

ORDINANCE NO. 806

AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING THE TEXT OF THE COMPREHENSIVE PLAN, THE COMPREHENSIVE PLAN MAP, THE WILSONVILLE DEVELOPMENT CODE, AND THE SIGNIFICANT RESOURCE OVERLAY ZONE MAP, AND ADOPTING THE FROG POND WEST MASTER PLAN AS A SUB-ELEMENT OF THE COMPREHENSIVE PLAN

WHEREAS, the Wilsonville Comprehensive Plan identifies the area to the north of Boeckman Road, west of Wilsonville/Stafford Road, and east of Boeckman Creek, commonly referred to as “Frog Pond West,” as an Area of Special Concern (Area L); and

WHEREAS, the Council for the City of Wilsonville (City) adopted Resolution No. 2553 on November 16, 2015, which adopted the Frog Pond Area Plan and established a vision for developing the 500-acre Frog Pond Area, including Frog Pond West; and

WHEREAS, the adoption of the Frog Pond Area Plan and the proposed adoption of the Frog Pond West Master Plan necessitates conforming amendments to the Wilsonville Comprehensive Plan, the Wilsonville Comprehensive Plan Map, the Wilsonville Development Code, and the Significant Resource Overlay Zone (SROZ) Map; and

WHEREAS, amendments to the Comprehensive Plan text, the Comprehensive Plan Map, the Wilsonville Development Code text, and the SROZ Map are proposed, providing for implementation of the Frog Pond Area Plan by creation of a Residential Neighborhood plan designation, a Frog Pond West Master Plan, and a Residential Neighborhood Zone District; and

WHEREAS, the proposed Frog Pond West Master Plan, and the accompanying amendments to the Comprehensive Plan text, the Comprehensive Plan Map, the Wilsonville Development Code text, and the SROZ Map, provide the policy and regulations governing build-out of Frog Pond West consistent with the adopted Frog Pond Area Plan; and

WHEREAS, following the timely mailing and publication of required notice, the Planning Commission conducted a public hearing on March 8, 2017, wherein the Commission received public testimony, staff reports and input, and exhibits, and thereafter deliberated and voted to approve Resolution No. LP17-0001 recommending to the City Council the approval of: (1) the proposed amendments to the Comprehensive Plan text and

Comprehensive Plan Map; (2) the Frog Pond West Master Plan; (3) the proposed amendments to the Wilsonville Development Code text; and (4) the proposed amendment to the SROZ Map; and

WHEREAS, a copy of the record of the aforementioned Planning Commission action and recommendation is marked Exhibit A, attached hereto and incorporated by reference herein; and

WHEREAS, following the Planning Commission public hearing, the Planning Director forwarded the recommended Frog Pond West Master Plan and the amendments to the Comprehensive Plan text, the Comprehensive Plan Map, the Wilsonville Development Code text, and the SROZ Map onto the City Council, along with a staff report and attachments, in accordance with public hearing and notice procedures that are set forth in Sections 4.008, 4.011, 4.012, and 4.198 of the Wilsonville Code; and

WHEREAS, the City Council, after public hearing notices were provided to over 117 property owners, a list of interested agencies, emailed to over 234 people, and posted in 4 locations throughout the City and on the City website, held a public hearing on June 19, 2017 to review the proposed Frog Pond West Master Plan and the amendments to the Comprehensive Plan text, the Comprehensive Plan Map, the Wilsonville Development Code text, and the SROZ Map and to gather additional testimony and evidence; and

WHEREAS, the City Council 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 its proceeding; and

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

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

1. FINDINGS.

The above-recited findings are adopted and incorporated by reference herein as findings and conclusions of Resolution No. LP17-0001, which includes the staff report and attachments (Exhibit B). The City Council further finds and concludes that the adoption of the proposed Frog Pond West Master Plan and amendments to the Comprehensive Plan text, the Comprehensive Plan Map, the Wilsonville Code text, and the SROZ Map are necessary to help protect the public health,

safety, and welfare of the municipality by planning that will help ensure there will continue to be adequate residential housing within the City limits.

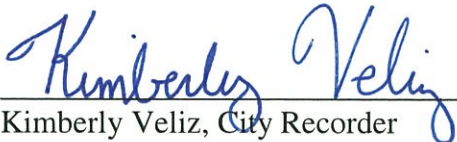
2. DETERMINATION.

Based on such findings, the City Council hereby adopts the Frog Pond West Master Plan, attached hereto and marked as Exhibit C, and incorporated by reference as if fully set forth herein. The City Council further adopts the amendments to the Comprehensive Plan text, the Comprehensive Plan Map, the Wilsonville Code text, and the SROZ Map, attached hereto and marked as Exhibit B, and incorporated by reference as if fully set forth herein. The City Recorder is hereby directed to prepare final Comprehensive Plan and Wilsonville Code format and to make such style and conforming changes to match the format and style of the Comprehensive Plan and the Wilsonville Code.

3. EFFECTIVE DATE OF ORDINANCE.

This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED to the Wilsonville City Council and read for the first time at a meeting thereof on the 19th day of June, 2017, and scheduled for second reading on July 17, 2017, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.



Kimberly Veliz, City Recorder

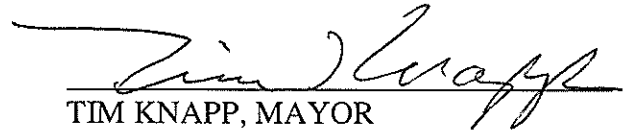
ENACTED by the City Council on the 17 day of July 2017, by the following votes:

Yes: 3 No: 0



Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 18 day of July 2017.


TIM KNAPP, MAYOR

SUMMARY OF VOTES:

| | |
|-------------------------|---------|
| Mayor Knapp | Yes |
| Council President Starr | Yes |
| Councilor Stevens | Yes |
| Councilor Lehan | Excused |
| Councilor Akervall | Excused |

EXHIBITS:

Exhibit A – Planning Commission Resolution and Record

<http://www.ci.wilsonville.or.us/628/Frog-Pond-Plan>

Exhibit B – Staff report with attachments

<http://www.ci.wilsonville.or.us/628/Frog-Pond-Plan>

Exhibit C – Frog Pond West Master Plan dated March 1, 2017 (Planning Commission recommended version)

<http://www.ci.wilsonville.or.us/628/Frog-Pond-Plan>