

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, November 16, 2015. Mayor Knapp called the meeting to order at 7:02 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp
Councilor Starr
Councilor Fitzgerald
Councilor Stevens - Excused
Councilor Lehan

Staff present included:

Bryan Cosgrove, City Manager
Jeanna Troha, Assistant City Manager
Mike Kohlhoff, City Attorney
Barbara Jacobson, Assistant City Attorney
Sandra King, City Recorder
Chris Neamtzu, Planning Director
Nancy Kraushaar, Community Development Director
Stephan Lashbrook, SMART Director
Scott Simonton, SMART
Delora Kerber, Public Works Director
Kristin Retherford, Economic Development Director
Jon Gail, Community Relations Coordinator
Mark Ottenad, Government and Public Affairs Director

Motion to approve the order of the agenda.

Motion: Councilor Starr moved to approve the order of the agenda. Councilor Lehan seconded the motion.

Vote: Motion carried 4-0.

MAYOR'S BUSINESS

Mayor Knapp noted Councilor Stevens had lost her husband this past week after many years of marriage and the Council's and staff's thoughts are with her at this difficult time. He also mentioned the events that took place in Paris, France.

A. Appointment of Interim City Attorney

Due to the retirement of Mike Kohlhoff, City Attorney, Council will appoint Assistant City Attorney Barbara Jacobson as Interim City Attorney for a six-month term beginning December 1, 2015. Ms. Jacobson has been a member of the Wilsonville team for several years and is familiar with the issues the City is dealing with.

Councilor Fitzgerald mentioned that Mike Kohlhoff the City's long-term City Attorney is retiring, and appointing Ms. Jacobson as the interim is a good transition.

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Motion: Councilor Lehan moved that the Council ratify the appointment of interim City Attorney Barbara Jacobson effective December 1. Councilor Fitzgerald seconded the motion.

Councilor Lehan indicated the Council had discussed the topic during their last meeting; and noted that Mr. Kohlhoff will be working on a contract basis for the City during this transition period. She noted the transition to Ms. Jacobson has been underway since Mr. Kohlhoff announced his retirement.

Vote: Motion carried 4-0.

B. Recognize Kristin Retherford's election to President of the Oregon Economic Development Association (OEDA)

Mayor Knapp noted Kristin Retherford has been elected as President of the Oregon Economic Development Association. The OEDA is a statewide organization of economic development professionals from City and county governments, state agencies, ports, chambers of commerce, utilities and business groups.

Ms. Retherford thanked the Council for the opportunity to participate in an organization such as OEDA, to engage in networking and professional development opportunities. Wilsonville's profile has increased throughout the state by participating in OEDA as a resource and information.

C. Recognize Stephan Lashbrook's election to the Oregon Transit Association (OTA) Board

Mr. Lashbrook said the OTA represents all the transit agencies in Oregon from small rural communities to Tri-Met. OTA functions as a lobbying group in Salem during the legislative session to solve public transit issues around the state.

D. Recognize Scott Simonton's receipt of the Annual Public Transportation System Innovation Award from the Oregon Transit Association.

Mr. Lashbrook noted Mr. Simonton received the award for the idea and construction of the city's own Compressed Natural Gas (CNG) fueling station. The CNG station allowed the City to increase the number of CNG buses in the SMART fleet. The plant will be expanded this next year to allow more natural gas vehicles in the future.

E. Keeping Storm Drains Clear of Leaves

Delora Kerber, Public Works Director, provided information on keeping the storm water systems clear of leaves and what homeowners can do to prevent localized flooding.

F. Upcoming Meetings

Mayor Knapp announced the date of the next Council meeting and the Clackamas County "Fill a Stocking Fill a Heart" benefit dinner. The Mayor noted the regional meetings he attended on behalf of the City.

CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on items *not* on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

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The Mayor reminded the audience that the Frog Pond public hearing comment period had been closed at the November 16th Council meeting and that any comments regarding Frog Pond will not be made a part of the November 16th record.

Patricia Lyon, 7925 SW Vlahos Drive, Sundial Apartments. Ms. Lyon provided written testimony submitted by Marina Salas, who expressed concern regarding the large monthly rent increases (\$600/month) that are taking place in Wilsonville and the region with little or no notice to the renter. Ms. Lyon went on to say she was surprised the issue of rent increases had not been addressed and felt that the increases will cause an economic downfall in the community.

She understood this was a state wide issue and she asked mayors to approach the state to take a stand and put a cap on rental rates since renters working at minimum wage jobs cannot absorb the rent increases.

Councilor Fitzgerald thanked Ms. Lyons for attending and bringing the issue to the Council's attention and for representing others. This is something the Council has begun to hear more about.

Mayor Knapp responded there was not one obvious avenue. He noted a resident testified before the Council two weeks ago about a similar situation involving the same apartment complex. Council requested the legal department to provide background on what other cities may be doing and what Wilsonville's choices might be. Once the information was received the Council would have an informed discussion about taking direction.

Mr. Kohlhoff said the City of Portland is looking at implementing a 90 day notice provision if the landlord is increasing rents for no cause; and setting limits to the percent of increase. Currently there is no rent control in Oregon, it may be that petitioning and talking to state legislators is the best way to effect major change.

Ms. Jacobson has learned Portland recently enacted an ordinance for a no cause eviction if you are a month to month tenant, there has to be a 90 day notice period. She is preparing information for the Council to review.

Councilor Starr was of the opinion the housing crisis in the tri county area was caused by Metro and by limiting the amount of land that can be developed, resulting in increasing the price per square foot and ruining people's ability to pay rent and to buy a house. This is having a trickle-down effect that is crushing people making \$36,000 per year or less. He felt the governor has to step in because Metro has caused something that they have no ability to fix.

Nathan Starr said he and his son were currently living in a motel due to a no cause eviction from the Sundial Apartments. Mr. Starr indicated he had spoken at the capital about no cause evictions, the ten to fifty percent rent hikes, and the retaliatory actions taken by landlords. These rent increases are affecting many other tenants in Wilsonville; tenant reform is a must to help renters being displaced due to no fault of their own.

Councilor Lehan recounted the Thunderbird Mobile Home Park closure which displaced 400 elderly residents. The City proceeded in the courts and legislature while working to get their housing replaced which led to Creekside Apartments. She appreciated Mr. Starr's coming forward and speaking to the Council and said she would speak to the city's representatives in Salem to learn the best way to move forward.

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Lori Loen announced the Wilsonville Leadership Academy is hosting a spaghetti dinner on December 5th to raise funds for Wilsonville Community Sharing at the Community Center.

Mike Shangel thanked the Council for asking for input on the Frog Pond Concept Plan. He felt the majority of people testifying would be comfortable more lots in the 8,000 to 10,000 square foot size, and fewer in the 3,000 to 5,000 square foot range and fewer attached structures.

COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

Council President Starr – (Park & Recreation Advisory Board Liaison) announced the community tree lighting ceremony, Reindeer Romp 5K Fun Run and Kids Dash, and the toy drive.

Councilor Fitzgerald – (Development Review Panels A & B Liaison) noted the next meeting dates of the DRB Panels. She invited the public to attend the Holiday Fun Fest, and the SMART Holiday Light Drives.

Councilor Lehan– (Planning Commission and CCI Liaison) reported at their last meeting the Planning Commission received a presentation on the West Side URA Substantial Amendment, and the Transportation Performance Modeling report. She noted the next meeting dates of the Planning Commission and the Library Board.

CONSENT AGENDA

Mr. Kohlhoff read the Consent Agenda items into the record.

- A. **Resolution No. 2556**
A Resolution Of The City Of Wilsonville Authorizing Acquisition Of Property And Property Interests Related To The Improvement Of Parkway Avenue Adjacent To Xerox.
- B. Minutes of the October 19 and November 2, 2015 Council Meetings.

Motion: Councilor Fitzgerald moved to approve the Consent Agenda. Councilor Lehan seconded the motion.

Vote: Motion carried 4-0.

CONTINUING BUSINESS

Mr. Kohlhoff read the title of Ordinance No. 777 into the record for second reading.

- A. **Ordinance No. 777 – Second Reading**
An Ordinance Of The City Of Wilsonville Adding Section 10.250, Amending Section 10.430, Renumbering Sections 10.540 And 10.550, And Repealing Section 10.530 Of The Wilsonville City Code.

Mr. Kohlhoff stated after first reading and public hearing, Council questioned the consistency of the language in the proposed ordinance. Staff changed all references to read “not to exceed”.

Motion: Councilor Starr moved to adopt Ordinance No. 777 on second reading. Councilor Lehan seconded the motion.

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Vote: Motion carried 4-0.
Councilor Starr - Yes
Councilor Fitzgerald - Yes
Councilor Stevens - Excused
Councilor Lehan - Yes
Mayor Knapp - Yes

B. Resolution No. 2533

A Resolution of the City of Wilsonville Adopting The Frog Pond Area Plan, Establishing A Vision For The 500-Acre Frog Pond Area, Defining Expectations For The Type Of Community It Will Be In The Future, And Recommending Implementation Steps.

Mr. Kohlhoff read the title of Resolution No. 2533 into the record.

Mayor Knapp noted the Council had completed taking public testimony at the October 19th meeting and closed the public hearing. At this point Council will receive an update from Planning Staff after which Council will ask clarifying questions, and then Council will deliberate on the issue.

Mr. Neamtzu introduced the project team: Joe Dills, Angelo Planning Group, Brian Vanneman of Leland Consulting Group, Scott Mansur with DKS Associates, Nancy Kraushaar, Community Development Director, and Steve Adams, Development Engineering Manager.

The following is a transcript.

At the October 19th meeting, a public hearing was conducted on the Frog Pond Area Plan. Staff spent a considerable amount of time presenting background material, discussing the Planning Commission Recommendation & Key Issues, Transportation issues, Infrastructure Project Highlights, Infrastructure Funding and Quality Development. We also spent time discussing the four Framework Plans that are contained in the Concept Plan.

The Council then conducted the public hearing. There was a broad spectrum of testimony provided on the Plan, covering many different points of view. The great news is that the community is engaged and interested in this planning work.

The Public Hearing was then closed, and due to the absence of two City Councilors, the hearing was continued to this evening for deliberations.

To date, Council has received hours of public testimony on the Plan, but has not had the chance to discuss the Plan yourselves. That is what tonight is about. Staff does not have an additional presentation, but the key members of the project team are in attendance to answer any questions that you have.

Last Friday, a short memo was distributed to the Council with a staff recommendation for a potential amendment to the Plan to specifically address the submittal of a petition with over 500 on-line "signatures" requesting that the Plan not contain lots smaller than 4,000 SF. This amendment would provide additional evidence of the responsive nature of this entire process.

If the Council wishes to have a conversation regarding the specifics of that recommendation, staff has a couple of slides that we can pull up to summarize the recommendation.

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As a reminder, Staff covered a number of minor modifications to the Plan at last month's meeting. Those changes are summarized in Attachment 7 (APG Memorandum dated October 6, 2015), which can be found on page 281 of 351 in the October 19th packet. Staff will make the amendments contained in that memo, in addition to any others that the Council agrees upon.

A motion to approve the Plan should include reference to this list of additional updates to the Plan. That concludes the staff presentation. Thank you.

Mayor Knapp – Thank you very much. Protocol wise we follow Roberts Rules essentially which would indicate we would need a motion on the table before we have discussion. At this point, however if there are questions of clarification or anything to clarify the reports and the information that we've had it would be appropriate to ask those of staff at this time, but not move into deliberation yet. So, if anyone is in that mode? Councilor Fitzgerald.

Councilor Fitzgerald – I think this would be a good time to clarify that I was one of the two Councilors not able to attend at the last hearing, I was out of the country, but I spent a lot of time watching the entire hearing on video, taking notes and read all of the materials. So I wanted to make that clear.

Mayor – thank you very much. Any other clarifications or what not for staff? Councilor Starr?

Councilor Starr – I guess this would be some for staff and also just for the communication to the public. We had a chance earlier this evening to take a look at a transportation Plan for our City, and I had asked Chris to help me understand several of the intersections, and since the Advance-Boeckman-Stafford-Wilsonville road intersection is part of the Frog Pond area, I wanted to get some clarity around how they grade that intersection, and then compare it to Wilsonville Road and Boones Ferry Road so we could see how that translates into another intersection. So currently, Chris, I had asked you what the Advance-Boeckman-Stafford road operating level was, and want you to review where it is now and what would happen if we went into Frog Pond.

Mr. Neamtzu – Thank you Councilor Starr. I'd be happy to. Advance Road, Boeckman Road, Stafford Road, Wilsonville Road intersection is currently operating today at Level of Service "C" during the PM peak hour with the volume to capacity ratio of .68, and less than one is really good. Lower than one is better than closer to one for comparison purposes.

Councilor Starr – And also "C" is on a scale of "A" to "F".

Mr. Neamtzu – "A" to "F", right. And "D" is our operating level. That is what our Code mandates, we operate at or better than LOS "D" in the PM peak hour. So the intersection would fail with the addition of Frog Pond traffic based on today's existing four-way stop and all the development. But that's not what the Plan is; the Plan is to build a signalized intersection at that location. The TSP modeled the traffic there, as did this project, and the model shows that the School District is currently designing the lights and signalization that would be there and that at build out, with the traffic signal, the intersection would operate at LOS "D" with the volume to capacity ratio of .63.

Councilor Starr – And just to make clear where "D" is. Let's talk about Wilsonville Road and Boones Ferry Road. What is the grade that that intersection is right now?

Mr. Neamtzu – That would be LOS "D".

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Councilor Starr – So we’re going to take the four-way stop and potentially make it a “D” intersection with the development as it’s laid out at least for right now, with Option G.

Mr. Neamtzu –With a traffic signal.

Councilor Starr – Okay, I just wanted to make sure that I understood that and the public got a chance to hear that as well. Thank you.

Mayor – Other questions for staff?

Councilor Fitzgerald – We have looked at so many pages of testimony, a couple of big notebooks there, so I don’t know if it’s going to be very easy to find it right off. I happened to be looking at some of the previous minutes when we looked at Options “D”, “E”, and “F”. I don’t have “G” right in front of me, but as we looked at the different progressions of decreasing the number of small lots and increasing the large lots, obviously that means that you have fewer total homes on the acreage. The estimated price, sale price, for the home that was estimated that the market would bear kept increasing for those homes. Could you give us, would it be reasonable to give us a summary of, in the west Frog Pond what the estimate is for the small, medium, large, and then also for the east and south.

Mr. Neamtzu – Yes, I can do my best and I have the numbers for west in front of me. Those can be found in the Plan on page 182 of 351 and that’s from last month’s October 19th packet. Brian Vanneman has taken the chair to my left, he is the primary author of the market analysis we performed as part of this.

For the west neighborhood Councilor Fitzgerald, the small lot single family is on a lot size of 5,000 square feet and we identified a required home price of \$439,700 for the small lot in the west neighborhood.

Councilor Fitzgerald – Can you explain what you mean by the term “required home price” because obviously the City is not demanding what the price is, but where does that come from?

Mr. Vanneman – To answer your first question about home prices escalating, I don’t know why that is. I don’t know exactly what you’re referring to except to say that in the course of doing the work the market has gotten hotter throughout the Portland metro region, and in the course of this Plan we tried to show that as we went from 2014 to the middle of this year. I tried to reflect increasing sales values, so we did try to escalate the potential home prices as we went through the Plan.

We also, in the various documents, there is mostly two terms that we use. There is “required home price” and there is “market price”. The required home price is the price the home would be to sell in order to return an adequate value to the land. In other words, we set a target transaction price for the land in Frog Pond, and we said what price does the house need to sell at in order for the property owner to essentially sell their parcel for \$4.00 per square foot, essentially what we call “raw” land. Our thought process on that is if the home price goes too far below the required price, then with all the costs involved, that developer will not be able to pay the landowner enough money and the land may stay as a hobby farm or rural land use.

Mr. Neamtzu – So the other two numbers, since you asked the question. The medium lot is a 7,000 square foot average and that one has a required home price of \$576,000; and then the large lots that are 10,000 square foot average is upwards of \$775,400 is our required home price on that category.

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Mayor – Other questions for staff? I would like to have staff clarify for the Council the Planning Commission recommendation and the additional caveats or requests that they attached to that recommendation.

Mr. Neamtzu –The Planning Commission had three very specific additions to the recommendation that they provided you. The first one had to do with the attached cottage row-home product which is found in the east neighborhood that is the densest product. There was testimony about the density of that category and so they made a place holder, and they suggested that we revisit the density for that land use type at that specific location as part of master planning. They recognized there was additional work to do. My sense was we did a lot of detail work in the west and we did a lot of detail work throughout the Plan that was one area where they were looking for more information. We had prepared the illustrative diagrams to assist in depicting what that category would look like; we've shown lots of pictures, drawn different orientations of buildings to green spaces and to streets to attempt to depict what that housing category would look like. At the end they thought it should be looked at a little bit more. They also added a condition that they've asked you to consider, the location of the retail node, again as part of master planning would be Phase II work many years down the road from now when the City is serious about getting that land served and seeing development happen there. And the third one related to arts and culture in the Frog Pond Grange, so they made a place holder that the Grange is looked at and specific text be added to the Plan to address arts and culture at the Grange which was out intent, but the Plan didn't actually say specifically.

So those corrections are all highlighted in that memo, and Attachment 7 that I mentioned earlier.

Mayor –Has Planning Staff thought through those recommendations and put together a suggested or possible approach on how Council could honor those recommendations?

Joe Dills, Angelo Planning Group –The approach that was suggested in the materials distributed to Council on Friday sort of picked up on the Planning Commission's theme that we've heard multiple points of view about the east neighborhood, and really they all ought to be honored and reflected somehow in the Plan. To do that, the suggestion would be to go one step beyond what the Planning Commission recommended to recommend the array of land uses and densities in the east and south neighborhoods and say we had a conversation about it but we decided to do that. And to actually augment that language by saying that there were two points of view - one was to go forward with the attached and cottage component of that housing as recommended by the Planning Commission, the second was to reflect the specific requests that were made during testimony that the smallest average lot size be 4,000 square feet; both would be written into the Plan. New text would be added to say that those two points of view were expressed and not only would we relook at it when master planning occurred down the road, when the land comes into the UGB and so on, but there are specific ranges that would be looked at to honor the ideas expressed during the process today. That's the essence of the approach.

Mayor – Okay and just one follow up question. When would staff project that might arrive back on our doorstep if we were to follow that approach.

Mr. Dills – Let me outline the steps and then Chris you can add on to that. So of course the lands in east and south are in the urban reserve, they are not within the urban growth boundary that is a starting point. There would have to be a regional decision first of all at the Metro Council level that they are adding any land at all to the regional UGB; secondly that these lands be included in an expansion; and then third, the City's planning processes would occur subsequent to that. So Chris what is the time line on this.

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Mr. Cosgrove – We should probably mention that these have not been acknowledged yet. So that’s also a major hurdle that may take another two years, we don’t know, but without those things being acknowledged there’re not even real yet.

Mayor – Those ‘things’ being the reserves?

Mr. Cosgrove – The urban reserves, yes.

Mr. Dills – I forgot the court case that they’re not even approved as being part of the reserves at this point, that’s a local decision not an acknowledged decision.

Mr. Neamtzu – Three to four years from the resolution of the litigation which has no time frame at this point. We can assume at a bare minimum if it were to be done today of three to four years; with the litigation, five or more.

Mayor – Until we might get to the point of relooking at the east neighborhood Plan if we were to follow this methodology that has been put on the table as a possible route.

The other component that strikes me that would be a factor would be what had happened in the west neighborhood by that time. In the west neighborhood, based on our prior experience in other developing areas of Wilsonville, would we expect the west neighborhood to be built out in five years?

Mr. Neamtzu – I don’t see that happening. I think it’s probably more in the ten year and beyond time frame with the economic cycles that are likely to occur in the future.

Mayor –So if that were true, would there be a drive for us to revisit the east and south neighborhood plans five years before the west neighborhood was completed, or would we logically let the west neighborhood continue to develop before we went back and said, okay we’re ready now to decide how the other neighborhoods are to go here.

Mr. Neamtzu – There’s a lot to be learned from the west neighborhood so the more we can learn from that the better off we will be as we enter into the east and the south. Doing it too early from the actual time that it is likely to develop means that the Plan has a chance to get stale and be out of date. Picking the time is very important and having something real happening is important to have at least a sense of it being able to achieve that. You don’t want the Plan to sit on the shelf too long and then have something happen that renders the Plan useless and then have to go and redo the entire thing. So, having it on the cusp of when we are ready to get in there makes the most sense to me.

Mayor – Which would suggest it might be closer to a decade than to five years, very possibly.

Mr. Neamtzu – Absolutely.

Mayor – Okay I’m holding up some other Councilors I’m sorry to pursue so long on this. I think Councilor Starr is next.

Councilor Starr – Let me ask in a different way than the way you just asked it. In essence, what we’re really doing here is nailing down west and creating a guideline at best for something that’s probably not going to happen for at least another ten years and that is subject to multiple possible changes.

Mr. Neamtzu – That’s fair yes.

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Councilor Starr – I had two other questions. When I was looking through a lot of the diagrams I noticed a number of alleyways in the neighborhoods, does that drive up the cost per square foot? Because basically now you're creating less land for people to inhabit and more infrastructure so I'm curious how that works. Is it better, I guess what I'm asking is does it cost more per square foot and is it better to be served with one road and a garage in the front as opposed to two roads with a porch in the front and garage in the back.

Mr. Dills – There's no single model for all types of lots. Just purely on the economics the larger lot product or medium lot product is more efficient to do with a single road and garages accessed with driveways in the front. Once you have moved to the small lot and the townhouse product, then the quality of the frontage comes into play. And so the pedestrian friendliness of the front and the "front yard friendliness" of the front and all of those eyes on the street have value to the builder and to the home price. So the answer on the small lot and townhome type of product is not necessarily cost more, it may in fact be part of an economic objective of the developer.

Councilor Starr – And the medium to large then?

Mr. Dills – Medium to large I think more purely on the economics, less cost for doing a single loaded front loaded.

Councilor Starr – Which is something we can still consider with west or is it a done deal.

Mr. Neamtzu – Phase II of the project is about the urban form and coding for the west neighborhood so those discussions are all wrapped into the Phase II part of this project.

Mr. Dills – One additional thought comes to mind, the location is important. So a medium sized lot, let's say a 5,000 or 6,000 square foot lot that is facing on one of the west neighborhoods public parks is a very important public space to have around it, and that would be a situation which the benefits of the alley loaded homes would add to the quality of the entire neighborhood.

Councilor Starr – Okay. And then I guess my second question might be for the Council. I'd be very interested to have Chris take us through what he sent out on Friday just so we can hear it and discuss it if you guys are open to that. I don't know if you want to ask your question first and afterwards Chris can talk about that if you are open to it.

Mayor – We can do that. Let's see if there is anything else, I think maybe that we would have people interested in hearing that too. Councilor Lehan?

Councilor Lehan – I just wanted to ask, go back to the time frame, and add a couple of comments and a question. From my recollection with Charbonneau, I came on the Council initially in 1991 and we were just in that next year or two finishing out the last lot approvals for Charbonneau. That was a little over twenty years from when Charbonneau began. Villebois we did the Dammasch Area Master Plan in 1996, we're twenty years out now on Villebois, and how many years would you say we have left to go on that one?

Mr. Neamtzu – we're easily five plus years to go.

Councilor Lehan – so these are 25 year projects. The numbers I heard are way optimistic in terms of time frame. And when we had talked about Villebois and the timing, we were anticipating the next one would be Frog Pond west, and after that would be north of Tooze on Grahams Ferry of Villebois, that would be

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the next major residential movement. Then you'd get back to Frog Pond east. Who knows which way things will work out? My point is it always ends up being longer than anticipated; there are things that happen that you can't anticipate that slow these things down, even with a robust building environment like in Villebois, you still have 25 years.

Mayor – Any other questions of staff? If there are no specifics perhaps it would be time to ask staff to go into this more recent recommendation about how we might take the concepts out of the Planning Commission recommendation and move it forward. Probably most people in the audience have not heard or seen the specifics on this, and I think the Council would also like to be refreshed.

Mr. Neamtzu – Yes. Happy to do that, thank you. Given the variety of testimony that the City Council received at the October 19th public hearing, specifically the submittal of a petition with over 500 on-line signatures making specific requests for no lot being less than 4,000 square feet in the east neighborhood, staff thought long and hard about that and put together some recommendations.

It would be reasonable and it would be appropriate for the Council to consider including a second land use framework option in the concept Plan for the east neighborhood specifically. That second framework Plan would represent the two different points of view that we saw. We have the Planning Commission recommended point of view, the Option “G”; this would be an Option H, we have prepared metrics that we can show you and we've prepared text as well that can go into the Plan specifically to address this two Plan option. Again, nobody has a crystal ball, we recognize this is a long way down the road and we want to provide the flexibility that we think the City needs in the future to be able to address a possible wide range of options at that time. By including the secondary Plan I think we would be further showing the highly responsive nature of this project and the project team, and the decision making on this particular plan. I'll read the text that we came up with for this:

“At the time of adoption there were two proposals regarding residential land use in the east and south neighborhoods. The first proposal was the Planning Commission recommended Option – which is Option “G” with the condition to re-examine the R-2.5 densities, and commercial site location at a future date of master planning.

The second proposal was that there should be a minimum lot size of 4,000 square feet. The Council considered these proposals carefully along with all of the rational implications and issues, and working from the premises that both points of view should be honored and represented in the Plan. Many years will pass before final decisions need to be made and the range of housing choices and price ranges should increase in the future when these neighborhoods are developed, the Council struck a balance. The balance was to include both options in the Plan with the commitment to revisit the densities and the commercial site in the future as part of master planning. An additional idea was added to consider during master planning, neighborhood-scale mixed-use where residential would be allowed over the retail in the commercial center.”

That would be the text that could go into the Plan and the metrics that accompany that, we have metrics for two options, two variations on that. I'm not going to spend a lot of time going into that but the unit count drops by 136 units in the east and there are a number of densities and different analysis that I've prepared in the memorandum dated November 13, 2015 that was distributed. The sixty units above mixed use would be an opportunity for us. The Plan currently doesn't talk about vertical mixed use; those could be condominium types of units, and ownership configuration. Staff could make findings to show that we don't have a lot of that particular product type in the City and that an ownership based condominium type of product would be the preferred product type for vertical mixed-use.

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The reason that's important is that it could give us as many as maybe sixty additional dwelling units, and it would be supportive of the retail node. It would be good urban design, and it would bring those density units up just ever so slightly closer to the numbers that we know will be the test, at least what we suspect at this time will be the test when it comes to asking for this land to be included in the urban growth boundary. The second set is with housing over retail and again if we need to go into details on those numbers we're able to do that.

Mayor – Questions? Councilor Fitzgerald.

Councilor Fitzgerald – I just want to clarify; did I hear you say that we did not have a track record of condominium sales over retail in Wilsonville?

Mr. Neamtzu – It's a housing product type that we currently have very little of. The question is whether these would be apartments, rentals, or ownership. I think we could make some findings to support our case for an ownership product whether that could be required ultimately in the end is a question from a number of points of view, legal points of view. And without going into that I would suggest that we could make findings to support our position if the Council preferred an ownership product to a possible rental type of product.

Councilor Fitzgerald – Okay, I think everybody probably agrees that we can't legislate what the market wants to do, what people want to buy, or sell, or rent, from the City Council. It depends on what people are interested in. I know in Villebois the original idea was to have more retail and be this little nice looking shopping area that you could go to, but the market just didn't bear that out, so there had to be a change. So in this case we might be talking about twenty-five years down the road, we certainly are not going to be able to predict what interest rates are, and where people want to shop and so forth. I just wanted to get some, have you talk a little bit about that, as another example of the nature of the Plan, it's a guideline. The Council at that time would, I suppose, be compelled to respond to what the market is doing, right. They wouldn't be compelled to just build something that wouldn't sell, who would build that. Right?

Mr. Neamtzu – Correct.

Councilor Starr – On the table, how many R-2.5 lots were there that came out for the 60 that went in, I can't remember in your write up what that number was.

Mr. Neamtzu – The sixty is in addition, the R-2.5 had a total of 436 units, and the other option, Option "H", bear with me

Mr. Dills – Goes down to 682 that is the whole neighborhood though.

Councilor Starr – Is the difference coming out of R-4 or is it spread out.

Mr. Dills – For the vertical?

Councilor Starr – If you're going from 742 to 6-something, I'm just trying to figure out where you're subtracting from.

Mr. Dills – We're subtracting from the R-2.5.

Councilor Starr – Okay.

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Mr. Dills – Minus that many and added back for the vertical.

Councilor Starr – So you're taking out, if I understood what you said Chris, you said 436?

Mr. Neamtzu – 436 minus the, so we have 164 dwelling units less, so that's to be the difference between R-2.5 and R-4.

Mr. Dills – Correct.

Mr. Neamtzu – So there'd be 165 units less, and then the 60 is a variable condition, or not.

Mayor – Other questions for staff? Mr. Kohlhoff, protocol wise, can we have staff stay to be a resource for technical questions while we're deliberating?

Mr. Kohlhoff – Sure. This is basically a legislative matter, and you're trying to get answers for your questions, you're not taking testimony.

Mayor – Alright so if that's the most of the questions the Council has, the appropriate protocol would be to have a motion to adopt one of these strategies that have been described, either the original Planning Commission strategy, or some other modified strategy, or this combined conceptual approach that Planning staff has just briefed us on and came out in written form to us late last week. Or, anything, if someone has a different idea that they think is more appropriate that could be.

Councilor Lehan – This Option "H" if I could ask, where did this come from again, out of whole cloth from you or the

Mr. Neamtzu – I felt compelled to respond to this significant petition that we received, so yes, it came out of my office.

Councilor Lehan – Okay, so Planning Commission has not responded to this at this point, has not seen this.

Mr. Neamtzu – No. We received that information one week prior to our October 19th hearing, so it was all after the conclusion of all the Commission hearings.

Councilor Lehan – Is this, is Option "H" like an amendment to Resolution No. 2553 or is it a replacement of it?

Mr. Neamtzu – I think 2553 is fine as long as we are clear about the Memorandum, Attachment 7 with all the specific changes, because that really guides a number of specific changes to the Plan, to the resolution is generic enough that it should be good in its current form.

Mr. Kohlhoff – If I may, I think it goes hand in hand with your basic recommendation from the Planning Commission on the first item to revisit density for the cottage area, because that's exactly what has been done here. So it actually puts some clarification, puts some flesh on the bones, so to speak, if you were to adopt that.

Councilor Lehan – So then would it be appropriate for me to move that we adopt Resolution No. 2553 with Option "H" as a clarification of the direction to flesh that piece out about the cottage and to add it to the text.

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Mr. Kohlhoff – Yes.

Councilor Lehan – Then that would be what I would move.

Councilor Fitzgerald – Second.

Mayor – Point of clarification. Does that cover the October 19 memo wording, or does that need additional clarification if we wish to include that?

Mr. Kohlhoff – Is it referenced in the resolution?

Mr. Neamtzu – No. We would want to reference the changes specifically to Attachment 7 of the record that had all of the other changes. So, Attachment 7 plus Option “H”, plus any other changes that the Council wishes to direct.

Councilor Lehan – Okay, Attachment 7 plus Option “H” to 2553.

Councilor Fitzgerald – I second the motion.

Mayor – Okay now we have that on the table, a motion and a second to approve Resolution 2553 incorporating those two additional pieces. So, it would be the appropriate time now for discussion, and normally I would give the maker of the motion the first chance to provide a perspective if you would like.

Councilor Lehan – I’ll wait.

Councilor Starr – Could I make an amendment motion? I would move that we accept Option “G” with the following minor changes: to keep the large lots at 124 units, to change the medium lots from 281 units at 46% to 335 units at 55%; and then to lower the small lots from 205 units at 34% to 150 units at 25%.

Mr. Kohlhoff – May I ask a question? You said Option “G”, but you’re reading the calculations off of Option “H” that you made the changes to, is that correct?

Councilor Starr – I guess those are, both Option “H” and Option “G” contain the same for west so I guess I could say an amendment to Option “H”.

Mr. Cosgrove – They are the same.

Mayor – We can’t discuss without having a second to have any real discussion on the amendment motion.

Councilor Lehan - I will second it for the purposes of discussion because I would like to know what your rationale is here.

Mayor – Okay. We have a motion to amend, and a second on the motion to amend and it’s now appropriate to have discussion on the motion to amend. Councilor Lehan.

Councilor Lehan – On the motion to amend, I was asking the maker of the motion to amend to explain how he arrived at those numbers, or why not some different numbers.

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Councilor Starr – Thank you. I also thank you for allowing me the chance to go through this. I had the opportunity to hear several economists in the local area talk about housing and the direction that housing is going. And I took the opportunity, hopefully to not take too many slides, but to take a look at what's going on and some of the pressures we are under, and I'll try to go real fast so we don't take up too much time. This is what led me to that amendment.

Chris if you could go to the next slide. Basically Dr. Gerald Mildren with Portland State gave this presentation, and basically what he is basically trying to get across is that high density means high cost and the opposite of that would be lower density helps keep the cost per square foot down, which not only affects housing as in single family housing, but also affects apartments. And we heard about some of the very negative effects, I would call it emergency effects of what's going on even in our town. So I want to put out there the first slide and Chris if you could go to the next one, you can see the cost per square foot in Portland where they are adding higher and higher densities at 212 and Canby, Wilsonville at 112 per square foot. Downtown in this model that we're under through Metro means higher costs. And then the next slide, affordability requires more suburban land and for everybody's knowledge, Metro's shut down the opportunity to bring in more suburban land which is only going to push costs higher and make it more expensive for anybody to buy a house.

Next if you go to the next slide, urban growth boundary means a higher land cost, that's just supply and demand so it's pretty self-explanatory. But the closer you get to downtown, obviously the higher cost per square foot.

This slide is kind of hard to read black and white, but you can see lack of suburban construction, so in Clackamas County we're probably the lowest as far as what kind of housing is, the growth of housing in our county versus others, and that's also compressing supply and causing higher costs.

Next. The next two slides are really important because of what we're seeing right now, rents in 2009 where Portland stacks amongst all the major cities in the country, the trend that we're on because of this, if you go to the next slide, puts Portland past Los Angeles for 2035. What that means is it's going to be a major job killer, because as the cost for rent and housing goes up, the desirability to locate your business goes down. Right now we're the most affordable West Coast City when you look at Portland, Seattle, San Francisco, San Jose, San Diego and Los Angeles but we're not on a very good trend right now.

Next slide. Who does this affect the most, well the rich get richer and the poor get poorer, so if you're minimum wage or even a little bit higher than minimum wage, the chances of you obviously being in an apartment versus a house are much higher, and so they are the folks that are paying a much higher cost of what it takes to live on and basically cover housing than everybody else.

Next slide. I took this from one of the economists for the State, so I thought this was probably the most telling one of the slides of the day. If you go to the next slide. Here is what's going on with household income and jobs, so we're seeing jobs increase for folks that are entry level and we're seeing jobs increase from the \$75,000 to \$100K at a pretty good clip, just a little under 10,000 over the last seven years. For the \$100,000 to \$150,000 range probably about 27,000 new jobs, and over \$150,000, 30,000 new jobs. And I wanted to share this because the market is there for the higher end houses or the higher and medium sized houses. What Wilsonville has not done a good job of is being accommodating to the folks on the higher end, we just don't have that many houses and so that's where we got Option "G" that now took it to 20% but also if you look at the 75-150 where most of the trend for new jobs are, and Wilsonville being an attractor of employment, I think we really need to concentrate on more medium sized housing than what we have in the Plan. So that's why I recommended that we make not a huge change, but enough of a change to accommodate some of the demands that make us attractive not only for

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people to locate their businesses but then people to live so they're not driving over the freeways and causing a lot of traffic issues. So in essence I'm just asking for us to consider a swing of fifty houses or so from small to medium. And that was the logic behind that Councilor Lehan.

Councilor Lehan – You mentioned a number of things that I think don't lead to the conclusion that you are making. One of them is about the lack of suburban land and why we have a lack of sprawl in Clackamas County. A big part of that is because the cities of Clackamas County, as opposed to the cities of Washington County, turn it down when they are presented with it. It isn't because Metro said you can't do it. Oregon City has tried to add land around their boundary with full blessings of Metro; it is turned down by voter approved annexation every time. The same is true of West Linn and Lake Oswego, and the whole Stafford thing is part of that. Metro says fine, urbanize it all, they take them to court and say no we absolutely don't want to.

Councilor Starr – That's not been our experience in Wilsonville.

Councilor Lehan – It has not been our experience in Wilsonville, in Wilsonville we don't have voter approved annexation, and we have tried to grow responsibly and whenever we've asked for annexation we have received it. Now this one right now east Frog Pond is tied up on a whole bunch of legal things, not the least of which is Stafford. It's an odd situation in Clackamas County, but you don't have any cities – like Sherwood that is always eager or Cornelius – in Clackamas County there is not enthusiasm any more than there is with the east side of Stafford Road. A lot of people said “Why do we have to grow?” There isn't enthusiasm for sprawling out and certainly when I've thought where it would be logical the local City Council wanted to, the residents said “No”. Then you're left with making good use of the land you have. In terms of density driving prices, that's sort of another way of saying the price of the land is what's driving the price, and you will never see a ranch house on a ¼ acre lot in downtown San Francisco, it doesn't matter how much you want it, nobody is going to build it because of the land costs, the per square foot costs in San Francisco will not – there's a required price - just isn't going to happen. That's why it's more expensive in Portland and like it's more expensive in San Francisco, it's sort of a chicken and egg thing; you can't say this leads to this or whatever.

Councilor Starr – I think two economists just did and I kind of agree with them. I guess it's a matter of opinion but

Councilor Lehan – There is some opinion but it's not an opinion about Clackamas County, that's just they are curmudgeons as far as expanding, especially into farm land, but even into rural residential. They're not excited about it. I'm reluctant to support it because it seems like arbitrary numbers and I'm always reluctant to do something that I feel varies very much from what the Planning Commission recommendation is that came to us. I'm willing to go along with the Option “H” because it left a door open to flesh out that bone.

Councilor Fitzgerald – Thank you I was looking at some of our earlier materials and we haven't said much about demographics in Wilsonville. Speaking of Portland State for example, let me just correct this wasn't necessarily in our materials but I recently looked again at some population forecasts from Portland State. As everybody can tell people are moving to Oregon, I think the last figure I saw was projecting a million more residents moving to the Willamette Valley by 2040 and we're right in the middle of that. In our materials demographic context was provided by the staff, they have a chart the projected changes in age of residents in Wilsonville. This Chart 8, on the Frog Pond area Plan dated September 2nd shows that the fastest growing age group in Wilsonville, between 2015 and 2035 is going to be age 65 plus. They also report that 68% of Wilsonville's current households are one or two people. I think we're probably addressing that fairly well with best we can on projecting in the west and looking at the fact that families

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need a larger house rather than a smaller house in most cases, we're already starting out with a required small home price of \$439,000, a medium home \$576,000 and a large at \$775,000. Each time we reduce the number of houses we reduce the number of opportunities for people to buy a house. So I'm not really inclined to just arbitrarily change those numbers either. There are so many different studies, our Planning Commission all of our open houses, and we've made innumerable changes to this over the last few months, so I'm not inclined to change the numbers tonight.

Mayor – my perspective on the amendment that has been offered is that I am reluctant because this process has gone on for a year and a half of public hearings, we've had many, many people say what they think and staff has listened and I've lost track on how many different iterations modified, changed, massaged the Plan in response to the input that had been received. I think that's appropriate. I think it's the right way for things to be done. It may or not be what I personally would do if I was in charge of it, but I'm not; it's a collaborative public process.

Once that process has occurred and we have worked through all of that I am reluctant to jump in and say well it's all okay, but we need to change this piece of it. I don't know that once we start down that road that how we say we change piece A but somebody else wants to change piece B, and so I'm very hesitant to go down that road with an undetermined end to that process. I do think that it is reasonable to reserve judgment on some of these things until we have better pictures and better experience and I think that will come over time if the west neighborhood is put into motion and the private sector builds and the market is such that individuals want to buy those products and they absorb them then we will see that and we will have a period of several years during which we can evaluate the depth of that demand and how well the Plan is meeting it. At some point in the future we can draw on that experience and say maybe we should change and have more of this and less of something else, but I don't see how we can make an appropriate judgment on that at this point in time so far out. So I am reluctant to take a knife to the Plan or even a surgical scalpel to make small changes. I think that is not the process that will serve our community best at this point in time.

Councilor Starr – Frog Pond west is our last shot to create the Wilsonville that we want to create because after that we're going to have to really be forced to live under the guidance of Metro's land use policies and I might be different than the three of you but I think they've failed miserably. Metro doesn't do land use well, they don't do traffic well, they don't do garbage well, I mean it's just a black hole of taxes. For where we are though with land I don't want to lose the Wilsonville that really sucked me in when I first came around here and said wow, this town has charm, this town is special. And after Frog Pond west we're going to start evolving to look like every other place because that's the way the rules are.

And so when I look at how we can affect cost per square foot, when I look at what it's going to do to our schools, I got an email from the chair of the school board that basically said, "with respect to your question about growth and the impact to our schools, clearly the impact is felt more with higher density but we are well poised to be responsive to whatsoever scenario plays out." So they're basically saying it's going to affect the schools. And also traffic, I'm not looking forward to the four-way stop that I go up to and then go right on to having an intersection that reminds me of Wilsonville Road and Boones Ferry. That's an absolute mistake. So here's our one chance to keep the town kind of more like the one that attracted so many people and to have a neighborhood like the neighborhood of Meadows, and Morey's Landing, and Park at Merrifield, and Hazelwood, that built this town, and we're going to migrate away. The last thing is I think the public spoke loudly and I'm concerned that we're ignoring them and I just don't think it's a good thing. In our last City survey, growth was a huge area and basically the message we were told was "don't screw it up". I think that we're not headed in a good direction if we push hard to increase density so we can look like every other town in this metro area. I gave it a shot folks.

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Councilor Fitzgerald – Councilor Starr I think you are referring to this change of numbers that you just described is that what you are referring to the 50 houses?

Councilor Starr – I’m referring to that as what I thought might be palatable, that wasn’t my first choice but it was what I thought might be a compromise.

Councilor Fitzgerald – I’d like to add to that we have made a lot of compromises and I think it’s not really capturing the spirit of all the many conversations we’ve had in the hearings and in the discussions with lots of residents, and letters that we’ve received that have led us to the point of what you see in Option “H”. It’s a nice sound bite to say that it’s not going to look like Meadows, I don’t know why we keep saying that because we haven’t even gotten to that point, that’s at a much later phase of this, the shape of the lots. I really want to compliment the staff in responding to the input that we’ve received. Thank you.

Councilor Lehan – Should we call the vote on the amendment so that we can discuss the original motion?

Mayor – Okay. Is there other input on the amendment? **If not I’ll call for the vote, all in favor of the motion to amend the Resolution 2553 as moved by Councilor Starr please say Aye. Motion fails 1-3.** Councilor Starr voting “Yes”, Councilors Lehan and Fitzgerald and the Mayor voting “No”.

We are then at a point where we can discuss the entire motion or consider other amendments.

Mayor Knapp declared a recess at 9:09 p.m. and reconvened the meeting at 9:14 p.m.

Councilor Lehan – I want to address a couple of things that could perhaps be misinterpreted. One is that somehow we are big supporters of Metro that has been implied here. Metro is an agency, is a regional government directly elected by the voters and I have agreed with Metro sometimes and we have had pitched battles with Metro at other times, and one of them was over Frog Pond. In 2004 Metro had it in their cross hairs to be industrial; it was scheduled to be industrial all the way down Advance and up to Elligsen. I know we’ve had that graphic up before but we fought them and the community fought them and we fought them on the basis of, and when I say fought them we turned 500 people out at hearing at the Holiday Inn and had people testifying on not having Frog Pond be industrial.

And it was on the basis of the work that the Planning Commission had done from back in the 1970s, the Planning Commission and the City Council, so a lot of Planning Commissioners a lot of City Councilors who had carefully laid out Wilsonville to be what it was. This is to say industrial on the west side, mostly on the northwest side of the freeway, and residential on the east side. You see that in the way that the transportation is, the way the roads are that Wilsonville Road in front of the high school has narrow lanes with trees in the median, it has trees right at the curb and an offset sidewalk. This is all just the other way around on the west side. On 95th Avenue we great big lanes, we have no trees in the median, we have curb tight sidewalk and the trees are away. That’s because 95th Avenue is built for trucks and Wilsonville Road, Stafford Road we never intended for trucks. We have tried to discourage trucks by the way that road is built and by the way it is landscaped, and then recently added the landscaping in front of Landover. I won’t get into why that wasn’t there originally but that’s a whole other story.

The point is we went and testified. When I say ‘we’ me as the Mayor and the City Council the staff and the neighbors of Meadows and Landover went and testified against this Plan and we made the case that we wanted it to be residential. And that that was always the plan, and I’m sure there are many people still in Landover who testified to that effect. Metro eventually agreed with us. So it’s not that we have always been in lock step with Metro, or that we are afraid to say something to them if we think they are wrong,

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because we have disagreed with them on multiple occasions and we have usually prevailed for many reasons.

I have to give you a little of my background because I love Wilsonville or I wouldn't have been serving on the City Council all these years. I was born here in 1951. At that time there was no freeway and Old Town was the town. There was a grocery store, there was a feed store, there was a wigwam burner across the street from it and a log pond, and there was the ferry, three churches and a grade school. It was fine; it was a nice little rural town. But in 1954 the freeway opened and Old Town abruptly died because you couldn't get there, it was a dead end, the ferry stopped when the freeway started. The next big change was the arrival of Dammasch Hospital in 1958. And Dammasch Hospital put us back on the map when we were fading away from businesses leaving and the people had left. Dammasch Hospital has come and gone; Burns Brothers has come and gone. Lots of things have changed.

My point in saying this is that no City is ever static. If a City remains static it will die, it's going downhill. So every City is like they say, "You can't step into the same river twice", every morning you wake up to a slightly changed city. It isn't the same as it was when you moved here in 1970 or when I was born here in '51. And it won't be the same in five years or ten years. We're all trying all of these people individually and I'm sure everyone out here to make it the best City it can be but we can't hold it still. We're trying to allow it to grow in a way that maintains the qualities that we want.

This is a concept Plan that we're looking at for west Frog Pond. It is a guideline as has been stated before. The Dammasch Area Master Plan of 1996 that was the pre-cursor of Villebois, it changed a whole lot, and in fact we still are changing it. Developers come to us and say we want to change this we want to change that, and we reassess and see what works going forward. There's still a lot to build out all the way up to Tooze that hasn't been decided yet. These plans in the course of the next 25 years will evolve and we can't predict the market.

Now in terms of the compromises that we have done here, we have compromised a lot on this. We have completely eliminated apartments and condos and that gives me pause when we just heard about the increase in rents for our renters. And I think that the whole multi-family thing is a sort of red herring because a more important issue is owner occupied. In terms of the stability of the community it's probably I say this recognizing that many of our renters have lived in these apartments for ten and fifteen years, but still, the stability is being owner occupied. It doesn't matter that it's a condo or a cottage; if you own it then you have a stake in that piece of real estate and a stake in the community that's pretty significant. We added owner occupied to Village at Main when it wasn't scheduled for that in the original zoning and of course there are the Canyon Creek Cottages I think those are an excellent example of owner occupied small houses that are very popular especially for starters.

Wilsonville Road and Boones Ferry let me address that. When we raise the specter of turning Stafford and Advance into Wilsonville Road and Boones Ferry - Wilsonville Road and Boones Ferry is a lot of lanes and I don't think there are any plans to add that many lanes. We've got six lanes going into five lanes and maybe eight lanes, this was never anticipated any more than it ever was at Brown and Wilsonville, at Barber and Kinsman, we're not doing those kinds of, and why it won't be that because it's not sitting on top of an interchange. Wilsonville Road and Boones Ferry will always be a challenge because if it were being built today it wouldn't be allowed; you wouldn't be allowed to build an intersection of that complexity and size that close to an interchange, ODOT would not allow it. So we are doing the best we can with it, and so is ODOT but it will always be a challenge because it's too close to the freeway. Stafford Road will never look like that anymore than any of those other roads would.

Mostly I would stress again that I'm not in a rush to develop any of this and I'm entirely comfortable with building in plenty of review because I think it's a long, long process. Just like Charbonneau was, just like

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Villebois was it's going to be 25 years. That's about all I have to say about this, I'm happy to vote for it, I'm very pleased with the amount of process that we have had and community input that we've had.

Mayor – First of all I want to acknowledge that everybody involved in this is trying to do the right thing for Wilsonville. It isn't a question of whether everybody is unanimous because we value having different voices and different perspectives. I think that adds to the quality of our community, it adds to the thoughtfulness of our decision making process and all of that is good both in the short run and in the long run.

I think that the time frames that we're talking about, and I was pleased to hear both staff and Councilor Lehan remind us of how long these neighborhoods take to grow. It's hard for us to know what will be true. I know if we think back 20 years I was at a different point in my life than I am now, 20 years hence things are going to be different. It won't be us at the same position we are now, it will be a different set of younger folks and people that are starting families and single individuals, empty nesters, retired folks, professionals, all the different needs in their community and what it means to have a place in the community, and what kind of housing, what kind of interaction with the rest of the community, with their neighbors. What won't change is that people are looking for a connection. They are looking for feeling like they belong in the community that they are in. I think it is a responsibility that we have to try to foresee ways to build community. That means to me not just accommodating one kind of household or one economic level or one preference in terms of the neighborhood. I think our strength is in having a multiplicity of different accommodations for people at different times of their lives and at different levels of economic ability and different needs for interaction and amenities in the community. The quality of the community we are building is what we should be talking about and that does not translate into only one density is appropriate or workable, or only one type of home fits.

I have a concern at the suggestion that we should be driven by fear of the future or fear of change. I don't know what the world is going to be like in 10-20 years but I am optimistic that we will find our way toward that future with positive results if we keep talking and working together. I think that there will be surprises during that period of time but I think that we will still need to have neighborhoods where we can connect with the other people around us. Where we can enjoy amenities in our community and find satisfaction in our lives and in our interactions.

I concur with Councilor Lehan's statement that experience has shown us in Wilsonville that changes will happen in our plans. They won't be translated verbatim, they never have and they never will. We have experience in Wilsonville that has demonstrated that we can, should, and will be responsive to evolving needs to evolving economics, to evolving patterns within how people live. And I am absolutely sure with the quality of the staff and the City work that we have under our belts now we will be able to do that going into the future. We have built some great neighborhoods in Wilsonville, I guess I shouldn't say 'built' we didn't build them, we've encouraged them or we have helped facilitate at the government level. Better yet we have enabled high quality neighborhoods to grow in Wilsonville is a better way of thinking about it.

The public surveys that we have taken every other year have indicated that the vast majority of the people that live in Wilsonville think it's a good quality community and whether they have concerns about how things work in the future or not they think that it's a good community to live in and we should be proud of that and we should listen and think about where there are chances to improve it, but we should not fear moving forward because of uncertainty.

I think that this is a good plan, I think that the work done by the staff, the public through all their public outreach process and eventually to the Planning Commission recommendation is very strong and I want

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to honor that work and the results they have reached. The suggestions the Planning Commission made I think are well thought out suggestions for acknowledging the uncertainty as this project moves forward over time. I appreciate the staff that has put some substance around those ideas in a way that would give us a framework to respond to those suggestions from the Planning Commission.

From that standpoint I'm happy to support the motion that has been made based on the Planning Commission with the additional work and framework that planning staff has brought forward to us in Option "H". I think it will serve the community well, and it will evolve and change as needs change over time and as answers become clearer as we go forward and the neighborhoods are begun and grow to a size that they are really a major component of Wilsonville. So that's my point of view.

Councilor Lehan – I just wanted to add one brief thing that I meant to say, and that is my appreciation of the work of the Planning Commission. I wanted to point out that Wilsonville's Planning Commission is different than most planning commissions because they focus entirely on long range planning, on these legislative issues of figuring out long range plans. The work of deciding land use decisions, applications for development, is done by our Development Review Board panels, we have two of those. In most cities the planning commission is doing it all, but in Wilsonville the Planning Commission is freed to spend 100% of its time on long range planning and I think that it shows in Wilsonville. It's a larger body than the City Council, there are people intentionally who have a variety of viewpoints on the Planning Commission and I just really appreciate the work that they do and want to point that out. I think the community doesn't understand a lot of times how important the Planning Commission is to Wilsonville's success overall.

Councilor Fitzgerald – We've been thanking the Planning Commission and staff, City Council, so forth. I also want to thank people who took the time to sign the petitions because we got to hear from them, we also had a number of letters, really a lot of different viewpoints on the letters and I'm really pleased with the fact that we've been able to add this change to Option "H" reflecting a minimum lot size, acknowledgement that there's a goal and strong interest in that. I think that allows a lot of flexibility even though it may be quite a ways down the road. So more people can be involved as we go forward, that's for sure.

Councilor Starr – I would like to say no matter how this comes out, I'm very positive that all the work Chris that you and your team have done will make a neighborhood that looks, and I'm talking about west because that's really more the immediate of what might happen, and that's not even immediate I shouldn't say that, it's closer. I know it will look good because of what you guys do and the thought that you put behind it. I guess there might be a difference in philosophy and strategy on what's important to try to shape policy as far as pricing and cost of housing and things like that, but at the end of the day, I'm still confident that whatever we end up with its going to be a very good looking neighborhood and a very good representation of this city. Thank you.

Mayor – Any other comment or discussion? If not I will call for the **vote to on the motion to approve Resolution 2553 together with the Attachment 7 and the additional information brought forward, both narrative and statistical by staff labeled Option "H". This is the motion in front of us I believe. All in favor please say Aye, all opposed. Motion passes 3-1.** Thank you very much.

Vote: Motion carried 3-1. Councilor Starr voting "No".
End of transcript.

CITY MANAGER'S BUSINESS

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Mr. Cosgrove acknowledged the coming retirement of the City Attorney Mr. Kohlhoff after serving the City for 35 years and offered a heartfelt thank you for the opportunity to work with him the past four years.

LEGAL BUSINESS

Mr. Kohlhoff expressed his appreciation for having the chance to work for the City and the citizens of Wilsonville and the different City Councils during his tenure. He recounted many of the changes and the growth he has seen over the years as well as the waiting opportunities for the future.

ADJOURN

Mayor Knapp adjourned the meeting at 9:44 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor