

**PLANNING COMMISSION  
WEDNESDAY, MARCH 13, 2019  
6:00 P.M.**

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

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**MOTIONS**

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**I. ADMINISTRATIVE MATTERS**

A. Consideration of the February 13, 2019 Planning Commission minutes  
The February 13, 2019 Planning Commission minutes were accepted as presented

**II. LEGISLATIVE HEARING**

A. Town Center Plan (Bateschell/Rybold)

Written comments regarding the Town Center Plan were received from Greg Nelson, Jared Ray, and Bob Applegate.

- The following exhibits were entered into the record:
  - Resolution No. LP 19-0003
  - Exhibit A: Staff report and its attachments, including:
    - Attachment A: Wilsonville Town Center Plan and supporting appendices.
    - Attachment B: Wilsonville Town Center Plan Findings Report, outlining compliance with all state, regional, and local requirements.
    - Attachment C: Town Center Plan Planning Commission Public Record Index. Most of the more than 1700 pages of comments were linked electronically. Attachment C was amended to include two letters which had been distributed to the Commission at the dais:
      - ODOT letter of support, dated March 12, 2019 from Seth Brumley, ODOT Senior Planner.
      - Letter from Garrett H. Stephenson, Schwabe Williamson & Wyatt, dated March 12, 2019.

**Commissioner Postma moved to approve Resolution LP 19-0003 recommending approval of the Wilsonville Town Center Plan and associated Comprehensive Plan Text and Map, Zoning Map, and Development Code Amendments, including the revision to the waiver language as read into the record by the Planning Director. Commissioner Springall seconded the motion.**

(The following revisions were made. Note: added text in bold italic text; deleted language struck through.)

- Add language to the introduction of D. Waivers to Development Standards on page 13 of the Development Code Modifications (Page 123 of 181, Appendix A) as follows:
  - “...within the MU and C-MU sub-districts, consistent with the provisions of Section 4.118 (.03) if ~~the four (4) of following criteria~~ **one item from each of the two following menus** are met in a manner to clearly go substantially above and beyond code requirements and typical building and site design **to create a sense of place, mitigate negative impacts of the project related to the reason for the waiver, and based on need in the context of adjacent sites or surrounding area. [Chair: “or taking account of”]**
  - Menu One to include Criteria 3, 4, 7, 8, and 10.
  - Menu Two to include Criteria 1, 2, 5, 6, and 9.

**A roll call vote was taken and the motion passed 5 to 0.**