land Inventory, of the 181 acres west of Stafford Road only about 126 acres are buildable. The church property is presumed to stay and has been deducted from the buildable lands.
- Exhibit 6: Planning Area Scale Comparison Map
 - Ladd's Addition just south of the Hawthorne District in Portland is about the same size in terms of scale, but different in terms of roads. It is a walkable neighborhood.

Ms. Mangle reported about the May 12, Joint Task Force/TAC meeting:

- Members of the Task Force are comprised of:
 - Three Planning Commissioners: Commissioners Hurley, Millan, and Greenfield
 - Two City Councilors: Councilors Stevens and Goddard.
 - Property owners from within all three segments of the study area as shown on Exhibit 4.
 - Property owners from outside of the study area.
 - Wilsonville property owners adjoining to the west of the study area.
- During a discussion about people's vision for the area, the question was asked what would they like to see in the Frog Pond area when they return after a 20-year absence. This provoked a

conversation about green spaces, community spaces, a desire for single-family homes rather than apartments and that it was a comfortable place for families.

- The consultants will compile a paragraph about the vision for the area; what our aspirations for what the Frog Pond area could be. This will be brought back to the Task Force in June, and then to the PC and City Council in July.

The next steps for the Frog Pond Area Plan are:

- June 12 Task Force Meeting
 - This meeting will focus on financing in terms of a market study that will be completed, who this area is being planning for, and how much land development will cost. This will provide some direction for the aspirations for the area.
- The next Task Force meeting will be this fall. The consultants will come back with alternatives and ideas for everyone to react to.

VII. OTHER BUSINESS

A. 2014 Planning Commission Work Program

A work session on the Industrial Form-Base Code is scheduled for June.

VIII. INFORMATIONAL ITEMS

A. City Council actions on the Wilsonville Residential Land Study

Councilor Stevens discussed this during her City Council Liaison Report

Ms. Mangle reminded the Planning Commission about the joint City Council, Planning Commission, and Development Review Board Spring Training this Saturday, May 17. She noted that one of the agenda items was for the PC to provide an update of their activities over the past year. Chair Altman stated that he had already developed a rough outline of talking points. It was noted that the Wilsonville Residential Land Study had consumed a lot of their time during 2013.

IX. ADJOURNMENT

Chair Altman adjourned the regular meeting of the Wilsonville Planning Commission at 6:41 p.m.

Respectfully Submitted,

Linda Straessle,
Administrative Assistant
Wilsonville Planning Division