

**AFFIDAVIT OF POSTING**  
**ORDINANCE CB-0-63-86**

STATE OF OREGON                    )  
  )  
COUNTIES OF CLACKAMAS            )  
    AND WASHINGTON                    )  
  )  
CITY OF WILSONVILLE                )

I, the undersigned, City Recorder of the City of Wilsonville, State of Oregon, being first duly sworn on oath depose and say:

On the 10th day of September, 1986, I caused to be posted copies of the attached Ordinance CB-0-63-86, an Ordinance adopting findings and amending the Comprehensive Plan from residential, 7-12 DU/AC to Residential, 5-7 DU/AC for a portion of "Old Town". The affected parcels include Tax Lots 300-5701, T3S-R1W, Section 23BD, Clackamas County, Oregon; Tax Lots 100 and 200, T3S-R1W, Section 23CA, Clackamas County, Oregon; Tax Lots 300-900 and a portion of Tax Lot 200, T3S-R1W, Section 23DB, Clackamas County, Oregon and declaring an emergency, in the following four public and conspicuous places of the city, to wit:

- WILSONVILLE CITY HALL
- WILSONVILLE POST OFFICE
- LOWRIE'S FOOD MARKET
- KOPPER KITCHEN

The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 15th day of September, 1986.

  
VERA A. ROJAS, City Recorder

Subscribed and sworn to before me this 18<sup>th</sup> day of September, 1986.

  
NOTARY PUBLIC, STATE OF OREGON

ORDINANCE NO. 302

AN ORDINANCE ADOPTING FINDINGS AND AMENDING THE COMPREHENSIVE PLAN FROM RESIDENTIAL, 7-12 DU/AC TO RESIDENTIAL, 5-7 DU/AC FOR A PORTION OF "OLD TOWN". THE AFFECTED PARCELS INCLUDE: TAX LOTS 300-5701, T3S-R1W, SECTION 23BD, CLACKAMAS COUNTY OREGON; TAX LOTS 100 AND 200, T3S-R1W, SECTION 23CA, CLACKAMAS COUNTY, OREGON; TAX LOTS 300-900 AND A PORTION OF TAX LOT 200, T3S-R1W, SECTION 23DB CLACKAMAS COUNTY, OREGON; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Wilsonville has submitted a request for a Comprehensive Plan Amendment in accordance with procedures set forth in the Comprehensive Plan and Chapter 4 of the Wilsonville Code; and

WHEREAS, the matter was duly considered by the Planning Commission in a public hearing August 11, 1986. Their findings and recommendations are set forth in Exhibit 4; and

WHEREAS, notice of the City Council Public Hearing was given in accordance with the procedures set forth in the Comprehensive Plan and Chapter 4 of the Wilsonville Code. Said hearing being held on September 2, 1986, the City Council duly considered the matter, setting forth findings and public testimony into the public record; and

WHEREAS, interested parties have had an opportunity to be heard on the subject; and

WHEREAS, the City Council finds the Amendment to be in compliance with LCDC Goals and Guidelines and with the general intent of the Comprehensive Plan and Amendment criteria.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. The findings and conclusions of the Planning Commission adopted by Resolution 86PC11 are adopted as if fully set forth herein and are attached hereto as Exhibit 4.

Section 2. The Planning Director is authorized and directed to make amendments to the Comprehensive Plan Map for the Tax Lots stated as follows:

Tax Lots 300-5701, T3S-R1W, Section 23BD  
Clackamas County, Oregon

Tax Lots 100 and 200, T3S-R1W, Section 23CA  
Clackamas County, Oregon

Tax Lots 300-900 and a portion of Tax  
Lot 200, T3S-R1W, Section 23DB,  
Clackamas County, Oregon

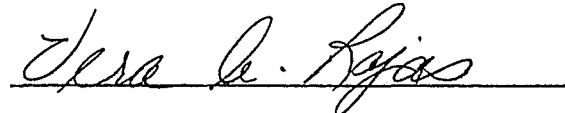
Section 3. It is hereby determined by the Wilsonville City Council that expediting land use actions is in the interests of public health, safety and general welfare. Further, continued delay in enacting the amendment poses a threat to the character of an established neighborhood. Therefore, an emergency exists. Therefore, this Ordinance shall take effect immediately upon final reading and passage by the Wilsonville City Council.

SUBMITTED to the Council and read the first time at a regular meeting thereof on the 2nd day of September, 1986, and scheduled for a second reading at a regular meeting of the Council on the 15th day of September, 1986, commencing at the hour of 7:30 p.m., at the Wilsonville City Hall.



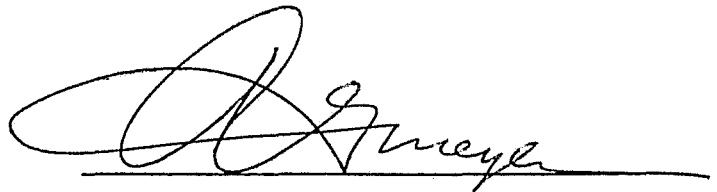
VERA A. ROJAS, City Recorder

ENACTED by the City Council on the 15th day of September, 1986 by the following votes: YEAS: 5 NAYS: 0.



VERA A. ROJAS, City Recorder

DATED and signed by the Mayor this 16<sup>th</sup> day of September, 1986.



A. G. MEYER, Mayor

CITY OF



# Planning Department

## Staff Report

**Date:** August 1, 1986

**To:** PLANNING COMMISSION & CITY COUNCIL

**Prepared By:** Gena Pelletier

**Request:** 86PC39

A City initiated Comprehensive Plan Amendment for a portion of Old Town from Residential, 7-12 dwelling units per acre to Residential, 5-7 dwelling units per acre.


### **Summary and Recommendations**

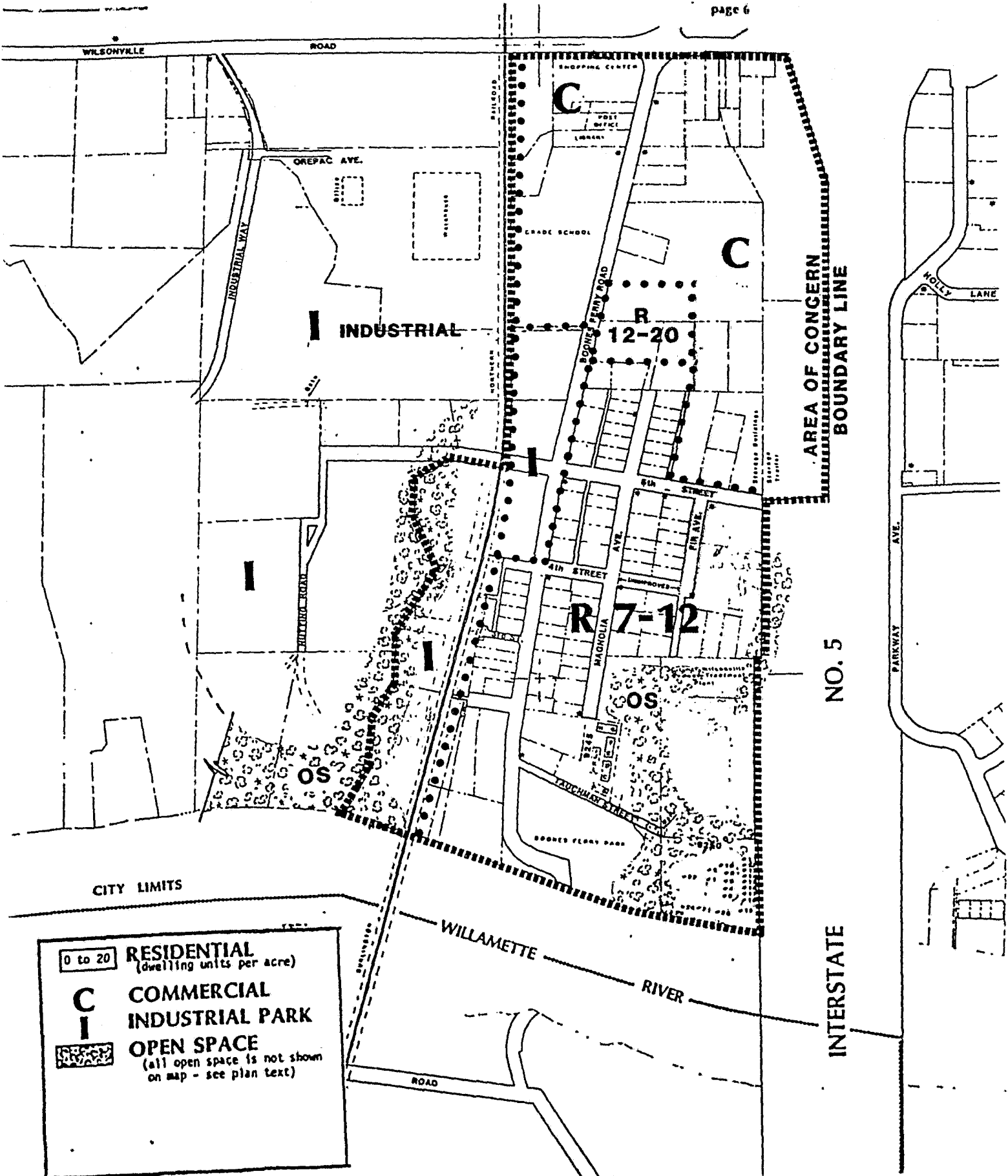
1. During the preliminary planning stage for the scheduled street improvements in Old Town, the City Council held several workshops with Old Town residents to discuss their concerns.
2. An issue was raised that the current Comprehensive Plan designation of Residential, 7-12 dwelling units per acre is in conflict with the existing predominately single-family residential character. The Planning Staff held several more workshops with residents to study the issue.
3. Based on that study, staff recommends a Comprehensive Plan Amendment to 5-7 dwelling units per acre for a portion of Old Town (See Map B). The purpose of this amendment is to carry out the intent of the Comprehensive Plan Policy 4.4.9, Objective 4.3.2 and Area of Special Concern 6. Essentially, a reduction in density will better continue the character of this established neighborhood.

City of Wilsonville

# COMPREHENSIVE PLAN

next map  
page 6

SCALE 



**I** INDUSTRIAL

**R 12-20**

**R 7-12**

**OS**

AREA OF CONCERN  
BOUNDARY LINE

NO. 5


INTERSTATE

CITY LIMITS

0 to 20 RESIDENTIAL  
(dwelling units per acre)

**C** COMMERCIAL

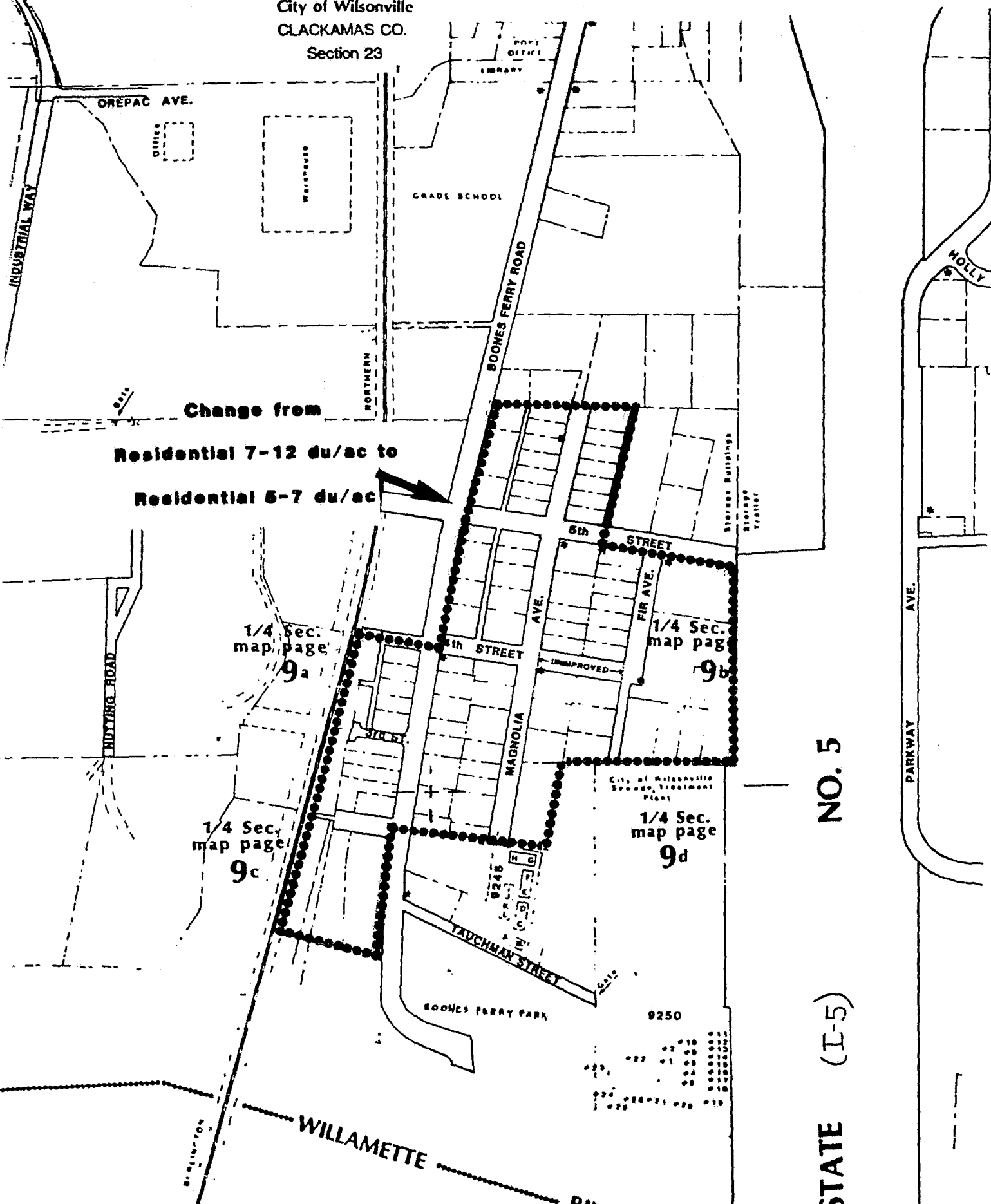
**I** INDUSTRIAL PARK

 OPEN SPACE  
(all open space is not shown  
on map - see plan text)

# OLD TOWN PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT

City of Wilsonville  
CLACKAMAS CO.  
Section 23

MAP B



NO. 5

STATE (I-5)

## Background Information

Based on a long-standing commitment to Old Town and Comprehensive Plan Objective 4.3.2 - "Develop a renewal program to update/upgrade the 'Old Town' area of Wilsonville" - the City has invested substantial local and grant funds in the area.

In 1978, the City invested \$85,000 in local funds for water system improvements for the neighborhood. The City also acquired 1979-81 CDBG funds for sewer and storm drainage improvements.

Continuing in a commitment to an Old Town renewal program, the City has applied for and received \$135,000 in CDBG funds and is contributing \$70,000 in matching funds to reconstruct neighborhood streets. Construction is scheduled for summer, 1986.

During the preliminary planning stage for the street improvement project, several neighborhood workshops were held. Residents raised a concern over a potential conflict in the Comprehensive Plan designation and the existing development pattern in the area. As a result, the City Council initiated several neighborhood work sessions to study the issue. The following analysis is a result of those sessions.

## Findings

### 1. Scope of Study-

The area studied is generally referred to as "Old Town" and lies west of Interstate 5, east of the Burlington Northern Railroad, north of the Willamette River and south of Wilsonville Road. (see Map A.)

### 2. Existing Development Pattern-

The southern portion of the study area is developed predominantly as residential and the northern portion is predominantly commercial. A small portion is planned and developed as industrial along the western boundary adjacent to the railroad. (see Map A.)

The residential portion of Old Town is divided into two distinct areas, hereafter referred to as "the core area" and "the periphery." (see Map B.) The boundary of the core area generally corresponds to the original Wilsonville Plat recorded in 1908. The area consists of a typical grid street pattern and approximately 5,000-6,000 sq. ft. lots. The core area is almost entirely built-out except for 5.33 vacant acres.

The housing stock in the core area includes pre- and post-World War II styles and three structures built around the turn-of-the-century. This mix of architectural periods and styles, combined



with a traditional grid street pattern, give a distinct historical flavor to the area. This blending of old and new portrays Wilsonville's transitional character from a small, rural community to a growing urban city.

In addition to a historical flavor, the lotting pattern and existing development in the core area clearly lends itself to a single-family residential character.

The periphery area is the portion of designated residential land that lies south of the core area. The street pattern, lotting pattern and development pattern in the periphery is distinctly different from that in the core area. The grid street pattern is discontinued and rather than 5,000 sq. ft. lots, the parcels are significantly larger.

The development pattern in the periphery area includes a 12-unit apartment complex, a 23-unit mobile home park, a four-plex, a duplex, a six-acre City park, the City wastewater treatment plant, 3.45 acres of vacant state owned land and one single-family residence. This change in development pattern results in a change in character in the periphery area as compared to the predominantly single-family core area.

### 3. Comprehensive Plan Designation-

Currently, the Comprehensive Plan designation for both the core area and periphery area is Residential, 7-12 du/ac. The development pattern and neighborhood character in the periphery has occurred consistent with the Plan designation. However, the development pattern and character identified in the single-family core area contrasts with the current Comprehensive Plan designation. The higher density allowed creates a potential for total re-development of the area, from single-family to multi-family. Such a transition is in conflict with the sentiment and existing character of the neighborhood.

The City has previously identified a similar public concern relating to the Old Town area in the Comprehensive Plan. The Comprehensive Plan designated Old Town as an area of "Special Concern" (Area 6), specifically stating an objective to:

"Maintain the integrity of the Old Town area and preserve its historic nature. Protection and enhancement of the existing residential character is a priority concern."

As previously identified, the existing residential character in the core area is clearly single-family and has been since 1908 when the Wilsonville Plat was recorded.

#### 4. Proposed Plan Amendment-

The proposal is to amend the Comprehensive Plan Map from Residential, 7-12 du/ac to Residential, 5-7 du/ac for the core area. (see Map B.) The Willamette River Greenway Boundary will not be affect by this proposal.

#### 5. Standards for Approval of Plan Amendments (from page 5, Comprehensive Plan)-

- a. "The proposed amendment is in conformance with the text portions of the Plan not being considered for amendment."

The proposed amendment is consistent with the following Comprehensive Plan Policies:

-Objective 4.3.2 - "develop a renewal program to update/upgrade the 'Old Town' area of Wilsonville."

-Policy 4.4.9 - "Conservation of housing resources shall be encouraged through code enforcement, renovation and rehabilitation of existing housing stock."

-Area of Special Concern 6 - "Maintain the integrity of the Old Town area and preserve its historic nature. Protection of the existing residential character is a priority concern."

- b. "The granting of the amendment is in the public interest"  
The Old Town area is a historic neighborhood and contributes to the overall identity and character of Wilsonville. Protection of the area's character is clearly in the public's interest.

- c. "The public interest is best served by granting the amendment at this time"  
It is important to grant this amendment at this time due to the impending threat of redevelopment at a higher density. Because of the current plan designation, a development proposal in conflict with the existing character could be submitted at any time.

- d. "The factors in ORS 215.055 were consciously considered"  
These factors include various characteristics such as development trends; transportation access considerations; property values; etc. The proposed amendment is consistent with these factors. Especially regarding access. Old Town interior streets are dead-end. Moreover, the new street improvements will only be 24 feet wide. Such a transportation system is more suitable for lower density, single-family development as opposed to higher density development.

## 6. Cumulative Effect of Proposed Plan Amendment-

The Statewide Goal which applies to this proposal is Goal 10--To provide for the housing needs of citizens of the state. Since the proposed amendment would reduce the allowable density in the area, the housing opportunity is reduced. The core area contains 5.33 vacant acres. At the current Comprehensive Plan designation, 5.33 vacant acres would yield a maximum of 63 dwelling units. Whereas, under the proposed amendment the maximum housing opportunity would be 37 units (5.33 ac x 7 du). Therefore, the net effect of the proposed amendment is a total difference of 26 dwelling units.

### Conclusion

The proposed amendment is consistent with the text portion of the Comprehensive Plan. It encourages preservation of existing housing stock and preserves the historic nature and existing character of the area. The proposed amendment is in the public interest and is best served if granted at this time. The lay-out of the streets and the width of the scheduled improvements are not adequate to serve higher density development.

The net effect of the proposal is to reduce the potential housing count by 26 units. This effect is considered minimal given the other findings favoring the amendment and that other areas in town are planned for 7-12 du/ac which can absorb any demand for higher density development.

EXHIBITS

The following Exhibits are hereby entered into the public record by the City Council as confirmation of its consideration of the application as submitted.

1. City of Wilsonville Comprehensive Plan.
2. Chapter 4 of the Wilsonville Code.
3. Applicant's submittal documents.
4. Others:
  - 4A. Planning Commission Resolution No. 86PC11
  - 4B. Department of Land Conservation and Development Letter dated August 18, 1986.

PLANNING COMMISSION  
RESOLUTION NO. 86PC11

A RESOLUTION ADOPTING FINDINGS AND RECOMMENDING APPROVAL OF A COMPREHENSIVE PLAN AMENDMENT FROM RESIDENTIAL 7-12 DU/AC TO RESIDENTIAL 5-7 DU/AC FOR A PORTION OF OLD TOWN (SEE MAP B).

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008(4) and 4.139(1), (2) and (3) of the Wilsonville Code, and

WHEREAS, the Planning Director has prepared a report on the above-captioned subject which is attached hereto as Exhibit "A", and

WHEREAS, said planning exhibits and staff report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on August 11, 1986, at which time said exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Commission has duly considered the subject and the recommendation(s) contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the findings, recommendation(s) and Conditions of Approval contained therein and further authorizes the Planning Director to issue a:

Site Development Permit  
Subdivision Permit

consistent with said recommendation(s).

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 11th day of August, 1986, and filed with the Wilsonville City Recorder this same day.

  
\_\_\_\_\_  
VICE Chairman, Planning Commission

Attest:

\_\_\_\_\_



## Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310-0590 PHONE (503) 378-4926

August 18, 1986

Ms. Gena Pelletier  
City of Wilsonville  
P.O. Box 220  
Wilsonville, Oregon 97070

RECEIVED  
AUG 19 1986  
CITY OF WILSONVILLE

Dear Gena:

We have received proposed amendment No. 86PC11 submitted by the City of Wilsonville (LCDC File #001-86B). This letter is to inform the city that the Department of Land Conservation and Development has concerns relative to the proposed amendment.

As pointed out in the information provided with this proposed amendment, the amendment would reduce housing opportunity within Wilsonville by 26 dwelling units. We suggest that the city establish a system to monitor the effects of such plan amendments with regard to the city's compliance with OAR 660 Division 7 (the Metro Housing Rule). This rule requires Wilsonville to maintain a housing opportunity of eight units per net buildable acre and a new construction opportunity for 50% attached and 50% detached housing units. With such a monitoring system in place the city can assure its continued compliance and prevent the need for large scale changes to correct deficiencies in this area. Staff representatives from this Department are available to consult with the city with regard to such a monitoring effort.

Please enter this letter into your record of proceedings at the hearing on this proposal scheduled for September 2, 1986. If you have questions related to our concerns or recommendations, please contact Jim Sitzman, your field representative, at 229-6068.

Sincerely,



James F. Ross  
Director

JFR:deb  
0440FJS/4B

cc: Jim Sitzman, Field Representative  
Jerry Offer, Review Coordinator  
LCDC File No. 001-86B (Wilsonville)