

**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, January 4, 2016. Mayor Knapp called the meeting to order at 7:16 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
Councilor Lehan

Staff present included:

Bryan Cosgrove, City Manager
Jeanna Troha, Assistant City Manager
Barbara Jacobson, City Attorney
Cathy Rodocker, Assistant Finance Director
Keith Katko, Finance Operations Manager
Angela Handran, Community Outreach
Holly Miller, IT Manager
Mike Ward, Engineer
Andy Stone, IT Network Administrator
Nancy Kraushaar, Community Development Director
Mark Ottenad, Government and Public Affairs Director
Jon Gail, Community Relations Coordinator
Mike Kohlhoff, Special Projects Attorney
Delora Kerber, Public Works Director
Sandra King, City Recorder
Dan Pauly, Planning Associate
Blaise Edmonds, Manager of Current Planning

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

Vote: Motion carried 5-0.

MAYOR'S BUSINESS

Delora Kerber named 2016 APWA President.

Mayor Knapp congratulated Ms. Kerber on her election as president of the Oregon Chapter of the American Public Works Association (APWA) which has about 800 members in Oregon.

Upcoming meetings were announced by the Mayor.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

COMMUNICATIONS

A. Auditor's Annual Report – Grove Mueller Auditors (staff – Cole)
Susan Cole, Finance Director, introduced Ryan Pasquarella of Grove Mueller Auditors. She noted the Council had received the CAFR in mid-December and thanked her staff for their work in preparing the document.

Mr. Pasquarella reported the City received an unmodified or “clean” audit, and complimented the City for receiving the Distinguished Budget Presentation Award from Government Finance Officers Association of the United States and Canada (GFOA) for the past eighteen years.

B. Leadership Academy Presentation to Wilsonville Community Sharing

Angela Handran introduced graduates of last year's Leadership Academy.

Katherine Martinez-Gilbertson and Lori Loen spoke about the Leadership Academy's quick organization of a Spaghetti Dinner fundraiser to benefit Wilsonville Community Sharing. Local businesses who contributed to the event were mentioned. The fundraiser successfully raised \$1,123.00 and a check was presented to the board members of Wilsonville Community Sharing.

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.

Stan Halle, Wilsonville Road resident and Ladd Hill Neighborhood Association representative, provided an update on recent activities taken to protect Wilsonville Road from becoming a throughway from Newberg to I-5 due to the ODOT Newberg-Dundee Bypass project. Mr. Halle is collaborating with Clackamas County, Yamhill County, the City and LHNA to draft a letter to ODOT and the Governor expressing concerns. A website has been created to provide information.

COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

A. Council President Starr – (Park & Recreation Advisory Board Liaison) announced the next Park and Recreation Advisory Board meeting date. Council will be scheduling interviews of board and commission applicants within the next couple of meetings.

B. Councilor Fitzgerald – (Development Review Panels A & B Liaison) reported on the decisions made by the Development Review Boards, and announced the dates of their next meetings.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

C. Councilor Stevens – (Library Board and Wilsonville Community Seniors Liaison) reported the Wilsonville Community Seniors will be sending a letter to entities in the community asking for volunteer hours or financial donations to augment their programs. The WCS board has approved additional funding for program scholarships and additional assistance to seniors in need.

D. Councilor Lehan– (Planning Commission and CCI Liaison) commented on the next meeting date of the Planning Commission who will be holding a work session on the Basalt Creek Concept Plan and the boundary between the cities of Wilsonville and Tualatin. In addition the Commission will discuss the Town Center Vision project. Councilor Lehan announced the new Tourism Committee will meet January 6th. This committee will develop priorities for tourism as well as three-year and five-year plans.

CONSENT AGENDA

Ms. Jacobson read the Consent Agenda items into the record.

A. Minutes of the November 16, 2015 and December 7, 2015 Council Meetings.

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

Vote: Motion carried 5-0.

PUBLIC HEARING

Mayor Knapp asked if the public hearings for Ordinance Nos. 779 and 780 could be held concurrently since the applicant was the same person. Ms. Jacobson indicated the hearings could be held concurrently however, the motions must be made separately.

A. **Ordinance No. 779** – first reading

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Public Facilities (PF) Zone To The Village (V) Zone On Approximately 3.20 Acres Northwest Of SW Villebois Drive North Between SW Costa Circle West And SW Berlin Avenue. Comprising Tax Lot 3200 And Adjacent Right-Of-Way Of Section 15AC, T3S, R1W, Clackamas County, Oregon, Polygon WLH LLC, Applicant. Brookside Terrace

Ms. Jacobson read the title of Ordinance Nos. 779 and 780 into the record for first reading.

Mayor Knapp read the public hearing format and called the public hearing to order at 7:53 p.m. Mayor Knapp and Councilor Fitzgerald indicated they had attended the DRB meeting where these items were heard, but that would not bias or influence their decisions.

Planner Dan Pauly prepared and presented the staff reports. He noted there were differences

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

between the two projects that he would like to highlight.

This zone map amendment in Ordinance No. 779 will rezone the land proposed to be developed as 50 row houses and associated alleys and open space in the north central part of Villebois as well as adjacent right-of-way. The proposed zoning is consistent with the Comprehensive Plan designation of Residential-Village. Mr. Pauly stated, this project is titled Brookside Terrace, and it is located in the north central part of Villebois in the Village Center across from Montague Park. The site is sloping.

Mr. Pauly said the 50 row homes will replace the 79 apartment units that were previously included in the master plan. The row homes will be alley loaded, and range from a duplex to a six-plex and include a pocket park. Due to the slope of the land, the row houses along Costa Circle across from Montague Park will look like a two-story building, however, the parking will be underneath the building and accessed from the alleyway. From the alley the building will appear to be three stories. The architectural style for this project will be American Craftsman, and the homes will have front porches.

Addressing Ordinance No. 780, Mr. Pauly explained this proposal contains two subdivisions titled Camden Square and Royal Crescent at Villebois that are located more towards the Village Center on the opposite side of Montague Park. The proposed zoning is Village. Two different types of architectural styles are planned for these developments, the Craftsman style and the London Style row house. Two significant trees will be preserved on this site, a Scarlett Oak and a Southern Magnolia. White Birch trees will be removed because they are in moderate condition and have breakage, and are not sustainable for the long term. The project will have a walkway connecting a courtyard allowing access to Montague Park. Overall the density for these two projects is reduced from 134 units to 82 units.

Councilor Starr indicated he was pleased the density had been reduced and the number of single family homes had been increased. He wanted to know if the cluster of homes west of Valencia would have double garages facing the alleyway and if concerns for parking were addressed.

Mr. Pauly said the Villebois area is an urban but he was confident the applicant had maximized the amount of parking with the densities called for in the master plan with the reduction of the density. This includes efforts to move the row houses to maximize the number of homes to have an exterior slip to park a vehicle behind the row house. In Ordinance No. 779 the developer worked to include tandem parking for the garages tucked under the homes rather than a double garage. The on street parking was maximized as well. Mr. Pauly felt the applicants had made an effort to maximize the parking in the dense urban design.

Councilor Starr asked how the parking was working in other locations in Villebois with a similar density and parking configurations. What types of experiences are other similarly developed areas having?

Mr. Pauly reiterated Villebois is a more urban parking situation, than in a less dense neighborhood. The developments that are most similar are still being sold, and he was not aware

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

of complaints; he believed the people moving into the neighborhoods were aware of what they were purchasing.

Mayor Knapp explained the overall layout of Villebois. The Village Center is designed to be the most urban part of the community, with less density as one moves out from the center, with the largest lots at the perimeter.

Mr. Pauly added the densest more urban design is around the Village Center. This is an area that was planned for three story condominium or apartment buildings, and while moving from the condominiums and apartment product to the single family row homes, the three story building style was retained.

Councilor Fitzgerald recognized Villebois has more urban density and pointed out the Officers Row homes have angled street parking with a garage in the rear. She asked if there was information on how the parking is working in the denser areas of Villebois, and whether there have been safety problems with the on-street parking and/or pedestrians.

Mayor Knapp asked the applicant to come forward.

Jim Lange of Pacific Community Design spoke on behalf of the applicant Polygon. He said they have worked closely with staff throughout the process. Regarding parking for Ordinance No. 780, the parking ratio of parking to units is 2.6 to 1 while the standard is one. This ratio includes street parking.

Councilor Fitzgerald wanted to know the square footages of the units.

Mr. Lange thought the units were about 1,000 to 1400 sq. ft.

Mayor Knapp invited public testimony, hearing none he closed the hearings at 8:21 p.m.

Motion: Councilor Stevens moved to adopt Ordinance No. 779 on first reading. Councilor Lehan seconded the motion.

Mayor Knapp pointed out the titles of the ordinances have been corrected to reflect “public facilities” rather than “public forest”.

Councilor Fitzgerald commented as the taller buildings are being built, the area is taking on the European look and some of the units are selling very fast. It is true certain people are attracted to certain types of housing.

Councilor Stevens agreed with Councilor Fitzgerald’s comments, when similar units were built in the area, they sold quickly. There are people who want to live in the smaller units, and there is a tradeoff and advantages in not having yard work and maintenance to perform. The Councilor saw more small cars and Smart cars being used. She liked the fact that the Village Center was developing to spur the development of the commercial center which will become a community draw at the Piazza.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Mayor Knapp mentioned there has been discussion about affordability and people's interest in living in the Villebois area. He thought these town homes will be on the lower end of the spectrum compared to the large lot single family homes in that area, and it fulfills a role in Wilsonville.

Vote: Motion carried 5-0.

B. Ordinance No. 780 – first reading

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Public Facilities (PF) Zone To The Village (V) Zone On Approximately 5.03 Acres Located In The Villebois Village Center Between Costa Circle And Villebois Drive. Comprising Tax Lots 3000 and 3400 of Section 15AC, T3S, R1W, Clackamas County, Oregon, Polygon WLH LLC, Applicant. Camden Square/Royal Crescent

The staff report was presented by Mr. Pauly. The zone map amendment will rezone the land proposed to be developed as 82 row houses and associated streets, alleys, and open space in the Villebois Village Center. The proposed zoning is consistent with the Comprehensive Plan designation of Residential-Village.

Development Review Board Panel 'A' recommended the Council approve the Zone Map Amendment during their December 14th meeting.

Motion: Councilor Lehan moved to adopt Ordinance No. 780 on first reading. Councilor Fitzgerald seconded the motion.

Working in the housing industry Councilor Starr has experienced that home buyers have a certain amount of money to spend on a home, they are aware of the product they are buying, and if they can afford a certain home, they buy it whether they are looking for urban density or not. Currently there is little to no housing supply in the metro area creating a demand on the available housing there is. He was pleased to hear the ratio of parking spots per unit however; he thought the City should be paying attention to what is occurring with the parking in this area. Should there be an issue he did not want it replicated elsewhere in Villebois, and felt that the allure of Villebois should be maintained.

Councilor Stevens thought the home-style and smaller units are a lifestyle choice for people who preferred to spend their time and money on other things than the care and maintenance of a large home.

Mayor Knapp thought most of the comments voiced for Ordinance No. 779 would apply to Ordinance No. 780.

Vote: Motion carried 5-0.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

C. **Ordinance No. 781** – first reading

An Ordinance Of The City Of Wilsonville Annexing Specific Segments Of SW Grahams Ferry Road And SW Tooze Road, And Territory Located At The Northern Edge Of Villebois Of The City Of Wilsonville, Oregon. The Territory Is More Particularly Described As Tax Lots 700, 800, 900 And 1000, Of Section 15, 3S, Range 1W, Willamette Meridian, Clackamas County, City Of Wilsonville And Allen T. Chang Owners.

Ms. Jacobson read the title of Ordinance No. 781 into the record for first reading.

Mayor Knapp read the public hearing format and called the hearing to order at 8:35 p.m. Mayor Knapp indicated he had attended a DRB meeting and heard some of the presentation made during that meeting however that information will not influence his decision.

Blaise Edmonds presented the staff report. The request is for annexation of right-of-way and property into the City of Wilsonville, applicants are the Allen T. Chang and City of Wilsonville. The area includes SW Grahams Ferry Road right-of-way, SW Tooze Road right-of-way and the Chang property. A development proposal is not part of the request. The proposed annexation is described by the applicant:

The need to annex the property described above is two-fold. First, the right-of-way, which was brought into the urban growth boundary together with the Villebois Master Plan Area, is under the jurisdictional control of the City of Wilsonville, but was not annexed concurrently with the Calais annexation, or the annexation of property on Tooze Road owned by the Urban Renewal Agency. In order to spend urban renewal funds on the Tooze Road improvement project, which includes a portion of Grahams Ferry Road, the Tooze Road and Grahams Ferry Road right-of-way inside the urban growth boundary must be annexed.

Without the annexation, the use of urban renewal funds to construct the needed improvements would require a county wide vote of the citizens of Clackamas County.

Secondly, the Villebois Master Plan includes future parks that will be partially located on the Chang property. One of these parks spans three separate property ownerships, including land owned by Polygon, the Urban Renewal Agency, and the Chang property. The Changs have agreed to provide an easement to allow Polygon to construct the portion of the park that is on their property as well as a public access easement so that a complete park experience can be provided to the public. However, as their property is not currently within the city, the design and construction of this park would fall under the land use approval and permitting of two separate agencies. To facilitate land use approvals, permitting, and construction of this park, it makes sense to annex the Chang property at this time in conjunction with the city's right of way annexation.

The Changs would like to have their property annexed at this time and have indicated they will likely sell it for development within the next two to three years. The rezoning of the property would occur at that time, rather than now. During the interim, the Changs have indicated they would like to maintain their property in a farm and forest deferral tax status.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Mr. Edmonds explained with the zone change the review of Calais at Villebois and the rapid construction of those homes, the adjacent right-of-way was not annexed. The City would like to have control and to do so it must be inside the City limits. Mr. Edmonds described the location of the right-of-way, the Chang property, and the urban growth boundary.

Property owners north of Tooze Road provided testimony at the DRB public hearing voicing concerns with the construction of the Tooze Road project and the impacts to their property.

Mr. Edmonds stated there may be a need for additional right-of-way acquisition beyond the urban growth boundary line. Metro planners clarified should that be the case, then Metro would entertain a minor adjustment to the UGB. The minor adjustment would be part of the roadway design process.

Councilor Starr asked why the City would annex the entire road rather than the half of the road closest to the City boundary.

Mike Ward explained the City already has the responsibility for maintenance of the entire road and it made sense to have the roadway in the City.

Mayor Knapp invited public testimony.

Toni Tollen, 11681 SW Tooze Road read her comments into the record. "I am not opposed on general principles to the annexation of Tooze into the City or the Chang property. My concerns and those of my neighbors, deal mainly with what happens on Tooze Road. When you talk about "urban treatments" to the road that concerns us. We heard that the big Red Oak on the Ed Bischof property is to be saved in the road plans and development scheme. Surveyors have said a time or two, that the road would go around it and or that the tree would be in the center of the new road bed. I have seen some of the proposed plot layouts for the Bischof and Chang properties and adding a bit of green space around the tree would showcase it in the community. There are few enough old trees left.

"As far as proposed plans for urban improvements to the north side of Tooze Road are concerned, a bike lane and curb would be sufficient. We do not need or want a sidewalk, street lights, or plantings.

"Having a sidewalk on the north side of Tooze would be an added danger for both pedestrians and our livestock. Folks walking their pets on a sidewalk located next to fields of sheep, donkeys, goats, chickens, and horses, just to name a few of the animals on the farms, would be dangerous! Not only would the animals "freak out" over the pets, especially dogs, but it might create a situation where the owner could not control their pet and someone or some animals would get hurt.

"What kinds of street lights are planned? Where will they be located? None of us particularly want to be blinded at night by street lights shining on our farms or in our windows.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

“As far as the water in the Anderson field goes, when that piece of property was ok’d for a house to be built in the 80’s and a very extensive sand filter system with 3 manholes had to be installed in the field for drainage. The water sits on that property and then flows through my property, across Chavez’s property and out to the ditch on Tooze. I just want to make sure it does not become worse if the roadbed raises more than it is now.

“All of the landowners stand firm on not wanting Tooze Road to be changed to (sic) Beckman Road.”

Cindy Heider, 12041 SW Tooze Road, did not have objections regarding the annexation of Tooze Road and the Change property. However, she did not want the sidewalk installed or the street lights. She stated no one from the City has talked with her about the loss of property with the widening of Tooze Road or a time frame.

Mr. Ward explained the street lights will be a continuation of the street lights on Grahams Ferry Road, 30 foot black cobra heads, creating a similar feel around the edge of Villebois. At this time it was not determined if street lights would be on both sides of Tooze Road. The trend towards LED lights allows the light to be focused with less light bleed onto private property. Mr. Ward anticipated installing a sidewalk on the north side of the road since Federal dollars are funding part of the Tooze Road project and there is a requirement as part of the civil rights requirements to have accessible paths for ADA.

Ms. Jacobson noted the staff has heard the comments made by those who testified at the DRB hearing and staff is considering all of the issues. The road is not fully designed yet; some things cannot be changed because of the source of the funds. She assured the residents their comments have been heard, and the engineer and staff are going to be taking them into account. Staff will keep you in the loop as the design progresses. With respect to the taking of the property, if and when that happens, there will be a formal hearing on that and property owners would be notified and welcome to talk to Council at that time.

Mr. Cosgrove identified the other issue was the renaming of the road. Staff has been discussing this issue internally.

Mr. Ward met with the property owners and learned the renaming of the road was a concern. The City Engineer elected to postpone the renaming of the road until construction is started. When construction begins the road will be doubly named for the duration of construction. The name change to Boeckman will take place the summer of 2018 allowing consistent naming through the City.

Mayor Knapp closed the public hearing at 9:01 p.m.

Motion: Councilor Fitzgerald moved to adopt Ordinance No. 781 on first reading. Councilor Stevens seconded the motion.

Councilor Lehan thought the land needed to be brought into the City to be made a part of the improvements. She felt it was important the City is sensitive to the rural edge because it may be

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

10-30 years before the City moves further to the north in that area, and being sensitive to the natural area interface. Lighting must be sensitive to the natural area similar to the lighting on Boeckman Bridge.

Mayor Knapp stated a final decision has not been made on the issues raised, but staff is addressing those while keeping in mind the competing needs and statutory requirements to be met.

Councilor Fitzgerald thanked the citizens for addressing Council. She agreed the property needed to be annexed, and she was interested in lighting options exploring doing something as subtle as possible along that way.

Councilor Starr agreed the area needed to be annexed. He thought if the City could apply flexibility and creativity to the lighting and sidewalk on Tooze Road they would do so.

Councilor Lehan asked if Advance Road was being renamed Boeckman Road.

Mr. Cosgrove understood Council wanted staff to do what they can to incorporate the concerns heard tonight into a final design. Staff will come back with the pros and cons on why staff feels the road should be named consistently.

Vote: Motion carried 5-0.

D. **Ordinance No.782** – first reading

An Ordinance Of The City Of Wilsonville Adopting The City Of Wilsonville Public Works Standards - 2015Public Works Standards (Rappold/Ward)

Ms. Jacobson read the title of Ordinance No. 782 into the record for first reading.

Mayor Knapp read the public hearing format and called the hearing to order at 9:12 p.m.

Natural Resources Manager Kerry Rappold and Mike Ward Civil Engineer presented the staff report. The City of Wilsonville Public Works Standards (Standards) provide design requirements, material specifications, construction procedures, testing standards, and acceptance and maintenance requirements for construction of public infrastructure, including roadways, pathways, and stormwater, sanitary, and water systems. The Standards are a technical civil engineering document used to present the City's required design and construction information to developers, design engineers, and contractors.

These Standards ensure that the publicly maintained infrastructure is designed and constructed to current industry practices necessary to provide robust and reliable service to Wilsonville residents, while also protecting the general health, welfare, and safety of the public and minimizing maintenance costs and legal liability.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

The current adopted Standards were last updated in 2014. Periodic updates to the Standards are needed to reflect changes in industry practice, regulatory requirements, Federal and State laws, technological advances, and City Master Plans. Over the last few months, staff has been working to update and revise the Standards to reflect such changes since the last update.

The resulting revised Standards will be comprised of seven sections:

Section 1 – General Construction Requirements and Administrative Provisions

Section 2 – Transportation Design and Construction Standards

Section 3 – Stormwater and Surface Water Design and Construction Standards with Appendices A and B (Section 3 is bound separately)

Section 4 – Sanitary Sewer Design and Construction Standards

Section 5 – Water System Design and Construction Standards

Section 6 – Trench Excavation and Backfill

Section 7 – Fiber Optic Design and Construction Standards

This Standards update proposes changes in Sections 2, 3, 4, and 5, and a new Section 7 as detailed below.

The Transportation Design and Construction Standards propose requiring Warm Mix Asphalt Concrete (WMAC) in place of Hot Mix Asphalt Concrete. The City has utilized WMAC on several of its capital improvement projects with success. Compaction rates are easier to achieve because the window of workability occurs in a lower temperature range, resulting in a longer period of time before the asphalt is set.

The proposed amendments to the Stormwater and Surface Water Design and Construction Standards (Section 3) address the elimination of the requirement for managing the 25-year storm event, and clarifications and reorganization necessary for implementing the standards adopted in 2014. The rationale for eliminating the 25-year storm event include the lack of flooding in the community due to design standards, the capacity provided by facilities sized according to the new standards adopted in 2014, and the adequacy of the public storm system for conveying the 25-year peak flows and described the “synthetic event” which overestimated the amount of rainfall and need for detention ponds.

Minor changes to both Sanitary Sewer and Water Design and Construction Standards are proposed. The Sanitary design changes call out a requirement for odor compliance with City Code. The Water Design changes require ductile iron pipe and fittings to be made in the USA, and propose changes to the painting for fire hydrants.

The majority of the proposed amendments occur as part of the Fiber Optic Design and Construction Standards. The City has been building out a fiber optic network to provide communication between City infrastructure, including water telemetry and control, sanitary pump station communication, building controls, park water feature feedback and computer networking. Through these projects the staff has identified best practices and has incorporated them into Chapter 7. Staff proposes that conduit and vaults for the communication system be constructed with all development along Major and Minor Arterials and Collector Streets.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

The adoption of the amended Public Works Standards will allow the updated Public Works Standards to be implemented on new public capital improvement and private development projects within the City.

The Public Works Standards update was primarily performed in-house by City staff. Costs associated with this effort were limited to staff time. In addition, staff contracted with Brown & Caldwell (\$2,400 from the adopted 2014-15 Community Development budget) for technical assistance to complete the update to the stormwater standards. The consultant provided revised standards that have been incorporated into the proposed amendments.

Adoption of the updated Public Works Standards will ensure that the City's public infrastructure is designed and constructed in accordance with current industry practice, regulatory requirements, State and Federal laws, and City policies. These standards are necessary to provide robust and reliable service to Wilsonville residents and businesses and to protect the general health welfare, and safety of the public while minimizing maintenance costs and legal liability.

Mr. Rappold discussed changes in Chapter 3; the most significant change is to eliminate the 25-year storm event from the detention requirements. The removal is justified since the City does not have extensive flooding in the community. There are two ways the systems are designed, one is a traditional system which looks at the 24-hour design storm also known as a "synthetic design storm" and is very conservative in terms of how it looks at the storm event, versus looking at the actual rainfall using a 60 year rainfall record to design the systems. The use of low impact development facilities are designed to retain storm water and infiltrating the water reducing the amount of runoff. The conveyance system will be sized to convey the 25-year event.

Mr. Ward discussed the fiber conduit standards contained in Chapter 7. The location of installed conduit was shown on a map. Currently fiber is being used to connect the City's water telemetry, sewer lift stations, and traffic signals. Staff is proposing that conduit and vaults are required on all major and minor arterials and collector roads with all new development with the costs for installation borne by developers.

Councilor Stevens wanted to know if fiber will connect to Wood Middle School as well as well as Boones Ferry Primary.

Mr. Ward explained there was a connection between Boones Ferry Primary and Wood Middle School and the county is performing the work on behalf of the West Linn-Wilsonville School District to make a connection onto the campus. An intertie already exists between the High School and Boeckman Primary School, which are connected to the district headquarters on Boeckman Road. There are plans to connect Lowrie and Art Tech. The school district plans to have all of the schools connected on their own network this summer.

Mayor Knapp thought more intense weather events are being experienced, and if the trend over the next five years is towards larger rainfall events compared to the 60 year record, will the 60 year record be updated.

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

Mr. Rappold responded the City has a contract with Brown and Caldwell that will allow updates to the model to make adjustments. If more intense rainfall events are the trend those accommodations would be made in the modeling tool.

Mayor Knapp asked if the requirements for detention on construction sites will be less under the new standards.

Mr. Rappold stated the large ponds won't be seen, and the tool is much better at integrating the quality and the detention aspects of stormwater management. Low impact development is being used to integrate stormwater management into development sites to capture the runoff as closely as possible to where it is being generated. These are added benefits on how stormwater is managed onsite.

Mayor Knapp wanted to know if the standards would be applied retroactively to past development.

Mr. Adams said no developer or owner has mentioned that, it could be an option however; there is a lot of cost to redesigning a storm system that would exceed the value of the redesign. Many of the stormwater detention areas are within the required 15 percent minimum landscape area, and the landscaping area would need to be retained.

Mayor Knapp invited public testimony, hearing nothing he closed the public hearing at 9:28 p.m.

Motion: Councilor Starr moved to adopt Ordinance No. 782 on first reading. Councilor Fitzgerald seconded the motion.

Mayor Knapp stated he appreciate staff's diligence in paying attention to evolving engineering practices and standards.

Vote: Motion carried 5-0.

NEW BUSINESS

A. **Resolution No. 2561** This item was continued to the January 21, 2016 meeting.

A Resolution Of The City Of Wilsonville Approving And Accepting Modified Sales Price Of Surplus Land. (Staff – Kohlhoff)

Ms. Jacobson read the title of Resolution No. 2561 into the record.

Staff requested continuing the Resolution to the January 21, 2016 Council meeting to allow additional preparation time.

Motion: Councilor Lehan moved to continue Resolution No. 2561 to the January 21, 2016 Council meeting. Councilor Fitzgerald seconded the motion.

Vote: Motion carried 5-0.

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

CONTINUING BUSINESS

A. **Ordinance No. 778** – second reading

An Ordinance Of The City Of Wilsonville Declaring A Ban On Medical Marijuana Processing Sites, Medical Marijuana Dispensaries, Recreational Marijuana Producers, Recreational Marijuana Processors, Recreational Marijuana Wholesalers, And Recreational Marijuana Retailers; Referring Ordinance; And Declaring An Emergency. (Staff – Jacobson)

Ordinance No. 778 was read into the record by title for second reading by the City Attorney. She noted a change to the date in paragraph No. 3 on page 3 of 4 of the ordinance.

Motion: Councilor Stevens moved to adopt Ordinance No. 778 on second reading with the adjustment in Section 6.615, Paragraph 3, to change the date to January 4, 2016. Councilor Fitzgerald seconded the motion.

Vote: Motion carried 5-0.
Council President Starr - Yes
Councilor Fitzgerald - Yes
Councilor Stevens - Yes
Councilor Lehan - Yes
Mayor Knapp - Yes

CITY MANAGER’S BUSINESS

Mr. Cosgrove reminded the Council of the change in date for the 5-Year Forecast meeting and introduced Mark Yager a participant in the Oregon Local Government Intern Program who will be sharing his time between the cities of West Linn and Wilsonville.

LEGAL BUSINESS – No report.

ADJOURN

Mayor Knapp adjourned the meeting at 9:35 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor