

ORDINANCE NO. 554

AN ORDINANCE AMENDING THE WILSONVILLE COMPREHENSIVE PLAN BY ADDING POLICIES AND IMPLEMENTING MEASURES RELATIVE TO THE VILLEBOIS VILLAGE PLANNING AREA.

WHEREAS, the Wilsonville Comprehensive Plan provides that development in “Special Area of Concern B” must be consistent with the Dammasch Area Transportation Efficient Land Use Plan (DATELUP), as such plan may be refined; and,

WHEREAS, the adoption of the Villebois Village Concept Plan, a refinement of DATELUP, necessitates conforming amendments to the text of the Wilsonville Comprehensive Plan; and,

WHEREAS, amendments to the text of the Comprehensive Plan are proposed, providing for implementation of the Villebois Village Concept Plan by creation of a Residential-Village Plan designation, a Villebois Master Plan, and a Village Zone District; and,

WHEREAS, a public hearing on the proposal, Case no. 02PC07A, was conducted by the Wilsonville Planning Commission on April 2, 2003; and,

WHEREAS, the Planning Commission recommended approval of the proposal, with amendments; and,

WHEREAS, the City Council conducted a duly noticed public hearing on the proposal on May 19, 2003; and,

WHEREAS, the Council has considered the record before the Planning Commission, the Planning Division staff report and testimony and evidence of interested parties,

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

Section 1. Findings. The City Council hereby adopts as findings of fact the above recitals and the statements of fact and conclusionary findings in the staff report in the matter dated May 9, 2003, attached as Exhibit A and incorporated by reference as if fully set forth herein.

Section 2. Order. The City Council hereby adopts the amendments to the Wilsonville Comprehensive Plan text shown on Exhibit B, attached hereto and incorporated by reference as if fully set forth herein..

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 19th day of May, 2003, at the hour of 7:00 p.m. at the Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville, Oregon, and scheduled for second reading on the 2nd day of June, 2003, commencing at the hour of 7:00 p.m. at the Wilsonville Community Center.



SANDRA C. KING, CMC, City Recorder

ENACTED by the City Council on the 2nd day of June, 2003, by the following votes:

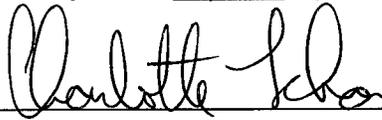
YEAS: -5-

NAYS: -0-



SANDRA C. KING, CMC, City Recorder

DATED and signed by the Mayor this 4th day of June 2003.



CHARLOTTE LEHAN, Mayor

SUMMARY OF VOTES:

Mayor Lehan Yes
Councilor Helser Yes
Councilor Kirk Yes
Councilor Holt Yes
Councilor Scott-Tabb Yes

Attachments:

Wilsonville Planning Division Staff Report dated May 9, 2003, Exhibit A
Comprehensive Plan Text Changes, Exhibit B
Planning Commission Record

City of

WILSONVILLE
in OREGON



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
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STAFF REPORT

WILSONVILLE PLANNING DIVISION
Wilsonville City Council

Ordinance No. 554
Exhibit A – Findings

Hearing Date: May 19, 2003
Date of Report: May 9, 2003
Application No.: 02PC07(A)
Request: Amend the Wilsonville Comprehensive Plan by Adding Policy and Implementing Measures to Guide Implementation of the *Villebois Village Concept Plan* (Planning File No. 02PC06)

LOCATION: Approximately 520 acres generally bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen Roads, and east to the current City western boundary.

CRITERIA: Wilsonville Comprehensive Plan: “Standards for Approval of Plan Amendments” (page 8); Area of Special Concern B (p.83), Policy 2.2.1 (Urbanization); *Villebois Village Concept Plan* Implementation Policy 1.1(A)(C); Wilsonville Comprehensive Plan Map

Wilsonville Code: Sections 4.008 – 4.020, 4.032(.01)(B), 4.033(.01)(B), and 4.198 (A-D);

Metro Urban Growth Management Functional Plan;

Applicable Statewide Planning Goals 1, 2, and 14;

Oregon Revised Statute 426.508(3)

LAND USE - DESIGNATIONS: Wilsonville Comprehensive Plan Map Designations: Area of Special Concern “B”, “Public Lands,” “Industrial”; Clackamas County Comprehensive Plan Map Designations: “Agricultural,” “Rural”

ZONING DESIGNATIONS: Wilsonville Zone Map Classifications: “Public Facilities,” “Residential-Agricultural Holding”; Clackamas County Zone Map Classification: “Exclusive Farm Use”

APPLICANT: Villebois LLC

STAFF REVIEWERS: Barbara Coles, Maggie Collins, Mike Kohlhoff, Paul Lee



DESCRIPTION OF ACTION:

The applicant proposes to delete five paragraphs titled "AREA B" on page 83 of the Comprehensive Plan, and replace said text with new narrative, Policy, and Implementation Measures starting on Page 81 of the Comprehensive Plan. This language would provide direction regarding implementation of the *Villebois Village Concept Plan*, and would authorize a new Plan Map designation of "Residential-Village." Ordinance No. 554 contains the proposed changes cited above (Exhibit B to Ordinance No. 554) and Conclusionary Findings to enact the ordinance in Exhibit A.

BACKGROUND:

Planning File 02PC06 and 02PC06A. By adoption of the *Villebois Village Concept Plan*, the City has a new ancillary document to the Wilsonville Comprehensive Plan and a refinement to the 1996 Dammasch Area Transportation-Efficient Land use Plan for 520 acres within the Metro Urban Growth Boundary. To implement the *Villebois Village Concept Plan*, several steps are necessary, of which this request is one.

Rationale. The purpose of the Residential-Village (R-V) designation is to provide for a mixed-use community with a variety of housing types and densities. It may incorporate employment centers, commercial uses, and public uses in patterns, styles, and scales appropriate to the design of a neighborhood where the opportunity exists to minimize the need to use an automobile for daily living. Creation of a fully realized "village" will take place over time as economic ability to support the full range of envisioned uses grows. In order to support this intensification, the Village Center (or core existing structures) should be understood to need flexibility for uses as it evolves and matures over time. Buildings in the core should be designed to allow for a full range of uses from high density residential to commercial retail to office and employment uses and to permit the conversion of these buildings over time.

The Residential-Village Plan Map designation is proposed to be applied as necessary to land previously designated as "Area B" in the Wilsonville Comprehensive Plan as updated June 7, 2001. "Area B" specifically addressed properties that were the subject of the "Dammasch Area Transportation-Efficient Land Use Plan" or DATELUP. The Wilsonville City Council accepted DATELUP on November 13, 1996 by Resolution 1332. It states:

...the concept of the Dammasch Area Transportation-Efficient Land Use Plan is hereby accepted, and it will be used to:

4. *Initiate, and direct the City staff to prepare amendments to the City's Comprehensive Plan and zoning for the area...*

In 1999 the Oregon Legislature passed a bill that directed that the Dammasch Hospital property be sold. ORS 426.508(3) states:

Redevelopment of the real property formerly occupied by the F. H. Dammasch State Hospital shall be consistent with the Dammasch Area Transportation Efficient Land Use Plan developed by Clackamas County, the City of Wilsonville,

the Oregon Department of Administrative Services, the Department of Land Conservation and Development, the Department of Transportation, the State Housing Council, the Mental Health and Developmental Disability Services Division and the Division of State Lands.

PLANNING COMMISSION ACTION:

The first public hearing on this application was advertised for March 12, 2003. The Planning Commission continued the hearing to April 9, 2003. On April 9, 2003, after conducting a duly advertised public hearing, the Planning Commission voted to recommend adoption of the proposed text change with minor language amendments.

STAFF RECOMMENDATION:

After conducting a duly noticed public hearing, Staff recommends that the City Council adopt Ordinance No. 554, thereby instituting revised Comprehensive Plan text, Policy and Implementing Measures; and establishing a new land use planning designation of "Residential-Village". The Residential-Village designation, which replaces the Comprehensive Plan Special Area of Concern B text, provides for the implementation of the *Villebois Village Concept Plan*, subsequent Master Plan, and additional implementing ordinances, as necessary.



CONCLUSIONARY FINDINGS

SECTION A WILSONVILLE COMPREHENSIVE PLAN

Staff finds that the following elements apply: Standards for Approval of Plan Amendments (page 8 of the Comprehensive Plan), Area of Special Concern B (p.83), Policy 2.2.1 (Urbanization), *Villebois Village Concept Plan* Implementation Policy 1.1(A)(C), and the Comprehensive Plan Map.

Standards for Approval of Plan Amendments

In order to grant a Plan amendment, the City Council shall, after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

- a. *The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.*

Finding A-1. The proposed Comprehensive Plan text, Policy, and Implementing Measures provide for the implementation of the *Villebois Village Concept Plan*. It was demonstrated in Planning File 02PC06A that the Concept Plan will not result in conflicts with any portion of the Comprehensive Plan not being amended. Staff has reviewed the proposed new language, which includes a conforming amendment of Comprehensive Plan Implementation Measure 4.1.4.cc, and finds no conflict with any portion of the Comprehensive Plan. **This Standard has been met.**

- b. *The granting of the amendment is in the public interest.*

Finding A-2. The proposed amendment creates the text, Policy, and Implementing Measures required to allow the application of the *Villebois Village Concept Plan* policies and any subsequent Villebois Village Master Plan development as required by the Concept Plan. The applicant correctly states that the *Villebois Village Concept Plan* has been previously considered by the City and deemed in the public interest. **This Standard has been met.**

- c. *The public interest is best served by granting the amendment at this time.*

Finding A-3. The applicant correctly states that the City has previously identified the need for the development of an urban village in Area B with the adoption of DATELUP. The *Villebois Village Concept Plan* updates and refines DATELUP while identifying areas of continuing or growing concern. The proposed Comprehensive amendment facilitates the *Villebois Village Concept Plan* and the

subsequent Master Plan, thus supporting timely implementation. **This Standard has been met.**

- d. *The following factors have been adequately addressed in the proposed amendment: the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions.*

Finding A-4. The proposed Comprehensive Plan amendment facilitates implementation of the *Villebois Village Concept Plan* for which these factors have been reviewed in Planning File 02PC06A. **This Standard has been met.**

- e. *Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.*

Finding A-5. The proposed Comprehensive Plan amendment does not conflict with applicable Metro requirements. See the discussion in Section C on Metro Functional Plan compliance. **This Standard has been met based upon the letter from Metro in the record on this matter.**

Policy 2.2.1 (Urbanization)

The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.

Finding A-6. The *Villebois Village Concept Plan* is an urbanization plan for an area that is underdeveloped, on land that is within the City's Urban Growth Boundary. The proposed Comprehensive Plan text, Policy, and Implementing Measures provide for the implementation of the *Concept Plan*. **This Policy has been met.**

Villebois Village Concept Plan

Implementation Policy 1.1(A). Amend the Comprehensive Plan Map by adding Policies and Implementing Measures to guide development of the Villebois Village Concept Plan.

Finding A-7. This application proposes new Comprehensive Plan text, Policy, Implementing Measures, and land use designation to be applied to the area to be developed under the *Villebois Village Concept Plan* and subsequent Master Plan. **This Implementation Policy has been met.**

Implementation Policy 1.1(C). Amend the Comprehensive Plan Map by creating a new map designation of "Residential-Village" to be applied to the area to be developed under the Villebois Village Concept Plan and Villebois Village Master Plan.

Finding A-8. The application proposes text that introduces the Residential-Village (R-V) designation, which is to be shown on the Comprehensive Plan Map. The actual Map amendment is proposed in Planning File 02PC07C. **This Implementation Policy has been met.**

Wilsonville Comprehensive Plan Map

Finding A-9. The application proposes to replace Area of Special Concern B in the Comprehensive Plan with text, Policy and Implementing Measures to create the Residential-Village land use designation and to implement the *Villebois Village Concept Plan*. Included is text introducing an associated Plan Map amendment being proposed in Planning File 02PC07C. **This Finding is advisory.**

SECTION B

WILSONVILLE PLANNING AND LAND DEVELOPMENT ORDINANCE

This part of the staff report addresses the Wilsonville Planning and Land Development Ordinance. Staff finds that the following sections apply: Wilsonville Code Sections 4.008-4.020, 4.032(.01)(B), 4.033(.01)(B), and 4.198 (A-D).

Sections 4.008-4.020: These Sections contain procedures to be followed for hearing a legislative application.

Finding B-1. All appropriate and required procedures have been followed and carried out for developing and hearing this legislative proposal by the Planning Commission. **The application complies with these applicable Wilsonville Code Sections.**

Section 4.032(.01)(B): This Section states that the Planning Commission has authority to make recommendations to the City Council on legislative changes to, or adoption of new elements or sub-elements of the Comprehensive Plan.

Finding B-2. The Planning Commission has the authority to recommend the proposed legislative change to the Comprehensive Plan. **The standard is met.**

Section 4.033(.01)(B): This Section states that the City Council has final decision-making authority on applications for amendments to, or adoption of new elements or sub-elements to the maps or text of the Comprehensive Plan, as authorized in Section 4.198.

Finding B-3. The Planning Commission is not making a final decision but is making a recommendation on a proposed Comprehensive Plan amendment to the City Council for final decision. **The standard is met.**

Section 4.198 (A-D): Wilsonville Code Section 4.198 (A-D) requires Comprehensive Plan changes by adoption of elements or ancillary documents must include findings that support:

A. *The proposal meets a public need that has been identified;*

Finding B-4. The proposed Comprehensive Plan amendment facilitates the implementation of the *Villebois Village Concept Plan* (and subsequent Master Plan as required by the *Concept Plan*). In the Planning Commission's deliberation of Planning File 02PC06A, it was demonstrated that the *Concept Plan* meets a public need that has been identified. **The application complies with this sub-section.**

B. *The proposal meets the identified public need at least as well as any other amendment or change that could reasonably be made;*

Finding B-5. The applicant correctly states that the *Villebois Village Concept Plan* represents a refinement to DATELUP and meets or exceeds the major design elements of the DATELUP adopted conceptual plan as demonstrated in the Planning Commission's deliberation of Planning File 02PC06A. It was also demonstrated that the new *Concept Plan* meets the identified public need. The proposed Comprehensive Plan amendment establishes the Residential-Village designation which helps to implement the *Villebois Village Concept Plan* and subsequent Master Plan. **The application complies with this sub-section.**

C. *The proposal supports applicable Statewide Planning Goals;*

Finding B-6. The City complies with applicable Statewide Planning Goals as shown in Section D of this Report. **The application complies with this sub-section.**

D. *The proposal will not result in conflicts with Comprehensive Plan portions not being amended.*

Finding B-7. See Finding A-1. **The application complies with this sub-section.**

SECTION C METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

Wilsonville's planning programs are required to support Metro's 2040 Regional Framework Plan and the Functional Plan that was formally adopted by the Metro Council. The Functional Plan directs the region's urban growth and development. The regional policies of the Functional Plan are formulated from, and are consistent with, the Regional Urban Growth Goals and Objectives, including the Metro 2040 Growth Concept. The overall principles of the Greenspaces Master Plan are also incorporated in the Functional Plan.

Finding C-1. Planning File 02PC07A proposes to amend the Wilsonville Comprehensive plan by adding enabling language for the *Villebois Village Concept Plan* (an ancillary City document), establishing the Residential-Village land use designation and introducing the associated enabling Comprehensive Plan

Map designation. While Metro Functional Plan requirements are to apply to comprehensive plan amendments, the various sections (Titles) more readily address regional issues and concerns. Within the process established by the City for review of Villebois Village, the analysis of compliance with the Metro Functional Plan is more appropriate for the proposed Villebois Village Master Plan (Planning File 02PC07B). **Consequently, Metro Functional Plan Analysis will not be done for this application but will be undertaken for the Master Plan.**

SECTION D
STATEWIDE PLANNING GOALS AND OREGON REVISED STATUTE

Statewide Planning Goals

Staff finds that Statewide Planning Goals 1, 2, and 14 apply.

Goal 1: *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process*

Finding D-1. The City is currently in compliance with Goal 1 by providing a comprehensive public involvement process for development and application of land use regulations through the Implementing Measures for Goals 1.1 and 1.2 of the Comprehensive Plan (Citizen Involvement). This application does not propose to alter this process or amend the regulations and therefore, the City remains in Compliance with Goal 1.

The applicant has demonstrated that there has been, and states that there will continue to be, substantial public involvement in the process for adopting and implementing the *Villebois Village Concept Plan* as set forth in Planning File 02PC06A, including open houses and meetings with affected property owners for several months before the start of the formal process for adoption of this application and the associated proposals. The current hearing process includes duly noticed public hearings before the Planning Commission consistent with Goal 1. **This application is consistent with Statewide Goal 1.**

Goal 2: *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions*

Finding D-2. The City is currently in compliance with Goal 2 because it has a land use planning process and policy framework contained within the acknowledged Wilsonville Comprehensive Plan and implementing ordinances. These serve as a basis for all land use decisions and actions. **This application is consistent with Statewide Goal 2.**

Goal 14: *To provide for an orderly and efficient transition from rural to urban land use*

Finding D-3. The City's Comprehensive Plan is in compliance with Goal 14. The proposed Comprehensive Plan amendment is consistent with Comprehensive

Plan urbanization policy. While all of the area within the Residential-Village designation is within the City's Urban Growth Boundary, approximately 266 acres remain outside the City's boundary and retain the Clackamas County rural designation "Agricultural". The *Villebois Village Concept Plan* addresses urbanization of the rural land through the coordinated development of residential and mixed-use structures with public facilities (including the transportation system), while protecting natural resources. The implementing text language and Residential-Village designation will facilitate this transition. **This application is consistent with Statewide Goal 14.**

Oregon Revised Statute

ORS 426.508(3): Sale of F. H. Dammasch State Hospital; redevelopment of property; property reserved for community housing

Redevelopment of the real property formerly occupied by the F. H. Dammasch State Hospital shall be consistent with Dammasch Area Transportation Efficient Land Use Plan developed by Clackamas County, the City of Wilsonville, the Oregon Department of Administrative Services, the Department of Land Conservation and Development, the Department of Transportation, the State Housing Council, the Mental Health and Developmental Disability Services Division, and the Division of State Lands.

Finding D-4. The Dammasch Area Transportation-Efficient Land Use Plan (DATELUP) was developed to interrelate the Dammasch Hospital site with the surrounding area covering a total of approximately 520 acres. This area was to become known as "Area of Special Concern B" in the City's Comprehensive Plan in 1996. Any development with Area B was required to conform to DATELUP, as it may be amended. The *Villebois Village Concept Plan* updates and refines DATELUP and becomes the concept plan for the area. The proposed Comprehensive text, Policy, and Implementation Measures and the proposed Residential-Village designation facilitate implementation of the *Concept Plan* and are consistent with its provisions. **Therefore, the application is consistent with ORS 426.508.**

CONCLUSIONARY FINDING: All efforts have been made to review the proposed Comprehensive Plan amendment for consistency with the applicable sections of the Wilsonville Comprehensive Plan and Zoning Code that might apply. The review has been coordinated with all affected bodies and agencies. The application has been duly considered and responded to through the public involvement and testimony process. The proposed amendment furthers the City's responsibility to plan comprehensively for Area of Special Concern B in a manner that is responsive to a variety of factors identified in the *Villebois Village Concept Plan*. All state, regional, and local concerns have been accommodated to the best level possible and the amendment meets all applicable criteria which staff feel apply.

**EXHIBIT B
ORDINANCE NO. 554**

**DELETION
PAGE 83 OF THE COMPREHENSIVE PLAN**

AREA B

~~NOTE: the previous Areas 2 and 10 have been replaced with Area B, dealing with the Dammasch Area Transportation Efficient Land Use Plan. The Dammasch planning area includes more than 500 acres around the old State hospital site. Prepared in 1996, the Master Plan for the Dammasch area envisions a new "urban village" with approximately 2,300 housing units, a commercial center, four parks, a public school site, an inter-connected trail system, and more than 100 acres designated as open space (some of which is in the Coffee Lake Creek and Seely Ditch flood plains).~~

~~Access to and through the Dammasch area, and the viability of the planned commercial center of the development, will be important considerations in making the urban village a reality. The potential for a new freeway interchange at Boeckman Road (Area of Special Concern 'J') will have a significant effect on the urban village development plan.~~

~~Although some updates to the Master plan will be needed, the City, Metro, and the State all remain committed to the basic concept of the urban village. The selection of a qualified developer, and the preparation of a development agreement for all of the affected properties, will be critical to the successful redevelopment of the Dammasch site and adjoining properties.~~

~~The importance of the Coffee Lake Creek area for wildlife habitat, storm drainage, and attractive open space must also be considered. It may be possible to add or enhance wetlands in this area to mitigate wetland losses at other locations.~~

~~Due to the importance of the Dammasch area for the future growth and development of the community, any development within the Dammasch planning area will be required to conform to the Dammasch Area Transportation Efficient Land Use Plan, as may be amended.~~

**ADDITION
PAGE 81 OF THE COMPREHENSIVE PLAN**

COMPACT URBAN DEVELOPMENT

Several hundred acres of the Metro Urban Growth boundary are affected by the directives of the Villebois Village Concept Plan (Ordinance No. 533). These properties, bounded generally on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen Roads, and east to the current City western boundary, can be designated “Residential-Village” on the Comprehensive Plan Map.

Including Dammasch State Hospital property, development and redevelopment will integrate a mixed-use land pattern that combines natural resources, transportation facilities and land uses to create over 2300 residential units that are configured around three neighborhood areas.

The Residential-Village Plan Map Designation fulfills and replaces the intent of previous Comprehensive Plan language that addressed this portion of the City as Special Area of Concern B on the Comprehensive Plan Map. A Residential-Village Plan Map designation carries additional requirements and implementation tools as described below.

The City’s “Village” Zone District will implement this area’s development. The Villebois Village Master Plan will direct necessary infrastructure improvements. The Significant Resource Overlay Zone District will govern how identified natural resources are integrated under the Concept Plan.

Specific development proposals will be guided and directed by “specific area plans” and pattern books. In many cases a development proposal will be reviewed by the City’s Development Review Board for conformance with development requirements for this area.

Policy 4.1.6: Require the development of property designated “Residential-Village” on the Comprehensive Plan Map to create livable, sustainable urban areas which provide a strong sense of place through integrated community design, while also making efficient use of land and urban services.

Implementation Measure 4.1.6.a Development in the “Residential-Village” Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.

Implementation Measure 4.1.6.b The Villebois Village Master Plan shall contain the following elements:

- 1. An integrated plan addressing land use, transportation, utilities, open space and natural resources.**
- 2. Direction for cohesive community design based on sustainable economic, social and environmental principles; pedestrian and transit friendly principles; mitigation of traffic impacts; and enhanced connectivity within proposed development as well as to the remaining Wilsonville environs.**
- 3. Identification of opportunities for employment and services within a village core area to reduce vehicle trip lengths.**
- 4. Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.**
- 5. Identification of how the properties will accommodate a mix of housing types and densities so that an ultimate buildout of over 2300 housing units is accommodated.**
- 6. Direction for provision of community housing consistent with Oregon Revised Statute 426.508.**
- 7. Identification of architectural patterns and types, creating neighborhoods that encourage bicycle and pedestrian travel, human interaction, and appreciation for natural features and systems.**

Implementation Measure 4.1.6.c The “Village” Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation.

Implementation Measure 4.1.6.d The “Village” Zone District shall allow a wide range of uses that benefit and support an “urban village,” including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses.

02PC07A

Comprehensive Plan
Text Amendment

**Planning Commission
02PC07A
Comprehensive Plan Text Amendments for
Implementation of the Villebois Village Concept Plan**

Record Index

Planning Commission Actions, April 9, 2003

- 02PC07A Notice of Decision
- Resolution 02PC07A
- 02PC07A Motion

Distributed at the April 9, 2003 Planning Commission Meeting:

- Exhibit 6:** A memorandum dated April 9, 2003, from Maggie Collins, regarding "Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center, Dated 3/31/03.
- Exhibit 5:** A letter dated April 3, 2003, from Jim Desmond of Metro, regarding Proposed Amendment to Wilsonville Comprehensive Plan to Create Residential Village District.
- Exhibit 4:** A letter dated March 31, 2003, from Rev. Dr. Mary Manin Morrissey of the Living Enrichment Center.
- Exhibit B:** "Conforming Text Amendment, Page 5 of the Comprehensive Plan, File No. 02PC07A"
- Attachment 3:** "Errata Sheet, File No. 02PC07A"

Staff Report dated March 27, 2003 for the April 9, 2003 Planning Commission Continued Public Hearing, with:

The Analysis and Findings of Fact portion of the Staff Report have been included in the City Council Staff Report.

- Exhibit A:** New Text – Add to Page 81 of the Comprehensive Plan
- Attachment 1:** Deletion, Page 83 of the Comprehensive Plan
- Attachment 2:** Affected Properties, Villebois Village Concept Plan
- Exhibit 3;** A letter dated March 20, 2003, addressed to Maggie Collins, from Howard Busse of LEC.
- Exhibit 2:** A letter dated March 10, 2003, addressed to Maggie Collins, from John Borge of Clackamas County, regarding Villebois – Planning Files. 02PC06, 02PC07A, 02PC07C

Distributed to the Planning Commission:

- Exhibit 1:** A letter dated March 6, 2003, from Mike Ragsdale of Costa Pacific Communities requesting a continuance for 02PC07A and 02PC07C; with a cover memo dated March 7, 2003 from Maggie Collins.

Staff Report Dated March 5, 2003 for March 12, 2003 Planning Commission meeting.

Planning Commission Actions, April 9, 2003

- **02PC07A Notice of Decision**
- **Resolution 02PC07A**
- **02PC07A Motion**

City of

WILSONVILLE
in OREGON



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NOTICE OF DECISION

PLANNING COMMISSION

RECOMMENDATION TO CITY COUNCIL

FILE NO.: 02PC07A

APPLICANT: City of Wilsonville

REQUEST: Amend the Wilsonville Comprehensive Plan by Adding Policy and Implementing Measures to Guide Development Provided For by the Villebois Village Concept Plan (Planning File No. 02PC06)

After conducting a Public Hearing on April 9, 2003, the Planning Commission voted to recommend this action to the City Council by passing Resolution 02PC07A.

The City Council is scheduled to conduct a Public Hearing on this matter on May 19, 2003.

For further information, please contact the Wilsonville Planning Department, Community Development Building, 8445 S.W. Elligsen Road, or telephone (503) 682-4960.



"Serving The Community With Pride"

**PLANNING COMMISSION
RESOLUTION NO. 02PC07A**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING
THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE WILSONVILLE
COMPREHENSIVE PLAN BY ADDING POLICY AND IMPLEMENTATION
MEASURES TO GUIDE DEVELOPMENT PROVIDED FOR BY THE VILLEBOIS
VILLAGE CONCEPT PLAN.**

WHEREAS, the Wilsonville Planning Director submitted proposed amendments to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after providing the required notice, held Public Hearings on March 12, 2003 and April 9, 2003 to review proposed Comprehensive Plan text amendments and to gather additional testimony and evidence; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties;

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Planning Staff Reports along with the findings and recommendations contained therein and, further, recommends that the Wilsonville City Council approve said amendments as reviewed and amended by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 9th day of April 2003, and filed with the Planning Secretary on

April 9, 2003.


Wilsonville Planning Commission

Attest:


Linda Straessle, Planning Secretary

SUMMARY of Votes:

Chair Iguchi:	<u>Aye</u>
Commissioner Hinds:	<u>Aye</u>
Commissioner Faiman:	<u>Aye</u>
Commissioner Guyton:	<u>Aye</u>
Commissioner Ludlow:	<u>Nay</u>
Commissioner Pruitt:	<u>Aye</u>
Commissioner Wortman:	<u>Nay</u>

PLANNING COMMISSION

Motion

April 9, 2003

02PC07A Comprehensive Plan text amendment for implementing the Villebois Village Concept Plan.

Motions pertaining to the Staff Report dated March 27, 2003, for 02PC07A:

Commissioner Wortman moved to amend the language of the last sentence of the third paragraph on page 12 of 15 to, "A Residential-Village Plan Map designation carries additional requirements and implementation tools ~~that are specifically geared to those acres of the 520 acres~~, as described below." Commissioner Pruitt seconded the motion, which carried 7 to 0.

Commissioner Hinds moved to amend the first paragraph on page 12 of 15 to read, "~~Approximately 520 acres~~ *Several hundred acres* within the Metro Urban Growth boundary are affected by the directives of the Villebois Village Concept Plan (Ordinance No 533)." Commissioner Ludlow seconded the motion, which carried 5 to 1 to 1 with Chair Iguchi opposing and Commissioner Pruitt abstaining.

Commissioner Wortman moved to amend the language in the first sentence of Implementation Measure 4.1.6.a, on page 12 of 15 to, "Development in the 'Residential Village' Map area shall be ~~guided~~ *directed* by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), *subject to relevant Policies and Implementation Measures in the Comprehensive Plan;*..." Commissioner Ludlow seconded the motion, which carried 7 to 0.

The tax lot number for the City of Wilsonville in Attachment H on page 15 of 15 of the staff report is to be amended to "801."

Chair Iguchi moved to amend the language of the second sentence of the first paragraph on page 12 of 15 of the staff report to, "These properties, bounded generally *on the north* by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen Roads, and east to the current City western boundary, can be designated 'Residential-Village' on the Comprehensive Plan Map." Commissioner Wortman seconded the motion, which carried 7 to 0.

There was a consensus to amend the language of Finding A-5 on page 5 of 15 to, "This Standard has been met *based upon the letter from Metro in the record on this matter.*"

Commissioner Hinds moved that the Planning Commission adopt Resolution 02PC07A with all of the errata and the directions and motions that the Planning Commission gave for changes to the staff report. Commissioner Faiman seconded the motion, which carried 5 to 2 with Commissioner Ludlow and Commissioner Wortman opposing.

Distributed at the April 9, 2003 Planning Commission Meeting:

- Exhibit 6:** A memorandum dated April 9, 2003, from Maggie Collins, regarding "Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center, Dated 3/31/03.
- Exhibit 5:** A letter dated April 3, 2003, from Jim Desmond of Metro, regarding Proposed Amendment to Wilsonville Comprehensive Plan to Create Residential Village District.
- Exhibit 4:** A letter dated March 31, 2003, from Rev. Dr. Mary Manin Morrissey of the Living Enrichment Center.
- Exhibit B:** "Conforming Text Amendment, Page 5 of the Comprehensive Plan, File No. 02PC07A"
- Attachment 3:** "Errata Sheet, File No. 02PC07A"

**CITY OF WILSONVILLE
PLANNING DIVISION**

MEMO TO: Planning Commission

Exhibit 6

FROM:  Maggie Collins, Planning Director

SUBJECT: Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center, Dated 3/31/03
Planning Files 02PC07A and 02PC07C

DATE: April 9, 2003

LEC has two requests:

1. Add language titled "Vision of Living Enrichment Center" (Exhibit 2 in Letter) to the Comprehensive Plan Text (02PC07A); and
2. Change the Comprehensive Plan Map from "Public Lands" to "Residential-Village" (02PC07A) for Tax Lot 2800.

RESPONSE:

Staff has no objection to LEC's Request #2. The rationale for the request is contained on pages 2 and 3 of the 3/31/03 letter. As a legislative land use set of actions, the LEC property is within the Villebois Village Concept Plan area. The Planning Commission has previously agreed that a description of the current uses of the LEC property is appropriate and should be added to the Concept Plan. With a recommended Plan Map Designation change, no use changes can occur until such point as master planning, zone changes and other City requirements are met.

Staff does not recommend favorable action on Request #1. This statement includes more detail than is typically given other properties and their uses within the Comprehensive Plan. At this point in time, this language includes uses not yet perhaps contemplated or described in the proposed Villebois Village Concept Plan (02PC06A). At the last meeting the Planning Commission recommended more general text be added to describe the existing uses on LEC. The next point at which discussions about LEC's future land uses and their integration with the Villebois Village Concept Plan would occur at the development of the Villebois Village Master Plan (File No. 02PC07B), currently underway under the auspices of the Villebois master planner.

Other clarifications:

1. The Planning Commission acted to incorporate the description of LEC into the Villebois Village Concept Plan only; thus the reference to Zoning in the first paragraph, first page was not agreed to by the City (see City letter of March 19, 2003 to Howard Busse).

Lands” and “Public Facilities” respectively.) In 1993, LEC had applied to the City (File No. 93PC36) for approval of stage II Final Plan to allow its use of the Callahan Center as a church (LEC had purchased and operated the Callahan Center as the LEC under a one-year temporary use permit at the time of the Stage II application). This request was granted. No zone change request was processed. Since then, there have been differences of opinion with LEC and City staff as to the uses that were approved as part of that application. However, the City has not prevented LEC’s use of the property for church activities despite the development of a school and conference center on the property that were not approved as part of the 1993 land use request. The Public Facilities Zone allows church use as an outright permitted use. The City is not suggesting that LEC curtail use of the property as a church, nor has the City prevented LEC from applying for land use approval to accommodate changes to its operation. A re-examination of zone uses is, however, necessary if LEC is to function in the future as suggested in the Vision statement attached to its March 31, 2003 letter.

8. In 1993, the Stage II approval included a portion of LEC property designated as Primary and Secondary Open Space on the City’s Comprehensive Plan Map. LEC recognized these resources and planned accordingly to protect them as part of their Stage II Final Plan. The City’s Natural Resources Plan, adopted June 7, 2001, was developed to meet the City’s Statewide Planning Goal 5 and Urban Growth Management Functional Plan Title 3 regulatory requirements to protect natural resources within the City. As part of this Plan, the City adopted a Citywide Significant Resource Overlay Zone (SROZ) Map that identified using state and regional standards, significant resources through the City that are subject to the protection of the Natural Resources Plan. The Primary and Secondary Open Space designations were removed from the Comprehensive Plan Map as a part of the adoption of the Natural Resources Plan.

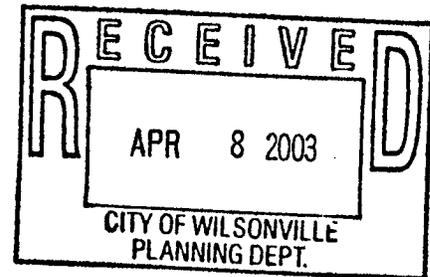
Numerous public hearings were held at both Planning Commission and City Council levels regarding the formation and adoption of this Plan. Public hearing notices were sent to all affected property owners, including LEC, before each public hearing.

Having applied an SROZ designation to LEC property is not in itself an issue. The concern appears to center around the SROZ impact of LEC’s ability to plan for future expansion. For example, currently the ability to transfer density from SROZ to other areas of a site is allowed only in Planned Development zones. The Public Facilities zone does not establish a minimum or maximum density and the uses permitted within the zone do not lend themselves to density calculations, like residential uses do. It should be noted, however, that regardless of what planning efforts are undertaken to include LEC in the Villebois Village planning processes, the City would continue to fully enforce its SROZ regulations.



METRO

Exhibit 5



City of Wilsonville
Planning Commission
30000 Town Center Loop E.
Wilsonville, OR 97070

April 3, 2003

Re: Proposed Amendment to Wilsonville Comprehensive Plan to Create Residential Village District

Dear Commissioners:

Thank you for the opportunity for Metro's Regional Parks and Greenspaces Department (Department) to provide this testimony on the proposed amendments to the city's Comprehensive Plan.

For the benefit of the Planning Commission, some background on the Department's interest in this issue may be useful. In 1995 citizens of the region passed an open spaces bond measure for the purpose of acquiring regionally significant natural areas, trails and streams to be preserved in perpetuity in the public's interest. The bond measure identified specific geographic areas throughout the region to focus acquisition efforts, including the Tonquin Geologic Area in the vicinity of the proposed Villebois development. Goals for the Tonquin Geologic Area include, but are not limited to, preserving the 100-year floodplain and associated wetlands and riparian area of Coffee Lake Creek.

In 1999 the Wetland Conservancy donated approximately 28 acres in the Coffee Lake basin and nearby Seely Ditch to Metro for the purposes of restoring this area from its more recent agricultural use to its historic natural function as a floodplain. These 28 acres are within the area being proposed to be rezoned as Residential Village.

As you may be aware, Metro submitted a letter of support for the Villebois Village Concept Plan (2/14/03) which shows the Wetland Conservancy donation as part of the proposed Coffee Lake Natural Preserve. The proposed Comprehensive Plan amendments call for the Residential Village District to be applied through a Specific Area Plan that will address open space and natural resource protection.

We assume that the Specific Area Plan will allow these lands to continue to be set aside as open space and managed for their natural resource values, as afforded by the current zoning. The types of protection measures and management activities envisioned for these lands include but are not limited to:

- Lands remain eligible for receiving federal restoration grants
- Adequate buffers are established to protect the resource
- Wildlife habitat restoration
- Retain floodplain functions

In conclusion, the Department would like to acknowledge the City of Wilsonville and its consultants for their good work on the Villebois Village Concept. Based on our review, the Comprehensive Plan Amendments do not appear to conflict with the continued protection of Metro owned open spaces that would be rezoned as Residential Village under a future Specific Area Plan. We would be interested and grateful for the opportunity to review the open spaces and natural resources sections of the draft Specific Area Plan for the Villebois Village when that work is underway.

Yours truly,



Jim Desmond, Director
Metro Regional Parks and Greenspaces Department

CC: Jim Morgan, Metro
Ray Valone, Metro
Mayor Charlotte Lehan, City of Wilsonville
Maggie Collins, City of Wilsonville



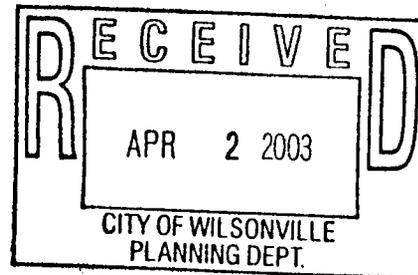
**LIVING
ENRICHMENT
CENTER**

Healing lives and building dreams

Exhibit 4

March 31, 2003

Wilsonville Planning Commission
ATTN: Linda Straessle
30000 SW Town Center Loop E
Wilsonville, Oregon 97070



RE: Comprehensive Plan Map

Dear Ms. Collins, Chairperson Iguchi, and Wilsonville Planning Commission members:

Thank you for this opportunity to comment on the proposed Comprehensive Plan amendments related to the Villebois Concept Plan. To review, at the last Planning Commission hearing on March 12, 2003, we requested language be adopted for our inclusion in the Village Zoning designation, to which the City of Wilsonville agreed. Since then, we have met with the Master Planner for the Villebois Village project, Costa Pacific, and are jointly advancing a master plan for the property, which includes LEC.

Living Enrichment Center has expressed its general support for the Villebois Village Concept Plan. Indeed, LEC was a co-applicant. But the importance of LEC being included in the Villebois Master Plan cannot be overstated. Our support of the project has always been predicated on the understanding that LEC and its needs for future potential uses would be addressed in the process. If we came to believe, however, that the City of Wilsonville does not intend to include LEC in the Villebois Comprehensive Master Plan,, we feel we would have no choice but to withdraw our support for the plan and to take all appropriate action to protect our rights including, if necessary, legal action.

Moreover, the matter of the SROZ on our property and its extremely detrimental effect on the church must be addressed. We understand the desire of the City of Wilsonville to postpone these discussions and resulting action. We will delay this matter for a time, but we will not have the matter excluded.

The following comments focus on the proposed Comprehensive Plan map amendment, and why we believe that the LEC property should be designated "Residential Village" on the Plan map.

Background

Living Enrichment Center (LEC) owns just under 44-acres of land within the 520-acre Villebois Concept Plan area. The staff recommendation is to amend the Comprehensive Plan map to re-designate 440-acres out of the original 520 acres within the Villebois Concept Plan area to a new district called "Residential Village". Those 440 acres do not include Living Enrichment Center's property. We respectfully disagree with the staff recommendation, and ask the Planning Commission to include the 43.75-acre Living Enrichment Center property in the "Residential Village" district.

The Dammasch property and the Living Enrichment Center property, formerly known as the Callahan Center, have much in common. They were brought into the Urban Growth Boundary, and then annexed to the City of Wilsonville, together in 1991. Both were changed from Exclusive Farm Use zoning to "Public Facilities" shortly thereafter. Both are currently designated "Public Lands" on the Comprehensive

Plan map, and more particularly, are located within an "Area of Special Concern B". Both properties have very large governmental-type buildings on them that have been or will be adaptively re-utilized.

Now, however, staff is recommending that the two properties part company, and that the Dammasch property be re-designated to a new "Residential Village" Comprehensive Plan district, while the Living Enrichment Center property would remain designated "Public Lands". Living Enrichment Center did not ask to be excluded from the new Residential Village Comprehensive Plan Map designation. In fact, in our letter to the Planning Commission dated March 6, 2003, we requested that the Planning Commission "consider including the LEC property in the proposed mixed-use zoning district that will be used for the Villebois Village project." To be included in that zone, the LEC property would first have to be designated "Residential Village" on the Comprehensive Plan map.

Specific Comments

- The Comprehensive Plan map currently shows the Dammasch and the LEC parcels as "Public Lands".
- The Comprehensive Plan does not have any description of "Public Lands".
- The Comprehensive Plan text does not mention Living Enrichment Center or the Callahan Center directly, but shows the property as a part of "Area B" on the Plan Map.
- The Comprehensive Plan does have a description of Area B, attached to this letter as Exhibit 1.
- That description clearly does not apply to Living Enrichment Center. Our understanding is that "Area B" was essentially replaced by the DATELUP plan, which has now been replaced by the Villebois Concept Plan.
- The "Public Lands" designation was applied to the property in 1993. That designation was appropriate at that time because that was what the Dammasch property was designated, both parcels had been used for public uses, and both properties had large public buildings on them. But is "Public Lands" still the most appropriate Plan designation? We do not believe so.
- Although the Comprehensive Plan does not describe the "Public Lands" designation, it does describe similar terms. The Plan refers to "public uses", and "primary facilities and services", "complimentary facilities and services", and "semi-public utilities" in several places. Complimentary facilities and services listed are schools and educational services, parks/recreation/open space, and solid waste. "Semi-public utilities" include electricity, natural gas and telephone services. "City Administration" and "Health and Social Services" are also mentioned. Churches are not included in any of those descriptions. There is no indication that the Comprehensive Plan meant church properties to be designated as "Public Lands" or included as any type of public facility or service. This is further evidenced by the fact that no other church in the City falls under the "Public Lands" designation.
- If the description of Area B is removed from the Comprehensive Plan, Living Enrichment Center will just be designated as "Public Lands", without any corresponding description of what that designation means in terms of allowed uses, development regulations or special considerations. While that may be a suitable designation for public schools and government facilities that are obviously "public lands", it does not seem so suitable for "private lands" and non-governmental land uses, such as LEC.
- The designation of Public Lands prevents Living Enrichment Center from being re-zoned to a residential zone, such as the proposed new "Village" zone. As we noted in last letter to the Commission dated March 6, 2003, LEC is therefore unable to transfer density from the SROZ area to the non-SROZ area of the property, and is unable to develop any residential facilities. This is unusual. Most if not all of the other churches in Wilsonville are zoned residential, and can develop residential uses. Further, if their properties are encumbered with SROZ restrictions, they can transfer density

from the SROZ area to the non-SROZ area of their property. LEC should have the same opportunity as other churches in Wilsonville.

- Staff is recommending that the Dammasch parcel be changed to "Residential Village" on the Plan Map. This District will be implemented with zoning that will allow: 1). A broad range of residential development types; 2). Transfer of density from the SROZ portion of the property to the non-SROZ portion; 3). Office and commercial uses; and 4). Adaptive re-use of a large governmental building for commercial office and retail spaces, education, and housing, and technology-based employment. The former Callaghan Center, on the other hand, is proposed to stay "Public Lands", which will presumably continue to be implemented through the "Public Facilities" zone district. That district allows libraries, schools, government buildings, parks, public marinas, sewage and water treatment plants, military bases, zoos, and similar public uses. We believe that the two properties should be treated similarly, with the Callahan/LEC property having many of the same types of permitted land uses available to it as the Dammasch/Villebois property does.

We cannot think of a single reason *not* to designate Living Enrichment Center's property "Residential Village" on the Comprehensive Plan map, or any reason not to amend the Comprehensive Plan map for the LEC property *now*, at the same time that the Plan map is amended for the Dammasch/Villebois property. The Dammasch property and the Callaghan Center were brought into the City together in 1991, and have been tied together ever since in many ways. **We want to see the properties stay together under the same Comprehensive Plan designation.**

Recommendations

We respectfully request that File 07A be amended to include:

1. Language that allows the potential future uses on the Living Enrichment Center campus. These future uses will involve an expansion of some or all of the current uses. We would like language allowing a new sanctuary, a new teen center, a chapel, and an expansion of the retreat center including additional overnight lodging facilities, and senior housing and care facilities. We have attached a more complete and detailed description as Exhibit 2.
2. Include the Living Enrichment Center property in the proposed "Residential Village" Comprehensive Plan Map designation. We are currently working with Costa Pacific Communities to prepare map and text updates to accomplish these objectives. They will soon be submitted to you for your review and comment. Such a designation on the Comprehensive Plan map would allow the property to be zoned "Village", which is a more appropriate zone for the church than the current "Public Facilities" zone.

Thank you for your consideration of these comments and requests.

Sincerely,



Rev. Dr. Mary Manin Morrissey
Senior Minister, Living Enrichment Center

copy: Howard Busse, Chairman of the Board
Rev. Scott Awbrey, Executive Director
Jill Gelineau, Schwabe, Williamson, & Wyatt
Mike Ragsdale, Costa Pacific Communities

Areas of Special Concern

AREA B

NOTE: the previous Areas 2 and 10 have been replaced with Area B, dealing with the Dammasch Area Transportation-Efficient Land Use Plan. The Dammasch planning area includes more than 500 acres around the old State hospital site. Prepared in 1996, the Master Plan for the Dammasch area envisions a new urban village with approximately 2,300 housing units, a commercial center, four parks, a public school site, an inter-connected trail system, and more than 100 acres designated as open space (some of which is in the Coffee Lake Creek and Seely Ditch flood plains).

Access to and through the Dammasch area, and the viability of the planned commercial center of the development, will be important considerations in making the urban village a reality. The potential for a new freeway interchange at Boeckman Road (Area of Special Concern 'J') will have a significant effect on the urban village development plan.

Although some updates to the Master Plan will be needed, the City, Metro, and the State all remain committed to the basic concept of the urban village. The selection of a qualified developer, and the preparation of a development agreement for all of the affected properties, will be critical to the successful redevelopment of the Dammasch site and adjoining properties.

The importance of the Coffee Lake Creek area for wildlife habitat, storm drainage, and attractive open space must also be considered. It may be possible to add or enhance wetlands in this area to mitigate wetland losses at other locations.

Due to the importance of the Dammasch area for the future growth and development of the community, any development within the Dammasch planning area will be required to conform to the Dammasch Area Transportation-Efficient Land Use Plan, as may be amended.

(From page 83 of the Wilsonville Comprehensive Plan)

Vision of Living Enrichment Center (April 2003)

Living Enrichment Center will continue to serve as a non-denominational church and retreat/conference center for the foreseeable future. Living Enrichment Center will continue to improve the existing 88,594 square feet main building, and will eventually add a new sanctuary that can accommodate up to 1500 people per service. This new sanctuary building containing approximately 30,000 square feet will include a foyer, back stage area, choir room, "green" room, sound/video booth and studio, and storage areas. The existing sanctuary will then be available to expand the Namaste Retreat and Conference Center facilities and activities discussed in more detail below. Like the existing sanctuary, the new sanctuary will be directly connected to the visitors' center, bookstore, espresso bar, and social hall within the main campus building.

Within its main building, Living Enrichment Center will continue to provide a variety of services and facilities that are accessory to its primary use, including child care, commercial kitchen, dining hall, meeting and banquet rooms, bookstore, swimming pool with locker rooms, recreational facilities, counseling offices, community support group meeting space, youth and adult classrooms, seminar meeting rooms, and space for a variety of other social activities. The main building will also continue to be used as the administrative headquarters, including the classrooms, employee kitchen, loading dock, print shop, shipping and receiving and warehouse/storage areas.

A new teen center of approximately 10,000 square feet will be added that will include classrooms, a multi-media learning center, a gymnasium, game areas and a refreshment bar. The existing "Children's Village" will expand into space within the main building. The plans call for the teen center to be developed on the south end of the existing building, close to other classrooms, activity centers and the dining hall.

The 4,255 square foot Namaste Retreat and Conference Center is located due east of the main building and is connected by a covered walkway. Namaste Retreat Center will continue to host a variety of ecumenical events, and will gradually increase the number of retreats and conferences it hosts annually from 50 to 70. The 20 housing units currently on the property will be replaced with full service overnight lodging facilities with 100-150 rooms, each containing a private bath and some with galley kitchens. A majority of retreat participants will continue to use the existing meeting rooms, kitchen, and dining hall in the main building. Namaste fills an important niche in the local and regional conference and retreat industry with venue targeted mainly to ecumenical education, extended learning and family health and well being issues.

In addition to a new sanctuary and overnight lodging facilities, Living Enrichment Center will add a small "Chapel In the Woods" of approximately 6,000 square feet, with seating capacity for 200-250 people and complete sound and video capabilities. Other components of this chapel include a foyer, coat-check room, bride's and groom's rooms. The chapel will be used for prayer and meditation, and small-scale ceremonies like weddings, christenings and funerals. The chapel will be located in a forest setting with close proximity to existing kitchen and dining facilities.

A memorial garden will be established next to the chapel in a garden setting mausoleum. The Memorial Garden will include fountain(s), paths, a meditation garden, and small amphitheater for outdoor services.

Over the longer term, Living Enrichment Center will develop an independent senior retirement community for approximately 120 persons and a 100-unit assisted living or residential care facility for older congregates and other seniors. These residential facilities will be located north of the existing main building where the storage buildings are now, near the Villebois development.

Parking: LEC currently provides parking in two primary parking areas totally approximately 700 spaces excluding double lane isle parking during major holiday celebrations and special annual events. The parking lots are typically filled during each of three Sunday services. The expansion of the Sanctuary, Teen Center and Namaste lodging facilities will increase parking demand to a total of approximately 900 spaces. Residential facilities will require another 200 spaces.

Other potential land uses

Although Living Enrichment Center has no current long-term plans to expand into endeavors beyond the ones listed above, the zoning of the property should permit uses that are compatible with the other uses on the Living Enrichment Center campus and within the larger Villebois village neighborhood. Living Enrichment Center intends to remain the property owner, but it is conceivable that it would lease property or building space to other public, non-profit, or private businesses that were complimentary to the mission of the church. These uses could include but not be limited to the following:

- Child day care
- Public or private clubs, lodges, meeting halls
- Community centers
- Medical clinics
- Elementary schools
- Studios, galleries, museums, performing arts and cultural facilities
- Technical, vocational and professional business schools
- Farmer's markets
- Health and fitness clubs
- Indoor entertainment and recreational facilities, including theaters
- Broadcasting and recording studios
- Libraries
- Offices
- Supportive retail, such as eating and drinking establishments, coffee shops, and bookstores
- Park-and-Ride facilities.

The exact mix, location and size of these various uses will be detailed in a Master Plan for the Living Enrichment Center campus.

###

EXHIBIT B
CONFORMING TEXT AMENDMENT
PAGE 5 OF THE COMPREHENSIVE PLAN
File No. 02PC07A

(**Bold** indicates new language)

Supporting Documents:

All of the following documents, including amendments that may subsequently be made, should be considered to be supportive of the contents of the Comprehensive Plan. However, only those documents that have been specifically adopted by the City Council as part of this Comprehensive Plan, or implementing this Plan, shall have the force and effect of the Plan.

- Statewide Planning Goals and Guidelines, as amended. Please see the end of this Introduction section for a list of the Statewide Planning Goals.
- Physical Inventory – The Natural Environment Research/Analysis (1979)
- Natural Resource Plan and supporting documents adopted by Ordinance No. 516, May 7, 2001.
- Wilsonville Storm Water Master Plan adopted by Ordinance No. 515, May 7, 2001.
- Federal Emergency Management Agency Floodway and Flood Insurance Rate Maps (1987)
- Development Code (Chapter 4 of the Wilsonville Code, currently in progress) and other implementing City ordinances.
- Metro's Region 2040 program (1995), Regional Framework Plan (1997), Urban Growth Management Functional Plan (1997) and subsequent titles (chapters), Regional Transportation Plan (RTP) and supporting documents (including the Regional Housing Needs Analysis, 1997).
- Transportation Systems Plan (in progress) and supporting documents.
- Capital Improvements Plan Summary Findings and Recommendations (on-going),
- Master Public Facilities and Capital Improvements Plan (on-going).
- ~~Damascus Area Transportation Efficient Land Use Plan~~ **Villebois Village Concept Plan** and supporting documents (1997 **2003**)
- City of Wilsonville Bicycle and Pedestrian Master Plan (1993)
- Wilsonville Parks and Recreation Master Plan (1994)
- West Side Master Plan (1996)

- Public Works Standards (on-going)
- Guidelines for a Water Wise Landscape (1998)
- Water Supply Study Report (1997)
- Street Tree Study (1998)
- Wilsonville Water System Plan (1986)
- Water Moratorium and Public Facility Strategy Information (1998 – 2000)
- City of Wilsonville Urban Renewal Plan (1993)
- Wastewater Collection System Master Plan (1994)
- Wastewater Facility Plan (1995)
- Storm Water Management Master Plan adopted by Resolution No. 217 on May 3, 1982 is repealed by Ordinance No. 515 on May 7, 2001.

**ATTACHMENT 3
ERRATA SHEET
File No. 02PC07A**

(Bold indicates new language)

1. Page 13. Item number 5: Change "...23000 **2,300** housing units..."

**Staff Report dated March 27, 2003 for the April 9, 2003 Planning Commission
Continued Public Hearing, with:**

Exhibit A: New Text – Add to Page 81 of the Comprehensive Plan

Attachment 1: Deletion, Page 83 of the Comprehensive Plan

Attachment 2: Affected Properties, Villebois Village Concept Plan

**Exhibit 3; A letter dated March 20, 2003, addressed to Maggie Collins, from
Howard Busse of LEC.**

**Exhibit 2: A letter dated March 10, 2003, addressed to Maggie Collins, from
John Borge of Clackamas County, regarding Villebois – Planning
Files. 02PC06, 02PC07A, 02PC07C**

STAFF REPORT
WILSONVILLE PLANNING DIVISION
 Wilsonville Planning Commission

Hearing Date: April 9, 2003
Date of Report: March 27, 2003
Application No.: 02PC07(A)
Request: Amend the Wilsonville Comprehensive Plan by Adding Policies and Implementing Measures to Guide Implementation of the *Villebois Village Concept Plan* (Planning File No. 02PC06)

LOCATION:	Approximately 520 acres generally bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen Roads, and east to the current City western boundary.
CRITERIA:	<p>Wilsonville Comprehensive Plan: "Standards for Approval of Plan Amendments" (page 8); Area of Special Concern B (p.83), Policy 2.2.1 (Urbanization); <i>Villebois Village Concept Plan</i> Implementation Policy 1.1(A)(C); Wilsonville Comprehensive Plan Map</p> <p>Wilsonville Code: Sections 4.008 – 4.020, 4.032(.01)(B), 4.033(.01)(B), and 4.198 (A-D);</p> <p>Metro Urban Growth Management Functional Plan;</p> <p>Applicable Statewide Planning Goals 1, 2, and 14;</p> <p>Oregon Revised Statute 426.508(3)</p>

LAND USE - DESIGNATIONS: Wilsonville Comprehensive Plan Map Designations: Area of Special Concern "B", "Public Lands," "Industrial"; Clackamas County Comprehensive Plan Map Designations: "Agricultural," "Rural"

ZONING DESIGNATIONS: Wilsonville Zone Map Classifications: "Public Facilities," "Residential-Agricultural Holding"; Clackamas County Zone Map Classification: "Exclusive Farm Use"

APPLICANT: Villebois LLC

STAFF REVIEWERS: Barbara Coles, Maggie Collins, Blaise Edmonds, Eldon Johansen, Paul Lee, Mike Kohlhoff, Dan Hoyt

DESCRIPTION OF ACTION:

The applicant proposes to delete five paragraphs titled "AREA B" on page 83 of the Comprehensive Plan, and replace said text with new narrative, Policy, and Implementation Measures, and a land use designation as provided in the applicant's Exhibit A. See Attachment 1 for proposed language to be deleted from the Comprehensive Plan.

BACKGROUND:

Planning File 02PC06 and 02PC06A. By adoption of the *Villebois Village Concept Plan*, the City has a new ancillary document to the Wilsonville Comprehensive Plan and a refinement to the 1996 Dammasch Area Transportation-Efficient Land use Plan for 520 acres within the Metro Urban Growth Boundary. To implement the *Villebois Village Concept Plan*, several steps are necessary, of which this request is one.

Rationale. The purpose of the Residential-Village (R-V) designation is to provide for a mixed-use community with a variety of housing types and densities. It may incorporate employment centers, commercial uses, and public uses in patterns, styles, and scales appropriate to the design of a neighborhood where the opportunity exists to minimize the need to use an automobile for daily living. Creation of a fully realized "village" will take place over time as economic ability to support the full range of envisioned uses grows. In order to support this intensification, the Village Center (or core existing structures) should be understood to need flexibility for uses as it evolves and matures over time. Buildings in the core should be designed to allow for a full range of uses from high density residential to commercial retail to office and employment uses and to permit the conversion of these buildings over time.

The Residential-Village Plan Map designation is proposed to be applied as necessary to land previously designated as "Area B" in the Wilsonville Comprehensive Plan as updated June 7, 2001. This is land in west Wilsonville encompassing approximately 520 acres centering on the old Dammasch State Hospital. "Area B" specifically addressed properties that were the subject of the "Dammasch Area Transportation-Efficient Land Use Plan" or DATELUP. The "Area B" description stated in part:

Prepared in 1996, the Master Plan for the Dammasch area envisions a new "urban village" with approximately 2,300 housing units, a commercial center, four parks, a public school site, an inter-connected trail system, and more than 100 acres designated as open space (some of which is in the Coffee Lake Creek and Seely Ditch flood plains).

Due to the importance of the Dammasch area for the future growth and development of the community, any development within the Dammasch planning area will be required to conform to the Dammasch Area Transportation-Efficient Land Use Plan, as may be amended.

DATELUP was accepted by the Wilsonville City Council on November 13, 1996 by Resolution 1332. It states:

...the concept of the Dammasch Area Transportation-Efficient Land Use Plan is hereby accepted, and it will be used to:

4. *Initiate, and direct the City staff to prepare amendments to the City's Comprehensive Plan and zoning for the area...*

In 1999 the Oregon Legislature passed a bill that directed that the Dammasch Hospital property be sold. ORS 426.508(3) states:

Redevelopment of the real property formerly occupied by the F. H. Dammasch State Hospital shall be consistent with the Dammasch Area Transportation Efficient Land Use Plan developed by Clackamas County, the City of Wilsonville, the Oregon Department of Administrative Services, the Department of Land Conservation and Development, the Department of Transportation, the State Housing Council, the Mental Health and Developmental Disability Services Division and the Division of State Lands.

The City and State jointly undertook a process to fulfill the direction of the City Council Resolution, the Comprehensive Plan and the Oregon Statutes to see that the land is developed in accordance with the principles of DATELUP. The development strategy was to select a private developer to play two roles. The first was to be the designated master planner of the entire 520-acre planning area. The second was to be the purchaser and developer of the Dammasch property, which consists of approximately 198 acres of the planning area. After a joint selection process, Costa Pacific Communities was selected as the master planner.

RESPONSES RECEIVED:

None at the time of this writing.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the City Council the adoption by ordinance of new Comprehensive Plan text language, Policy and Implementing Measures (File No. 02PC07A) found in Exhibit A of this Staff Report to establish a new land use planning designation of "Residential-Village". The Residential-Village designation, which replaces the Comprehensive Plan Special Area of Concern B, provides for the implementation of the *Villebois Village Concept Plan*, subsequent Master Plan, and additional implementing ordinances, as necessary.

The Analysis and Findings of Fact portion of the Staff Report have been included in the City Council Staff Report.

EXHIBIT A
NEW TEXT—ADD TO PAGE 81 OF THE COMPREHENSIVE PLAN

COMPACT URBAN DEVELOPMENT

Approximately 520 acres within the Metro Urban Growth boundary are affected by the directives of the Villebois Village Concept Plan (Ordinance No. 533). These properties, bounded generally by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen Roads, and east to the current City western boundary, can be designated “Residential-Village” on the Comprehensive Plan Map.

Including Dammasch State Hospital property, development and redevelopment will integrate a mixed-use land pattern that combines natural resources, transportation facilities and land uses to create over 2300 residential units that are configured around three neighborhood areas.

The Residential-Village Plan Map Designation fulfills and replaces the intent of previous Comprehensive Plan language that addressed this portion of the City as Special Area of Concern B on the Comprehensive Plan Map. A Residential-Village Plan Map designation carries additional requirements and implementation tools that are specifically geared to these 520 acres, as described below.

The City’s “Village” Zone District will implement this area’s development. The Villebois Village Master Plan will direct necessary infrastructure improvements. The Significant Resource Overlay Zone District will govern how identified natural resources are integrated under the Concept Plan.

Specific development proposals will be guided and directed by “specific area plans” and pattern books. In many cases a development proposal will be reviewed by the City’s Development Review Board for conformance with development requirements for this area.

Policy 4.1.6: Require the development of property designated “Residential-Village” on the Comprehensive Plan Map to create livable, sustainable urban areas which provide a strong sense of place through integrated community design, while also making efficient use of land and urban services.

Implementation Measure 4.1.6.a Development in the “Residential-Village” Map area shall be guided by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.

Implementation Measure 4.1.6.b The Villebois Village Master Plan shall contain the following elements:

1. An integrated plan addressing land use, transportation, utilities, open space and natural resources.
2. Direction for cohesive community design based on sustainable economic, social and environmental principles; pedestrian and transit friendly principles; mitigation of traffic impacts; and enhanced connectivity within proposed development as well as to the remaining Wilsonville environs.
3. Identification of opportunities for employment and services within a village core area to reduce vehicle trip lengths.
4. Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.
5. Identification of how the properties will accommodate a mix of housing types and densities so that an ultimate buildout of over 23000 housing units is accommodated.
6. Direction for provision of community housing consistent with Oregon Revised Statute 426.508.
7. Identification of architectural patterns and types, creating neighborhoods that encourage bicycle and pedestrian travel, human interaction, and appreciation for natural features and systems.

Implementation Measure 4.1.6.c The “Village” Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation.

Implementation Measure 4.1.6.d The “Village” Zone District shall allow a wide range of uses that benefit and support an “urban village,” including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses.

ATTACHMENT 1
DELETION
PAGE 83 OF THE COMPREHENSIVE PLAN

AREA B

NOTE: the previous Areas 2 and 10 have been replaced with Area B, dealing with the Dammasch Area Transportation Efficient Land Use Plan. The Dammasch planning area includes more than 500 acres around the old State hospital site. Prepared in 1996, the Master Plan for the Dammasch area envisions a new "urban village" with approximately 2,300 housing units, a commercial center, four parks, a public school site, an interconnected trail system, and more than 100 acres designated as open space (some of which is in the Coffee Lake Creek and Seely Ditch flood plains).

Access to and through the Dammasch area, and the viability of the planned commercial center of the development, will be important considerations in making the urban village a reality. The potential for a new freeway interchange at Boeckman Road (Area of Special Concern 'J') will have a significant effect on the urban village development plan.

Although some updates to the Master plan will be needed, the City, Metro, and the State all remain committed to the basic concept of the urban village. The selection of a qualified developer, and the preparation of a development agreement for all of the affected properties, will be critical to the successful redevelopment of the Dammasch site and adjoining properties.

The importance of the Coffee Lake Creek area for wildlife habitat, storm drainage, and attractive open space must also be considered. It may be possible to add or enhance wetlands in this area to mitigate wetland losses at other locations.

Due to the importance of the Dammasch area for the future growth and development of the community, any development within the Dammasch planning area will be required to conform to the Dammasch Area Transportation Efficient Land Use Plan, as may be amended.

ATTACHMENT 2

Affected Properties, Villebois Village Concept Plan

Owner	Tax Map and Lot	Acreage
Bischof, Edward	T3SR-31W15-01101 T3SR-31W15-01100	9.80
Bischof, Donald / Lund, Sharon	T3SR-31W15-00100 T3SR-31W15-00190 ¹	51.65
Chang, Victor / Chang, Ju-Tsun / Tseng, Freddie	T3SR-31W15-00800 T3SR-31W15-00900 T3SR-31W15-01000 T3SR-31W15-00700	24.71
Dearmond, Thomas / Fasano, Louis / Fasano, Margaret	T3SR-31W15-00300 T3SR-31W15-00390 T3SR-31W15-00380	42.22
Kirkendall, Matthew and Valerie	T3SR-31W15-00501	1.00
Klienstuber, James and Lisa	T3SR-31W15-01600	0.10
Nims, Jay and Theresa	T3SR-31W15-01203	1.00
ODAS / Costa Pacific	T3SR-31W15-02900 ² T3SR-31W15-02990	198.37
Piculell, Arthur and Dee	T3SR-31W15-00502 T3SR-31W15-00490 T3SR-31W15-00500 T3SR-31W15-00400 ³	50.17
Rumpf, Steven and Geraldine	T3SR-31W15-01200 T3SR-31W15-01205	14.20
Sims, T. Dwight Sims, Theodore	T3SR-31W10-01480 ⁴ T3SR-31W10-01490	11.59
Taber, Charles and Carolyn	T3SR-31W15-01202	1.00
Metro	T3SR-31W14B-00802 ⁵ T3SR-31W15-00280 ⁶ T3SR-31W15-00290 T3SR-31W15-00200	29.24
City of Wilsonville	T3SR-31W14B-00800 ⁷	0.32
Right-of-way		3.41
Jones, Robert and Susan	T3SR-31W14C-00300	2.00 ⁸
Young, Marlene/Young, Sherilyn/Young, David	T3SR-31W14B-00800 ⁹	38.85
Living Enrichment Center	T3SR-31W15-02800 ¹⁰	42.75

¹ Approximately 4.58 acres within City limits
² Approximately 134.57 acres within City limits
³ Approximately 6.99 acres within City limits
⁴ Approximately 1.03 acres within City limits
⁵ Approximately 8.67 acres within City limits
⁶ Approximately 16.41 acres within City limits (includes Tax Lot 290)
⁷ Approximately .32 acres within City limits
⁸ Approximately 2.00 acres within City limits
⁹ Approximately 38.85 acres within City limits
¹⁰ Approximately 42.75 acres within City limits



**LIVING
ENRICHMENT
CENTER**

Healing lives and building dreams

March 20, 2003

Exhibit 3

Maggie Collins
City of Wilsonville Planning Department
30000 SW Town Center Loop E
Wilsonville, Oregon 97070

Dear Ms. Collins:

This is a letter of sincere thanks to you and Paul Cathcart for meeting with Rev. Scott Awbrey and myself on March 12, and for recommending to the Planning Commission at its meeting on March 12, 2003, that:

- Figure 3 of the Concept Composite Land Use Plan be changed to more clearly show the boundaries of Living Enrichment Center property.
- The description of Living Enrichment Center, included as Exhibit 'A' of the letter from Living Enrichment Center to the Planning Commission dated March 6, 2003, be incorporated into the Villebois Concept Plan.

With regard to the other recommendations in the above referenced letter from Living Enrichment Center, we understood you to say that these items would be better addressed in future stages of the planning process:

- Our recommendation to incorporate a statement of potential future uses on the LEC campus.
- Our recommendation to consider including the Living Enrichment Center property in the proposed mixed-use zoning district that will be used for the Villebois Village project.
- Our recommendation to re-visit the SROZ regulations to explore ways to lessen the severe impact of these restrictive regulations on our property.

We understand that the appropriate time to suggest Comprehensive Plan text amendments related to the 520-acre Villebois Village area would be when the Planning Commission is considering 02PC07A, which would recreate a "Residential Village" Comprehensive Plan district. Similarly, the appropriate time to suggest amendments to the Comprehensive Plan map is when the Planning Commission is considering 02PC07C, which would apply the Residential Village designation to specific properties.

Allow me to again express our enthusiasm for the Villebois Project, and our interest in supporting the City of Wilsonville and the community to contribute to a dynamic, prosperous community. We wish to continue the positive dialogue that we're enjoying with the City and with Costa Pacific to help determine the direction that our church shall move.

Regards,

Howard Busse
Chairman, Board of Directors
Living Enrichment Center

copy: Rev. Dr. Mary Manin Morrissey, Senior Minister
Rev. Scott Awbrey, Executive Director
Stephen L. Pfeiffer, Perkins Coie LLP



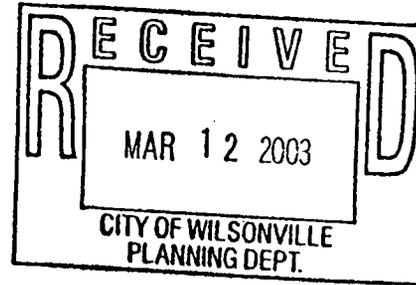
Clackamas
County

DEPARTMENT OF
TRANSPORTATION AND DEVELOPMENT

Sunnybrook Service Center

March 10, 2003

Maggie Collins, Planning Director
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, OR 97070



SUBJ: Villebois - Planning Files. 02PC06, 02PC07A, 02PC07C

Dear Ms. Collins,

Exhibit 2

Thank you for notifying our office of the proposed Villebois development. The submittal you forwarded to us illustrates the redevelopment of the former Dammasch State Hospital property. We have reviewed this submittal and would appreciate you entering our comments into the record.

Our office typically does not offer judgement regarding the merits or appropriateness of land use applications occurring within cities. Our interests historically have been to protect agricultural and forest land located outside the cities' jurisdictional boundaries. Included in our interests have been the impacts to the County infrastructure. In this case, the County roads are our concern.

Our engineering staff has reviewed the submittal and advises the capacity of the County roads in the area does not appear to be compromised by the proposed development. We would, however, like to encourage further review of the Bell Road/Wilsonville Road and Bell Road/Grahams Ferry Road intersections. Our staff advises these intersections may have sight restrictions (Bell Road/Wilsonville Road) and traffic control needs (Bell Road/Grahams Ferry Road is currently a four-way stop) that warrant attention. We recommend these be addressed at this time to better prepare for the future transportation demands in this area.

To conclude, we have no objections to the proposal and want to thank you for the opportunity to participate in these proceedings. Should you have any questions or wish to further discuss this matter, please feel free to contact me directly at (503) 353-4508.

Cordially,

John Borge, Principal Planner
Land Use and Environmental Planning

Distributed to the Planning Commission:

Exhibit 1: A letter dated March 6, 2003, from Mike Ragsdale of Costa Pacific Communities requesting a continuance for 02PC07A and 02PC07C; with a cover memo dated March 7, 2003 from Maggie Collins.

**CITY OF WILSONVILLE
WILSONVILLE PLANNING DIVISION**

Date: March 7, 2003
To: Planning Commission
From: Maggie Collins, Planning Director
Subject: March 12, 2003 Planning Commission Meeting
Planning Files 02PC07A and 02PC07C

Staff has received a request from Costa Pacific Communities to continue the advertised public hearings on the two items cited above (see attachment).

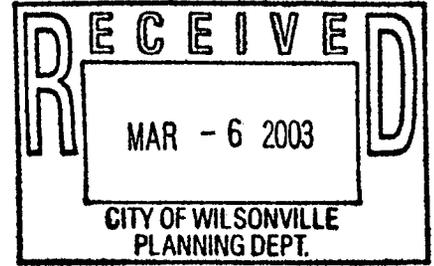
Given the proposed Staff directives for Planning File No. 02PC06A (see your March 12th Planning Commission packet), and the need to integrate concerns and findings from 06A into 07A, Staff recommends that no public testimony be taken on these files, and that the Planning Commission continue these public hearings. The applicant will supply an appropriate future date.

Attachment: Letter to Debra Iguchi, dated March 6, 2003

cc: Mike Ragsdale
Eldon Johansen
Arlene Loble
02PC07A File
02PC07C File



**COSTA PACIFIC
COMMUNITIES**



March 6, 2003

Debra Iguchi, Chair
City of Wilsonville Planning Commission
c/o Maggie Collins, Planning Director
8445 SW Elligsen Rd.
Wilsonville, OR. 97070

Re: Villebois Village – No. 02-PC-07

Dear Ms. ~~Iguchi~~: *Debra*

The initial Planning Commission hearing on the Comprehensive Plan text and map amendments and the Villebois Village Master Plan (File Nos. 02-PC-07A, B and C) (collective the “Master Plan”) is currently set for March 12, 2003. The Planning Commission has not yet taken action on the Villebois Village Concept Plan (File Number 02-PC-06). Because the Master Plan must be in accord with the Concept Plan, we believe that it is advisable to have a decision on the Concept Plan before the Master Plan is presented to the Planning Commission so that we can ensure that the Master Plan presented to the Commission is totally consistent with the Concept Plan.

We therefore request that the Planning Commission continue the hearing on the Master Plan (07) until a future date. We ask that the Commission set a date certain for the hearing so that the planning for this important project remain on schedule. Continuing the hearing will allow us to make any necessary amendments to the Master Plan before the hearing so that it is consistent with the Concept Plan as approved by the Commission.

Please let me know if you have any questions regarding this request.

Sincerely,

Mike Ragsdale

Mike Ragsdale
Project Manager

28801 SW 110th Avenue
Wilsonville, OR 97070
Phone: 503.646.8888
Fax: 503.646.7840
CCB #133323

**Staff Report Dated March 5, 2003 for
March 12, 2003 Planning Commission meeting.**

City of

WILSONVILLE
in OREGON



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

CITY OF WILSONVILLE
WILSONVILLE PLANNING DIVISION

Date: March 5, 2003
To: Planning Commission
From: Maggie Collins, Planning Director
Subject: March 12, 2003 Planning Commission Meeting

Work Session

We'll be spending some time in agreeing to the items that you wish to undertake. It will help if you can return your "voting sheet" to Linda Straessle by March 11th, so that Staff can tabulate and present results at the Work Session. For your convenience, I'm attaching a 2003 calendar that represents what Staff sees as your mandated work level (this assumes one regular meeting a month with an hour's worksession prior to each 7 pm regular meeting).

Public Hearing 02PC06—Your Addendum Staff Report dated February 5, 2003 is quite lengthy, due to the number of Findings Staff that needed to be addressed. For this hearing, it will be necessary to open it; receive a short Staff presentation of the Addendum Staff Report; take public testimony, if any; close the hearing; and deliberate. Staff and representatives with additional expertise will be available to answer questions throughout the public testimony and deliberation/discussion period; the City does not plan to lead off with a lengthy presentation for this hearing. Regarding the 06A Findings included in your packet as part of the 06 Addendum Staff Report, please note that Sections A and E are most directly related to the *Villebois Village Concept Plan* under Commission review.

Public Hearing 02PC07A---This request is part of a trio of legislative files (02PC07A, 02PC07B, and 02PC07C) being requested by Villebois LLC to implement the proposed *Villebois Village Concept Plan*. 07A proposes replacement text and policy to the Special Area of Concern B language now in the Comprehensive Plan; and 07B proposes a Master Plan in some level of detail that reflects the concepts in the *Villebois Village Concept Plan* under Planning Commission review right now (see above). Finally 07C proposes changes to the Comprehensive Plan Map to allow subsequent development that is consistent with the *Villebois Village Concept Plan* and the Villebois Master Plan. **At this writing, this paragraph serves as the Staff Report on 02PC07A.** Staff will be meeting with Villebois staff on Thursday, March 6, 2003, to iron out differences in proposed



Comprehensive Plan text language for the Planning Commission to consider on March 12, 2003. Staff will prepare additional Staff Report material for you to review, and will have a recommendation on how to proceed with this request. At this writing, my strong recommendation is to accommodate any public testimony on this advertised public hearing, and then continue the public hearing. All our efforts are focused on bringing forth the best possible product for the Commission and the public to review.

Public Hearing 02PC07C---This request is part of a trio of legislative files (02PC07A, 02PC07B, and 02PC07C) being requested by Villebois LLC to implement the proposed *Villebois Village Concept Plan*. 07C requests that a set of properties within the *Villebois Village Concept Plan* boundary (including the Dammasch Hospital property) be re-designated to a newly created Plan Map designation titled "Residential – Village." Legally, the Planning Commission needs to recommend approval of Comprehensive Plan text to create a "Residential – Village " Plan Map designation (part of 07A) before reviewing a request to actually recommend approval of such a change to specific properties. **At this writing, this paragraph serves as the Staff Report on 02PC07C.** Staff will be meeting with Villebois staff on Thursday, March 6, 2003, to iron out any differences in the 02PC07C request for the Planning Commission to consider on March 12, 2003. Staff will prepare additional Staff Report material for you to review, and will have a recommendation on how to proceed with this request. At this writing, my strong recommendation is to accommodate any public testimony on this advertised public hearing, and then continue the public hearing. All our efforts are focused on bringing forth the best possible product for the Commission and the public to review.

NOTE: The last scheduled Joint Training Session with DRB Panels is scheduled for Wednesday, March 19 at 6:00 pm in the Annex. This event will focus on planning topics. Some of the topics Staff members are working on include: "How the Code Works;" "Waivers vs. Variances;" "Assessing Traffic Impacts;" "Site Design Review;" and "Concurrency." I hope you can find time in your busy schedules to attend.

ATTACHMENT: Planning Commission 2003 Worksheet

Original