

**PLANNING COMMISSION  
WEDNESDAY, JUNE 12, 2013  
6:00 P.M.**

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

**Approved  
July 10, 2013**

---

**Minutes**

---

**I. CALL TO ORDER - ROLL CALL**

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

Planning Commission: Ben Altman, Eric Postma, Marta McGuire, Peter Hurley, and Al Levit. Phyllis Millan arrived later in the meeting. Ray Phelps and City Councilor Julie Fitzgerald were 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.

A letter of support written from the Planning Commission for STIP Enhance Funding for the Kinsman Road Extension Project was distributed at the beginning of the meeting along with a map and summary of the project's benefits titled, "Kinsman Road Extension Project Barber Road to Boeckman Road".

Nancy Kraushaar, Community Development Director, stated she was requesting the Planning Commission's support for the Kinsman Road Extension project that the City has submitted for funding through the State Transportation Improvement Program (STIP) Enhance Funds. The STIP Selection Committee was currently in the public comment period of the process, so it would be beneficial for the Planning Commission to submit a letter of support. She took the liberty of drafting a letter and wanted the Commission to determine whether it was suitable. She read the letter of support into the record, noting the accompanying information sheet summarizing the benefits described in the funding application.

Ms. Kraushaar suggested revising "The City of Wilsonville" to be "The City of Wilsonville Planning Commission" strongly believes the Kinsman Road Extension project is a worthy investment of the STIP Enhance State Transportation Funds.

**Commissioner Postma moved that the Planning Commission sign and submit a letter of support regarding STIP Enhance Funding for the Kinsman Road Extension as advised, correcting the fourth paragraph on Page 1 by adding a period to the last sentence, and replacing "City of Wilsonville" with "Planning Commission" in the Conclusion paragraph on Page 2. Commissioner Hurley seconded the motion, which passed unanimously.**

Commissioner Hurley suggested switching the locations for the callout boxes on the map that accompany the letter for WES and the Tonquin Trail and extending the arrow for WES almost to the park and ride.

Ms. Kraushaar agreed that made sense, adding it would be incorporated.

#### **IV. CITY COUNCIL LIAISON REPORT**

##### **A. City Council Update**

No Council report was given due to Commissioner Fitzgerald's absence.

#### **V. CONSIDERATION OF THE MINUTES**

The May 8, 2013 Planning Commission minutes were approved as presented by a 4 to 0 to 2 vote with Commissioners McGuire and Hurley abstaining.

#### **WORK SESSIONS**

##### **A. Metro's Climate Smart Communities (Kraushaar)**

Nancy Kraushaar, Public Works Director, noted the Commission would be discussing Metro's Climate Smart Communities Scenarios Project with City Council at the July joint work session. Given the complexities of the project, Staff believed an overview would prepare the Commission for questions and comments for Metro representatives who would also be attending the work session. She presented Metro's Climate Smart Communities Scenarios Project via PowerPoint, included in the meeting packet, reviewing the history, project timeline, background leading to the initiative, strategies, findings, evaluation criteria, next steps, strategies tested, and recommended refinements. Her additional comments included:

- In 2009, the State Legislature directed Metro to develop land use and transportation scenarios to reduce greenhouse gas emissions from cars and small trucks. In a previous House bill, the governor and the state legislature had considered short-term, medium-term, and long-term greenhouse gas emissions reductions. The presentation would cover the analysis that had been done so far in terms of where they would be in 2035. Metro was assigned the duty of coming up with scenarios to achieve emission reductions, which launched the Climate Smart Communities Project, a region-wide, collaborative approach with most local agencies participating with technical staff and the County as well.
- She distributed three handouts as follows:
  - Frequently Asked Questions regarding the Climate Smart Communities Project dated April 2013.
  - A paper discussing an inventory done on greenhouse gas emissions in the Portland area dated Spring 2010 that tried to portray and clarify the various factors contributing to such emissions.
  - A community case study series featuring Wilsonville Climate Smart Communities Project dated 2013. The case studies showcased eight communities which were taking steps that in the long run would contribute to reducing greenhouse emissions. Case studies for Hillsboro and Beaverton were also available for the Commission. More reports and information was available on Metro's Climate Scenarios website at [www.oregonmetro.gov/climatescenarios](http://www.oregonmetro.gov/climatescenarios).

- The next step was the Joint Planning Commission/City Council Work Session in July. Dinner would be served at 4:30 pm. Metro Councilor Craig Dirksen would be present, along with other Metro Staff. Metro Councilor Carlotta Collette had been invited because although she was not Wilsonville's representative, she represents a vast amount of Clackamas County. In October, many of the Metro committees would receive further briefings on Phase 2 and hopefully adopting that report and moving onto Phase 3, which was the selection of the preferred scenario. Websites were provided for further material and to possibly join any email lists.

Comments and questions from the Commission continued with responses from Ms. Kraushaar as noted:

- She did not believe information was available yet regarding the status of the first goal to stop increases of greenhouse gases by 2010, but she could inquire about it.
- The presentation focused on transportation; however, even if the transportation moved to zero output, the region would not be close to meeting the State's 2035 GHG target of 1.2 MT per capita.
  - Emphasis was put on transportation because Metro was told to focus on transportation to determine how the reductions could be achieved for transportation, which included assumptions for clean fuels and vehicles. The State was working on several programs that addressed the other areas.
  - It was suggested the information be presented accordingly, otherwise both aspects were being mixed in the program's focus.
- Having more electric cars would shift the transportation to energy use, which would not necessarily address the 1.2 MT goal. While it would change the carbon footprint, it could negatively impact the emissions. The issue was very complicated.
- The goal of the joint session was to allow Metro to hear, questions, pushback, ideas, and reactions from the local elected and appointed officials. Although the City did not have much choice due to the State law, feedback could be provided about what felt comfortable for Wilsonville. Metro wants to have a robust discussion about the program.
- She suggested asking Metro about any public/private collaborations being considered or other organizations being involved, or if the program's focus regarded policy implementation on a city-by-city, regional, and statewide basis.
- Focus was placed on light-duty vehicles, but she was unsure how a school bus would fit into that scenario.
- A community like Wilsonville could have an impact if all its school buses and SMART vehicles were run on natural gas; doing so would be beneficial in many ways. A TSP Policy addressed fleet fuel and cooperative efforts for alternative fuels.

Chair Altman added the focus group he had participated in involved private businesses providing input. He was fascinated by what FedEx was doing to reduce its impact. He believed the program provided opportunity to sort out what has happened and what could happen. He understood the scenarios were to assess the most reasonable policy direction for achieving the 1.2 MT. It seemed the region was moving in the right direction, but no benchmark numbers had been provided regarding the 10 percent reduction.

- Ms. Kraushaar stated she would try to get some information to email to the Commission about where they currently stood. In looking at the different intensity levels of each scenario and policy area, it was clear that it would take more than just government entities to achieve the goal. One criterion was to evaluate how other areas would be affected. Metro wanted to look at other areas, so communities and businesses would be integrated. Metro could probably offer a better answer.

## B. Goal 10 Housing Needs Analysis (Mangle)

An email from Eric Postma dated June 12, 2013 requesting clarifications about applying OAR 660-007-0030 to the Goal 10 Needs Allowance was distributed at the beginning of the meeting.

Katie Mangle, Long Range Planning Manager, explained the Goal 10 Housing Needs Analysis included two parts: the Housing Needs Assessment to determine the demand, supply and need, and the Housing Strategy Report, which would be in late fall. The demographic trends were discussed previously and tonight's presentation would cover development trends in Wilsonville. The next meeting would cover economic data, such as income and affordability. All this information would be combined with the buildable lands inventory to help determine the City's capacity for the housing needed.

Bob Parker and Beth Goodman of ECONorthwest presented the Preliminary Analysis of Housing Market Data for the Wilsonville Housing Needs Analysis via PowerPoint. The material was also provided to the Planning Commission. Key comments and responses to comments and questions from the Commission by the consultants and Staff were as follows:

- Wilsonville households were generally younger than the regional averages. There were more single-person households than regionally, consistent with regional trends. Growth was seen in both seniors and younger people. Wilsonville's ethnic diversity had also increased, which was also consistent with what was seen in the region and across the state. This data would have implications for housing need in Wilsonville and was still being worked on throughout the project.
- Permits for single-family detached stayed up during 2011 and 2012, which was atypical in the region and nation. For 2013, Wilsonville has already had 150 single-family units and no multi-family units were permitted.
- Wilsonville was meeting the state density requirements of providing for an overall density of eight or more dwelling units per net buildable acre. The average density between 2000 and 2012 was 12.4 dwelling units per acre. One reason for the higher density of 12.4 was because two-thirds of Wilsonville's development was multi-family, which pushed the average density closer to multi-family density and away from single-family densities.
- The Industrial Plan Designation on Slide 14 was the Canyon Creek Estate Subdivision on Canyon Creek Rd, which under provisions of the old Development Code, were permitted to piggy-back on large industrial area master plans. It enabled Don Morrisette Homes to build the second subdivision on Canyon Creek Rd with the Tektronix Master Plan and Tektronix authorizing that application. It was intended to get housing on a large campus-style development and was a legacy in one of the old Master Plans that the City had in place. Today, it was still a problem for appraisers who inquire about the zoning on detached homes in that particular neighborhood. Responding that it is a planned development industrial always results in a lengthy explanation.
  - The commercial category represented the Bell Tower building at Fred Meyer that had 56 units on one acre.
- Ms. Goodman discussed average sales price. She showed that Wilsonville's average sales price was about \$310,000 for single-family housing in 2012. The regional average was \$308,000. Also shown was statistics for neighboring cities. Overall, Wilsonville's price was fitting into the median, and a little skewed towards the high.
- Information provided in the presentation was a little different than what was shown in the report in the meeting packets. The use of older rather than new data was questioned. The 2007 home prices discussed on Page 27 was drastically different from the 2012 home prices.
  - Wilsonville's housing prices in 2000 or 2002 was reviewed, but also the high in 2007 and in 2012 to see over that period, both before and after the housing crash, whether housing values

had increased for overall sales price and the answer was yes. Value had also been lost since 2007. That information could be provided to the Commission.

- It was troubling to see a difference in information as reported versus what was shown. Including a 2007 figure at the top of the market in the report skewed the information and resulted in a different conclusion than that presented in the PowerPoint.
- Other similar discrepancies were found. It was important to rely on the most recent data available when doing the analysis.
- Ms. Goodman clarified that the housing bubble was considered with data taken from prior to 2004 and after 2007 to would take the bubble out of the middle and provide a more useful average value maintenance. Chapter 4 was only a summary; it was accurately presented in the other tables of the full report.
- The analysis did not just rely on the Decennial Census. Two different data sets were being used because different things were being learned from both. Average sales data was taken from the Metro Regional Land Information System, which tracked actual sales during 2000, 2007 and 2012. The Decennial Census data and American Community Survey averaged the median housing price over the 2007 to 2011 period. For Wilsonville, this data was given for a five-year period, which resulted in a data lag because it included housing value information from 2007 through 2011, as well as what people estimated their home was worth without adjusting for what their homes would actually sell for in the current market. Ms. Goodman was very wary of this data for housing sales price and housing valuation price. While available, she did not believe that was where the emphasis should be put.
- Why was it important to know about past pricing trends when they were looking at a starting point? A lot of effort was being spent looking at trends, the interpretation of which was bogging down the process.
  - Overall, it was important to understand whether housing prices were increasing or decreasing as well as the relationship between income and housing price. Many times housing prices have been about two and a half to three times the household income. In 2007, it increased to five or six times the housing income, or higher. Housing had become a lot less affordable, which had implications as far as who could afford housing in the future. Using this information with the growth seen in younger people and seniors can be useful.
  - Past information and trends help the City establish a baseline for comparison to the metro region and other local communities and also identify problems that must be solved moving forward, such as affordability and who to plan for. Wilsonville was certainly competing in a regional housing market as seen from the commuting data.
  - MLS data was harder to obtain than data from Metro's regional land information system. The housing price was focused on data that was not census data, but the census data could reveal the ratio of income to housing cost.
- Given the disproportionate amount of multi-family in the community and competing in a regional housing market, did Wilsonville have more apartments because of market demand or people have moved here because multi-family was available here. Was Wilsonville building for a market that was not here yet or one the community wants or trying to attract? Did the size of homes drive who lives in Wilsonville or were residents driving the size of the homes and residential units.
  - Bob Parker responded that it was probably a bit of both, but deferred his answer to a future meeting. The private sector builds the housing in the community and the City's obligation is to plan for housing with expected targets from the State and Metro, which the City has exceeded. A next step was to take information from the Buildable Lands Inventory and do an assessment of the capacity of that land to accommodate new housing, which would then raise important policy questions and decisions for the City. Wilsonville was getting what the City's planning

system was aiming for, but it was aiming various kinds of housing and amenities, not just apartments. On the other hand, there was clearly a demand function evident over the past previous years. The demand across the state had turned back towards multi-family when moving out of the recession and housing crash.

- Language in the Comprehensive Plan attempts to create a general balance between housing types, but the data suggested that was not being achieved. While Wilsonville was doing well in a residential construction standpoint; was the community doing well because of the many lots available in Villebois and because people wanted to live here or because there were empty lots. The Household Composition section on Page 29 of the draft analysis said the factors suggested demand for smaller housing for both renters and owners. If competing in a regional housing market, why was that notable; Wilsonville might have a smaller family size because that was the housing type available. Was the City perpetuating the cycle by building a lot of apartments, which might suggest smaller houses were wanted, thus driving the family size number lower and lower, resulting in a community of only apartments due to the "snowballing" demographic that was created.
  - The past would not dictate the future, because policy choices could be made. Much of the focus later in the project would consider what the City wants to do with Frog Pond and how to designate that land, which would influence how housing would look in the future. The City's policies might change direction.
  - The data might direct the City with regard to regulations and statutes, especially OAR 660—007-0030 and the 50 percent requirement. It was troubling that the report ignored half of that regulation, which allows an exception if it could be justified through other routes. This data informs that other route. Incorrect data would affect policy choices and if something other than the 50 percent requirement should be pursued. When drafting the report, it was critical to be completely objective about what the data provided, which was why having the 2012 home price data missing was troubling.
  - In Table 3-4 on Page 11 of the analysis, the total attached and detached housing almost equaled multi-family housing, to the skewing in the data came from the single family attached, which was carried through in many of the bar graphs. The category affected the statistics dramatically and whether or not row houses should be built. Detached row houses in Villebois would fall in the single-family detached category.
    - The analysis prompted a lot of philosophical discussion, but the data was difficult to parse out.
    - The statutory definition includes single-family attached with the multifamily on the 50/50.
    - Housing would have to be skewed away from multi-family almost completely in the future to get a ratio that was in the middle of the pack, according to some of the bar charts, and it would not change the nature of the community.
    - Frog Pond was isolated and would not affect what happens in Villebois or The Grove. However, it would have a drastic effect on transportation and a profound impact on schools.
  - Having objective data was the key to understanding the policy considerations and the data was confusing.
- The economic downturn threw everything off so much and so many factors were involved, like the loss of jobs and extremes in housing values, that the data was not very useful in providing any confidence about changing direction. The Comprehensive Plan allowed for ranges of densities, but what the market delivers depended on the economy at the time. Wilsonville's rental multi-family increased because people were losing their jobs and homes. But that did not mean things should change. The Comprehensive Plan allowed for that to happen. If the economic downturn had not

occurred, the single family trend would have likely continued. The Comprehensive Plan allowed the market to flow, regardless of the economy, and adapt as needed.

- Mr. Parker noted the variations occurred prior to the housing collapse, adding that cyclical nature was seen in apartment buildings which he expected would continue regardless of the policies implemented. He did not have the information needed for a policy debate about what housing mix the City should plan for; more information regarding capacity would inform that discussion and would likely help the pieces come together.
- He asked what information would help guide the Commission toward policy decisions. It was easy to get lost in the data, which contained inconsistencies, and forget they were trying to plan a community.

Commissioner Millan arrived at 6:55 p.m.

Comments and responses to comments and questions from the Commission continued as follows

- The data could show what the community looks like at build out versus the Comprehensive Plan.

This was a process and the data noted a point in time, which is a big difference.

It would be interesting to see if the new apartments were more expensive than the existing base because there were a lot of subsidized and older rentals in the community. Jory Trail units were renting very rapidly. A different piece of information would be to learn where pricing was going as a community and what residents are being attracted. The new apartments were more upscale but only cost \$0.94 a square foot

- In Figure 3-5, the numbers for the Owner Occupied and Renter Occupied had flip-flopped. Because of the number of employees commuting in and out of Wilsonville, the City has worked to increase workforce housing. Did the ratio of imported and exported employees change with the inverse of owner and renter occupied housing between 2000 and 2010?
  - Ms. Goodman stated information from the census started being available in 2004, so she would check about any data from 2000. She noted the decrease in home ownership in other communities in 2010 was attributable to the housing market bust.
  - This was not the only graph where the data did not actually directly relate to multi-family to single-family. Wilsonville has been trying to reduce the number of commuting employees for 10 years, but it was a moving target; no community could achieve that. People do not necessarily want to live near their place of work. Was there any data that indicated it was doable?
    - Wilsonville in part of the region with transportation connections making Wilsonville very commutable. Additionally, housing is a substitutable good. People have choices and proximity to work is one of a whole list of considerations when choosing where to live. Answering such questions to the level desirable might not be possible. Policy decisions could make work force housing more empirical, but people could not be forced to live and work in a community. Was anecdotal evidence available that people were not moving to Wilsonville because housing was not available?
  - Housing preferences could also change if gasoline prices increase significantly, which occurred in 2007 and 2008. However, where people live and work was not something that people change easily, especially for homeowners.
  - Providing housing to those who work in Wilsonville was a ridiculous goal in today's world.
    - Ms. Goodman confirmed they were attempting to approximate what might happen over the next 20 years. Mr. Parker added that it was an exercise with tangible results. Looking back 20 years, the City's planning efforts has had observable results on the community.
    - Because of planning, the City knew approximately what would happen in Villebois as far as the number of single and multifamily units planned. Single family dwellings would be the

next to build out, so presumably over the next few years an increase in the development of single family housing would be seen.

- Referring a document that was distributed earlier in the meeting that included emails dated May 6, 2013 and May 7, 2013, between Ms. Mangle and Dennis Yee, and included two Regional Forecast Comparison tables, she stated that the Housing Need Projection was based on Metro's forecast and was not the split the City had to assume. Metro simply did some capacity estimates assuming a 1.5 percent growth rate and a 50/50 housing mix. Although Staff was not able to get a comparison of the different cities to see how accurate Metro's forecasting has been, they did talk to Metro and did get a summary of how accurate Metro's forecast had been at a regional level.
  - Metro's forecast for 2007 had been low by about 1.7 percent of the population.
  - The housing mix Metro was showing was significant, not necessarily the target, which had been quite low compared to what was happening in Wilsonville. Metro's forecasted mix assumed something quite different from what was discussed earlier in the meeting and demonstrated the City had some ability to self-direct moving forward.
  - Metro's housing forecast indicated a population increase of about 27,000 in Wilsonville.
- Combining the vacant lands inventory with the housing demand to determine whether the city has room for that increase in population was part of the next steps. The density mix also played a role in that determination. Wilsonville exceeded the target enough that there was more room to work with when planning for density in the future.
  - The City's obligation is to plan for a 50/50 housing mix under the standard approach. An alternate approach was available in that the City must provide the opportunity for the determined housing mix that must be justified through the administrative rule. In reality, the City would get the housing mix determined by the market, based on market trends locally and regionally.
- Forecasts for the City of Portland in 1985 were nowhere close 20 years later. Jurisdictions plan for the 20 years of growth, but no one really knew; it was easy to hit 100% in hindsight.
  - Metro's housing mix forecast was from Metro's 2002 *Regional Forecast Comparison – History and Current Forecast*. Information on the back of the handout explained the forecast was completed [inaudible] since then. Metro was unable to provide data on how other cities in the metro area had grown in comparison to their 20-year anticipated growth plan.
  - Each city should be able to review the forecasts from their last 20 year plan and compare it to their current population. The doomsday scenarios of explosive population forecasts in the Metro area have never come to fruition.
    - The City's 1980 20-Year Plan projected a population increase of 20,000 in 20 years in Wilsonville and the increase was right in that range.
    - The Commission should understand and recognize that the data is not perfect and do the best it possibly can with the information available. Rewriting the methodology was not an option at this point.
    - The data should be presented with a footnote reflecting that the data is not perfect.
- Wilsonville's growth rate had been three to five percent over the last 10 to 20 years, while the forecast was 1.5 percent. Armageddon was not being forecasted; Metro's forecast seemed extremely low, so perhaps a footnote should indicate the forecast was conservative.
  - Concerns were expressed about Metro dictating the housing stock based on incorrect data.
  - The question regarding how Wilsonville should or wants to grow circles back to Goal 10.
  - While Metro does have some rules and requirements, a lot depends on the market and many factors play into the discussion as the process continues, including quality of life issues.



- Infrastructure costs are a factor. Certain density requirements could be expected for Frog Pond to account for infrastructure costs.
- Comparative data was wanted to show that historically bad planning data for forecasting for demand that does not come to fruition and so when doing the concept planning required by Metro for Frog Pond the City might have some leeway to use the Goal 10 alternative and not have to do the 50/50 for new construction.
- In the tables, Metro did a good job forecasting population in the region, but a bad job on jobs/employment.
- Although the data covered a short timeframe, there was no reason to think the projected growth would change dramatically.
- No one could accurately predict these forecasts and planning decisions should not be based on bad 20-30 year population statistics that traditionally do not pan out.
- The forecasts have not been that far off and the figures are adjusted every five years anyway. The City was obligated to stay within the regional forecasts; it could not generate its own numbers.
- More than one data set is used, forecast numbers are taken from the City, real estate market, American Community Survey, census data, etc., not just Metro. If Metro's numbers were not satisfactory, one's decision could be based on other data sets.
- Understanding how data sets are used was important. Metro's data would primarily be used to assess whether Frog Pond would be enough and at what point the City would need to lobby to get Advance Road in the UGB. Metro's data would not play into Frog Pond a whole lot.
- Ms. Goodman noted that the time period for the capacity analysis, which shows what Wilsonville will look like at build out; the number of building units at what type under the City's current policies, did not have to be projected for this project. That information was important going forward with Metro, however, as the City planned for other areas and infrastructure.
- Determining the housing mix for Frog Pond would involve State requirements for allowing for a certain mix and certain required densities, which was different than the forecast. While Frog Pond's housing mix would involve the 50/50 mix to determine housing types based on population projections, the forecast helps determine when build out would be achieved, but that timing would not change some of the requirements for Frog Pond. The forecasts greatly affect the Advance Road conversation because Metro decides if it comes into the UGB. It was an important factor, but not the only factor and was not driving the local decisions.
- Wilsonville would decide what the community looks like because conversations moving forward would involve growth, mix, density, character, livability qualities, affordability and other policy questions.
- The forecasting and capacity analysis will be important in demonstrating the City's need when lobbying for Advance Road to come into the UGB; however, one element shows a lower forecast what information is needed to push Advance Road forward?
  - Ms. Goodman replied they would talk with Staff further about the data that would be needed for that conversation with Metro as the next forecasts come in.

Ms. Mangle reviewed the remaining two items in the Staff report with these additional comments:

- The final memorandum on the Buildable Lands Inventory was included in the meeting packet. The amount had increased about five acres from that provided in April due to a couple additional vacant properties being found. There were about 479 buildable acres including Villebois and Frog Pond.
- Staff had also been working closely with the City Attorney's Office on a policy review of how City policies and codes measured against OAS and OAR State requirements under Goal 10.

- Though waiting to hear formally from the State, Staff was confident the City was in good shape with regards to the Fair Housing Act, to allowing needed housing types, how mobile home and manufactured homes were handled. The Development Code currently provides the opportunity to build a 50/50 mix of single-family and multi-family. The City has a different process for reviewing the residential development through the PD zone and site design review and Staff believed that process met the clear and objective review of needed housing types, and resulted in a variety of needed housing types as well.
- The analysis showed that nothing needed to be changed in order to comply; however, a few items were found that the City might want to be changed. For example:
  - Duplexes are not allowed in planned development residential zones, which Staff believed was a code-writing error. The zone allows multi-family and single-family, but not duplexes.
  - The Old Town Overlay Zone should allow more of a clear and objective process, especially for building single-family homes in the Old Town Neighborhood, which was also what the Neighborhood Plan identified. Staff would recommend that future projects develop, perhaps, a two-track system to have a more clear and objective process.
  - After the Goal 10 capacity and policy discussions, other Code items to address might be identified, but currently, no requirements were needed to meet compliance.
- The capacity analysis and Goal 10 would not be discussed at the July Planning Commission meeting as intended, but the joint meeting would still be held with Council to bring them up to speed on everything that has happened thus far, as well as introduce some of the housing affordability data summarized in the packet. The capacity analysis would be discussed in August and another joint session scheduled with Council at some point for further discussion. The joint meeting with Council would be held on July 15<sup>th</sup> at 6:00 pm following the Metro's Climate Smart Communities presentation at 5:00 pm.

Mr. Parker addressed Commissioner Postma's email regarding OAR 660-007-0030, stating the consultants were aware the City had two paths it could choose to take. Additional information would put everyone in a better position to make a judgment on the best policy direction for the City.

Commissioner Postma agreed, but cautioned that from all the materials provided so far, there was no indication that another alternative exists. It is important that Council is made aware of the fact that 50/50 was not the only decision. The alternative approach might be more complicated, or not even feasible, but people needed to know it was available.

Ms. Goodman stated further research would be done to see how the alternative has been used, and they would include it as an alternative.

## **VI. OTHER BUSINESS**

### **A. 2013 Planning Commission Work Program**

Chris Neamtzu, Planning Director, stated the City received a legislative amendment for the Villebois Master Plan for the former Living Enrichment Center site. He believed a work session would be helpful to review the Master Plan and what was being proposed in preparation for a public hearing, which he was targeting in August. Polygon Northwest was applicant. The Commission would review a land plan, utility plan, infrastructure plan, associated circulation plans, and open-space networks. The amendment affects a lot of the maps, graphics, and a few paragraphs of the text of the Comprehensive Plan.

- The Tax Increment Financing Zone project was being targeting for a public hearing in August. Having Staff present an overview would be valuable even though a consultant had not yet been selected. Although the Commissioners were familiar with the concept and many participated on the

committee that helped guide it, the Commission provides recommendations to City Council on urban renewal related plans as well as holding the public hearing.

- He noted the TSP review went well at the City Council level. Staff continued to work with the owners of Wilsonville Concrete on some minor issues, but the conversation continued up to the morning of the public hearing. The Council was pleased with the work done by the Commission and asked Staff to communicate their high level of appreciation of their thoughtful and lengthy work on policy and in shaping what Council thought was an excellent community document. Council focused on the Code amendments, specifically as it related to covered bicycle parking and the concept of short-term and long-term parking. The Council approved everything on first reading with minor amendments to the TSP document itself, requesting a redirect on the Code writing for the long-term covered bicycle parking. He, Katie Mangle, and Darcy Rudzinski of Angelo Planning Group worked to simplify that regulation into more of a user-friendly approach. They also had options for the Council's consideration when Staff returns to Council next Monday night for a second reading on the two ordinances that would adopt the TSP. There had been no testimony on the TSP at City Council.
  - He explained the settlement agreement with Wilsonville Concrete about the paths had been investigated and it talked about timing and where the Tonquin Trail comes to a stop at the bridge that crosses Arrowhead Creek. He reminded about the conflicts between pedestrians and bicyclists using Industrial Way and the heavy truck and freight movement coming out of the concrete plant. The settlement agreement spoke to the Brown Road Extension and when that road and Kinsman Rd would connect to Industrial Way. The TSP was written to be compliant with the intent of the settlement agreement with language suggesting that the Tonquin Trail would not cross Industrial Way absent a signalized intersection there in the future, so it became a non-issue.
  - He clarified there are public rights to Industrial Way. The street was not safe in that it was not set up well for bicycle or pedestrian use, but public acquisitions were made that give the public the right to use the roadway. Users of the road were not trespassing, but the preference would be to use the Old Haul Road, which was dedicated to the City as the primary bicycle and pedestrian access from Wilsonville Road.
  - He believed the agreement with Wilsonville Concrete preceded the work on the Bicycle and Pedestrian Master Plan, but he would check the dates to see how any rights related to the Master Plan might be affected by that agreement.
  - He confirmed the agreement was tied to the water line and described easements, including a bike/ped easement over the 60-inch water line from the water treatment plant that generally follows an alignment west of the existing Industrial Way. No pathway actually exists. Where the line was installed, west of Industrial Way up to the intersection, was consistent with the settlement agreement.
- He also reported that the public hearing for the school district's request to amend the urban growth boundary for the 40-acre Advance Road school site would be held in the Council Chambers on June 27<sup>th</sup> at 7:00 pm. The process was a bit different as the application would be judged by an individual hearings officer who would receive the applications and testimony, and then make a recommendation to the full Metro Council. The Metro Council would then conduct additional public hearings on the request, at which time a final decision would be rendered. He believed public testimony would be important at the meeting and encouraged anyone interested in a new middle school and the overcrowding at Wood Middle School and supportive of the school district's request to send a letter of support or testify in person.

Commissioner McGuire suggested that the Planning Commission could send a letter of support.

- Mr. Neamtzu stated City Council intended to do something similar. He agreed to draft a letter for the Commission's review, noting the work the Commission had done on the 20-Year Look and their earlier request for Advance Road to come into the boundary.

**Commission Hurley moved that the Planning Commission draft and send a letter to the Metro hearings officer and Metro Council in support of the West Linn-Wilsonville School District's requested urban growth boundary expansion. Commission McGuire seconded the motion which passed unanimously.**

B. Commissioners' Comments

Chair Altman noted staff had circulated information on the neighborhood barbecues. He encouraged Commissioners to attend the barbecues if possible.

Mr. Neamtzu stated the Planning Department would have tables at the barbecues, which would be held in Villebois at Sophia Park, at Engelman Park, and also at Jory Trail. He invited the Commissioners to join staff as they shared information and material about the TSP and other current planning projects. He purchased inflatable globes that doubled as beach balls to use as a giveaway in hopes of attracting more people to Planning's table.

Chair Altman announced that he would not be present for next month's meeting.

**VIII. INFORMATIONAL ITEMS**

- A. SMART Newsletter, May 2013
- B. Metro Making a Great Place: Voters Invest In Nature

**IX. ADJOURNMENT**

Chair Altman adjourned the regular meeting of the Wilsonville Planning Commission at 8:28 p.m.

Respectfully submitted,

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