

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:30 p.m. on Monday, April 1, 2019. Mayor Knapp called the meeting to order at 7:53 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

- Mayor Knapp
- Council President Akervall
- Councilor Stevens
- Councilor Lehan
- Councilor West

Staff present included:

- Jeanna Troha, Assistant City Manager
- Barbara Jacobson, City Attorney
- Kimberly Veliz, City Recorder
- Kerry Rappold, Natural Resources Manager
- Mark Ottenad, Public/Government Affairs Director
- Kimberly Rybold, Associate Planner
- Mike McCarty, Parks and Recreation Director
- Patty Nelson, City Engineer
- Miranda Bateschell, Planning Director
- Bill Evans, Communications & Marketing Manager
- Zach Weigel, Capital Projects Engineering Manager
- Charlie Tso, Assistant Planner
- Andy Stone, IT Director
- Zoe Monahan, Assistant to the City Manager
- Dan Carlson, Building Official

Motion to approve the order of the agenda.

Motion: Councilor Akervall moved to approve the order of the agenda. Councilor West seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor West	Yes

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COMMUNICATIONS

None.

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.

Courtney Neron, State Representative and Wilsonville resident, thanked the fire fighters and first responders from the various agencies that teamed up to put out the fire in Villebois. In addition, Ms. Neron appreciated the community members who assisted their neighbors and cleaned up debris. Ms. Neron also recognized the NW Natural Gas employee for turning off the natural gas. In closing, she urged the audience to connect with their families, roommates and neighbors to make an emergency plan.

Christy Thompson, candidate for position 4 on the West Linn-Wilsonville School Board introduced herself. Ms. Thompson detailed her background as a former high school biology teacher, and active parent volunteer for the district. Ms. Thompson stated as a school board member she intends to advocate for smaller classes, mental health support in each school and more career and technical opportunities. In closing, Ms. Thompson appreciated Council for the opportunity to speak and requested their support in the upcoming election.

Paul Rummell, Wilsonville resident, thanked Council for the response team efforts in regards to the Villebois fire. Mr. Rummell has spearheaded an effort to receive contributions such as blankets and toiletries that can be dropped off at Quench. He invited the community to attend the benefit tomorrow hosted by Lux Sucre or donating to the GoFundMe site. In closing, Mr. Rummell thanked Council for the sense of community in Wilsonville.

Tamara Lukes, Wilsonville resident, reported her home was a total loss due to the Villebois fire and she lost a pet in the fire. Ms. Lukes commented the sprinklers in her home did go off during the fire however, she is not sure they would have made a difference.

Ms. Lukes voiced her concerns on the size of the apartment structure being built across the street from her home. She felt it is negligent to have a four-story building across the street from a residential community setting. Ms. Lukes believed if there were a home across the street the same size as hers, her home would never have caught on fire. Moreover, she thinks there needs to be consideration of what is built in the Villebois community and the size of the structure. She reported on speculations fire trucks could not get through in a timely fashion and had difficulty accessing fire hydrants. She felt the size of the structures being built in the Villebois community needed to be reconsidered.

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Michael Bell, Wilsonville resident, spoke to Council about the Villebois fire and on-street parking. Mr. Bell reported his house was very last to be destroyed by the fire. He then proceeded to thank the police and fire departments for putting out the fire. Mr. Bell explained he was the first person to see the fire start and he called 911 but could not get through. Mr. Bell described how he went through the neighborhood knocking on doors attempting to wake up the neighbors. He commented the fire trucks had a difficult time getting into the community because of the congestion and the cars impede the efforts of the police and fire department. Mr. Bell asked Council to consider the issue of parking congestion when developing large buildings in Wilsonville neighborhoods.

Jason Downs, Wilsonville resident, felt the fire in Villebois highlighted the lack of forethought being put into neighborhood development. The narrow side streets are full of vehicles at night limiting the passage of a large vehicle, let alone a fire truck. For buildings so close together, there needed to be better fire protection in the area. Station 52 is only 1.4 miles from the center of Villebois; however, the fire was spreading by the time the first fire truck arrived. Mr. Downs thought the lack of parking is a safety and security issue and that City Council must put a moratorium on new construction until safety issues in the neighborhood can be met.

Patrick Rectenwald addressed the issue of parking in Villebois. He and his wife love Villebois, its neighborhoods and people. At some point, however, Villebois must become a finished product. He has read proposals of large apartment complexes being built without adequate parking for those residents. Building a large complex without parking for each resident seems an irrational decision by the City. If the city is considering Vertical Housing Development Zone (VHDZ), it should consider a requirement of at least one parking space per unit, if that's not a possibility, then maybe it is not the right fit for the neighborhood.

Paul Soles, Wilsonville resident, desires Council to direct police officers conduct targeted patrol by the high school for speeders, children riding bicycles without helmets, and people riding bicycles the wrong direction in the bike lanes.

Cara Renfroe, Wilsonville resident, addressed development in the Piazza area. She felt the high density and the unrealistic planning of the Villebois community has harmed residents. The best interest of those who live in Villebois is not been taken fully into consideration. There is a plan to add more apartments around the piazza area without appropriate parking accommodations or consideration of how it will severely congest an already over-developed community. There are major safety concerns, parking concerns, traffic and pedestrian concerns, and privacy concerns associated with the project that will make it a risk and not a reward for our community. Other options are available that will provide a higher quality of safety, and a higher quality of life for those who reside in Villebois. Residents feel the master plan should not be unyielding or stationary; and it can be adapted to fit the needs and the safety of the residents, rather than the needs and interests of developers. Ms. Renfro said their concerns are valid and deserve a response that insures the prosperity of the Villebois community, rather than the prosperity of the developers and other invested parties. There are many issues with this new proposal going forward and we ask that those issues be examined, and for the community to have input to something that satisfies us with that project.

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Carrie Hanson expressed concern with the streets getting smaller and narrower. She did not know how emergency vehicles could pass on the narrow streets. We moved to Villebois for a walkable community, but there are no shops, and the apartment buildings block the views of Mt. Hood. The new developments affect the quality of life and make one question whether to stay in Villebois. She asked Council to consider safety and growth, and include community involvement.

Mayor Knapp asked the Fire Chief to address whether the fire equipment had difficulties moving through the streets in Villebois and if there was difficulty accessing fire hydrants.

Chief Weiss, TVF&R Fire Chief, acknowledged the pain and loss due to the fire. The Chief did not have any reports by any of the responders of issues with access or egress for any of the fire engines or trucks that responded to the fire in Villebois on March 31. Chief Weiss spoke with the incident commander to insure he was not missing a report, and they reiterated they did not have any issues with accessing hydrants, or setting up equipment exactly where they wanted to place it. The Chief was not sure where the reports were coming from; but he has heard none.

Ms. Troha expressed her appreciation for the Villebois residents who shared their concerns.

Mayor Knapp indicated a community meeting would be held April 2, and invited the Villebois residents to attend.

MAYOR'S BUSINESS

A. Volunteer Appreciation Proclamation

Zoe Monahan introduced the Volunteer Appreciation Proclamation and invited Council to attend the Volunteer Appreciation dinner to be held on April 16, 2019.

Mayor Knapp read the proclamation into the record.

B. 21st Consecutive Tree City USA Designation, Sterling Tree City USA Designation (10th Growth Award), and Arbor Day Proclamation

Assistant Planner Charlie Tso presented the staff report.

Mayor Knapp read the proclamation into the record.

C. Upcoming Meetings

Upcoming meetings were announced by the Mayor as well as the regional meetings he attended on behalf of the City.

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COUNCILOR COMMENTS

A. Council President Akervall

Indicated she attended the Clackamas Cities Association Dinner. Councilor Akervall stated how grateful she was to be a part of the Villebois community, and to see the efforts made by the community the night of the fire to assist in whatever way they could, as well as the outpouring of support.

B. Councilor Stevens

Expanded upon the Clackamas Cities Association (CCA) Dinner, where the focus was on affordable housing and the Metro bond. She attended the Library board meeting and Movies on Friday night.

C. Councilor Lehan

Ms. Lehan knew how devastating the loss of a home due to a fire was since her family home burned down in 1944, and how it impacted her family's life all of their lives. The Councilor described the evolution of a fire department in Wilsonville moving from no fire department, to an all-volunteer fire department, and through to the TVF&R services. She mentioned the tremendous job the Public Works crews did.

D. Councilor West

Mr. West described how he came to purchase a home in Villebois. He acknowledged how traumatic the fire is for the whole Villebois community. The Councilor was overwhelmed with the responses from the neighbors, the fire fighters, and City staff. Councilor West reported he has been at the Capitol working on behalf of foster kids. He noted Senate Bill 1021 has passed out of committee. The bill will be looking to expand auxiliary lanes and deal with seismic structure for the Boone Bridge.

CONSENT AGENDA

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

A. **Resolution No. 2743**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Enter Into An Intergovernmental Agreement With Tualatin Valley Water District And The City Of Hillsboro To Jointly Design And Construct The Garden Acres Road Project (CIP #4201) And Willamette Water Supply PLM_1.2 Garden Acres To 124th Pipeline Project.

B. Minutes of the November 19, 2018 Council Meeting.

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Motion: Councilor Lehan moved to approve the Consent Agenda as read. Councilor West seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor West	Yes

PUBLIC HEARING

A. Ordinance No. 834 – 1st Reading

An Ordinance Of The City Of Wilsonville Approving Comprehensive Plan Text And Map Amendments And Transportation System Plan Amendments Related To The Basalt Creek Concept Plan And Approving A Comprehensive Plan Map Amendment Related To The Coffee Creek Master Plan.

Ms. Jacobson read the title of Ordinance No. 834 into the record on first reading.

Mayor Knapp provided the public hearing format and opened the public hearing at 9:04 p.m.

No Councilor declared a conflict of interest, bias, or conclusion from information gained outside the hearing. No Councilor’s participation was challenged by any member of the audience.

Kimberly Rybold, Associate Planner, provided the staff report. She introduced Scott Mansur of DKS Associates, the City’s transportation consultant. Ms. Rybold identified the location of the Basalt Creek planning area and the future Basalt Creek Parkway which will serve as the future boundary line between the City of Tualatin and the City of Wilsonville.

The concept plan was adopted by the City of Wilsonville in August 2018 and represented years of work between the cities of Wilsonville and Tualatin in establishing a future vision for this area. The area was brought into the UGB in the early 2000’s for future employment uses.

As part of an IGA between the two cities as well as Metro and Washington County, Wilsonville must adopt these comprehensive plan amendments related to the concept plan by May 3, 2019.

The proposed Comprehensive Plan Amendments consist of the following:

- The creation of two new areas of special concern within the Comprehensive Plan text. “Area M” is the Basalt Creek planning area, and language has been added to the Comprehensive Plan to bring forward information about the land use category from the

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Concept Plan and discuss them in more detail, and explain where they would be applied within the Basalt Creek planning area.

- There is text linking to the transportation improvements identified in the Basalt Creek Transportation and Refinement Plan, which are being carried forward to the Transportation System Plan as well.
- Language defining the future objectives important for the area such as preservation of natural resources, and providing multi-modal links to the area including trails, and bicycle connections as well as transit access.
- Implementation measures such as a form-based code similar to what was adopted in Coffee Creek will be considered for this area.
- “Area N” is the West Railroad planning area. The Concept Plan did not have robust land use recommendations for this area as there are many environmental constraints and the cost of potentially serving this area from an infrastructure perspective is high. The thought is to add language identifying these constraints and stating that future study will be needed once development begins to occur in the area to determine what the appropriate land uses might be within “Area N”.

The next piece is an amendment to the Comprehensive Plan Map, which would add the Industrial designation in two areas, the Basalt Creek Planning Area as well as the Coffee Creek Industrial Area. Both of these mapping actions would be consistent with the Concept Plan in Basalt Creek and with the previously adopted Coffee Creek Master Plan.

The Industrial Implementation Measures will also be amended within the Comprehensive Plan text to carry forward some of the basic concepts from the Concept Plan in terms of the creation of a high tech employment district within the area, and an implementation measure that would recognize one of the land use recommendations for craft development industrial type. There is no guidance in the Comprehensive Plan currently; staff wanted to carry forward a characterization of how those uses could include things like smaller scale craft manufacturing. Also included is an industrial implementation measure to insure active green spaces are provided throughout these industrial areas.

Scott Mansur described the TSP amendments that would be required as part of the Basalt Creek amendment. The TSP is the City’s long-term policy and planning document; as land uses change throughout the City, urban growth areas are increased, there is a need to identify transportation infrastructure needed in the future to provide adequate service and operations for all modes of travel in the City. Keeping the City’s Transportation Systems Plan up-to-date allows the City to compete for regional, state, and federal grant funding, as well as keeping current with changes in state and regional transportation policies.

Changes in local conditions include:

- Adoption of the Basalt Creek Concept Plan
- Adoption of the Boones Ferry to 5th Street to Brown Road connection
- Jurisdictional road transfers of Garden Acres, Clutter Road and Advance Road (to 60th Ave) from county to City.

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Mr. Mansur identified the transportation infrastructure projects as part of the Basalt Creek Concept Plan:

- Basalt Creek Parkway Extension from Grahams Ferry Road to Boones Ferry Road
- Basalt Creek Trail Projects north of Day Road midway between Boones Ferry and Grahams Ferry Road; and along I-5 north of Boones Ferry Road to the general vicinity of the Basalt Creek Parkway.
- Widening Boones Ferry Road to 5 travel lanes
- Widen Grahams Ferry Road to 3 travel lanes
- Boones Ferry Road/95th Avenue
- Basalt Creek Parkway Overcrossing
- Day Road Overcrossing
- Dual Southbound Right Turn Lanes from I-5
- Update the Brown Road Extension Alignment to 5th Street
- Pioneer Court Extension to Day Road to Boones Ferry Road
- Update the jurisdiction of three roadways
- Update the functional classification of Garden Acres Road and Ridder Road from collectors to minor arterials.
- Update the map to show roadways built since the last TSP adoption
- Update the map to identify bicycle facilities that been built

Ms. Rybold indicated the next step is to amend the UPA with Washington County. Staff is recommending incorporating the Comprehensive Plan Amendments for Basalt Creek, along with the TSP plan amendments and the Comprehensive Plan Map Amendments for Basalt Creek and Coffee Creek.

Councilor Stevens referred to the trails planned for Basalt Creek and asked if they were part of the official Tonquin Trail.

Mr. Mansur responded the proposed trails are not part of the Regional Tonquin Trail.

The Mayor invited public testimony.

Paul Soles wanted to know if there were plans to repave or repair Day Road.

Zach Weigel, Capital Projects Engineering Manager, indicated improvements are planned for Day Road for 2020.

Ms. Troha indicated the City's Public Works crews are aware of the road condition and try to stay on top of the potholes.

Mayor Knapp closed the public hearing at 9:23 p.m.

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Motion: Councilor West moved to adopt Ordinance No. 834 on first reading. Councilor Stevens seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor West	Yes

NEW BUSINESS

A. Resolution No. 2730

A Resolution Of The City Of Wilsonville Authorizing The City Parks And Recreation Department To Assume Ownership Of And All Maintenance Responsibilities For The Following Neighborhood Parks: Hathaway Court, Landover And Willow Creek Park.

Ms. Jacobson read the title of Resolution No. 2730 into the record.

Parks and Recreation Director Mike McCarty provided the staff report. Staff is recommending the City accept ownership, maintenance responsibility and future upgrade responsibilities for Willow Creek Park, Landover Park, and Hathaway Park. These parks were dedicated in 1999 and were to be cared for by the Homeowner’s Association (HOA). However, staff feels the citizens in these areas would benefit from the City’s park maintenance expertise, which includes Certified Playground Safety Inspectors, understanding of ADA compliance, and a high level of general park care. With the approval of Resolution No. 2730, the City will assume ownership and all park maintenance responsibility and released the HOAs from such responsibility.

Motion: Councilor Lehan moved to approve Resolution No. 2730. Councilor Akervall seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor West	Yes

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B. Resolution No. 2742

A Resolution Of The City Of Wilsonville Authorizing A Change Order With Paul Brothers, Inc. For The Memorial Park Dog Park And Community Garden Parking Lot Project (Capital Improvement Project #9132).

Ms. Jacobson read the title of Resolution No. 2742 into the record.

Natural Resources Manager Kerry Rappold provided the staff report and a PowerPoint presentation. The parking lot project improvements include parking lot pavement, stormwater management facilities, utilities, lighting, landscaping, restroom pad, access roadway, bridge guardrails, and offsite transportation improvements.

Due to issues related to soft spots that needed over-excavation and additional gravel, and increase in the size of a water pipe, adding pavement and curb, installing a rock wall, rerouting the electrical connection, adding an electrical panel, and including bridge approaches, change orders were necessary to complete the project. These change orders exceed the 15% limit set by Wilsonville Code, and require Council approval.

Motion: Councilor Akervall moved to approve Resolution No. 2742. Councilor Stevens seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor West	Yes

CITY MANAGER'S BUSINESS

Ms. Troha, Assistant City Manager, thanked Council for their leadership, commitment and compassion in dealing with the Villebois fire. Additionally, Ms. Troha expressed her appreciation and thanked staff for their help on this effort.

LEGAL BUSINESS

No Report.

ADJOURN

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Mayor Knapp adjourned the meeting at 9:36 p.m.

Respectfully submitted,

DocuSigned by:
Kimberly Veliz
E781DE10276B498...

Kimberly Veliz, City Recorder

ATTEST:

DocuSigned by:
Tim Knapp
C2B8698B3949461...

Tim Knapp, Mayor