

PLANNING COMMISSION
WEDNESDAY, AUGUST 14, 2019
6:00 PM
AGENDA



- I. 6:00 PM CALL TO ORDER - ROLL CALL**
- | | |
|--------------------------|-----------------|
| Jerry Greenfield – Chair | Kamran Mesbah |
| Eric Postma – Vice Chair | Phyllis Millan |
| Ron Heberlein | Simon Springall |
| Peter Hurley | |

PLEDGE OF ALLEGIANCE

CITIZEN'S INPUT

This is the time that citizens have the opportunity to address the Planning Commission regarding any item that is not already scheduled for a formal Public Hearing tonight. Therefore, if any member of the audience would like to speak about any Work Session item or any other matter of concern, please raise your hand so that we may hear from you now.

ADMINISTRATIVE MATTERS

- A. Consideration of the July 10, 2019 Planning Commission Minutes

- II. 6:15 PM WORK SESSION**
- A. Online Engagement Tool (Evans/Wolf) (20 Minutes)
- B. Residential Code Revision Project (Pauly) (60 minutes)
- Open Space Standards

- III. 7:35 PM INFORMATIONAL**
- A. City Council Action Minutes (July 1 & 15, 2019)
- B. 2019 Planning Commission Work Program

- IV. 7:50 PM ADJOURNMENT**

Timeframes for agenda items are not time-certain.

Public Testimony

The Commission places great value on testimony from the public. People who want to testify are encouraged to:

- Provide written summaries of their testimony
- Recognize that substance, not length, determines the value of testimony
- Endorse rather than repeat testimony of others

For further information on Agenda items, call Miranda Bateschell, Planning Director, at (503) 570-1581 or e-mail her at bateschell@ci.wilsonville.or.us.

Meeting packets are available on the City's web site at <https://www.ci.wilsonville.or.us/meetings>

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:

- *Qualified sign language interpreters for persons with speech or hearing impairments
- *Qualified bilingual interpreters.

To obtain services, please call Tami Bergeron, Planning Administrative Assistant at (503) 570-1571



PLANNING COMMISSION

WEDNESDAY, AUGUST 14, 2019

I. ADMINISTRATIVE MATTERS

A. Consideration of the July 10, 2019 PC Minutes

**PLANNING COMMISSION
WEDNESDAY, JULY 10, 2019
6:00 P.M.**

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

*DRAFT PC MINUTES
TO BE REVIEWED AND
APPROVED AT THE
AUGUST 14, 2019 PC
MEETING*

Minutes

I. CALL TO ORDER - ROLL CALL

Chair Jerry Greenfield called the meeting to order at 6:00 pm. Those present:

Planning Commission: Jerry Greenfield, Eric Postma, Peter Hurley, Phyllis Millan, and Kamran Mesbah. Simon Springall and Ron Heberlein were absent.

City Staff: Miranda Bateschell, Amanda Guile-Hinman, and Daniel Pauly

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

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

ADMINISTRATIVE MATTERS

A. Consideration of the June 12, 2019 Planning Commission minutes.

The June 12, 2019 Planning Commission minutes were accepted as presented.

II. WORK SESSION

A. Residential Code Revision Project (Daniel Pauly)

Miranda Bateschell, Planning Director, announced that Daniel Pauly had been promoted to Planning Manager, so he would be more involved at the Planning Commission level. She highlighted Mr. Pauly's experience working at the City for more than 11 years, especially his work on the Development Code. She explained that in working to implement bigger projects, including the adoption of Frog Pond, City Staff discovered inconsistencies and a lack of clarity in the Code. The Residential Code Revision Project had been introduced to the Planning Commission at a work session two or three months ago. Due to the quantity of information, the Project was broken down into two different topic areas with Topic 1 being presented tonight.

Daniel Pauly, Planning Manager, presented Topic Area 1 of the Residential Code Revision Project, titled Density Calculations and Lot Size for PDR Zones, via PowerPoint. Key topics of the presentation included the background of the Revision Project, why the Project was important, details regarding the challenges within the Code, and draft recommendations for consideration.

Discussion and feedback from the Commission on the Topic Areas was as follows with responses to Commissioner questions as noted:

- Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion
 - Mr. Pauly clarified the existing PDR Zones could not be redefined because the existing seven PDR Zones would remain; the number was not changing and the same implementation method would be used. Each density range in the Comprehensive Plan had a direct correspondence to a PDR Zone. He

explained that calculating 80 percent of the maximum resulted in decimal points, so the “District” label (Slide 16) was added which used whole numbers. The actual density used decimals as necessary.

- Regarding the 12 to 16 unit per acre density gap between PDR-5 and -6 (Slide 16), Mr. Pauly explained no lands in the city had those designations and Staff did not anticipate any urban areas having those designations over time. However, if City decision makers wanted to assign the 12 to 16 unit density range to future lands, it could be added as part of that legislative process.
 - Mr. Pauly noted the “missing middle” would be discussed more over time as the City looked at implementing House Bill 2001. All PDR Zones allowed the entire range of housing types; therefore, any type of housing could be assigned to any of the PDR Zones represented in the chart, so the definitions from State statute could be added to the Code at some point.
 - The 7- to 15- unit range per acre was the sweet spot and yet part of the density gap. However, the gap could be addressed in the upcoming work by the Equitable Housing Task Force with Staff reviewing any proposed recommendations to ensure uniformity with the Code revisions.
- Mr. Pauly agreed it would be a simple exercise to add a new density range not currently represented to the Proposed PDR Table or the Comprehensive Plan Map if the City decided to redesignate land within the city or to designate a new urban area.
- Ms. Bateschell assured Staff was already aware of House Bill 2001 and working to determine the scope of work for the City, which would be presented to the Planning Commission and City Council for a briefing in terms of what actions should be taken to assess the Code and adopt changes. That Code work on House Bill 2001 had to be completed by July of 2022. However, moving forward with the project sooner could give the City the opportunity to obtain Technical Assistance Grants from the State.
 - If desired, the Planning Commission could revisit the density range gap conversation and add new density ranges during the Code update so they could be readily applied in the future as opposed to creating the ranges/zone at the time of application. Staff believed including the gap in the Code would make it easier to apply the zones in the future.
- Commissioner Mesbah stated he was fine addressing the gaps in density when there was an actual need.
- Chair Greenfield understood leaving the gaps would make it easier to adapt to new needs, rather than changing what was already in the Code.
- Commissioner Postma noted the old filbert orchard provided an ideal example of how the zone gaps could be problematic. The orchard was relatively large in size and the 7 to 10 units per acre might be ideal, but developers would not be able to move quickly because of the legislative processes required to open the door for a density appropriate for the site.
- Mr. Pauly reiterated adding a new density range would be easy to do either way.
- Ms. Bateschell suggested working through tonight’s remaining topics and addressing the density range gap as a subsequent item during the Topic 2 discussion to allow the Commissioners time to consider the matter further.
- Topic 1.3: Calculating Allowed/Required Number of Dwelling Units
 - Mr. Pauly clarified the purpose of this revision was to have a clear number with regard to the number of units that could be built on a certain sized parcel, which was the calculation Staff used in practice over the years, but it was not entirely clear in the Code.
 - The advantage of calculating density on the buildable gross acreage rather than the net buildable acreage was that gross acreage would remain constant, while net acreage could change depending on the design process. For example, different street sections had different right-of-way measurements, which would change the net usable acreage and therefore, the number of units, etc. (Slide 20)
 - Using gross acreage prevented undue calculations, but using net acreage provided a better reflection of how people experience the density because it provided the actual lot sizes and therefore, more apparent open space.
 - Mr. Pauly noted the open space could be accommodated for by the underlying understanding that at gross acreage, it was not all lot area. Net acreage was such a variable that it became cumbersome and uncertain to calculate density. That discussion occurred with regard to Frog Pond

as well, and ultimately the gross acreage minus Significant Resource Overlay Zone (SROZ) and the Bonneville Power Administration (BPA) was used to determine the number of units in each sub area in order to set the certainty.

- If trying to address the adverse impacts of a development by using out-of-the-box concepts that add to the minimum open space requirement, gross buildable acreage would penalize the developer because it would show as lower density or fewer lots for the development. The incentive was to do something that improved the equality, environment, habitats, etc. Although the SROZ would be taken out of the equation, the concern was if a developer wanted to do something more. More calculations would be involved if a developer wanted to rehab wetlands not part of the SROZ, resulting in fewer lots. Using gross calculations could prevent additional environmental improvements, and also simplify Staff's work by having constant numbers.
 - Mr. Pauly added that calculating the gross acreage would be easier for the Development Review Board (DRB), neighbors, and anyone concerned with the density by creating a constant earlier in the process which he believed was the best choice.
- Commissioner Mesbah hoped the Commission would consider that using gross calculations would potentially take away the incentive to improve the environment and habitats from those who want to pursue regenerative development. However, if developers started to abuse this calculation, then it would not be regenerative. He clarified he was not advocating to use net versus gross, but this was a decision point. Although, Staff aimed for practical enforcement using gross calculations, which was very specific, clear and objective, versus a regenerative approach that many environmental groups advocated.
- Applying the draft language to the Comprehensive Plan numbers to get the minimum and maximum densities presented within the red square in the Draft Proposed PDR Table (Slide 21) resulted in some mathematical anomalies in the table that might be problematic. For example, the minimum density requirement for PDR-5 was in the 10- to 12-unit range. However, based on the math, the minimum density per acre for PDR-5 was actually 9.6 units. In PDR-4, a little more than 7 units could be built. If the goal was to create some legal certainty and avoid legal exposure, the anomalies in the table could create some false expectations about the number of units that could be built.
 - Mr. Pauly explained when the Code was rewritten in 1999-2000 to address this issue, actually caused a lot of the issues by trying to make a whole number out of a decimal. He recommended using specific language to explain that the density range in the Comprehensive Plan was not the actual range, but more of a title or District.
- Commissioner Postma asked if that was understood to a point where no developer would say, "that's not what I expected based upon your Comprehensive Plan." Different expectations about what could be built and what could actually be built was a concern.
 - Staff explained that the Implementing Table in the Development Code had the numbers right next to each other and was very clear about what was the actual density range. Currently, there was no chart included the actual density numbers next to the Comprehensive Plan numbers, so the Proposed PDR Table was more of a straight-forward approach. (Slide 21)
 - Commissioner Postma noted the revision would reduce, but not eliminate the risk to the City. Although the maximum density was not being reduced, the concern was it might not be the density as easily advertised.
- Topic 1.4, Conflicting "Land Consuming Requirements"
 - If the 20 percent lot size reductions could be done, it would practically eliminate the possibility that a site was unbuildable because the math could not work. The examples on Slides 24 and 25 were not atypical; the lot size was generally very close to the actual measurements. If a site was not developable, not much could be done to make it work; the lot size reduction would not work for everything.
 - The 20 percent lot size reduction of the minimum lot size would not make buildable lands unbuildable, but it would make accommodations for unbuildable lands. Additionally, it created more certainty for developers, neighbors, and the DRB because lands that were buildable through the waiver process would no longer need waivers.
 - Wilsonville had a great deal of open space that was undevelopable. What if a developer was to obtain a waiver to reduce the amount of open space in exchange for higher quality open space? Such an

exchange would be more beneficial than restricting the use of waivers for open space. Required open space often resulted in arborvitae and rhododendrons, rather than a park, walking trail, or sport court.

- Mr. Pauly stated open space would be a discussion topic at the next Planning Commission meeting. At which time the Staff's recommendation to make changes that emphasize quality and intelligent design over the quantity of open space would be explained in more detail.
 - One way to address ensure designs were clear and objective was to have qualified professionals design open space areas.

Commissioner Postma voiced concern about using gross rather than net acreage for density. While the math worked out the same for gross and net density calculations, it seemed to create more compact housing in some instances. He was uncertain how to resolve his concern, but if a certain density feel was desired in the zones, then they might feel more dense because of the proposed approach versus another. For most of the public, density was a feeling more than a mathematical equation, while the Commission and Staff were dealing more with the math and less with the feeling.

- Mr. Pauly agreed density was a feeling, but what created that feeling? Was it setbacks, actual number of units, the actual urban design, and how could it be addressed?

Chair Greenfield noted that while feelings might be clear, they were not necessarily objective. Mr. Pauly added that was what made Code writing so much fun.

Commissioner Mesbah said he was not sure using gross versus net would necessarily result in the appearance of more density. Net acreage calculations basically prescribed minimum lot sizes in an area with few natural resources and resulted in wall-to-wall development that looked cluttered. Using gross would not necessarily create a more dense feeling; it was just a different approach to determining the number of lots on a site.

Ms. Bateschell confirmed the Commission was satisfied with Staff's policy direction regarding the four outlined areas, noting one might be impacted by the open space discussion, and if so, Staff would bring it back based on the results of the Commission's open space discussion

Commissioner Mesbah noted this session dealt mostly with quantitative topics, while qualitative aspects regarded topics, such as open space, that he believed would have a greater impact on the feeling of density, and he was eager to engage in those discussions.

Mr. Pauly added future conversations that involved Frog Pond and any changed to the Frog Pond West standards would likely increase the interest within the community.

Chair Greenfield noted one could not reliably count the number of residences in Charbonneau because they were so cleverly designed they did not appear to be separate residences, the density was actually misleading, but was that clear and objective. He had never been sold on the clear and objective requirement, adding he believed there was room for a City to exercise some aesthetic judgement.

Mr. Pauly replied it was important to balance aesthetic judgement to ensure it did not become a veto power.

III. INFORMATIONAL

A. City Council Action Minutes (June 3 & 7, 2019)

Commissioner Phyllis confirmed that the Kinder Morgan Disaster Training had occurred.

Chair Greenfield added the follow-up session was very interesting and a bit too factual, noting it would take 15 minutes for the valves to close on a severed oil pipeline, resulting in 42,000 gallons being spilled.

B. 2019 Planning Commission Work Program

Miranda Bateschell, Planning Director, highlighted the 2019 Work Program included in the meeting packet. She briefly described the online engagement tool the City would be launching in August 2019, noting the website would essentially be a second, more interactive City website with the same domain for every project that involved public engagement, making it easier for the public to locate and use. She addressed questions about the new website as follows:

- The website would come with registration capabilities. Once a person answered the registry questions, the information would be tied to all of their responses. Allowing the City to know demographically who responded to surveys and what types of surveys they were responding to.
- She confirmed the website would analyze data in real time to identify demographic information to ensure a representative sample, enabling Staff to focus engagement where needed. Additionally, the website would generate reports regarding specific survey data and responses that were consistent in terms of how the information was presented.
- The website was intended to eliminate the City's reliance on consultants to analyze and report information from City projects, saving time and money and allowing the City to be more nimble in terms of outreach and the tools used.
- The interactive platform was actually a software program. The City would have assistance setting it up, as well as access to around the clock technical support, many of whom had planning and engagement backgrounds, to provide advice and direction. However, the City's project managers would decide what tools to use and the majority of the content displayed on the website.
- She was unsure of whether Information Systems Analyst Beth Wolf or Communications and Marketing Manager Bill Evans would be presenting the different tools and capabilities of the interactive website at the next Planning Commission meeting. Both Staff members had conducted a great deal of work to deploy the website and understood its workings. Planning had also been engaged given the amount of community outreach it did.

Chair Greenfield requested an update on the Equitable Housing Task Force.

Commissioner Mesbah replied the first Task Force meeting was scheduled to meet on July 18, 2019.

Ms. Bateschell noted the Planning Commission would hold a work session on Equitable Housing in September. The next Task Force meeting was also scheduled for September, but she was unsure if it would be held before or after the September Planning Commission meeting.

Amanda Guile-Hinman, Assistant City Attorney, stated that generally, the Planning Commission would review any amendments to Chapter 4 of the Development Code prior to going to City Council. However, amendments could go straight to City Council if directed to do so by another government entity. She announced that Metro had adopted a mandatory commercial food scrap program, and the vast majority of the program's requirements for implementation did not need Code amendments; however, one minor sentence needed to be added to Chapter 4 to be compliant. Metro had imposed a deadline for the end of July, so a public hearing was scheduled at City Council on July 15th, 2019; therefore, the amendment, which was very minor, would be heard by City Council instead of the Planning Commission.

IV. ADJOURNMENT

Chair Greenfield adjourned the regular meeting of the Wilsonville Planning Commission at 7:20 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Tami Bergeron, Administrative Assistant-Planning



PLANNING COMMISSION

WEDNESDAY, AUGUST 14, 2019

II. WORK SESSION

- A. Online Engagement Tool (Evans/Wolf) (20 minutes)



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: August 14, 2019		Subject: New Community Engagement Website, LetsTalkWilsonville.com	
		Staff Member: Bill Evans, Communications and Marketing Manager; Beth Wolf, Senior Systems Analyst and Miranda Bateschell, Planning Director	
		Department: Administration, Information Services and Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: <ul style="list-style-type: none"> •Organizational Excellence and Continuous Improvement •Safe, Livable, and Engaged Community •Thoughtful, Inclusive Built Environment 	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

City staff has entered an agreement with an online provider, EngagementHQ, to provide a new City-branded website – LetsTalkWilsonville.com – specifically to improve online engagement with residents and other City stakeholders.

LetsTalkWilsonville.com Staff Report

Page 1 of 3

EXECUTIVE SUMMARY:

By design, the City's website is an information-only tool that does not provide a mechanism for the public to engage directly with staff on specific projects. On larger projects where public input is required (Town Center, French Prairie Bridge, etc.), stand-alone project websites are typically produced with project consultants. These sites are expensive, they do not have City branding, they are not updated after a project is completed, and feedback is not easily retained for inclusion in the public record.

To address those problems, and to provide a way for the public to directly and habitually engage with the City on a multitude of fronts, always in the same place, the City is introducing LetsTalkWilsonville.com.

The site provides many tools – including polls, surveys, forums, idea boards, mapping tools, etc. – to solicit feedback from stakeholders. City staff can use the site's tools to query the public on a wide array of projects, from simple queries (what's your favorite summer event?) to feedback on complex, long-range planning initiatives on project pages that include timelines, project leaders, supporting documents and provides an opportunity for Q&A with project team, forums or other interaction.

Having one place for people to go to engage with the City on all projects makes engagement easier. Staff are choosing to require registration, so the City can develop a database of users and their basic demographic information. This will help us understand who is (or is not) represented, allow people to opt-in to receive information on projects of interest, and allow the City to quickly reach site members when future public outreach opportunities are posted.

Staff has access to analytics in real time, providing an opportunity to gauge overall engagement, identify gaps, and produce summary reports without waiting on consultants to create reports. The information will look consistent project to project, making it easier for Staff, PC and Council to review analytic reports.

Each month, a multidisciplinary group will update a Content Calendar and identify new items to highlight on the site, which will host all active projects and include an archive of past projects.

EXPECTED RESULTS:

We expect to improve engagement by making it easier for residents and other stakeholders to provide input with better tools and a dedicated place to seek out engagement opportunities.

We expect to provide up-to-date, comprehensive summaries of current City projects, providing transparency and inviting public comment, even on projects that don't have an engagement component budgeted. The site provides a new opportunity for divisions that have not historically had an outlet to solicit feedback.

We expect to develop a database of City stakeholders with whom future opportunities for engagement can easily be shared. Knowing who is engaging also allows us to identify under-represented populations for outreach.

TIMELINE:

The plan is to 'soft launch' the site at the Aug. 15 Block Party, encouraging registration and incentivizing new users with a raffle. Marketing campaign will continue into September, with BFM, social media push.

CURRENT YEAR BUDGET IMPACTS:

The site costs \$1000 per month to operate; some of this cost is offset by no longer paying consultants to develop stand-alone websites. We renew year-to-year, so there is no long-term constraint; we may elect use the tool as long as it remains an effective way to communicate.

FINANCIAL REVIEW / COMMENT:

N/A

LEGAL REVIEW / COMMENT:

As I am sure Council and staff are aware, anything posted on this website will become official public record and, as such, must be preserved for the statutorily required period of time and is subject to public records request and litigation discovery. This fact should also be made clear to the public who may elect to post. Thus, a mechanism must be in place for archiving all postings/comments, etc. as a part of implementation. The foregoing should also be taken into account when calculating budget impacts and staff time.

Reviewed by:BAJ Date: 7-25-19

COMMUNITY INVOLVEMENT PROCESS:

This improves our community involvement by adding much-needed consistency to the process. People will know where to turn, at any time, to weigh in on City initiatives. In addition, we can more easily push project information, because we will be developing a database of registrants.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

The site amplifies the community's voice by providing a branded, easily identifiable City platform where people can comment on issues of interest or concern.

ALTERNATIVES:

N/A

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

None.



PLANNING COMMISSION

WEDNESDAY, AUGUST 14, 2019

II. WORK SESSION

- B. Residential Code Revision Project (Pauly) (90 minutes)
 - Open Space Standards



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: August 14, 2019		Subject: Residential Code Update Project: Topic Area 2: Open Space Requirements Staff Member: Daniel Pauly, Planning Manager Department: Community Development, Planning Division	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: 02/13/19 <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date:		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		Comments: N/A	
Staff Recommendation: Provide feedback and direction on draft recommendations to revise open space requirement regulations for residential development, especially in the PDR Zones.			
Recommended Language for Motion: NA			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities Organizational Excellence and Continuous Improvement Thoughtful, Inclusive Built Environment	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Outside of Villebois and Frog Pond, the City adopted most of the current residential development standards in 2000. The City subsequently adopted changes to open space standards in 2005. Application of the open space standards since 2005 have brought forward a number of areas for improvement. The adoption of the Residential Neighborhood Zone standards for Frog Pond included extended discussion of open space standards. The proposed code changes intend to provide clarifications for open space standards and generally follow the standards established for the Residential Neighborhood Zone.

Staff prepared draft recommendations for development code text amendments and now seeks feedback and direction from the Planning Commission. An April work session introduced this topic along with others topics. In the July work session discussion of density and lot size, open space was touched on in regards to it being a “land consuming requirement” needing to be balanced with other such requirements. The August work session looks to delve deeper into the details of potential changes related to open space.

EXECUTIVE SUMMARY: For this work session, staff prepared potential changes to regulations regarding open space requirements as follows. The areas impacted by the recommended code changes are vacant and potentially redevelopable residential lands outside of Frog Pond and Villebois. These are the same areas impacted by the proposed density and lot size standards discussed last work session.

What to Count as Open Space?

Nearby Parks

The Development Code currently allows the DRB to waive open space requirements when there is a park nearby. Waivers by their nature are not clear and objective and introduce uncertainty to the process. As an aspect of reviewing residential development, deciding whether existing public open spaces should satisfy open space requirements should be clear and objective. Accordingly staff suggests adding to the list of what counts as open space “portions of improved public parks within ¼ mile of a Stage I Area if not otherwise used to meet minimum open space requirements for another development.” This removes the need to pursue a waiver and adds certainty to the process. In discussion of the Residential Neighborhood Zone the neighborhood park and school open space were included in the open space for the neighborhood. Including similar spaces in other residential development consistent with the pattern set by these zoning standards.

Backyards

Prior to 2005 it was not clear whether private yards counted as open space. It was at some times. The 2003 approval of Renaissance at Canyon Creek allowed 68,620 square feet of rear yards of private lots (15.4% of project area) to count as open space. This raised concerns and the pendulum swung the other way. In 2005, Ordinance 589 specifically added that “front, side and rear yards of individual lots shall not be counted towards the 25% open space.” Subsequently, this discussion came up again as the Residential-Neighborhood zoning code was developed for Frog Pond. The resolution arrived at for the Residential Neighborhood zone was to not require additional open space outside of the SROZ and neighborhood park for medium and large lots (6,000 square foot or larger lots), but require 10% open space for small lots (4,000-6,000 square feet), half of which must be usable. Staff recommends applying a similar approach to other residential zones, acknowledging back yards can provide some open space benefits both in terms of habitat and outdoor recreation and the need for more open space around smaller lots. The

recommended standards are as follows, ensuring in addition to preserved SROZ and larger neighborhood parks 10% of residential areas are in open space:

- For Lots 6,000 square feet or greater, 10% of the lot area can be counted towards the minimum 25% open space.
- 10% of the “net development area for lots less than 6,000 square feet” must be in common open space, half of which must be usable open space. “Net development area for lots less than 6,000 square feet” means the gross area minus public right-of-way and private drives, SROZ areas, other non-residential areas such as land for utility buildings, and residential lots 6,000 square feet or greater.

Calculating Usable Open Space

Besides the general 25% open space requirement, the Development Code includes requirements for “usable open space.” The usable open space requirements use a tiered approach with 50 or less lots requiring ¼ acre, 51-100 lots requiring ½ acre. Larger subdivisions require a pro rata amount. A subdivision of 5 or 49 lots have the same requirement, as does a subdivision of 51 or 100 lots. This tiered approach becomes difficult to meet for smaller subdivisions which are increasingly common. The proposed percentage approach mirroring the Residential Neighborhood zone allows open spaces to be scaled to the size of development. Staff recommends requiring half of all non-SROZ open space be usable with minimum size for each open space (see below).

Ensuring Usability of Open Space

Over the years of developing open space a number of odd shaped or under-utilized open spaces have become a liability for homeowners associations without providing the value a better designed open space could provide. Ensuring a combination of preserving high-quality habitat and providing quality usable spaces helps ensure the purposes of the open space standards are met. Staff recommends a couple code changes to ensure this happens. First, establish a minimum area for open space to avoid small remnant parcels. Recommended to be 2,000 square feet in larger subdivisions, and 1,000 square feet in subdivisions of 10 or fewer units. Second, establish a requirement that areas designated as “usable open space” be designed by an appropriately credentialed and experienced landscape architect with a focus on maximizing the number of different groups the space is usable for.

EXPECTED RESULTS: Feedback and direction on draft recommendations for updating residential development standards specifically around open space requirements.

TIMELINE:

No specific timeline is currently established. This will be the third work session for the Residential Code Modernization project. Staff anticipates at least 1 but up to 3 or more additional work sessions. The scheduling of the work sessions will depend on the Planning Commission’s work program and the nature of the Commission’s feedback and recommendations. Following completion of the work sessions, a public hearing will be scheduled to recommend adoption of a final set of comprehensive plan text and development code text amendments to City Council.

CURRENT YEAR BUDGET IMPACTS: This project is using funded internal staff resources.

FINANCIAL REVIEW / COMMENTS: N/A

Reviewed by: Date:

LEGAL REVIEW / COMMENT: N/A

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS: Staff has developed a list of parties involved in residential development in the recent past in Wilsonville as well as other interested parties. The list includes developers, builders, real estate brokers, planners, architects, and engineers. The City will specifically gather feedback from this group beyond the typical public notice and advertisement. Following initial direction from the Planning Commission Staff will send details of the potential changes to the interested parties.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups): Clearer standards and better design of residential neighborhoods and open spaces.

ALTERNATIVES: N/A

CITY MANAGER COMMENT: N/A

ATTACHMENTS:

- A. Topic Area 2: Draft Slide Show for Work Session
- B. Draft Code Text from Section 4.113
- C. Current Residential Neighborhood Zone Open Space Standards



Residential Code Update Project

Topic Area 2: Open Space Requirements

Planning Commission Work Session

August 14, 2019

Presented by Daniel Pauly AICP, Planning Manager

Presentation Outline

- Review Basic Project Concepts and Background
- Topics and Draft Recommendations

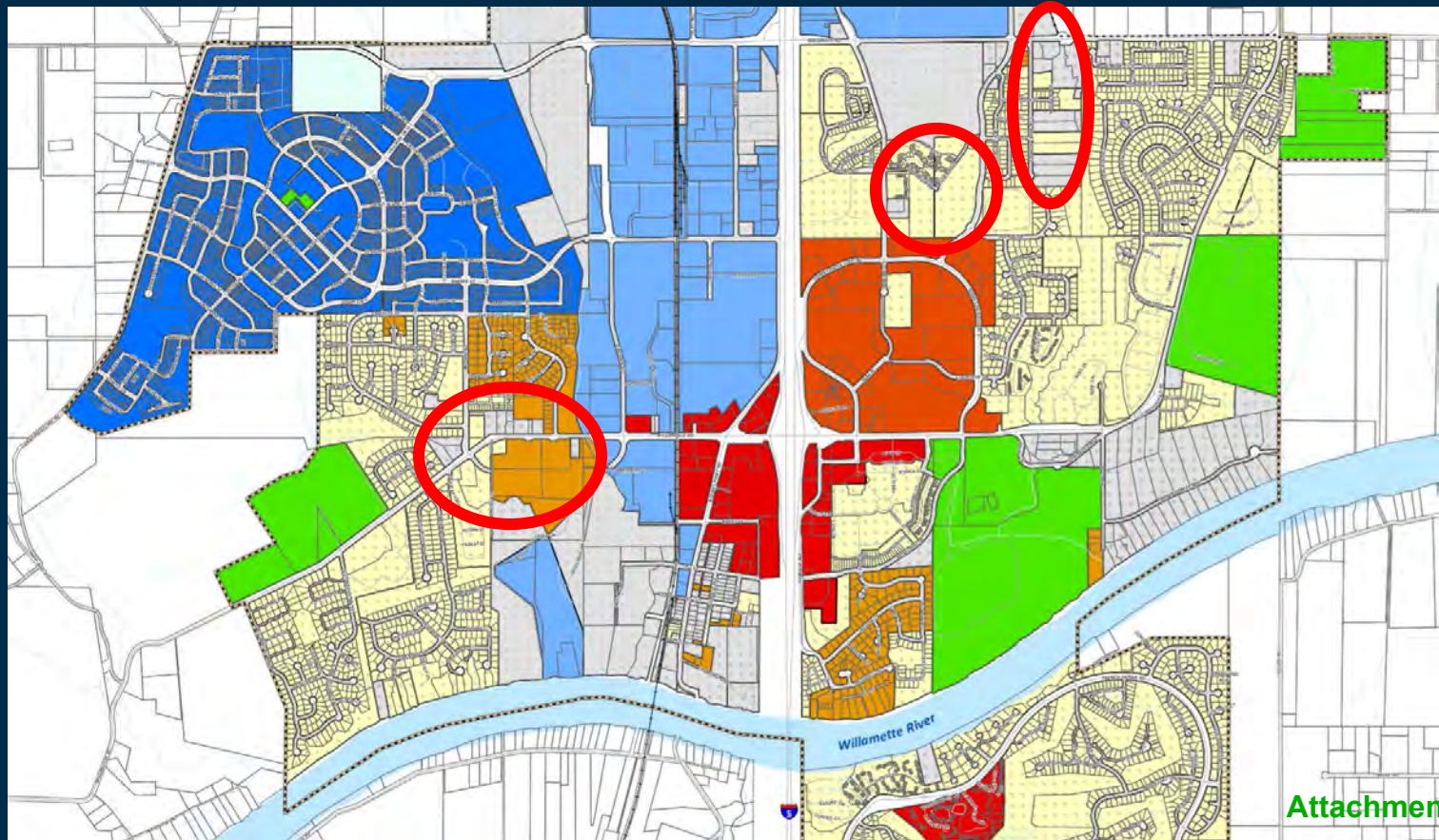
Background

- PDR (Planned Development Residential)
 - Year 2000 Major Code Update
 - 2005 Open Space Code Revisions
- Residential Neighborhood Zone for Frog Pond in 2017
- Proposed Revisions based on Residential Neighborhood Zone

Clear and Objective Standards

- In practice code implemented in spirit of state rules around clear and objective standards
 - i.e. code not implemented in a subjective manner that unduly increases cost of needed housing
- This project aims to make code more clear and objective

Where it Matters Most



Topic 2.1: What to Count as Open Space

- Details:
 - Waiver required to allow existing parks to count as open space
 - History of trying to balance how much private yard to count towards open space
- Why Important:
 - Important to all future development under these standards. Sets clear and objective standards of what can be counted as open space.

Topic 2.1: What to Count as Open Space

- Draft Recommendations:
 - Remove waiver requirement to count nearby public parks as part of required open space
 - Model amount of private yards that can be counted after Residential Neighborhood Zone, 10% for lots 6,000 square feet or larger

Topic 2.1: What to Count as Open Space

- What can be counted:
 - Existing
 - Preserved Natural Areas, Wetlands, SROZ
 - Neighborhood Parks (public)
 - Other private parks and open space (HOA owned)
 - Larger non-fenced stormwater features
 - Walking paths (besides sidewalks in right-of-way)
 - Proposed
 - Portions of existing public parks within $\frac{1}{4}$ mile
 - 10% of lots 6,000 square feet or larger

Topic 2.2: Calculating Usable Open Space

- Details:
 - Current code uses tiered approach with 50 or less lots requiring $\frac{1}{4}$ acre, 51-100 lots requiring $\frac{1}{2}$ acre. Larger subdivisions requiring a pro rata amount.
- Why Important:
 - Difficult to meet for increasingly common smaller subdivisions. Often conflicts with other “land consuming requirements” like lot size.

Topic 2.2. Calculating Usable Open Space

- Draft Recommendations:
 - Move to the percentage approach similar to the Residential Neighborhood Zone
 - Half of the non-SROZ open space must be “usable”
 - Minimum size for each open space (2,000 square feet generally, 1,000 square feet for subdivisions of 10 lots or less)

Topic 2.3: Ensuring Usability of Open Space

- **Details:**
 - Over the years of developing open space a number of situations have arisen where odd shaped or under-utilized open spaces become a liability for homeowners associations without providing the value a better designed open space could provide.
- **Why Important:**
 - In all residential development important to ensure efficient use of scarce land, preserve high-quality habitat, and provide quality usable open space. Key to furthering purpose of open space requirements.

Topic 2.3: Ensuring Usability of Open Space

- Draft Recommendations:
 - Establish minimum open space size
 - 2,000 square feet for most developments
 - 1,000 square feet for subdivisions of 10 lots or less
 - Require “usable” open space be designed by an appropriately credentialed and experienced landscape architect with focus on maximizing use for a variety of users.

Section 4.113. Standards Applying To Residential Developments In Any Zone.

(.01) Outdoor Recreational Area in Residential Developments.

A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:

1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.
2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.
3. In mixed-use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.
4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:
 - a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;
 - b. For eleven (11) through nineteen (19) units, 200 square feet per unit;
 - c. For twenty (20) or more units, 300 square feet per unit.
5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.

(.0201) Open Space

A. Purpose. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

~~A. Area shall be provided in the following mannerRequired. :~~

B. A.—At least 25% of the net developable area shall be preserved in open space. For developments with 10 or more units (excluding ADU's) an open space area must be at least 2,000 square feet to be counted towards the open space requirement. For developments with less than 10 units (excluding ADU's) an open space area must be at least 1,000 square feet to be counted towards the open space requirement.

1. Calculation of the required open space area shall be based on the acreage of the Stage I Master Plan area or if no Stage I is required, the gross acreage the area covered by a tentative plat.

2. The open space requirement may be met by the following areas if they are or will be publically owned or owned by a homeowners' association or similar joint ownership entity (except for i. below), or the property owner for Multi-family Development.

a. Preserved natural areas, including those within the SROZ

b. Non-fenced vegetated stormwater features

c. Play areas and play structures

d. Open grass area for recreational play

e. Swimming and wading areas

f. Other areas publically accessible areas similar to a. through f.

g. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

h. Portions of improved public parks within ¼ mile of Stage I Area if not used to meet minimum open space requirements for another development.

i. 10% of each single-family or duplex lot 6,000 sf or larger.

C. Usable, programmed Open Space Requirement. Half of non-SROZ open space must be usable and programmed for active recreational use.

1. Such usable, programmed open space shall be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the application material.

2. The area shall be designed and programmed for multiple age groups or other user groups, and the landscape architect is encouraged to maximize the number of age groups and user groups served.

3. The minimum open space size requirements in Subsection B above apply.

~~In all residential subdivisions including subdivision portions of mixed use developments where (1) the majority of the developed square footage is to be in residential use or (2) the density of residential units is equal or greater than 3 units per acre, at least twenty five percent (25%) of the area shall be in open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations and usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space. For subdivisions with less than 25% SROZ lands and those with no SROZ lands, the minimum requirement shall be ¼ acre of usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. Front, side and rear yards of individual residential lots shall not be counted towards the 25% open space.~~

~~Provided, however, where SROZ is greater than 25% of the developable area for any development, the development must also provide ¼ acre of usable park area for a development of less than 100 lots, and ½ acre of usable park area for a development of 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. The Development Review Board may waive the usable open space requirement if there is substantial evidence in the record to support a finding that the intent and purpose of the requirement will be met in alternative ways. Irrespective of the amount of SROZ, a development may not use phasing to avoid the minimum usable space requirement.~~

~~Multi-family developments shall provide a minimum of 25% open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations, and outdoor recreational area as provided in 4.113(.01)(A)(1) through (5) [Amended by Ord. 589 8/15/05, Ord. 682, 9/9/10]~~

BD. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City parks standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage.

EE. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

F. The open space requirements of this subsection are subject to adjustments in PDR zones pursuant to Subsection 4.124.

D. Lot Standards Specific to the Frog Pond West Neighborhood.

1. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:
 - a. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.
2. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

(.09) Open Space:

A. Purpose. The purposes of these standards for the Residential Neighborhood Zone are to:

1. Provide light, air, open space, and useable recreation facilities to occupants of each residential development.
2. Retain and incorporate natural resources and trees as part of developments.
3. Provide access and connections to trails and adjacent open space areas.

For Neighborhood Zones which are subject to adopted legislative master plans, the standards work in combination with, and as a supplement to, the park and open space recommendations of those legislative master plans. These standards supersede the Outdoor Recreational Area requirements in WC Section 4.113 (.01) and (02).

B. Within the Frog Pond West Neighborhood, the following standards apply:

1. Properties within the R-10 Large Lot Single Family sub-districts and R-7 Medium Lot Single Family sub-districts are exempt from the requirements of this section. If the Development Review Board finds, based upon substantial evidence in the record, that there is a need for open space, they may waive this exemption and require open space proportional to the need.
2. For properties within the R-5 Small Lot Single Family sub-districts, Open Space Area shall be provided in the following manner:

- a. Ten percent (10%) of the net developable area shall be in open space. Net developable area does not include land for non-residential uses, SROZ-regulated lands, streets and private drives, alleys and pedestrian connections. Open space must include at least 50% usable open space as defined by this Code and other like space that the Development Review Board finds will meet the purpose of this section.
- b. Natural resource areas such as tree groves and/or wetlands, and unfenced low impact development storm water management facilities, may be counted toward the 10% requirement at the discretion of the Development Review Board. Fenced storm water detention facilities do not count toward the open space requirement. Pedestrian connections may also be counted toward the 10% requirement.
- c. The minimum land area for an individual open space is 2,000 square feet, unless the Development Review Board finds, based on substantial evidence in the record, that a smaller minimum area adequately fulfills the purpose of this Open Space standard.
- d. The Development Review Board may reduce or waive the usable open space requirement in accordance with Section 4.118(.03). The Board shall consider substantial evidence regarding the following factors: the walking distance to usable open space adjacent to the subject property or within 500 feet of it; the amount and type of open space available adjacent or within 500 feet of the subject property, including facilities which support creative play.
- e. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

(.10) Block, access and connectivity standards:

- A. Purpose. These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation



PLANNING COMMISSION

WEDNESDAY, AUGUST 14, 2019

III. INFORMATIONAL

A. City Council Action Minutes (July 1 & 15, 2019)

City Council Meeting Action Minutes
July 1, 2019

City Council members present included:

Mayor Knapp
Council President Akervall - Excused
Councilor Lehan
Councilor West

Staff present included:

Bryan Cosgrove, City Manager
Barbara Jacobson, City Attorney
Kimberly Veliz, City Recorder
Chris Neamtzu, Community Develop. Director
Cathy Rodocker, Finance Director
Zach Weigel, Capital Projects Engineering Manager
Daniel Pauly, Planning Manager

AGENDA ITEM	ACTIONS
URBAN RENEWAL AGENCY	
<u>Consent Agenda</u> A. Minutes of the June 17, 2019 URA Meeting. B. <u>URA Resolution No. 302</u> A Resolution Of The City Of Wilsonville Urban Renewal Agency Board Authorizing The City Manager To Execute A Professional Services Agreement Contract Amendment With Harper Houf Peterson Righellis Inc. For Construction Engineering Services For The Garden Acres Road And Plm_1.2 Water Transmission Line Project.	The URA Consent Agenda was approved 3-0.
<u>New Business</u> A. <u>URA Resolution No. 301</u> A Resolution Authorizing An Intergovernmental Agreement With The City Of Wilsonville Pertaining To Short Term Subordinate Urban Renewal Debt For The Year 2000 Plan District For The Purpose Of Funding The Construction Of Capital Improvement Projects By The Agency.	URA Resolution No. 301 was approved 3-0.
REGULAR MEETING	
<u>Mayor's Business</u> A. Reappointments/Appointments	<u>Library Board</u> Reappointment of Richard Dougall to the Library Board for a term beginning 7/1/19 to 6/30/23. Passed 3-0. <u>Tourism Promotion Committee</u> Reappointment of Brandon Roben to the Tourism Promotion Committee for a term beginning 7/1/19 to 6/30/22. Passed 3-0.

<p>B. Upcoming Meetings</p> <p>C. Universal Health Systems Letter</p>	<p>Upcoming meetings were announced by the Mayor as well as the regional meetings he attended on behalf of the City.</p> <p>Council made a motion to draft a letter of support for Universal Health Systems. Motion passed 3-0.</p>
<p><u>Consent Agenda</u></p> <p>A. <u>Resolution No. 2759</u> A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement Contract Amendment With Harper Houf Peterson Righellis Inc. For Construction Engineering Services For The Garden Acres Road And PLM_1.2 Water Transmission Line Project.</p>	<p>The Consent Agenda was approved 3-0.</p>
<p><u>New Business</u></p> <p>A. <u>Resolution No. 2760</u> A Resolution Authorizing An Intergovernmental Agreement With The Urban Renewal Agency Of The City Of Wilsonville Pertaining To Short Term Subordinate Urban Renewal Debt For The East Side Plan District.</p>	<p>Resolution No. 2760 was adopted 3-0.</p>
<p><u>Continuing Business</u></p> <p>A. <u>Ordinance No. 816</u> An Ordinance Of The City Of Wilsonville Repealing And Replacing Wilsonville Code Chapter 11 – Fees.</p>	<p>Ordinance No. 816 was adopted on second reading by a vote of 3-0.</p>
<p><u>City Manager Business</u></p>	<p>Wished Council a happy Fourth of July.</p>
<p><u>Legal Business</u></p>	<p>No report.</p>
<p>ADJOURN</p>	<p>7:20 p.m.</p>

City Council Meeting Action Minutes
July 15, 2019

City Council members present included:

Mayor Knapp
Council President Akervall
Councilor Lehan
Councilor West

Chris Neamtzu, Community Develop. Director
Cathy Rodocker, Finance Director
Mark Ottenad, Public/Government Affairs Director
Amanda Guile-Hinman, Assistant City Attorney
Delora Kerber, Public Works Director
Dominique Huffman, Civil Engineer
Cricket Jones, Accountant
Zach Weigel, Capital Projects Engineering Manager
Zoe Monahan, Assistant to the City Manager
Patty Nelson, City Engineer

Staff present included:

Bryan Cosgrove, City Manager
Barbara Jacobson, City Attorney
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager

AGENDA ITEM	ACTIONS
WORK SESSION	
A. Tourism Promotion Business and Marketing Plans	Council was updated on Resolution No. 2758, which is scheduled to be voted on during the New Business portion of the Council meeting.
B. Tyler Contract Award	Staff informed Council of Resolution No. 2761, authorizing the City Manager to execute a contract with Tyler Technologies, Inc. for the Enterprise Replacement Program (ERP) Replacement Project
C. ERP Project Management Contract	Council heard a presentation on Resolution No. 2762, which authorizes the City Manager to execute a contract with L. Yeo Consulting LLC, for the ERP project.
D. Update to Water Rate Review	Consultants provided a briefing on water rates and discussed optional residential rate structure changes.
E. Portland General Electric Green Future Impact – Green Tariff Program	Staff and Council discussed whether the City should participate in Portland General Electric’s Green Future Impact program.
REGULAR MEETING	
<u>Mayor’s Business</u>	
A. Reappointment	<u>Tourism Promotion Committee</u> Reappointment of Dave Pearson to the Tourism Promotion Committee for a term beginning 7/1/19 to 6/30/22. Passed 4-0.

<p>B. Upcoming Meetings</p>	<p>Upcoming meetings were announced by the Mayor as well as the regional meetings he attended on behalf of the City.</p>
<p><u>Consent Agenda</u></p> <p>A. <u>Resolution No. 2761</u> A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Contract With Tyler Technologies, Inc. For ERP Replacement Project.</p> <p>B. <u>Resolution No. 2762</u> A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Contract With L. Yeo Consulting LLC For ERP Project Management Services.</p> <p>C. <u>Resolution No. 2765</u> A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Construction Contract With Knife River Corporation - Northwest For Construction Of Wilsonville Road And Boones Ferry Road Street Maintenance Project.</p>	<p>The Consent Agenda was approved 4-0.</p>
<p><u>Public Hearing</u></p> <p>A. <u>Resolution No. 2766</u> A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2019-20.</p> <p>B. <u>Ordinance No. 837</u> An Ordinance Of The City Of Wilsonville Amending Wilsonville Code Sections 8.010 And 4.179.</p>	<p>After a public hearing was conducted, Resolution No. 2766 was approved 4-0.</p> <p>After a public hearing was conducted, Ordinance No. 837 was approved on first reading by a vote of 4-0.</p>
<p><u>New Business</u></p> <p>A. <u>Resolution No. 2758</u> A Resolution of the City of Wilsonville Adopting the FY 2019/20 Five-Year Action Plan and Annual One-Year Implementation Plan for the Wilsonville Tourism Development Strategy and Half-Year FY 2019/20 Tourism Promotion & Destination Marketing Services Plan.</p> <p>B. <u>Resolution No. 2767</u> A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute An Agreement With Portland General Electric For Electricity Service Under Portland General Electric’s Electric Retail Tariff For Green Energy.</p>	<p>Resolution No. 2758 was adopted 4-0.</p> <p>Resolution No. 2767 was adopted 4-0.</p>

<u>City Manager's Business</u>	Announced that the Joint Committee on Ways and Means included the I-5/Boone Bridge Wilsonville Facility Plan in a budget note to House Bill 5050, "The Christmas Tree Bill," that funds considerable state projects.
<u>Legal Business</u>	No report.
ADJOURN	9:09 p.m.



PLANNING COMMISSION

WEDNESDAY, AUGUST 14, 2019

III. INFORMATIONAL

B. 2019 Planning Commission Work Program

2019 WORK PROGRAM Planning Commission

updated: 8/6/2019

DATE	AGENDA ITEMS		
	Informational	Work Sessions	Public Hearings
Jan. 9, 2019		Town Center Plan	
Feb. 13, 2019	Small Wireless Facilities		Basalt Creek Comprehensive Plan & TSP Amendments Citywide Signage & Wayfinding
March 13	Committee For Citizen Involvement (CCI) Town Center Plan Showcase 5:00 - 6:00 pm		
Mar. 13, 2019			Town Center Plan
April 10, 2019	Housing Report	Residential Code Revision Project	
May 8, 2019	Meeting Cancelled		
June 12, 2019		Equitable Housing Strategic Plan	
July 10, 2019		Residential Code Modernization Project (Density and Lot Size)	
Aug. 14, 2019		Online Engagement Tool Residential Code Modernization Project (Open Space Standards)	
Sept. 11, 2019	Clackamas County Housing Needs Analysis	Equitable Housing Strategic Plan	
Oct. 9, 2019	Urban Forestry Plan French Prairie Bridge update	I-5 Bike / Ped Bridge (tentative) Residential Code Modernization Project (Architectural Standards) (tentative)	
Nov. 13, 2019		Commercial Recreation in PDI Zone (tentative) Residential Code Moderization Project (parking) (tentative)	
Dec. 11, 2019			

2019 PROJECTS

FUTURE PROJECTS

Equitable Housing Strategic Plan
Residential Code Revision Project
Town Center Streetscape Plan
Town Center TSP Updates
Basalt Creek Comprehensive & TSP Amendments

Urban Forestry Management Plan
French Prairie Bike/Ped Bridge
I-5 Bike/Pedestrian Bridge
Arrowhead Creek Planning Area
Citywide Signage & Wayfinding

Parking Standards
Multi-family residential design standards
Recreation in Industrial Zones
Town Center Programming Plan
Mobile Food Vendor Standards