

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

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A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, March 7, 2016. Mayor Knapp called the meeting to order at 7:04 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

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

Staff present included:

Jeanna Troha, Assistant City Manager  
Barbara Jacobson, City Attorney  
Sandra King, City Recorder  
Mike Kohlhoff, Special Projects Attorney  
Eric Mende, City Engineer  
Chris Neamtzu, Planning Director  
Nancy Kraushaar, Community Development Director  
Mark Ottenad, Public Affairs Director  
Jon Gail, Community Relations Coordinator  
Stephan Lashbrook, SMART Director  
Jen Massa-Smith, SMART Outreach Coordinator  
Andrea Villagrana, HR Manager  
Dan Pauly, Associate Planner

Motion to approve the order of the agenda.

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

**Vote:** Motion carried 4-0.

## **MAYOR'S BUSINESS**

A. 2016 State of the City Address – Mayor Knapp

*The Mayor's 2016 State of the City address is included here verbatim.*

Welcome everybody that came tonight I hope to make it worth your time. We are going to try to be a little less formal this year and it will be kind of like my “fireside chat” without the fire side, but we were going to borrow the logs from Mt. Hood that they use on New Year's Eve, but we thought we'd give you some other pictures instead.

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

I wanted to start out by introducing the City Council just to be sure everyone knows who they are. We are absent Mr. Scott Starr our Council President tonight, he happened to have an opportunity to attend a rather nice event in Costa Rica so he is doing that. And Scott is our liaison for our Council to our Parks and Recreation Board; he also functions as liaison to our Wilsonville Chamber of Commerce which we appreciate. He has been a staunch champion of the proposed Recreation and Aquatic Center and that is an issue that you'll be hearing a lot more about this year as we go forward. The Council has chosen to send that to the public for an advisory vote this November and see how strongly the public really wants to support that project.

Councilor Julie Fitzgerald is her fourth year with us here, and Julie you could stand up and wave a people, do your Rose Festival thing. Julie is in her fourth year on Council and is our Council liaison to both the "A" and "B" Panels of our Development Review Board which are very active groups which look at all the development applications that come forward in the City essentially.

Councilor Susie Stevens is also in her fourth year as Councilor and is our liaison to the Library Board and to the Wilsonville Community Seniors group. Again both very, very active groups that have a lot of activities going on in the community and Susie keeps us updated on all of those.

And then we have our short time member, Charlotte Lehan, who some of you may remember from prior years, Charlotte is our liaison to the Planning Commission and its Committee for Citizen Involvement. As well as our liaison to our Tourism Promotion Committee which is a new committee that is just starting out this year to pursue how to spend our hotel-motel tax we collect in ways to be most effective for the community.

Our Council all together functions by using goals as we move forward and we've tended to do a goal setting every other year after an election in which a new councilor might be elected. And even if we don't, we set new goals. One year has proven in the past to be too short termed to get a lot of progress made, so we do it every other year.

In the last two year term we've had a couple of particular areas of interest. One is community design and under that approach we have talked about doing better connectivity for our community, our neighborhoods as they need to be, have opportunities for bicycle and pedestrian connections, not just automobile connections. And we have worked on that in some ways that I'll talk about later.

We've had a goal to deal with thoughtful land use and one of the primary components under this heading has been to work on our concept plan for Frog Pond residential expansion areas. And I will address that in a little bit because we've made a lot of progress there.

We've also talked about the desirability of community amenities and how can we best provide those, and that scenario where the aquatic center proposal comes in and we'll address that later also.

Economic Development has been another big one, especially coming out of the downturn when we have had a lot of difficulties in some sectors of the economy and under that heading we have

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

been working on a strategy and funding for infrastructure development in our Coffee Creek Industrial Area, as well as on our concept planning for the Basalt Creek Area a project that we have taken in conjunction with our partners from the City of Tualatin. So we'll address all of those later.

The general approach of setting goals has worked to help us keep on track and keep staff focused in a direction that leads us forward to making accomplishments on some of those specific things and I think it has served us well.

When we talk about Wilsonville and what we want our community to be, there's a lot of different components to that. We talk to people in different parts of the community, we talk to residents, we talk to the business community, the industrial community all of these different stakeholders in our community have focuses and interests that they think are important to them. So we try to understand what those are and then it's a matter of trying to find the best balance amongst those different priorities.

First of all I'd like to talk about the residential side of it, and what is our vision for the neighborhoods that we have.

We have quite a variety of different neighborhoods in the community and I think that is a very strong point of Wilsonville. All of our neighborhoods don't need to be exactly the same; in fact, I think we're stronger if they are not. I think people need to have an opportunity to live in different types of environments with different amenities, different social structures in those different neighborhoods. I think that we offer more diversity that way than many other suburban communities do.

Villebois is the community that is the most robust now being built and most of you have seen that in one way, shape or form. There are many, many new homes there and there's also a very wide diversity of housing in Villebois. There are town homes, there are apartments, there are small units that are single family, there are medium and larger units that are single family. There is really a tremendous diversity in the types of housing that is there. That lends a certain social flavor to the community also, and we find in Villebois we've made special efforts to have connections through parkways, and trails, and nature parks and all these different components that get people out and moving around in their neighborhood. It helps to build community in fundamental ways that you wouldn't think you could made happen, and yet by providing the physical environment that invites it to happen it encourages people into those kinds of interactions and that is a very strong component of the Villebois neighborhood.

This last year we've spent a lot of time talking about plans for the Frog Pond neighborhood. How would we develop Frog Pond? It's not yet developed; it is on the north eastern edge of Wilsonville. We've completed the concept planning for Frog Pond; there were formal public hearings after a long series of informal hearings. Planning Commission held hearings, Council held hearings, here again it really is a matter of trying to find the right balance. Do you have local residents that have certain desires for how a new neighborhood near them would develop, you have the question of what infrastructure is needed and what is it going to cost to put that infrastructure in, you have the question of how will the market accept what you build, is it viable

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

in the market, will it find buyers. And then you have the question of affordability because we are hearing more and more stories about the difficulties some residents are having, not just in Wilsonville but throughout the region, in finding affordable housing in communities where they want to be.

All of those I think have been reasonably dealt with in our concept plans for Frog Pond. Right now the only part of Frog Pond that is able to move forward is what we call the “west neighborhood” roughly 125 acres west of Stafford Road. We are still negotiating with the region and with other stakeholders about how to bring in the additional 375 acres or so on the east side of Stafford Road to make it a contiguous area of about 500 acres, about the same scale as our Villebois project by the way. And we hope that will be able to move forward on that soon.

Essentially the 125 acres on the west side of Stafford Road are pretty much ready for the private sector to move forward with. The concept planning is there, the next step would be for the private sector to come in and propose specific plans in conjunction with those concepts and make an application to get approval for a plan and annexation and be able to move forward with that area. I don’t expect it will be too long before we start seeing some of that.

The third major development we have had going on in the last year is the Boat Club development on the Willamette River by Renaissance Homes. It is larger high end homes overlooking the river. 33 homes planned, about sixteen are already built, I’m not sure how many have been sold, but they are very nice quality homes and they are in an environment with a view on the river that is not easily found in this day and age in very many of our cities. So I think there will always be a high demand for that kind of thing also.

Here again, between the different communities, different neighborhoods in our community will have different feels to those neighborhoods and different amenities in those neighborhoods and hopefully they will meet the needs of people at different points in their lives or at different economic levels.

Overall, we have had a record setting year for Wilsonville in terms of single family home building. It was actually last year, 2015, was a year in which we had three times as many units, and three times the value of our ten year homebuilding average. Of the last ten years of permits for single family homes, 27% of them were built in just 2015. The ten year total for Wilsonville has been 1263 single family homes with a valuation of \$295 million. The 2015 portion of that was 316 homes with a value of \$79 million; a very large chunk of the ten year average.

We’re facing increasing concerns about affordability of housing. And we’ve had residents of our community come forward and speak in front of Council indicating their concerns of how they are unable to afford housing where they have been in Wilsonville for 5, 6, 8 10 years and prices are going up and they don’t know how they are going to be able to afford to live here. This has been a trend that has been true throughout the region, not just in Wilsonville. Part of it, I think, is a fall out of the great recession, there was a decline of home ownership rates during the recession and there were not nearly as many units of rental housing built or single family homes built during that time, and the population has continued to swell and the demand is very high.

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

Also out of that experience the region has seen record sales of apartment homes throughout the region. And these are mostly being sold to out of state group investor groups. It is very significant. We have seen reports that indicate in the metropolitan region more than \$2 billion in apartment home sales occurred in 2015.

Wilsonville has seen a portion of that. We had, in Wilsonville, \$214 million in apartment house sales in calendar 2015. Several of them are ones you are undoubtedly familiar with: the Village at Main complex, 464 units sold late last year for \$95 million; we've seen sales of The Haven at Charbonneau, Boulder Creek Apartments and Madison Bridge Creek Apartments. The new development where Thunderbird used to be including The Terrine at the Grove, 288 units sold last year for \$60 million, Jory Trail at the Grove sold last year for \$59 million, these are very significant numbers and it is going to affect the affordability in all probability in our community as it is affecting the whole region.

Oregon continues to draw people from other places, it is amazing to me. The companies that do moving, moving van companies that move families, report for the third year in a row, that Oregon is the top destination state in the nation for inbound migration. Why is that happening; probably a whole range of reasons.

Wilsonville continues to grow also, we're almost 23,000 now. The last report we heard is that we should have 22,870 residents here. When I moved here in 1986 we were somewhere in the 4,000 to 4,500 resident range in Wilsonville, it's changed a lot.

How do we deal with that issue? I don't have a good answer to that. The Council has been talking about it, and has been waiting to see what, if anything came out of the State Legislature. Now that it has come to a close we need to have our legal folks give us some analysis of what has been done and what affects it is expected to have, and that will need to guide us and whether Council wishes to take any specific actions here in our local community, and we will do that.

Senior housing in Wilsonville has been a major component for a long time. Census analysis tells us that 16% of our citizens in Wilsonville are seniors, 65 or older. We had a new development built on the old Thunderbird Mobile Home site, Portera is 114 units for active adults over the age of 50 which was new in 2015 and I understand that is developing in a very robust way. There are also at least five other senior facilities in town, and I think that there may be a couple more soon. Housing for seniors across the country continues to be something that is a very high demand item with the aging of us baby boomers and a lot of people deciding to downsize, housing opportunities continue to be a very important component in the near future.

One of the components we as a Council talk about and like to be on top of is this idea of do we have a "complete community" as they call it. A complete community provides the amenities and the goods and the services that our citizens need to have here in town so that you do not have to get in a car and drive up the freeway in order to find the things you need for your day to day life. I think Wilsonville has moved closer to that concept than it was a few years ago. We've had a significant amount of commercial development.

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

The Fred Meyer shopping center is probably the most recent large one, it opened in 2011, 145,000 square foot Fred Meyer store, which is not a big store for them, an additional 50,000 square feet in retail pads surrounding that area. I know from experience that there is a very robust amount of business being transacted there, it is a very, very busy place a lot of the hours of the day in the week, to the point that we are trying to figure out how to smooth some of the traffic flow on the roads surrounding there and there are some plans in the works that our staff is working on to see if we can facilitate that. Hopefully we will see some specifics from those plans in the coming year and determine what the best is.

Argyle Square has been there a few years now in north Wilsonville on the east side of the freeway. The first large retailers opened there in 2003, there's now 376,000 square feet of retail in the Argyle Square area. It seems like a lot for our community even at 23,000 people. I suspect that there are a lot of people who don't live in Wilsonville that shop at Argyle Square, probably at Fred Meyers some too.

The original commercial in Wilsonville was on the west side of the freeway in the older part of the city. In the 1980's and 90's what we call the Town Center was developed on the east side of the freeway and the center there continues to be a very strong commercial draw also. There are possible improvements or expansions or redevelopments that might be appropriate for that center and in fact the Council has an idea that we should do some strategic planning involving the owner of that as well as other interested parties and talk about how the Town Center might best be positioned for the future years going forward.

Of course there are also some smaller centers around the community and people who live near those smaller centers count on them and we appreciate the merchants that keep those other operations rolling along and providing services to the community also. Keep in mind it wasn't all that long ago when you couldn't buy a pair of socks in Wilsonville, so we've come a ways since that time.

So in addition to the residential side, there is the question of business, industry and employment and all of that side of what we envision for Wilsonville. Across the country we hear reports and studies about the evolving nature of what expectations are for employment areas. There is the idea that many of the millennials have less division in their lives between what is work and what is play and what is residential, and they are sort of melding those components together and they are favoring physical built environments where that is possible to do. You see that in downtown Portland, you see that in a lot of other places across the country also.

What kind of development does Wilsonville need to think about moving forward with in the next five years, or ten years or twenty years to be competitive with those as yet unknown types of jobs and types of industry? It's kind of a long lead time; we need to figure out how we best position our community going forward when we don't know exactly what those will be. Our approach in the past has been to try to provide strong infrastructure and provide a high quality business environment and that has been well received by the private side. So I think those components need to be continued. We've also had codes that have fairly high standards in terms of the built environment and we have found that the corporations that have come to Wilsonville value knowing that their corporate investment will be protected, that it will not be at risk from adjacent

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

development that might not meet those standards. So we have tried to maintain that and I think that that has stood us well. And so those approaches, I think, are the right approaches, but the specifics of what we encourage or how we try to look at the future are pieces that we need to keep talking about and trying to figure out how those pieces fit together. I think it's a challenge, and I think we need to keep working on it.

During the downturn, we had a lot of vacant industrial property. In fact, over 40% of our industrial properties were vacant at the height of the downturn. Primarily that was due to the number of large, large buildings that we had, so if you have a 100,000 square foot building or 150,000 square foot building and it becomes vacant, it makes a big hit on your overall statistics all of a sudden.

Since the downturn, we have had some nice reabsorption of those. One of the greatest success stories I think that we are starting to see is the fact that a little company called Microsoft bought out a local company called Perceptive Pixel and chose to remodel a vacant facility here in Wilsonville and keep that operation working here in Wilsonville. They are doing research and development as well as preparing for manufacturing of a product they call the "surface hub screen" which is a very large screen like you might see on a news cast or a sports cast where the operator is using a touch screen and drawing on a very large screen and they are aimed at that market. When they took over there was about 40 people working there, there is now over 200 people working there in Wilsonville. So that is a great success story, and we hope that that continues.

We had a facility that was called "Joe's Corporate Headquarters" previously G.I. Joes stores corporate headquarters and it was their distribution center as well as corporate center. That has now been purchased and is being operated by Southern Wine and Spirits, a beverage distributor. It's a 300,000 square foot warehouse, there is now 150 people employed there and it is fully occupied, another great use of an existing structure.

We have a company called Converges which you may not have heard of before it was purchased by another entity it was called Stream which you may not have heard of either. They are not a high profile retail kind of an operation, but they are a customer service high tech and call center that provides back up for many different products and manufacturers that are operated in Oregon and across the country. It's a 24/7 operation, they run three shifts a day, there are 1,200 people employed there now in Wilsonville in what was previously the Hollywood Video headquarters building on Boones Ferry.

We also had the other Hollywood Video building which is in north Wilsonville south of Elligsen on Parkway which sat vacant for quite a long time, and is now operated by Findley Motors which is a Chrysler/Jeep/Dodge/Ram dealership that moved into this vacant 178,000 square foot facility and is going great guns. And it is very nice to see that kind of operation adapting again to our standards and needs, it's a little bit of an unconventional thing in years past, but it mostly enclosed in this big building, their showrooms are enclosed, their vehicles are out of the rain, the wind, and the weather and people can walk around inside and look at them. It's rather impressive when you go see it.

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

In terms of industry and employment we need to keep thinking about how people have adequate education aligned with the needs of industry if they wish to move forward in local employment.

There are several different educational institutions in the area that are working at those missions, Oregon Institute of Technology certainly we are very pleased to have here, opened in 2012. Their enrollment is growing by leaps and bounds every semester; it is very gratifying to see them with that kind of track record.

Clackamas Community College also operates here and has a variety of classes that they offer, we have both public and private schools, and we have Pioneer Pacific also that does the private side career development in several different fields, and of course then we have the relationships with our high schools and whether people have connections where they can start to learn at the high school level what kind of careers might be out there and can they get a feel for them. I'm hopeful that we can do a lot more in that field.

The State created the STEM, now called STEAM – science, technology, engineering, arts, and mathematics – and they coordinate efforts for a lot of school districts around this area and are charged with that. They are working on this mission, I think there is a lot more that we can do to engage our local industry with our educational folks in a way that they can cross those lines and help young people learn where there are opportunity's that might be of interest to them.

It is interesting to me that the World of Speed Museum, which is a vehicle museum here in town that opened last April and is doing quite well, sees as part of their mission to develop some classes where young folks can be exposed to technology in the automotive arena and they are starting to hold some classes and workshops along that line. Those are avenues that are not commonly open within our school system and yet they may lead to future career paths that could be very interesting for some of our citizens.

With all of our concerns about reusing our vacant space, it has taken a little while to get back to where we are starting to think about new space as our existing space gets used up. We have been focused for a while on the Coffee Creek Industrial Area which is about 225 acres on the south side of Day Road between Boones Ferry and Grahams Ferry roads. This area came into the regional urban growth boundary in 2002 and the City gradually worked on concept planning for the area which was completed in 2007. Until recently there had not been a lot of activity, but the Council last year chose to send to the ballot an advisory vote asking whether our citizens would support creation of an urban renewal district in that area to help pay to put the infrastructure in the ground and move that toward development. That advisory vote came back positive and we are now in the process of setting up the paperwork and legal proceedings to create that urban renewal area and start that going forward.

Interestingly in the last some months, after more than a year of discussion, we received an application from a private business called Universal Health Services. Universal Health Services run operations in more than 40 different locations around the country and a couple of foreign countries that are behavioral health facilities, dealing with mental health and they wish to build a facility here. This is interesting of course with our history of Dammasch State Hospital being here and if you pay attention in the press it is generally acknowledged to be a pretty significant

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

need across our country at this point in time. Veterans services, but beyond that, many, many different people are in need of that kind of service. So we are hopeful that this will be a strong addition. They are one vote away which is on our agenda tonight to do, to have their final approval to build a \$32 million facility at the corner of Day Road and Boones Ferry, and it is projected to employ 190 full time health professionals, and it will be a very significant addition to our community. On the door step of the Coffee Creek Area it could well be an introductory piece that may entice other companies and other corporations to take a look at the Coffee Creek Area, so we'll have to see how that develops.

Council has also been engaged very heavily in planning for the Basalt Creek area. The Basalt Creek Area is on the north side of Day Road between Wilsonville and running up to the Tualatin city limits and there is a variety of different land forms there and different kinds of uses. It is county property right now, the projection is that some of that will go to Tualatin to be the servicing municipality in the future, and some will come to Wilsonville. So we have been engaged for a couple of years and working with Tualatin and we've held joint Council meetings with the entire councils of both cities meeting and talking about what their concerns were, what their goals are, what their ideas are about how to get there. It has been a very interesting process, unlike anything that I've seen going on very many other places or anything I've been involved in.

Basalt Creek came into the urban growth boundary in 2004, not because we requested and not because Tualatin requested it, but because the Metro Governments Regional Analysis of Need said the region needs more industrial growth area and they determined this would be the most suitable in the metropolitan area to do that. So Metro designated it, but we are only now beginning to do the planning that will enable it to move forward.

About a year and a half ago, we arrived at a joint agreement on a transportation plan for that area because there is no real road system that is suitable for very heavy use, and that agreement was formalized and blessed by Metro and the Regional Transportation Plan and we now expect to see the first construction of one of those components which will be 124<sup>th</sup> Avenue starting at the Tualatin Sherwood Road and coming south towards Wilsonville and we expect that construction to be underway this year.

Wilsonville's priority for the part of Basalt Creek that we will be ultimately responsible for is to develop a business area that is high quality and in high demand and has very significant employment, and that means not warehousing particularly, but rather industry where there is a lot of jobs available and we hope to find that kind of use in that area. Here again, our approach for making that happen is to try to have a development that has high quality amenities that attract the people that want to work there that attract the companies that need those kinds of employees and that pays good family job wages, and we think we have a good opportunity and we have the option of pushing this forward and I think that's our Council's intent.

In order to make all this work, and because we're such a new area that's not a redevelopment area, we don't have a system of roads that connects us to the way we want to be connected. And having our community connected is a big part of how we maintain some continuity for our whole Wilsonville community. So people being able to feel like they are connected between their

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

neighborhood and a friends neighborhood, between where they live and where they work, and maybe they have a way they can ride their bike there or walk or whatnot, is important. And also neighbor to neighbor connections are important and the ability to go out your door and find a comfortable path if you want to go to a shopping area, instead of the only choice being to get into your car and drive, are all important components.

Villebois was built on the hill on the west side and it wasn't very well connected to the rest of Wilsonville. The plan for Villebois was that the people that developed that would put in \$70 million in public improvements on the site of the development, and that the City would put in another \$70 million worth of improvements to connect Villebois to the community, so that's a multitude of road connections, trail connections and sidewalks and bike trails and that kind of thing. So we are working on a lot of different roads in order to try to do this kind of connection.

One of the biggest is the Barber Street Bridge that goes west from Kinsman Road and connects into the Villebois community. That opened quite recently and has been very gratifying, our staff was able to bring that project in ahead of time and under budget, which is always fun to hear, and it's been a big addition to the people out there, especially in that close-in part of Villebois.

We've also worked on the other side of Villebois, on Grahams Ferry Road and have rebuilt Grahams Ferry from Tooze Road south to a round-about which gives access to Villebois there; we've improved it to more City conditions along the edge of the Villebois development where there is very significant landscaping and sidewalk facilities along that area. That work will get extended south as we develop, as the private side develops the former LEC property where there is some housing going in there also.

On the north edge of our City which is joining us in Washington County on Boones Ferry Road just north of Day Road, Washington County completed a very significant project to widen and bring Boones Ferry up to urban standards that will benefit us especially as we move forward into the Basalt Creek development eventually.

The City completed the connection from Canyon Creek on south to Vlahos that comes out near the Post Office that had been some years in the working and is a very direct and convenient connection from north east Wilsonville down into the city center now, and I see people using it quite heavily.

We worked on Wilsonville Road on the east side from the high school on out to the Stafford-Advance Road connection and put in landscape medians and quite heavy landscaping through that area which had never had it since it was newly constructed. It was all concrete and really quite bare and we were having a very significant amount of difficulty with speeding and some things like that. It is our hope, and indications are from other facilities and other places, that as that landscaping matures that it will be a natural kind of cue to people that calms traffic and slows speeds through that area. I think that we will see that, it already looks much more inviting than it looked when it was all concrete.

This year we're starting on the extension of Kinsman Road from the Barber Street/Kinsman corner right near where the bridge was that we just talked about to go north to connect to

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

Boeckman Road. This has been a plan for many years; we will build a roundabout where that connects with Boeckman that will enable our Kinsman truck route to flow out of the area down near the fire station on the south end of Kinsman where it can move on north and make connections on the north end much more easily. This street is also projected to have a major sewer line which is needed to ultimately serve development in Coffee Creek put into that roadway and to have a major water line that is part of the Willamette River Water Coalition's project to bring water to western Washington County and to the city of Hillsboro. A six foot diameter pipe is what they are projecting, and the plan is that pipe will go in the Kinsman piece before we get the top on it and as we go forward with that construction also. So expect to see all of that kick off this year. We hope to see that construction starting this summer, probably in July, it will probably be a little more than a year to completion. So that will be major construction on that roadway.

Lots and lots of projects for a city the size of Wilsonville to be doing.

We have the bicycle and pedestrian projects I don't want to give short shrift to either. We are working on a signage and wayfinding plan that we hope to be able to adapt to our bikeways and pathways that will tell people if you get on this you will come out there and so they'll know where they are going and how to make connections.

We are on the cusp of undertaking the proposed French Prairie Bridge study we've been waiting for funding from Metro for several years on. This study will help determine the economic feasibility, and the practicality, it will look at preliminary engineering, determine how that would work, so coming out of this study we hope to have a realistic picture of what it would take to develop a bridge like this and thereby can plan a strategy on how we would move ahead. That's a project were we certainly will be looking for partners with some of the other agencies and interests in the area if we are able to move that forward.

We did some modifications for bicycles on Town Center Loop East from the Vlahos connection at the Post Office on down towards City Hall. We changed the striping and provided major bike lanes on both sides of the street there so that connection that comes down Vlahos now has direct connection into the city center where the stores are, and we hope to see more and more use of that. It's been interesting to watch and I think it's a gradually evolving change as people start to see where they can enjoy those kinds of exercise connections and get around the city.

There are still many such connections that need to be made, we're not there by a long shot on all of the connections that we need to make, but we are making progress on them and we have strategies to continue to do that and I think that is a very strong statement about the future of our community also.

The other major piece of our transportation and our mobility is our SMART transit system which operates here in Wilsonville. We've passed twenty years on the SMART system now, the first year we provided rides to approximately 4,000 people; last year we provided rides to some 400,000 people on SMART. So that has come a long way in its 21-22 years. We don't charge for rides inside of town, we do charge a little bit for rides outside of town. The primary funding for SMART is through a small payroll tax that employers pay here in Wilsonville. We charge

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

less than Tri-Met charges for the same kind of employee fee, and we are actually able to provide somewhat stronger service to our businesses and to our residents than what we were getting under an arrangement with Tri-Met. Interestingly SMART is undergoing an update to its master plans right now and if you would like to, you can attend an open house which is here in this room on Thursday night, I believe. And you can go on line and take a survey and have some input into it, and there's also a kiosk in the lobby if you want to take the time to jump on there and have some input too. So we'd appreciate hearing people's ideas about that.

Coincidentally we are also in a series of discussions with Tri-Met about what the future of SMART is where it interfaces with Tri-Met and how to do a better job with that. Talking about these future development areas, the Frog Pond residential, the Coffee Creek industrial, the Basalt Creek industrial, who will provide service in these areas and how will we do it, and how will the SMART system interface with the Tri-Met system in order to accomplish that. It is important to our business community and it's important to our residents that we do a good job with that. So we're paying close attention to that work and moving through those discussions.

So if we have these great residential areas and we have this idea about this range of different employment areas, different high quality industry, what kind of a place is Wilsonville to live? What is it that would make Wilsonville be the place where someone says "I want to live there".

The exercise and health and active living component is a piece that we have consciously encouraged. Wilsonville became the first Oregon city to join the HEAL campaign (Healthy Eating Active Living) which is a program that began in 2013 sponsored by the League of Oregon Cities and the Oregon Public Health Institute and we have maintained a presence in that. That group is working to encourage more personal, and better decisions for people personally in the way that they live and eat and function so that they can have better health. Then there's a component to how do we do better urban planning so we design our community so it encourages people to live more healthy and to exercise a little more and to be comfortable moving around.

Part of the whole idea is that you make it easy to go out your door and do something other than get in your sport utility and blast down the road. I mean we need to have options, and it's not about telling people you can only do this, or you can only do that, it's about do people have choices to live different ways and is one of those choices that it is easy to make a healthy choice?

We have the Wilsonville Community Center; again seniors are 16% of our population. The Community Center is heavily engaged with our senior community and beyond. Last year they served 14,100 meals, 7,800 of them in the dining room in the Center, and an additional 6,300 were home delivered to people that needed those. The Center also has a variety of different programs, they have fitness programs, the I-5 Connection Coral Group meets there and encourages people to engage in that social activity, and then they do concerts around the area. They have skills classes in a variety of different areas and they have social programs also. The Center is working to be able to provide scholarships to some of those classes to people who can't afford them and also to help provide utility assistance to some of our community that needs utility assistance from time to time. So they are seeking contributions on those and if anyone would like to help contribute to those purposes they would love to hear from you at the Community Center. They also provide a legal clinic for people that have legal questions; they

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

have help with tax preparation, especially this time of year. They have computer classes, dance classes, they have a pickle ball tournament and I haven't gotten to where I could even approach being a pickle ball tournament person, but I understand there is a very enthusiastic group that is all into pickle ball. So it's great to see that. In the last year they remodeled and updated the lobby and have a much brighter and fresher reception area, so I invite you if you haven't stopped by the Community Center, please do so.

We have our own library in Wilsonville that we are very proud of and it serves children and people of all ages that have an interest in learning something beyond what they currently know, enjoying a story that they haven't heard or researching some information that they might need. In 2015 there were 480,000 pieces circulated out of our Wilsonville Library. There are 19,000 people who hold a Wilsonville Library Card, a total of 28,000 children and parents attended youth services programming that year. The Library is starting in now with some new staffing that was approved last budget year to provide an outreach librarian that is working on reaching preschoolers throughout our community and engaging them in some of the programs at the Library. This builds on a couple of years that the Library has been pursuing the Dolly Parton Imagination Library program that has been very successful. That provides free books to children at the entry level month after month and sends them to their homes to get them enthused about books and reading. So we're very proud of all of that.

Our Parks and Recreation Department is increasingly active for people throughout the community also dealing in amenities for people of all ages. It is now a full-fledged department, we hired a full time parks manager in 2013, in the last couple of years we've remodeled the building in the Town Center Park and the Parks Department has occupied that with their offices and are right on the scene where much of the park planning and consumption is happening also.

The Council's goal with Parks is that we should have a neighborhood park in every neighborhood. And this is not something that we used to have, but we have been moving aggressively towards it. A couple of years ago the Council brought an existing house in the Montebello neighborhood and tore it down and built a neighborhood park that would serve that neighborhood, one of the earlier neighborhoods in our community that had not had a park available to it nor in its original plans, so we went back and remedied that and now there is a park there that is available to all of the people who live in that local area easily to access with a place for both kids and adults can come out and enjoy.

Villebois that we were talking about that master plan has a lot of parks in it. It has little pocket parks, but more over it has a concept of what's called a lineal circular park, so Villebois consists of three different neighborhoods that surround the center and the concept is that there is a ring of parks that you can walk all the way around connecting all three neighborhoods and we are gradually getting those parks built one by one to complete components of that ring and it won't be very many years until we have the majority of that done and people will be able to walk all the way around. That's a really interesting and exciting piece of offer those people. And I'm sure given the amount of use that the parks that are there already have, that will see a lot of use also.

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

Our plans now a days are that we will have park facility in every new neighborhood as plans for it are developed, but more over in every business and industrial neighborhood we will have park facilities because people that work in these places need the opportunity to go out and get a little change of scenery from the work inside, and maybe walk, or bike, or connect, or find a place to have lunch out in nature; that is the goal and the intent.

Other than neighborhood parks, we have major parks. Of course our big park for the whole city is Memorial Park. In 2015 we completed a big public process that had a lot of participation and input by citizens and we developed a new master park plan for Memorial Park. That plan includes some additional new sports fields, includes the idea of a place to have a disk golf, which we used to call “Frisbee” kind of a course where you go around and there are different goals. It’s intended to have a small bike track for what they call a “pump track” where off road; especially the smaller bikes can do that. It’s intended to have a variety of new trails and new connections at the edges of the park and new overlooks were people can appreciate the river where the trails lead to overlooks where they can look out across the river and engage in the natural realm in a way they haven’t been able to. So that’s exciting to see that plan come together. It still needs a lot of funding and it needs a lot of work and we look forward to being able to make those actual plans come true.

Several years ago Grahams Oaks Park, a regional park supported by Metro government, opened on the west edge of Wilsonville. It actually provides a lot of trails now. It opened in 2010 and as you visit there now, you see much more mature shrubbery and trees than we once had. It gives it a lot more interest and a lot more opportunity to explore than maybe there was when everything was real short and you could see everything across the top. We’re excited about that continuing and the piece that we need to pay attention to is how do we connect these trails at the local level to the broader system of regional trails and regional amenities that will allow people to not just move around within Wilsonville, but to move from here to Sherwood or from here to Tualatin and on up, and hopefully with a bridge across the south from here down into the northern Willamette Valley and Butteville. So there is a lot of potential there that we have yet to tap in any robust way and we’re working on how to keep that moving forward.

Our overall Parks Department is proposing to do a master plan in the coming year, 2016, they will do a relook at our entire park planning process and will set some strategies and some long term goals, and there will be opportunities for people to have input into that process if you would like to do that and are interested in that. That is up coming. It will be interesting to see what kinds of ideas come forward in that discussion. I’m sure there will be things we haven’t thought of yet.

We also have the proposed Recreation and Aquatic Center that is set to go to a public vote this coming November asking people whether they would be willing to support financially a subsidy for at least the first five years in order for us to be able to build this facility as it is projected. Council President Starr led a task force that had a consultant working on this, and they have come up with some proposed designs, and the kind of amenities that they would want to include. Some kind of preliminary cost numbers; and so it’s not a question of whether we will find support among the community to move forward with that. Based on past experiences if you are interested in that kind of thing I encourage you to engage and help advertise and promote that

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

project. Usually things that have a cost attached to them do not pass just by chance, it takes people working to explain why this is important for the community, and why it's worth it and so that's a process that hopefully will be underway this year.

I guess I want to mention, finally, that the Council had a once in a lifetime opportunity recently when we became aware of a piece of property on the banks of the Willamette River that was available and we undertook some negotiations and the City has purchased for public use an additional piece of acreage that lies just east of Boones Ferry Park on the west side of the freeway. It's about 3 ½ acres on the banks of the river and we have secured that now for the public's use. We don't have public access open to it yet, or a formal plan of exactly how we will develop that, but there are very few opportunities where we can find that kind of a piece of land on the edge of the river that we can make available to the public and I was very pleased that Council seized that opportunity and moved forward with securing that. That's all done, what's left is figuring out how we use it and how we can put a time table together to make that work.

Those are all kinds of components that your Council thinks about, and talks about and is trying to be strategic on, trying to find ways to make this a community that we want it to be. Council, I am sure, will continue to debate and discuss and to guide the city forward with a long term vision and I think that's very positive. The idea of having a connected complete community is very positive and I think our citizens appreciate it a great deal and I think our business community values that.

A component also is the idea of environmental stewardship that we need to protect and preserve the natural realm around us, and we have some marvelous amenities and natural world components around that we need to be thinking about constantly, especially as we have growth pressures. How do we take care of the river, how do we protect it but also let people enjoy it and appreciate it. The Graham Oaks piece out there, the oak savannah idea from historical times, same sort of thing. There is not very many pieces of that were people can walk around and understand what was here 300 years ago and trying to let that re-naturalize in a way that will honor that is quite a remarkable move. So we need to preserve that.

In the Basalt Creek area there is a river canyon called the Basalt Creek Canyon which is more significant than you might realize, it's not visible from the outside, and yet over time it would be something that we may be able to find a way to make available. It's all private land, I'm not suggesting we're going after anybody's land because that's not what we are doing, but we are aware that is there, and in the long run it may be an amenity that can be something we could move towards having it available to the community. I think that would be great if that could happen in a responsible way.

Thoughtful land use planning is a tradition here in Wilsonville, it goes back decades. The idea of being proactive about how we plan, about how land is to be used instead of reactive to whatever situation we see that might not be quite on target or what we wanted. I think that we have done a pretty decent job here in Wilsonville, not perfect, we have the opportunity to continue to build on what has been done before and to be thoughtful and responsible about our land use planning, and I think that is important and we will try to do that on the Council level.

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

Economic Development is important. We can't pretend that all these amenities and all these other values are preeminent – you have to pay for them and taxes that come from economic activity pay for those amenities. And having well thought out plans for how we do economic development and what kind of commercial centers and growth we want to see and what kind of industrial growth is an important component of how we have a strong community that can support the ideals and the values that we have. So we need to keep working on that and entice good jobs, high quality companies to come here and look for a broad diversification of employment so we have strength through the ups and downs of different industries, that is significant.

We need to continue to push for ways people can make their lives healthier and can engage in active living and find ways to enjoy their lives in a way that's very positive. At a conference that several of us went to recently they had a very interesting presentation by an author of a book called The Blue Zones, who was originally a National Geographic reporter and the blue zones are a study of very healthy spots around the world where people live extraordinary long lives and the study of what is in their lifestyle that enables them to do that. It's an interesting discussion about whether there are ways to move a community towards a more healthy overall social context that encourages people to live that way without being demanding or pushy; just giving them an opportunity to do that.

I think that all of those things are very helpful and very important and I've probably talked plenty long. I don't have anything further to say, but if anybody had a burning question I would be glad to try to answer it. There will be lots of other opportunities, if not, for people to discuss, and I appreciate you attending.

*End of 2016 State of the City Address.*

B. Appointment of Brad Hughbanks to the Community Enhancement Committee

**Motion:** Councilor Stevens moved to appoint Brad Hughbanks to the Community Enhancement Committee. Councilor Lehan seconded the motion.

**Vote:** Motion carried 4-0.

C. Upcoming Meetings

The Mayor announced the 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.

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

Wilsonville Community Sharing (WCS) representative Taft Mitchell thanked the Council and City employees for their support of WCS. He reported that people have begun to realize Wilsonville Community Sharing provides other services in addition to the food bank. Mr. Taft shared a situation where WCS “adopted” a person living in his vehicle and who now runs errands for WCS.

**COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS**

Councilor Fitzgerald – (Development Review Panels A & B Liaison) shared the Transit Master Plan is in the process of being reviewed, and the public is invited to participate in a survey via kiosks located throughout town. She announced the next meeting dates of the DRB Panels and invited the public to attend the Grace Chapel Community Rummage Sale.

Councilor Stevens – (Library Board and Wilsonville Seniors Liaison) reported the Library is offering free tax return help. Library staff has been investigating the installation of RFID technology to streamline the checking out and in of library materials. The Councilor announced the Wilsonville Seniors have changed their board meeting time to 6 p.m. beginning March 9<sup>th</sup>; and that reservations are being accepted by the Parks and Recreation department for facility rentals and garden plots.

Councilor Lehan– (Planning Commission and CCI Liaison) invited the public to attend the Wilsonville egg hunt on March 26 at Memorial Park. The Planning Commission will meet on the 9<sup>th</sup> to consider modifications to the TSP to address changing transit conditions. The Tourism Committee is preparing to bring their recommendations to Council in April. The Committee is suggesting an assessment of visitor profiles and of tourist assets, as well as exploring launching a web site and what needs to be done to do so.

**CONSENT AGENDA**

**A. Resolution No. 2570**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Cooperative Utility Agreement With The Oregon Department Of Transportation And The Willamette Water Supply Program For The Inclusion Of A Water Transmission Pipeline In The Kinsman Road Project (Capital Improvement Project #4004). (Staff – Mende).

**B. Resolution No. 2571**

A Resolution Of The City Of Wilsonville Approving An Accord Agreement For Regional Park 5 Between The City Of Wilsonville, The Urban Renewal Agency Of The City Of Wilsonville, And Polygon Northwest Company, LLCRP5 –(Staff – Kohlhoff)

Ms. Jacobson read the Consent Agenda items into the record. A new agreement for Resolution 2570 was received which reflects minor adjustments to the exhibit and minor changes to the contract document after a review by the attorney general.

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

**Motion:** Councilor Fitzgerald moved to approve the Consent Agenda with the amended Resolution 2570 in front of us. Councilor Stevens seconded the motion.

**Vote:** Motion carried 4-0.

**PUBLIC HEARING**

A. **Ordinance No. 787** – 1<sup>st</sup> reading

An Ordinance Of The City Of Wilsonville Annexing Approximately 1 Acre At 11700 SW Tooze Road Into The City Limits Of The City Of Wilsonville, Oregon; The Land Is More Particularly Described As Tax Lot 1203 Of Section 15 T3S-R1W, Clackamas County, Oregon, Jay And Theresa Nims, Petitioners. (Staff – Pauly)

B. **Ordinance No. 788** – 1<sup>st</sup> Reading

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Clackamas County Rural Residential Farm Forest 5 (RRFF5) Zone To The Village (V) Zone On Approximately 1 Acre At 11700 SW Tooze Road. Comprising Tax Lot 1203 Of Section 15, T3S, R1W, Clackamas County, Oregon, Polygon WLH LLC, Applicant. (Staff – Pauly)

Ms. Jacobson read Ordinances No. 787 and 788 into the record on first reading, by title only. The public hearings for the two ordinances may be taken together; however, motions must be made separately for each ordinance.

Mayor Knapp announced the public hearing format and opened the hearing at 8:40 p.m.

The staff report was presented by Dan Pauly, Associate Planner. Following their review at the February 8, 2016 meeting, the Development Review Board, Panel A, recommends approval of Annexation and a Zone Map Amendment for the subject property. The DRB also approved a Specific Area Plan Amendment, Preliminary Development Plan, Tentative Subdivision Plat, Type C Tree Removal Plan, and Final Development Plan.

The proposal brings this final piece of Villebois (approximately 1 acre) into the City and rezones it to the Village (V) zone concurrently with plans to develop it with adjacent property previously annexed and rezoned.

This is the last component of Villebois to be annexed into the City. The property owners have requested and approve of the annexation. The rezoning will be changed to Village Zone. This parcel will become part of the Calais subdivision consisting of 8 lots and a street segment.

There were no questions from Council or comments from the City Attorney.

The applicant's representative Jim Lange of Pacific Community Design had no presentation but thanked staff for bringing the item to Council.

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

**Motion:** Councilor Lehan moved to close the public hearings. Councilor Fitzgerald seconded.

**Vote:** Motion carried 4-0.

Mayor Knapp closed the public hearing at 8:44 p.m.

**Motion:** Councilor Lehan moved to approve Ordinance No. 787 on first reading. Councilor Fitzgerald seconded the motion.

Councilor Stevens is a bitter sweet conclusion to this last piece of Villebois being annexed as the property is a beautiful rural property, while at the same time this will be part of a well-planned and designed area of the City reflecting the thoughtfulness of the planning.

Councilor Fitzgerald recognized the City has fantastic amenities for residents to use in the parks and streets in the Villebois area.

Councilor Lehan wanted to be sure photos of the property and building are taken to maintain historical perspective, including the gardens and barn. Martin Brown volunteered to take the photos and they will be housed at the Library.

**Vote:** Motion carried 4-0.

**Motion:** Councilor Fitzgerald moved to approve Ordinance No. 788 on first reading. Councilor Lehan seconded the motion.

**Vote:** Motion carried 4-0.

## **CONTINUING BUSINESS**

Ms. Jacobson read the title of Ordinance No. 784 into the record for second reading. She noted a public records request had been received regarding the project and staff is addressing the request.

A. **Ordinance No. 784** – 2<sup>nd</sup> reading

An Ordinance Of The City Of Wilsonville Annexing Approximately 8.72 Acres Of Territory Located At The Southwest Corner Of SW Day Road And SW Boones Ferry Road Into The City Limits Of The City Of Wilsonville, Oregon. The Territory Is More Particularly Described As Tax Lots 400, 500 And 501 Of Section 2B, T3S, R1W, Washington County, Oregon, Universal Health Services, Inc., Willamette Valley Behavioral Health, Applicant.

**Motion:** Councilor Stevens moved to approve Ordinance No. 784 on second reading. Councilor Fitzgerald seconded the motion.

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

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

**B. Ordinance No. 785 – 2<sup>nd</sup> Reading**

An Ordinance Of The City Of Wilsonville Approving A Comprehensive Plan Map Amendment From The Washington County Future Development – 20 (FD-20) District To The City Of Wilsonville Industrial Designation On Approximately 8.72 - Acres Comprising Tax Lots 400, 500 And 501 Of Section 2B, T3S, R1W, Washington County, Oregon, Universal Health Services, Inc., Willamette Valley Behavioral Health, Applicant.

Ms. Jacobson read the title of Ordinance No. 785 into the record for second reading.

**Motion:** Councilor Lehan moved to adopt Ordinance No. 785 on second reading. Councilor Fitzgerald seconded the motion.

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

**C. Ordinance No. 786 – 2<sup>nd</sup> Reading**

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Washington County Future Development - 20 (FD-20) Zone To The City's Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) Zone On Approximately 8.72 - Acres Comprising Tax Lots 400, 500 And 501 Of Section 2B, T3S, R1W, Washington County, Oregon, Universal Health Services, Inc., Willamette Valley Behavioral Health Facility, Applicant.

Ms. Jacobson read the title of Ordinance No. 786 into the record for second reading.

**Motion:** Councilor Fitzgerald moved to adopt Ordinance No. 786 on second reading. Councilor Stevens seconded the motion.

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

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

---

Mayor Knapp read the LUBA appeal information for the record.

**CITY MANAGER'S BUSINESS** - No report.

**LEGAL BUSINESS**

Ms. Jacobson will provide Council with a memo outlining the implications of the decisions made during this year's Legislation session regarding renters and inclusionary housing.

**ADJOURN**

Mayor Knapp adjourned the meeting at 8:58 p.m.

Respectfully submitted,

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Sandra C. King, MMC, City Recorder

ATTEST:

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Tim Knapp, Mayor