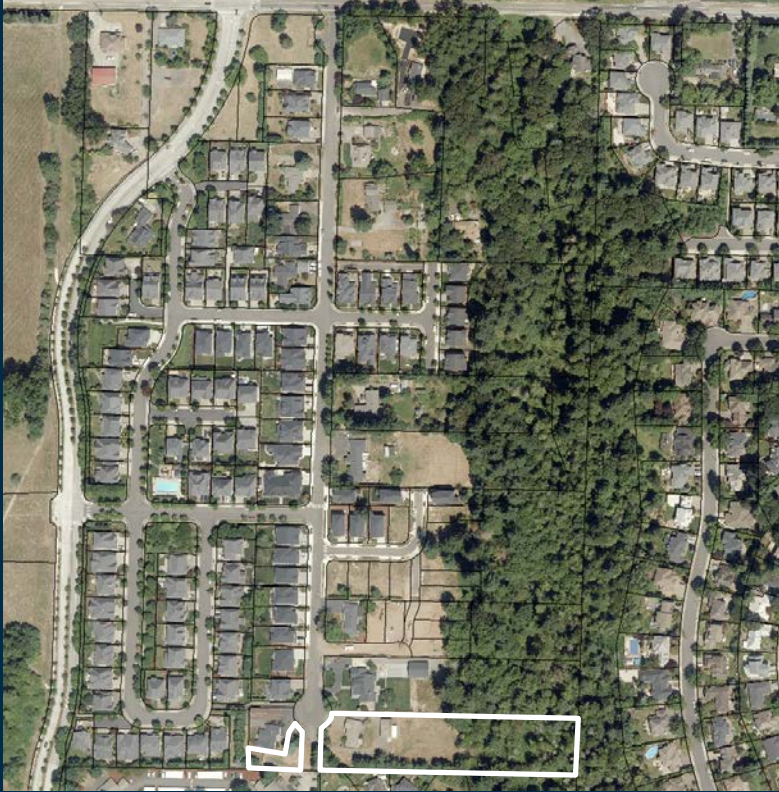




Canyon Creek Phase 3: 8 Residential Lots

DRB Panel A Public Hearing
March 8, 2021, Continued to April 12, 2021
Presented by: Philip Bradford, Associate Planner

Location



Overview of Presentation

- Background
- Summary of Applications
- Discussion Points
- Public Comments
- Conclusions based on available evidence



Bridal Trail Ranchetts Comprehensive Plan Changes



List of Applications

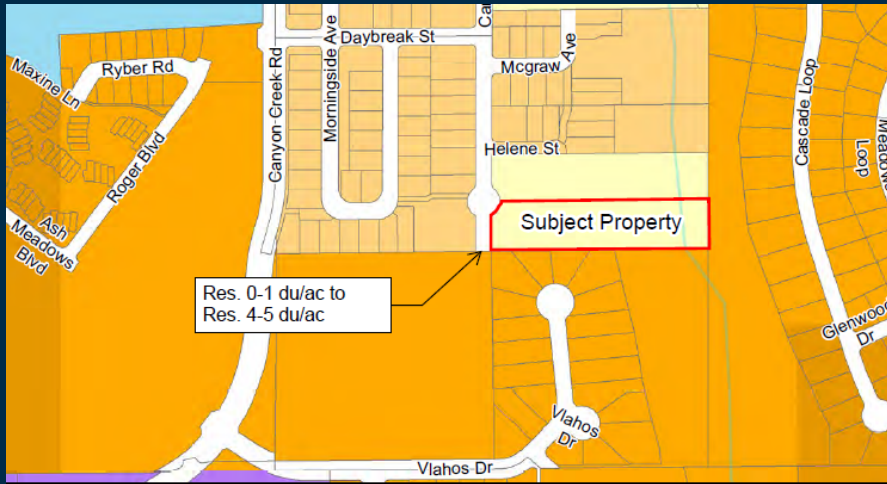
- Comprehensive Plan Amendment
- Zone Map Amendment
- Stage I Preliminary Plan
- Stage II Final Plan
- Site Design Review of Parks and Open Space
- Type C Tree Plan
- Tentative Subdivision Plat
- Waiver



Noticing

- Standard Noticing
 - Posted at City Hall, Wilsonville Library, Printed in Newspaper
 - Notice Mailed
 - On Site Posting
- Comments Received

Comprehensive Plan Map Amendment



The City of Wilsonville, Oregon
Clackamas and Washington Counties



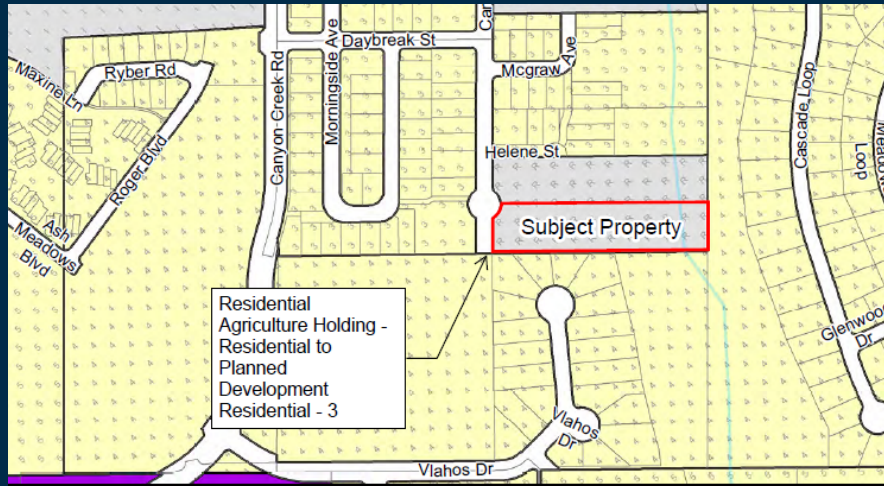

0 500 Feet
1/14/2021

Wilsonville Comprehensive Plan

 Commercial	 Residential 4-5 du/ac
 Town Center	 Residential 6-7 du/ac
 Village	 Residential 10-12 du/ac
 Industrial	 Residential 16-20 du/ac
 Residential 0-1 du/ac	 Residential Neighborhood
 Residential 2-3 du/ac	 Public



Zone Map Amendment



The City of Wilsonville, Oregon
Clackamas and Washington Counties





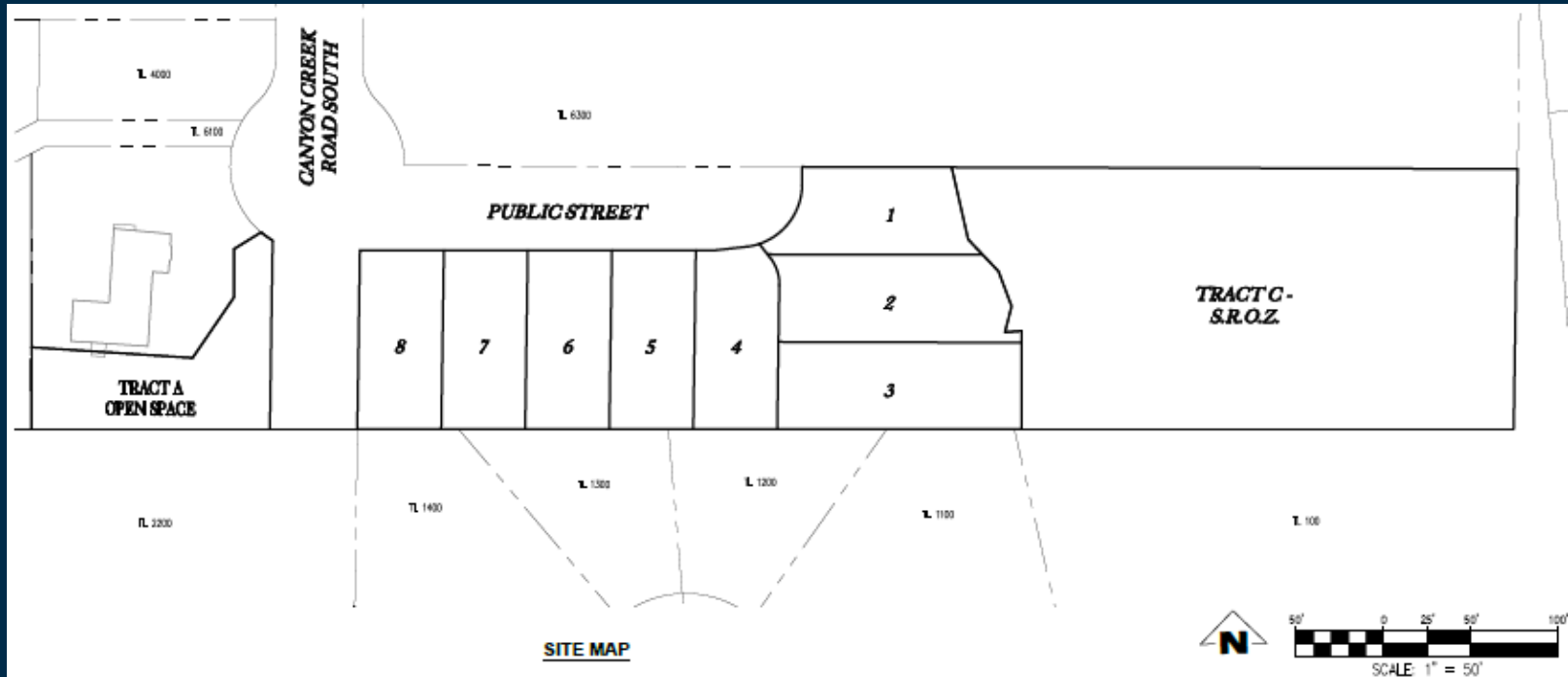
1/14/2021

Wilsonville Zoning

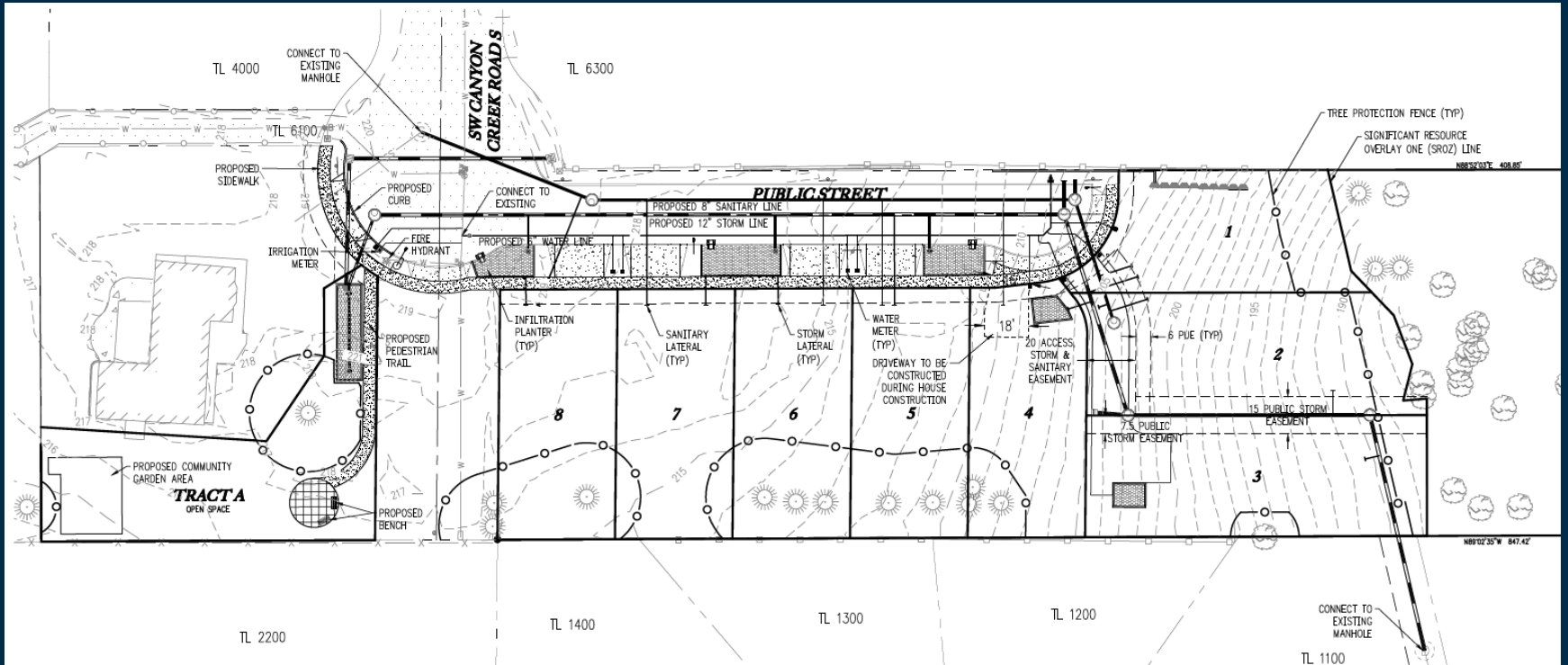
Planned Development Commercial	Planned Development Residential - 6
Town Center	Residential
Village	Residential Neighborhood
Planned Development Industrial	Public Facility
PDI-Regionally Significant Industrial Area	Public Facility - Corrections
Planned Development Residential - 1	Residential Agriculture Holding Commercial
Planned Development Residential - 2	Residential Agriculture Holding Industrial
Planned Development Residential - 3	Residential Agriculture Holding Public
Planned Development Residential - 4	Residential Agriculture Holding Residential
Planned Development Residential - 5	Residential Agriculture Holding Village



Stage I Preliminary Plan



Stage II Final Plan



Traffic Memo

- DKS Trip Generation Memo vs Transportation Impact Study
- Dwelling Units in Memo greater than current proposal

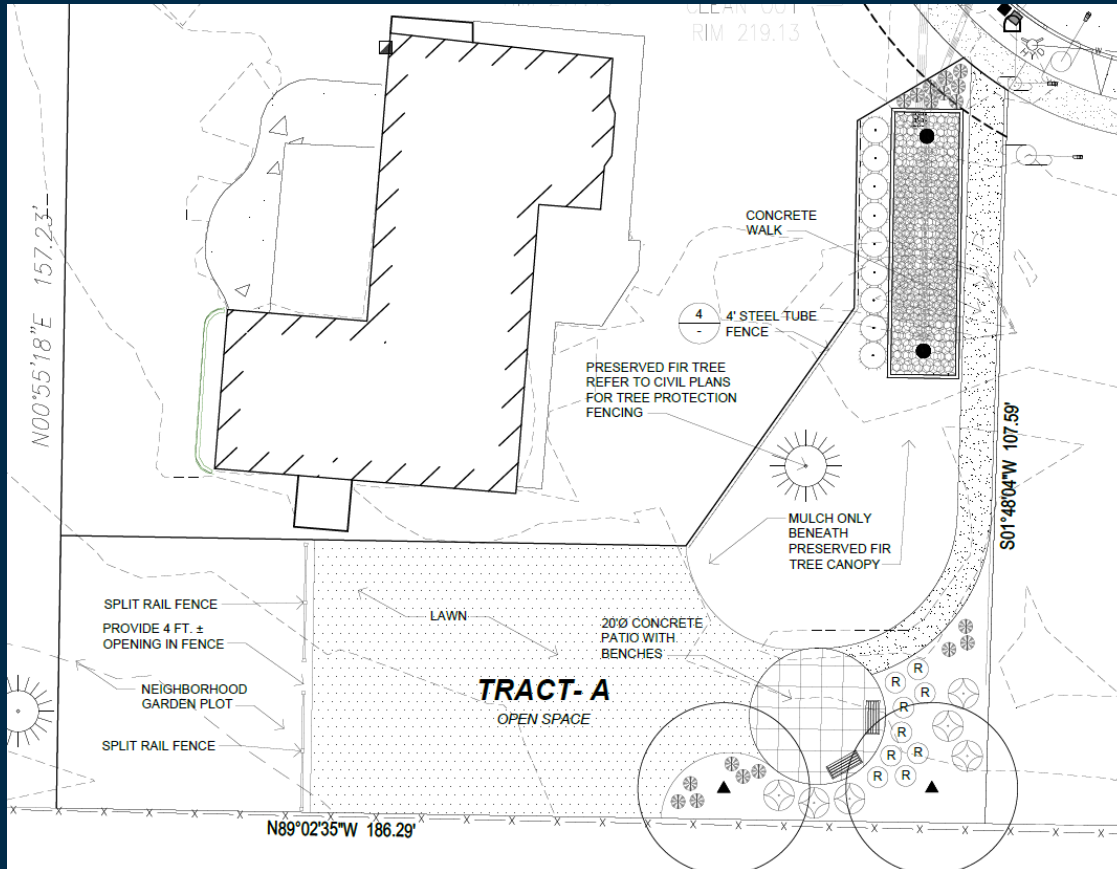
Table 1: Trip Generation Summary

Land Use (ITE Code)	Size	Trip Rate ^b	P.M. Peak Hour Trips		
			In	Out	Total
<i>Proposed</i>					
Single-Family Detached Housing (210)	11 DU ^a	1.1 trips/DU	7	5	12
<i>Existing</i>					
Single-Family Detached Housing (210)	2 DU ^a	1.1 trips/DU	-1	-1	-2
Net New Total Trips			6	4	10

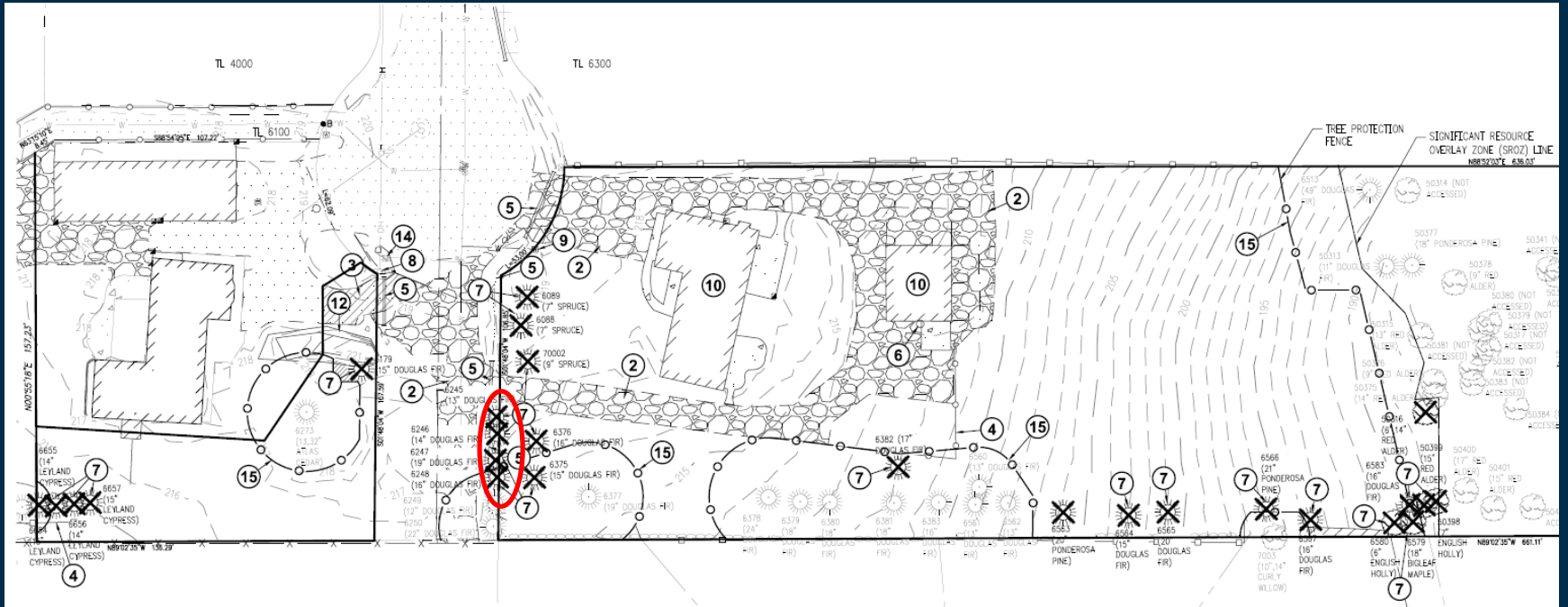
^aDU = 1 Dwelling Unit

^bTrip rates shown were back-calculated using the ITE fitted curve equation.

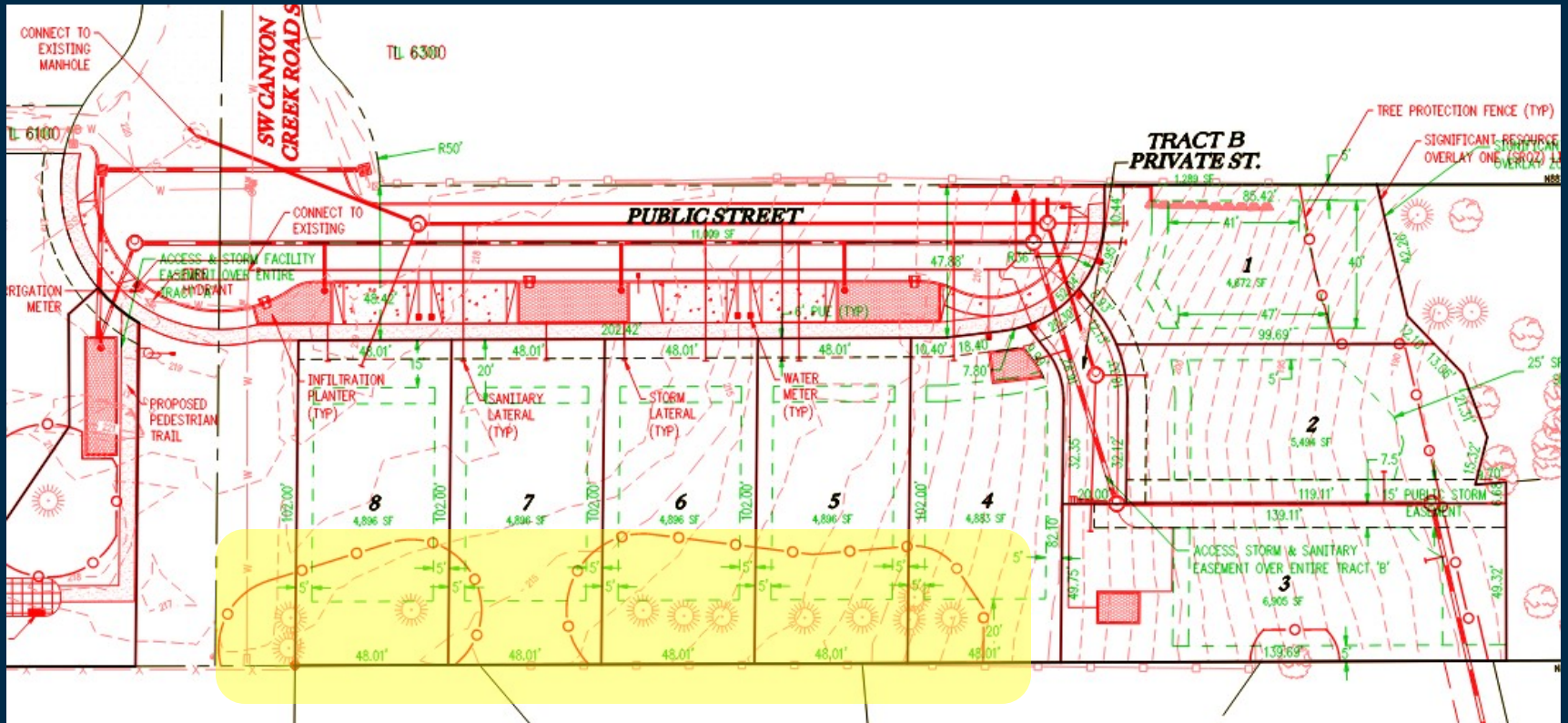
Site Design Review



Tree Removal Plan



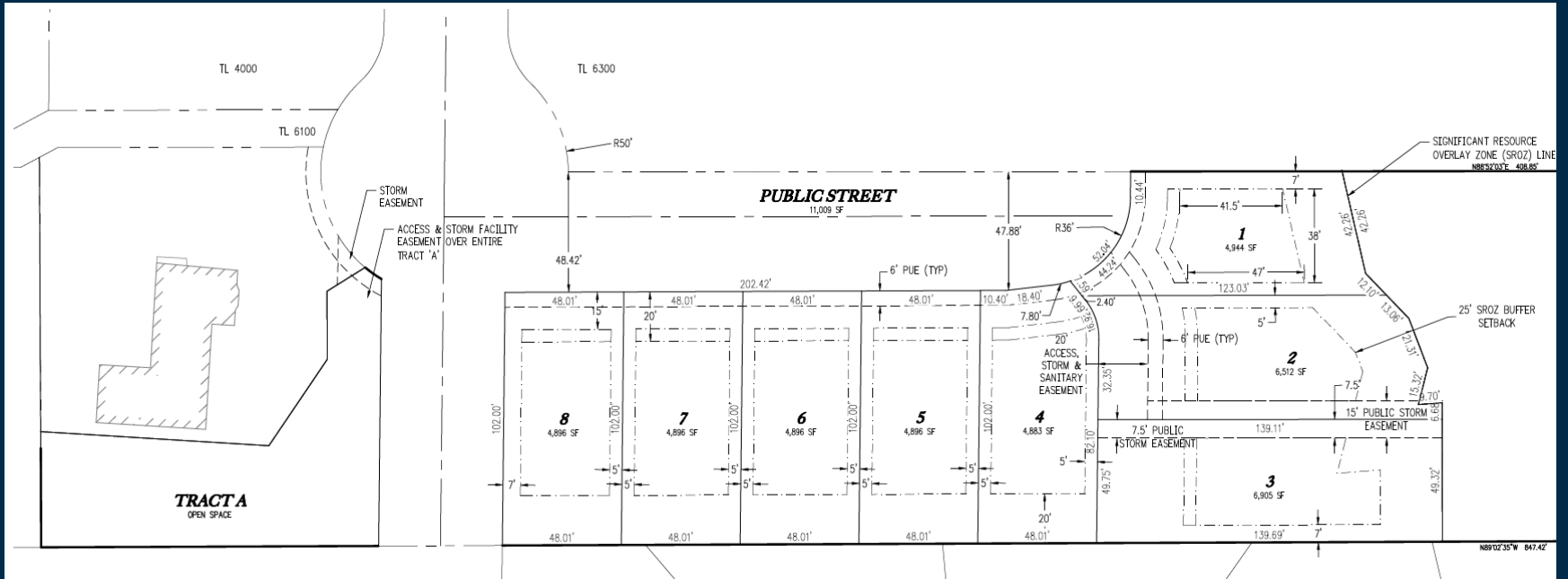
Buildable Area + Tree Conflicts



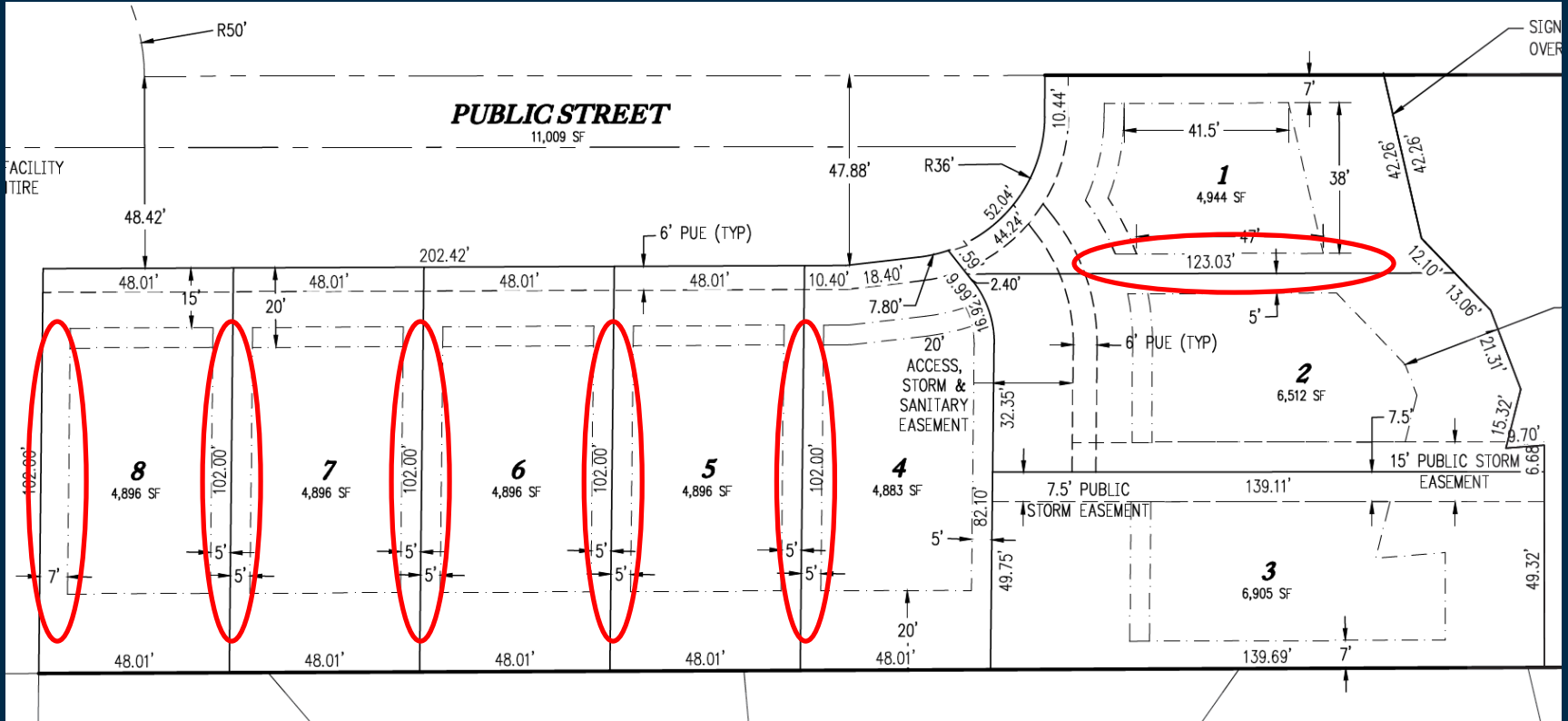
Trees as seen from SW Vlahos Drive



Tentative Subdivision Plat



Waiver



Public Comments

- Traffic
- Density
- Privacy
- Reduced property values
- Lot Size
- Parking
- Fire safety
- Tree Removal
- Grading
- Architectural compatibility
- Waiver

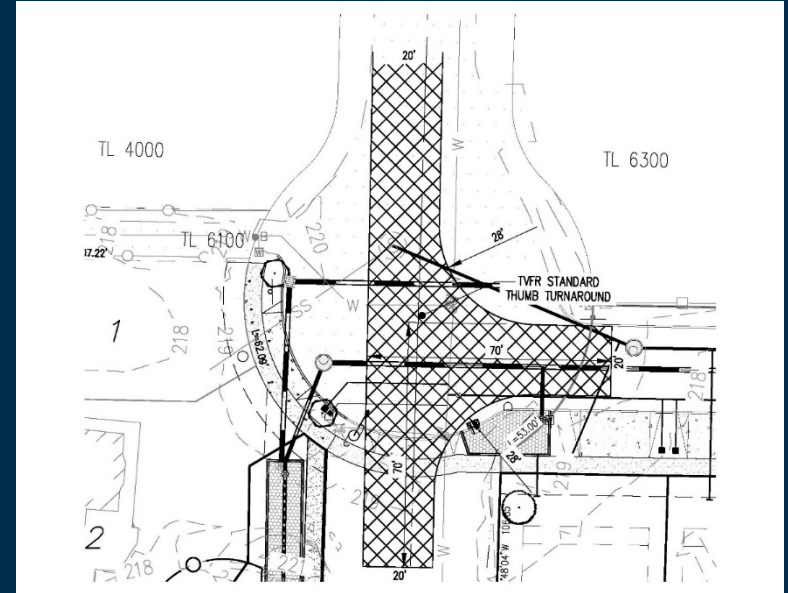


Staff Responses

- Staff responded by adding several conditions of approval to address resident concerns regarding the following:
 - Setbacks
 - Parking
 - Trees
 - Waiver

Applicant Responses

- Revised Waiver Request
- Republic Services Approval Letter
- TVF&R Turnaround Exhibit



Conclusions

- Based on available evidence
 - Recommend Approval to City Council:
 - Comprehensive Plan Amendment
 - Zone Map Amendment
 - Approve with Conditions, Contingent on City Council Approval of Above Requests:
 - Stage I Preliminary Plan
 - Stage II Final Plan
 - Site Design Review of Parks and Open Space
 - Type C Tree Plan
 - Tentative Subdivision Plat
 - Waiver

Questions?

