

**PLANNING COMMISSION
WEDNESDAY, APRIL 9, 2014
6:00 P.M.**

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

**Approved
May 14, 2014**

Minutes

I. CALL TO ORDER - ROLL CALL

Chair Altman called the meeting to order at 6:02 p.m. Those present:

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

City Staff: Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, and Katie Mangle

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

A. City Council Update

No Council Liaison report was given due to Councilor Stevens' absence.

V. CONSIDERATION OF THE MINUTES

A. Consideration of the February 19, 2014 Planning Commission minutes

The February 19, 2014 Planning Commission minutes were approved as presented with Commissioners Postma and McGuire abstaining.

B. Consideration of the March 12, 2014 Planning Commission minutes

The March 12, 2014 Planning Commission minutes were approved as presented with Commissioners Hurley and Millan abstaining.

VI. PUBLIC HEARING

A. LP14-0001 Residential Land Study (Mangle)

Chair Altman called the public hearing to order at 6:07 pm. He read the conduct of hearing format into the record and called for the Staff report.

Katie Mangle, Long Range Planning Manager, stated the public hearing was on the draft Statewide Planning Goal 10 Residential Land Study, also referred to as the Housing Needs Analysis, which the Planning Commission was very familiar with by now. Tonight's proposal was to add the Land Study to the Comprehensive Plan as a sub-element, but not changing any Comprehensive Plan policies or goals of the City. She explained the Study was a technical work meant to inform future decisions already in support of the

Comprehensive Plan. Staff and the Commission had been working on the project for about 14 months and generated some interesting information while learning about the community and the choices available moving forward. She believed ECONorthwest had done a nice job preparing the information and ensuring it was understandable to the Planning Commission and community. She was proud of the work being presented tonight.

- She noted Commissioner Levit had alerted Staff to some numerical errors in the document that did not affect the underlying analysis or policy. Attachment 5, which was distributed to the Commission and entered into the record, identified three corrections. The first page showed her email responses to Commissioner Levit's questions and the following pages were proposed to replace Page 14 of the Residential Land Study summary document and Pages 9 and 47 of the Technical Report.
- Commissioner Greenfield also noted an error in the findings on Page 10 of 235. Ms. Mangle corrected that last line of the sixth bullet should state, "3,390 - 4,229 units ~~per gross acre~~. She did not believe the error showed up anywhere in the Technical Report itself.

Bob Parker, Consultant, ECONorthwest, presented the Wilsonville Housing Needs Analysis via PowerPoint, providing a brief overview of the reason for the analysis, the key findings regarding the city's current and potential housing inventory, and policy recommendations for ongoing and long-term planning. His key additional comments included:

- The Residential Land Study was intended to inform future planning efforts of the City, including the conceptual planning project currently underway for Advance Road and Frog Pond. Inventory was completed for the entire city planning area including Frog Pond, Coffee Creek and north Villebois.
- Land use patterns in the city were a result of planning activities the City has engaged in and the good news was that the City's planning was working, and Staff would continue moving forward with deliberate planning in the future.
- The single-family/multi-family housing split had moved from 54/46 percent in 1995 to 43/57 percent in 2012. The Planning Commission and City Council had expressed concerns about Wilsonville's housing mix split, which was reflected in the future housing mix scenarios modeled in the study.
- Wilsonville was on the border line of having enough buildable land to accommodate Metro's forecasted growth for residential land over the current planning period, so monitoring that availability was encouraged going forward as Wilsonville was expected to continue growing at a higher rate than Metro's forecast.
- Although Wilsonville was better at providing a range of affordable housing types than most other jurisdictions in the Metro area, it did not mean the City was meeting all housing needs. It was very difficult for any city to meet all housing needs, particularly for the lowest income households.
- The City was compliant with State density and housing mix requirements. The Oregon Administrative Rules (OARs) required the City to plan for an average mix of 50% single-family attached or detached units, 50% multifamily units, and an average net density of eight units per acre. The analysis suggested that under any of those capacity scenarios, the City would be compliant.
- The proposed policy recommendations came from the analysis as well as input from the Planning Commission, City Council and the public throughout the Residential Land Study process.
 - Concern had been expressed about Wilsonville developing such a large amount of multifamily housing, so the City would like to plan an area for more single-family housing types. Predominately single-family detached housing is being planned for the Frog Pond area.
 - For long-term planning, the amount and mix of housing development activity should be monitored, as well as the amount and speed at which residential land was being consumed. If Wilsonville continued growing at higher rates, potentially resulting in only a 10- to 15-year land supply rather than a 20-year supply, the City needed to be in a position to work with Metro on how to address those future deficiencies.
 - Working with Metro to bring Advance Road into the Urban Growth Boundary (UGB) was also suggested; ultimately working through the concept and master planning for the area and bringing it into the City so it could be developed in an appropriate time.
- He expressed his team's appreciation for the Commission's efforts and diligence in looking through all the material and providing detailed feedback, which had been accounted for and addressed in the study.

Chair Altman confirmed there were no questions from the Planning Commission and called for public testimony.

Terry Kester, 29573 SW Camelot St., Wilsonville, OR, 97070, applauded the practicality and thoroughness of the Planning Commission's work and what the City was doing generally. He was impressed by what the Commission was both trying to accomplish and was accomplishing. He expressed concern about seeing things happening in Wilsonville that he believed were counterproductive. He was unsure whether his ideas fit within the Plan, but he hoped they would inspire some thought, consideration, and maybe even some amendments.

- In his opinion, the idea of going from 3,600 to 6,000 new homes would strangle the city. He believed what made Wilsonville more than just another suburban sprawl was the uniqueness of its past accomplishments, master plans and developments, including parks, the center city area, and the water treatment facility, which he believed needed more of a public presence. All these developments seemed to be a credit to the past planning and planning with vision. As he understood it, the current plan seemed to lack such vision and creativity due to the City's current limitations. It seemed the approach was that the city must and would grow, so the City would "grab".
- He implored the officers, commissioners and employees of the City to pause before endorsing the current plans, to make a point of creating livability before growth, and ask where the imagination, inspired creativity and uniqueness of past plans exist. He implored officers of the City to add more than just additional housing, industry and roadway expansion to any plan, all of which would only produce more congestion, pollution and unsustainable sprawl. Looking at the brochure, he was surprised that one-third of Wilsonville's land was dedicated to industry, which was not necessarily visionary.
- He wanted to ensure that the quality and joy of living in Wilsonville was preserved. He questioned why the creative use of what already existed could not be considered, and why offers to theatre groups, artisans, galleries and museums had not been developed in the vacant space in the city's center at low or no rent for a period of time as the organizations developed to stand on their own. He also questioned what was being done to preserve and expand farmland and the views. Living in Villebois, he guaranteed that within a few months, only people on the second floor or the roof of their house would be able to see Mt. Hood and that made him sad.
- He questioned why options had not been found to expand WES commuting, making such basic decisions would create a vibrant, special city that would thereby draw tourists and homeowners and create an economically vibrant city. Simply expanding what Wilsonville already had, homes, apartments, trucks and traffic, would literally thwart what had begun in this fair city.
- If it was within the Planning Commission's power and context, even in the future, he implored the Commissioners to pause, envision and dream, and seriously alter some of the current, seemingly limited plans. He thanked the Commission for their time.

Mr. Kester's outline of his remarks was entered into the record as Attachment 6.

Chair Altman encouraged Mr. Kester to stay tuned because this current work was just the background numbers for future planning of Frog Pond, which was just starting and would involve full public process and engagement. He encouraged Mr. Kester to continue bringing his concerns and ideas forward at that time.

Chair Altman confirmed there were no further questions or comments and closed the public hearing at 6:32 p.m. He called for Commissioner discussion.

Commissioner Greenfield stated he followed many the public events regarding this project and read most, if not all the documents provided. He shared the concern about preserving what was special about Wilsonville as the city grew; adding he was attracted to Wilsonville because of his appreciation of the smart growth the community manifested and he hoped that Wilsonville could remain "smart".

Commissioner Hurley said he realized this was not a City plan, but merely the economic analysis for Goal 10 Planning. However, when looking at the forecasted low capacity and high capacity scenarios, he was disturbed to see a 48/52 percent split already existed between single- and multi-family housing. He was unsure where

they had gone wrong in Wilsonville, going from a policy of a 50/50 percent split to a 48/52 percent projected single-family/multifamily housing split, because they had just gone to 43/57 percent in 2012.

- He was approached three times in the past two days with questions about what was going on in Wilsonville and why so many apartments existed. Now, the analysis stated the 48/52 split was okay and yet another person testified with concern about what the City was doing.
- He was not sure why the idea of a 48/52 percent split had been adopted all of a sudden, because when he came to Wilsonville five years ago, the split was supposed to be 50/50 percent and the City was still working to achieve that, but the numbers in the analysis showed the city was closer to a 54/46 split in the 1990s.
- He reiterated that he realized the numbers needed to be completed for the State and that this was not the final plan. He thanked ECONorthwest for their work.

Commissioner Postma agreed, adding he heard many people also express concern about the current imbalance between multi-family units versus single-family residences. Over the past dozen years or so, a shift had been seen in what the community really was and looked like from before the year 2000.

- He was also concerned to see the 48/52 percent split, but believed it necessary to explain that this was one step. The process in Oregon was unique as growth had to be planned for before Wilsonville decided whether it wanted that growth. As a community, he believed Wilsonville needed to be careful to ensure that discussion continued as next steps took place.
 - He emphasized that the public's assistance was needed to ensure that this Body and City Council were kept accountable to the community's vision, and the appearance of Frog Pond, so Wilsonville continued to look the way they desired. The Commission needed to know what the community's vision was and the public's help was needed to ensure that the City followed through on each upcoming next step in the process to keep the community looking like they wanted.
- He noted that he had been a big proponent of the need for making documents accessible to the public, creating summaries that were truly readable and accessible to the public, as that was what most people would see. Staff and ECONorthwest did a phenomenal job on this document, which was very presentable, not only laying out all the information very thoroughly, but also providing graphical indications of the information to accommodate those who absorb information both visually and by way of prose. He commended Staff and ECONorthwest for creating such a summary, which was extremely important in making the Commission transparent to the public. He hoped they could continue pushing that format in future materials going forward, as doing so was incredibly important.
- He did not have much to offer by way of comment for the document, other than to say it had been a long hard road and he thanked everyone for sticking it out. He had been a big proponent of being very careful about language that invoked discussion about the amount of desired density. He thanked Staff for sticking with the Planning Commission on that as he knew it was a very difficult and passionate subject amongst the Commission and public as a whole.

Commissioner Millan mirrored Commissioner Greenfield's comments, adding being new to the process was rather interesting for her in terms of learning how planning processes took place. She was a bit disturbed, echoing other Commissioners' comments about stuffing more residences into Wilsonville. However, she also understood Metro's desire to provide places for people to live, as well as the requirement to show what the City was doing and how planning being done. And, if the City chose to do it differently, the Study provided the firm foundation to go forward. She thanked Staff and ECONorthwest for their wonderful work.

Commissioner McGuire believed the Study was an important first step and commended ECONorthwest and Staff on a job well done. The Study would provide a good foundation for decision-making moving forward and those decisions were coming. Different concerns were being heard about the housing balance and the study provided information for making thoughtful decisions. She did not think additional housing or increased densities were needed beyond what the vision of the community was moving forward.

- She believed it was important that the City produce the monitoring metric recommended in the report. She added perhaps producing an annual housing summary report should be considered to provide more specific

data about building permits issued, the rate of density, and land divisions that have occurred, and provide a more current sense of what was occurring on the ground. Refinements in Villebois had resulted in densities/housing ratios being more than what was originally anticipated. It was important to have real time information about the present, in addition to more in depth and forecasted information.

- The City was in a good position. The City had a great Comprehensive Plan. A lot of information went into that vision and the City had done a good job of implementing the Comprehensive Plan in the way it was set up. Holding to that was important, while also learning how to manage growth to ensure the quality of life in Wilsonville is maintained. She was excited to move forward to the next step.

Commissioner Levit believed the report was a good summary and an eye opener about future needs that prompted many questions.

- In response to some of the comments by other Commissioners, he believed the ability to absorb growth in a creative way, without creating sprawl, would require higher density. Those who believe the city was already too dense would have to face more traffic and congestion if they envisioned development without more apartments or higher density housing. It was a big tradeoff and big challenges stood ahead, in terms of making the growth of the city creative and livable.
- He did not want to see more traffic, but he lived at the end of town where he would not see much growth around him for a long time. Developments in Frog Pond and Advance Road would only choke that end of town no matter what and avoiding that would require a lot of creativity. He added the city is very definitely what it is in the center.
- He was surprised by the amount of industrial land, but also believed that without it, Wilsonville would have an even bigger commuting problem and be a bedroom community rather than a real community. In a way, that was creative as well, but maybe not in the same way that Mr. Kester preferred. He appreciated Mr. Kester's comments.

Chair Altman said he shared his fellow Commissioner's concerns and agreed the City would have to be very creative. He believed the challenge was to maintain the community that they desired.

- He had always been a bit frustrated with the State's numbers-oriented process. Being a visionary planner, his focus had always been declaring what was wanted and going after it, rather than justifying things with numbers. This was a challenge the City was faced with because of how the rules were set.
- The report did provide the City some flexibility and a good background had been established. As indicated by the report, Wilsonville had done a better job than most communities in the overall housing realm, which had tipped the City slightly off balance in the single-family/multifamily split. At the same time, that off balance provided some flexibility as the City moved forward.
- One challenge was that the rules tended to push density on the City that Wilsonville might not choose. He sensed room existed within the numbers to provide a lower density, while still meeting the requirements when considering the city overall.
 - One concern he had raised previously was that from Metro's perspective, the numbers kept pushing the City towards higher densities on the new areas coming in; whereas, historically, density had always balanced across the entire city. Now, the City was being pushed towards increasing the numbers at the edge where land was being added.
 - He still supported arguing with Metro that the whole city needed to be considered, not just Frog Pond or Advance Road as the last piece coming in that makes up the difference. He believed the City had a good track record, which needed to be held up in the future and say that record was being maintained and the flexibility to work with that should be provided.
- He stated that he had seen many reports over the years and this was the best he had ever seen. It was the easiest to read, very well presented and he was impressed. He thanked Staff and ECONorthwest.

Ms. Mangle thanked the Commission for their thoughtful comments and the nice summaries of the discussions that had occurred all along. She noted that with regard to the 48/52 percent split in terms of modeling going forward, a tabulation describing how those numbers were achieved was on Page 104 of the Technical Report (page 149 of 235 in the packet). The reason for the 48/52 split was based on how the math worked, largely

due to Villebois and the existing zoning. She noted this detail was in the Technical Report and was not included in the summary.

Commissioner Postma moved to adopt Resolution LP14-0001 with the addition of Attachment 5, replacing Page 14 of the Residential Land Study and Pages 9 and 47 of the Technical Report, and amending Page 10 by deleting the last three words of the sixth bullet. Commissioner Hurley seconded the motion, which passed unanimously.

VII. OTHER BUSINESS

A. 2014 Planning Commission Work Program

There were no comments.

B. Election of 2014 Planning Commission Chair and Vice Chair

Eric Postma nominated Ben Altman for the 2014 Planning Commission Chair.

Ben Altman was elected as the 2014 Planning Commission Chair by a 5 to 0 to 2 vote with Ben Altman and Marta McGuire abstaining.

Phyllis Millan nominated Marta McGuire for the 2014 Planning Commission Vice Chair.

Marta McGuire was elected as the 2014 Planning Commission Vice Chair by a 6 to 0 to 1 vote with Marta McGuire abstaining.

Chris Neamtzu, Planning Director, confirmed the Committee for Citizen Involvement (CCI) elections would be held at the next CCI meeting.

Ms. Mangle noted she emailed everyone that planning on the Frog Pond Planning Project was underway, adding that great conversations were already taking place with property owners and developers. As discussed last month, Staff was ready to begin forming the task force and was looking for two to three Planning Commissioners to join the group.

- In some ways, the task force would be a sub committee of the Planning Commission, but joined by 15 others. She had been recruiting for many different categories, as noted on the circulated sheet, and many people were very eager to participate. The task force would be a great opportunity for Commissioners who had not been involved in long-range planning because it would provide a chance to get closer to the action, working with the data, material and design, than was usually the case at Planning Commission meetings.
- She explained the Planning Commission would be briefed regularly and would be the recommending body at the end of the process.
- Four meetings of intensive work would be involved beginning next month. Task Force meetings would be held in the evening, likely around 6 pm, at City Hall. She believed quarterly meetings would be held, depending on the specific project schedule. Staff would try not to schedule task force meetings the same week as Planning Commission, but one meeting could land around the same time.
- Via email Chair Altman, Commissioner Hurley and Commissioner Greenfield all expressed willingness and interest to join the task force, but she wanted to give everyone a chance to discuss it.

Chair Altman stated he was willing to serve on the task force, but was willing to let another Commissioner do so.

Ms. Mangle confirmed Staff would move forward with having Chair Altman and Commissioners Hurley and Greenfield on the task force.

Chair Altman encouraged Mr. Kester to participate on the task force.

Commissioner McGuire announced that Lowrie Primary School, Wilsonville's newest elementary school that opened last year, was holding their first school auction on Friday, May 9, at Langdon Farms. Tickets were available on the school's Facebook page. The school was brand new, so it would be great to get a lot of community support. Langdon Farms had a beautiful indoor/outdoor barn so the event should be fun and included dinner, dancing, and drinks, in addition to the auction.

VIII. ADJOURNMENT

Chair Altman adjourned the regular meeting of the Wilsonville Planning Commission at 7:57 p.m.

Respectfully submitted,

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