

AGENDA

**WILSONVILLE CITY COUNCIL MEETING
FEBRUARY 2, 2015
7:00 P.M.**

**CITY HALL
29799 SW TOWN CENTER LOOP
WILSONVILLE, OREGON**

Mayor Tim Knapp

Council President Scott Starr
Councilor Susie Stevens

Councilor Julie Fitzgerald
Councilor Charlotte Lehan

CITY COUNCIL MISSION STATEMENT

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

Executive Session is held in the Willamette River Room, City Hall, 2nd Floor

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|------------------|---|-----------|
| 5:00 P.M. | EXECUTIVE SESSION | [15 min.] |
| A. | Pursuant to ORS 192.660(2)(f) Exempt Public Records
ORS 192.660(2)(e) Real Property Transactions | |
| 5:15 P.M. | REVIEW OF AGENDA | [5 min.] |
| 5:20 P.M. | COUNCILORS' CONCERNS | [5 min.] |
| 5:25 P.M. | PRE-COUNCIL WORK SESSION | |
| A. | Asset Management Benefits (Kerber/Kraushaar) | [15 min.] |
| B. | Wastewater Collection System Master Plan Update
(Ward) | [30 min.] |
| C. | Franchise/Privilege and ROW Code Amendment
(Kohlhoff) | [15 min.] |
| 6:50 P.M. | ADJOURN | |
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CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council a regular session to be held, Monday, February 2, 2015 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10 a.m. on January 20, 2015. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting may be considered therewith except where a time limit for filing has been fixed.

- | | |
|------------------|----------------------|
| 7:00 P.M. | CALL TO ORDER |
| A. | Roll Call |

1/27/2015 3:10 PM Last Updated

- B. Pledge of Allegiance
- C. Motion to approve the following order of the agenda and to remove items from the consent agenda.

7:05 P.M. MAYOR'S BUSINESS

- A. Upcoming Meetings

7:10 P.M. COMMUNICATIONS

- A. Report from the Office of Congressman Kurt Schrader by Whitlee Preim-Siddon, District Aide (staff – Ottenad)

7:25 P.M. 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.

7:30 P.M. COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

- A. Council President Starr – (Park & Recreation Advisory Board Liaison)
- B. Councilor Fitzgerald – (Development Review Panels A & B Liaison)
- C. Councilor Stevens – (Library Board and Wilsonville Seniors Liaison)
- D. Councilor Lehan– (Planning Commission and CCI Liaison)

7:40 P.M. CONSENT AGENDA

- A. Minutes of the January 5, 2015 City Council Meeting (staff – King)

7:45 P.M. PUBLIC HEARING

- A. **Ordinance No. 766** – 1st reading (continued from 1/22/15)
An Ordinance Of The City Of Wilsonville Adopting The 2014 Update To The Wastewater Collection System Master Plan And Replacing The 2001 Wastewater Collection System Master Plan. (staff – Ward/Pauly/Kraushaar)
- B. **Ordinance No. 767** – 1st reading
An Ordinance Of The City Of Wilsonville Amending Section 3.410 Of The Wilsonville City Code. (staff – Kohlhoff)

8:30 P.M. CITY MANAGER'S BUSINESS

8:40 P.M. LEGAL BUSINESS

8:45 P.M. ADJOURN

Time frames for agenda items are not time certain (i.e. Agenda items may be considered earlier than indicated. The Mayor will call for a majority vote of the Council before allotting more time than indicated for an agenda item.) Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if required at least 48 hours prior to the meeting. The city will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:-Qualified sign language interpreters for persons with speech or hearing impairments. Qualified bilingual interpreters. To obtain services, please contact the City Recorder, (503)570-1506 or king@ci.wilsonville.or.us

CITY COUNCIL ROLLING SCHEDULE

Board and Commission Meetings 2014-15

February

DATE	DAY	TIME	MEETING	LOCATION
2/2	Monday	7 p.m.	City Council Meeting	Council Chambers
2/9	Monday	6:30 p.m.	DRB Panel A	Council Chambers
2/11	Wednesday	6 p.m.	Planning Commission	Council Chambers
2/19	Thursday	7 p.m.	City Council Meeting	Council Chambers
2/23	Monday	6:30 p.m.	DRB Panel B	Council Chambers

COMMUNITY EVENTS

Memorial Park Master Plan #3:

The City of Wilsonville invites the public to attend the third and final open house to help plan the future of Wilsonville's Memorial Park. The open house is scheduled for Wednesday, Feb. 18, 6-8 p.m., in Willamette River Rooms 1 & 2 (2nd Floor) of Wilsonville City Hall, 29799 SW Town Center Loop East.

Daddy Daughter Dance: Friday, February 27

Dads, Uncles, Grandpas and Father figures, grab that special girl and come on out for this year's Daddy Daughter Dance. The night will be one suited for Princesses and Kings so get your fancy outfit picked out and enjoy a special evening together. This year there will be unlimited photo booth pictures included with your registration fee! Prizes given away all night! Ensure your spot by registering early. Space is limited to 130 people! For more information, visit www.WilsonvilleParksandRec.com/DaddyDaughterDance

Volunteer Planting and Tree Care Event

Saturday, February 28

Join community members of all ages and abilities in this annual tree planting and invasive plant removal opportunities. The Friends of Trees helpful crew leaders will guide small groups of volunteers. Dress appropriately for the weather conditions. Tools and snacks provided! Contact Jenny from Friends of Trees at 503-595-0213 to RSVP or for more information.

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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, January 5, 2015. Mayor Knapp called the meeting to order after the swearing-in of Councilors-elect Starr and Lehan, 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, Assistant City Attorney
Sandra King, City Recorder
Mark Ottenad, Government and Public Affairs Director
Jon Gail, Community Relations Coordinator
Eric Mende, Engineering Manager
Susan Cole, Finance Director
Cathy Rodocker, Assistant Finance Director
Chief Jeff Smith

SWEARING IN CEREMONY

A. Oath of Office

The Honorable Judge Gleeson administered the Oath of Office to Councilor-elect Scott Starr and Councilor-elect Charlotte Lehan.

B. Comments from Mayor Knapp

C. Comments from Council Members

Councilor Starr read his comments from a prepared script. The Councilor's comments are appended to the minutes.

Councilor Lehan stated Wilsonville has always had a civil civic atmosphere and she has worked with many Councilors over many years and there aren't any of them she wasn't pleased to have served with. Councilor Lehan looked forward to serving with this Council, to be a supportive member, and to continue in moving the city forward in a positive direction. She thought building a city is a job that is never finished starting from when Wilsonville was first incorporated but also back to the 1850s - it always has been a work in process and it continues to be a place that people take part in and love to live in.

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Councilor Lehan continues to receive positive feedback about Wilsonville and she appreciated how sophisticated the community, citizenry and electorate is particularly when dealing with complex issues. Although staff has changed over time the Councilor felt staff has always worked together as a team; much more so than anywhere she has been, which showed in their service to the community.

Councilor Stevens expressed her appreciation for the breadth of experience on the Council and thought this Council would be one of the strongest. She looked forward to doing some great work for the city.

Councilor Fitzgerald welcomed Councilor Starr to another four years, and welcomed Councilor Lehan. She thought the Council was really interested in understanding what the citizens of Wilsonville want. One thing the people of Wilsonville can do to help Council be more successful, is to ask questions, the more Council understands they are going in the right direction and striving for more great accomplishments, the better.

Mayor Knapp concurred with the comments made by the Council members that the city has made significant strides in the last couple of years in building processes and policies in the city to enable the city to work with businesses and residents in an efficient and positive way. He agreed with Councilor Lehan about the input he heard from citizens that they love to live here; and that there are positive, unique things about this community that are not reflected in other communities. The Mayor thought over the past few years that staff has developed an expertise and capability that is not common in many other communities in the region.

Specifically, the idea of bringing together stakeholders and citizens in a task force format which represents a range of opinion, and not have a preconceived judgment about the outcome; rather to have confidence that, given our staff's skills and our ability to work with people, we can find a positive way forward and come to a conclusion about how to move this community ahead in a good way.

Wilsonville is on the leading edge in many ways, gaining influence in the region, and exercising more influence which is positive for where the city goes over the next years. There is a lot going on in Wilsonville, challenges, growth pressures, all of these things could be difficult for us but we have so far found positive ways to influence outcomes, and that is a very exciting thing to be a part of.

Motion to approve the order of the agenda.

Motion: Councilor Scott moved to approve the order of the amended agenda. Councilor Stevens seconded the motion.

Vote: Motion carried 5-0.

MAYOR'S BUSINESS

A. Elect Council President

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Mayor Knapp stated he had been impressed and pleased with Council President Starr's performance as Council President these past two years and he recommended reelecting Councilor Starr to the position for the next two years.

Motion: Councilor Fitzgerald moved to elect Councilor Scott Starr as Council President for the next two years. Councilor Lehan seconded the motion.

Councilor Fitzgerald thought the city would be well served to have Councilor Starr in the position of Council President.

Vote: Motion carried 4-0-1.
Councilor Starr abstained.

B. Board and Commission Appointments

Mayor Knapp commented he interviewed the applicants for the Board and Commission openings; however, it seemed there were never enough volunteers. The Mayor mentioned the Leadership Academy beginning in January 2015, where the participants will learn more about local government.

1. Budget Committee

Motion: Councilor Stevens moved to reappoint Lonnie Gieber and Alan Steiger to the Budget Committee for a three year term beginning January 5, 2015 and ending December 31, 2017. Councilor Starr seconded the motion.

Vote: Motion carried 5-0

2. Development Review Board Panel - A

Motion: Councilor Fitzgerald moved to reappoint Kristin Akervall and to appoint James Frinell and Ronald Heberlein to the Development Review Board Panel A to a two year term beginning January 5, 2015 and ending December 31, 2016. Councilor Starr seconded the motion.

Vote: Motion carried 5-0.

3. Development Review Board Panel -B

Motion: Councilor Lehan moved to reappoint Aaron Woods and appoint Richard Martens and Shawn O'Neil to the Development Review Board Panel B to a two year term beginning January 5, 2015 and ending December 31, 2016. Councilor Stevens seconded the motion.

Vote: Motion carried 5-0.

4. Parks & Recreation Advisory Board

Motion: Councilor Starr moved to reappoint Ken Rice, and appoint David Davis and Adam Rahmlow to the Parks and Recreation Advisory Board for a four year term

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beginning January 5, 2015 and ending December 31, 2018. Councilor Fitzgerald seconded the motion.

Vote: Motion carried 5-0.

5. **Planning Commission**

Motion: Councilor Fitzgerald moved to appoint Simon Springall to the Planning Commission. Councilor Stevens seconded the motion.

Vote: Motion carried 5-0.

C. **Restore Oregon**

Mayor Knapp explained the Mayor of Albany sent a letter requesting support for passing legislation creating a Historic Rehabilitation Incentive (HRI) to be used for the restoration of historic buildings in downtown centers. The program would provide a 25 percent rebate for the rehabilitation of historic commercial buildings. The rebate would be funded by the auction of state income tax credits and a significant percent of the HRI would be directed toward smaller cities and rural communities.

Motion: Councilor Lehan moved to lend support to the Restore Oregon effort for the tax credit moving forward. Councilor Fitzgerald seconded the motion.

Councilor Lehan stated she had attended the Oregon Heritage Commission Conference where the HRI program was discussed, and noted Oregon is one of just four states without such a program putting the state in a disadvantage in terms of economic development for the private sector to be able to move forward with restoration of historic buildings. The Councilor identified several of the historic buildings in town such as the 19th century Ridder House one of the oldest houses in Wilsonville, the Frog Pond Grange Hall, and the Odd Fellows building. Because there were so few historic buildings in the city they are more precious to the city's history and they should be saved.

Councilor Fitzgerald indicated she had read more about the program and had spoken with Representative John Davis. The program does require a \$10 million state investment which eventually would boost private investment and stimulate local economies.

Vote: Motion carried 5-0.

D. **Upcoming Meetings**

Mayor Knapp noted the annual Council retreat and goal setting session scheduled for January 9th and 10th.

CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS - There was none.

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COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

A. Council President Starr – (*Park & Recreation Advisory Board Liaison*) announced the date for the next Parks and Recreation Board meeting as well as the date of the next Parks Master Plan open house. The Councilor pointed out the deadline to participate in the online Parks and Recreation Master Plan survey is January 16, 2015 and suggested the public review the three plans and provide comments on the proposed features and uses.

B. Councilor Fitzgerald – (*Development Review Panels A & B Liaison*) had no report from the DRB and announced the next meeting dates for both Panels.

C. Councilor Stevens – (*Planning Commission; CCI; Wilsonville Seniors Liaison*) announced the Rotary Heart of Gold event is scheduled for The World of Speed and she reported on the activities of the Planning Commission, noting in particular the joint work session scheduled with Council on January 22nd.

D. Councilor Lehan – No report.

CONSENT AGENDA

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

A. Minutes of the November 17, December 1, and December 15, 2014 Council Meetings.

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

Vote: Motion carried 5-0.

PUBLIC HEARING

A. **Resolution No. 2505**
A Resolution Authorizing A Supplemental Budget Transfer For Fiscal Year 2014-15.

B. **Resolution No. 2506**
A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2014-15.

Ms. Jacobson read Resolution No. 2505 and Resolution No. 2506 into the record by title only. She noted the public hearings may be held concurrently, but the resolutions should be voted on separately.

Mayor Knapp opened the public hearing at 8:03 p.m. for Resolution No. 2505 and 2506 and read the hearing format.

Ms. Rodocker presented the staff report. Oregon's Local Budget Law allows the Council to amend the adopted budget for an occurrence or condition that was not known at the time the

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budget was adopted. A transfer resolution moves expenditures from one category to another within a specific fund and does not increase the overall budget that was approved during the annual budget process. A supplemental budget adjustment will impact the budget by increasing revenues and/or expenditures. The supplemental adjustment can also recognize expenditures that exceed 10 percent of the adopted budget expenditures or 15 percent of the funds' adopted contingency.

Transfer Resolution No. 2505 provides a detail listing of the projects that will be affected by the transfer resolution. Three projects that will require a transfer from contingency as the funding sources include: Annual Road Maintenance Projects, ADA Compliance Transition Plan, and Frog Pond Property Purchase.

Adjustment Resolution No. 2506 provides a detail listing of the projects and material and services expenditures that exceed the total expenditure and/or total contingency limitations as set by Local Budget law. The General Fund capital project expenditures that need additional budget appropriations totaling \$159,000 will fund the following projects: Boeckman Creek Slope Stabilization-Phase I, City Wide Public Facility Plan, Parks and Recreation Tenant Improvements and the Fiber Connectivity project. In addition, additional budget authority in the amount of \$110,000 is needed for outside service fees for the upcoming Comcast franchise fee negotiations and labor negotiations.

The resolution also includes additional appropriations for the portion of the Frog Pond Property Purchase that will be funded by the Park SDC Fund.

The following list of capital projects will be funding by reducing existing capital project budgets that result is a net zero adjustment. Water CIP: Willamette River Water Supply, Annual Well Hole/Facility Sewer CIP: Upgrade, Waste Water System Master Plan Update, Streets CIP: Tooze Rd – 110th to Grahams Ferry Rd, Road Maintenance Project, Transportation Performance Modeling, Stormwater CIP: Park Place Storm Water Improvements, and Parks CIP: City Parks & Trails-ADA Title II.

As stated in the Fiscal Management Policies, the City shall amend its annual budget in accordance with Oregon local budget law. The supplemental budget adjustment is adopted by the Council at a regularly scheduled meeting. The budget committee is not required.

As required by Local Budget Law, a notice for the public hearing has been published in the Wilsonville Spokesman. The notice was published on Wednesday, December 24, 2014. Adoption of the Supplemental Budget Adjustment is required prior to the end of the fiscal year, June 30, 2014.

Mayor Knapp invited the public to speak, hearing nothing he closed the hearing at 8:14 p.m.

Motion: Councilor Stevens moved to approve Resolution No. 2505. Councilor Fitzgerald seconded the motion.

Vote: Motion carried 5-0.

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Motion: Councilor Lehan moved to approve Resolution No. 2506. Councilor Stevens seconded the motion.

Vote: Motion carried 5-0.

C. Resolution No. 2507

A Resolution Setting Stormwater Utility Rates For The City Of Wilsonville And Amending Resolution No. 2353.

Ms. Jacobson read Resolution No. 2507 into the record by title only.

Mayor Knapp opened the public hearing at 8:16 p.m. and read the hearing format.

Ms. Kraushaar introduced Shaun Pigott of Shaun Pigott Associates, LLC. A summary of the entire study was presented by Mr. Pigott aided by a PowerPoint presentation.

Ms. Kraushaar prepared the staff report which is included here to provide background. The Stormwater Utility has been under financial pressure over recent years resulting in a fund balance that is near zero. This is due to major repair projects at Morey's Landing and the Rivergreen Bank Stabilization and Channel Restoration. Both these emergency projects were cash funded through the Utility's operating reserves.

As noted in the adopted 2014-15 Wilsonville Budget, the Utility does not meet ending fund balance goals the City has set for all enterprise funds. The fund is able to minimally meet operational needs, but cannot support future capital requirements. The Stormwater Utility Rate Update was initiated to determine necessary actions to restore fund stability. Subsequent to initiating this Rate Update, significant additional outfall repair costs were identified along with capital expenses related to stormwater system rehabilitation in Charbonneau.

Staff has discussed various approaches toward addressing over \$33 million in immediate and long term stormwater capital needs. Over the course of three work sessions held during the summer and fall of 2014, various scenarios have been presented and discussed. Council expressed that their preferred approach is a 25 year capital improvement schedule which includes an initial 5 year CIP addressing the highest priority projects and funded through debt. The longer term program for project funding would establish rates and fund projects on a pay as you go basis.

As a result of the November 3, 2014 work session, Council directed the following:

1. Keep the current 5-year capital program as presented. That CIP cost is \$7,130,015,
2. Include in the 5-year CIP costs related to the 3 pending outfall projects,
3. Debt finance the 5-year CIP by combining an inter-fund loan (via the General Fund) with a revenue bond, and
4. Expand the timeframe for implementing the remaining CIP to 25 years. That CIP cost is \$26,318,315 (excludes SDC eligible capital costs) which will be annualized and cash funded.

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While developing the rate increase proposals, staff assumed a 10-year payback period the inter-fund loan from the General Fund. In preparing the final rate increase proposal, staff also looked at a 5-year loan payback period. This will reimburse the General Fund in a timelier manner and re-establish the financial independence of the Stormwater Utility which is a goal for all of the City's enterprise funds. This 5-year inter-fund loan approach will slightly increase the rate initially, but also results in a lower rate increase in years 2021 and beyond. Staff recommends the 5-year (vs. 10-year) inter-fund loan. In the resolution itself, a table reflecting the 5-year payback period has been included.

For reference, the existing stormwater fee and SDC were established by Resolution No. 2353 that was adopted by the City Council on April 16, 2012. The resolution included a stormwater fee of \$3.58 per ERU. Based on the annual rate increases contained in that Resolution the current rate, effective July 1, 2014, is \$5.25 per ERU.

The proposed stormwater fee increases will provide funding for projects currently identified in the Stormwater Master Plan, outfall improvements and for stormwater repairs and replacements identified in the Charbonneau Consolidated Improvement Plan. The proposed stormwater rates will also provide necessary revenue for ongoing operations and maintenance of the stormwater system. The proposed rates are expected to stabilize the Stormwater Operating Fund and meet the City's reserve requirements. If adopted by the City Council, the proposed stormwater rate increases would become effective April 2015.

The Stormwater Rate Study was budgeted at \$20,160 in the adopted FY 2013-14 Budget. Approximately half of this was spent before July 1, 2014. A supplemental budget adjustment to the adopted FY 2014-15 Budget will recognize remaining funds to complete the study.

Articles about the stormwater utility rate study and proposed fee increases and implementation schedule were published in two issues of the Boones Ferry Messenger. The City's Community Relations Coordinator issued several press releases about the topic through the City's web alert system, including notification that a public hearing would be held at the January 5, 2015 City Council meeting and inviting those with concerns to participate. The December 17, 2014 Wilsonville Spokesman included an article describing proposed fee increases, public hearing date, and an explanation about the need. Finally, on December 15, 2014, 120 notification letters were sent to the City's top business customers/accounts based on ERUs. The letters invited them to contact the City's Economic Development Manager with questions and concerns or attend the January 5 public hearing and express their concerns to the City Council.

Stormwater management is an important component of the public works infrastructure in Wilsonville. The stormwater system protects against flooding, improves water quality by removing sediment and pollutants from urban runoff, and can protect and enhance wildlife habitat.

The community will benefit from a reliable stormwater system – including operations and maintenance and well-programmed capital investments. Environmental benefits include water quality protection in the Willamette River, healthier natural resources (such as the Coffee Creek

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wetlands and the Boeckman Creek watershed), and protection of native plant and wildlife species. The recommended rate increases will allow the City to address aging stormwater infrastructure, system deficiencies, growing system needs, and regulatory requirements.

Summary of Rate Projections – 25-Year Capital Schedule

Background

At its November 3, 2014 work session, City Council reviewed a third rate projection that shows the effect of a 25-year capital improvement schedule. The cases discussed at previous work sessions had addressed CIP schedules of 20 and 30 years. Under the 25-year capital program, total capital costs remain at \$33,448,019 (current dollars) and the initial 5-year CIP, that would be funded through a combination of a revenue bond and inter-fund loan, also remains at \$7,130,014 (less SDC eligible costs). The difference is that the remaining capital requirements of \$26,318,005 (less SDC eligible costs) would be funded on a “pay as you go” basis that reflects the average annual CIP cost for years 6 through 25.

The Utility’s future operating requirements were also evaluated including the addition of a staff engineer (2016), utility worker (2025) and the need to re-establish an adequate operating reserve (2017).

25-Year Rate Scenario

The following conditions are reflected in the rate scenario requested by Council at its October 6, 2014 work session:

1. The initial CIP timeframe is 5 years (\$7,130,014),
2. Debt finance the entire 5-year CIP (less any SDC eligible project costs or \$521,586) via an inter-fund loan and a revenue bond,
3. \$2,000,000 will be the maximum amount to be financed through an inter-fund loan from the City’s General Fund,
4. The remaining capital costs (\$4.6 million) will be financed through a revenue bond,
5. The revenue bond is 20 years at 4.5% interest with reserve requirements funded through bond proceeds. Annual debt service for the revenue bond will be \$405,993.

At its November 3, 2014 work session, Council agreed to the use of an inter-fund loan from the City’s General Fund. The loan amount was \$2,000,000 with a payback period of 10 years. Subsequent to the November 3 work session, staff reviewed and recommends that the 10-year payback period be reduced to 5 years. This will reimburse the General Fund in a timelier manner and re-establish the financial independence of the Stormwater Utility which is a goal for all of the City’s enterprise funds. This 5-year inter-fund loan approach will slightly increase the rate initially but also results in a lower rate increase in years 2021 and beyond. Annual debt service for the 5-year inter-fund loan at .54% interest is \$406,503.

6. The overall CIP schedule will be evaluated on a 25-year timeframe.

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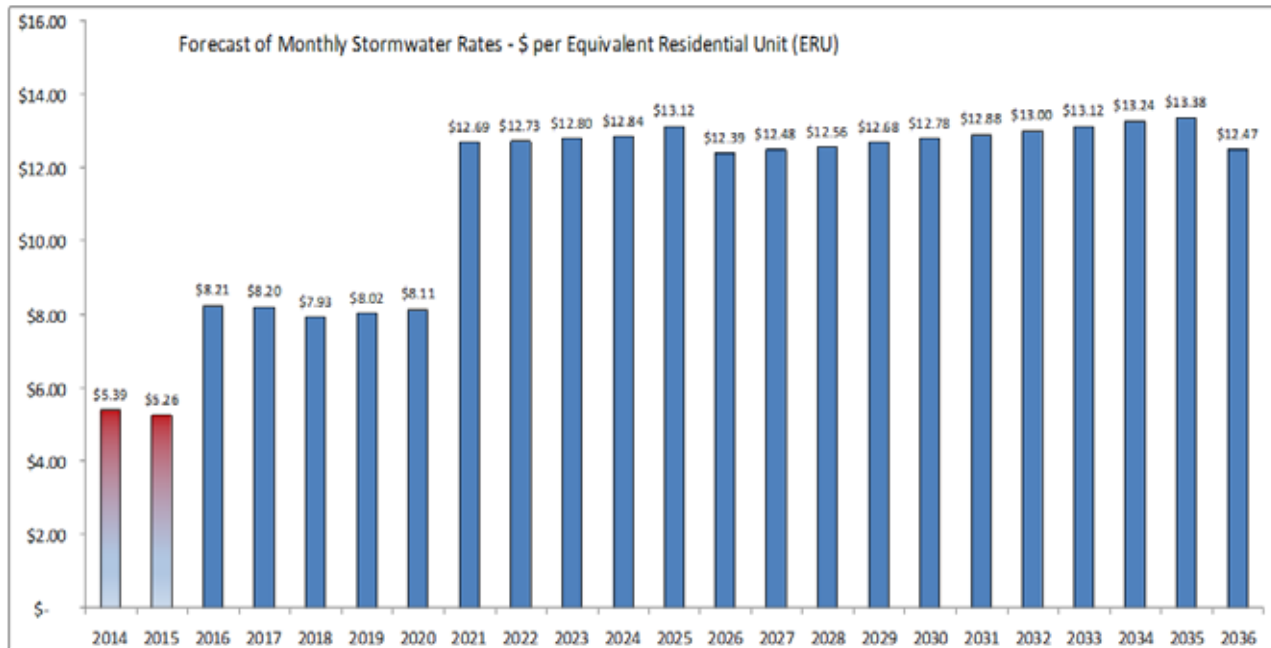
7. Projects to be scheduled for years 2021 through 2041 will be funded via the “capital reserve strategy” which simply means we will divide the total inflated project costs by 20 years and adjust annual rates to meet that average annual capital cost. The average annual amount will be \$1,329,000 million for the 25-year case, and
8. The costs for the 3 recently scoped outfall projects are in the 5-year CIP and will be included in the debt issuance.

Rate Projections

The two cases presented in the next pages are based on the estimated revenue requirements of the Stormwater Utility over the next 25 years. Case 1 represents the rate forecast assuming a 10-year inter-fund loan from the General Fund. Case 2 represents the rate forecast for a 5-year inter-fund loan.

Operational costs are indexed based on inflation factors consistent with Wilsonville’s other enterprise funds and include the staffing additions for an engineer and utility worker. Achieving an operating fund reserve of 20% of annual operating costs is also reflected in the projections. All capital costs have been inflated for the year of planned construction and the debt service expense is as outlined above in paragraph 5.

CASE 1 – 10-Year Inter-fund Loan from General Fund



The above graph reflects the estimated rate required on an annual basis. Based on Council direction regarding the preferred approach, rates could be “smoothed” as reflected in the following table:

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CASE 1 Rates – 10-Year Inter-Fund Loan

Date	Monthly Rate Increase Per ERU	New Rate	Percent Increase
Current Rate	n/a	\$5.25	—
Apr. 1, 2015	\$1.50	\$6.75	29%
Jan. 1, 2016	\$1.50	\$8.25	22%
Jan. 1, 2017	\$.90	\$9.15	11%
Jan. 1, 2018	\$.90	\$10.05	10%
Jan. 1, 2019	\$.90	\$10.95	9%
Jan. 1, 2020	\$.90	\$11.85	8%
Jan. 1, 2021	\$.90	\$12.75	7.5%

CASE 2 – 5-Year Inter-Fund Loan from General Fund



The above graph reflects the estimated rate required on an annual basis. Based on Council direction regarding the preferred approach, rates could be “smoothed” as reflected in the following table:

CASE 2 Rates – 5-Year Inter-Fund Loan

Date	Monthly Rate Increase Per ERU	New Rate	Percent Increase
Current Rate	n/a	\$5.25	n/a
Apr. 1, 2015	\$1.70	\$6.95	32%
Jan. 1, 2016	\$1.70	\$8.65	24%
Jan. 1, 2017	\$0.65	\$9.30	8%
Jan. 1, 2018	\$0.65	\$9.95	7%
Jan. 1, 2019	\$0.65	\$10.60	6.5%
Jan. 1, 2020	\$0.65	\$11.25	6%
Jan. 1, 2021	\$0.65	\$11.90	5.5%

Shaun Pigott of Shaun Pigott Associates, LLC, summarized the past decisions made during the past six months. The process started in the spring of 2014 with an impetus from the 2012 Master

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Plan, since the 2012 Maser Plan the City identified significant costs in outfall projects, and repairs and/or replacements for the stormwater infrastructure in Charbonneau. To address these significant capital needs staff brought various alternatives to Council to consider, including a 20, 25 and 30 year CIP schedule with the intent to evaluate the rate impacts, and what alternatives were most viable.

Capital Program Costs identified with a Master Plan CIP are about \$13.8 million. Charbonneau requires an additional \$19.5 million, in what are identified as “spot” or “complete repair” projects. The total CIP over a 20-year forecast was just under \$33.5 million. Engineering analysis identified \$8.3 million of the costs were SDC eligible. The project costs that needed to be funded through rates would be just over \$25 million.

Mr. Pigott recapped the direction staff received from Council:

- Include the 3 new Willamette River projects totaling \$1.14 million
- Expand the time frame from the initial CIP from 3 to 5 years \$7.1 million
- Finance all projects for the 5-year CIP through a combination of revenue bonds and an interfund loan
- The interfund loan was set at \$2 million
- Evaluate rate impacts using the 25-year CIP schedule.
- Re-establish an operating reserve for the Stormwater Utility consistent with City policies at 20% of operating expense.

The payback period for the interfund loan originally was set at 10 years, however after evaluating the general fund it was recommended to reduce the payback period to 5 years. This made for a timely reimbursement and re-establishment of the Stormwater fund independence, and made the General Fund whole for the amount of money lent to the Stormwater Utility. This change will increase the short term rate for the first five years from \$8.25 to \$8.65 per month; however in year 2020-2021 the rates goes down from \$12.75 to \$11.90 per month. Basically the amount up front is increased to undertake the projects in a timelier manner and repay the general fund in a five year period as opposed to a 10 year period. Mr. Pigott provided detail regarding the rate forecast in the 25-year case. He noted the \$8.65 rate implemented in 2016 was critical because this rate funds the program and pays the debt service on the interfund loan and the revenue bond. Subsequently the rates will increase in a stair step manner to reach \$11.90 in the year 2021, which begins the “pay as you go” scenario.

Mr. Pigott displayed a slide showing stormwater rates in surrounding communities, and noted Wilsonville’s is one of the lowest, he pointed out the cities with rates in the \$8.00-\$13.00 range have made significant capital improvements, repairs and replacements programs similar to what Wilsonville was contemplating.

Ms. Kraushaar outlined the public outreach process to insure citizens would be aware of the increase. She did not foresee the rates decreasing in the future due to a growing community, and aging infrastructure.

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Councilor Starr thought the approach being taken was the way to have the stormwater utility rates be the least amount per month while allowing the City to complete the mandated projects and comply with regulations.

Councilor Stevens thought maintaining infrastructure correctly was important to avoid damage to personal and private property.

Not maintaining stormwater infrastructure properly or adequately leads to flooding, potential lawsuits, property damage, erosion leading to damage of natural resources and pollution in the creeks and Willamette River and as well as the creation of sinkholes. The City must comply with mandates issued by the EPA and DEQ to reduce the amount of pollutants going to the Willamette River.

Mayor Knapp invited public testimony.

Beverly Chestnut Foster spoke on behalf of Norris Biggs and Simpson, who manage commercial properties on SW Commerce Circle, River Road, and Commerce Park. Ms. Foster indicated Norris Biggs opposed the stormwater rate increase and asked Council to vote “no” on the rate increase, and request staff to go back and reevaluate their analysis. She asked why rates were not increased during the time period of 2003-2011 to care for the stormwater infrastructure.

Mayor Knapp closed the public hearing at 8:45 p.m.

Motion: Councilor Stevens moved to approve Resolution No. 2507. Councilor Lehan seconded the motion.

Councilor Stevens commented stormwater is a critical part of the City’s infrastructure and not maintaining or making improvements is not an option; it must be maintained or it negatively affects private property and the quality of life for citizens.

Councilor Lehan asked for the neighboring community rate comparison chart to be shown. She noted Wilsonville’s stormwater fee is at the bottom of the list because Wilsonville did not combine its sewer and stormwater systems, older cities have had to retrofit their systems to separate the two. Stormwater systems are evolving as evidenced by the increase in the use of landscaping, storm swales, detention ponds, and pervious surfaces. The need will remain due to growth and the construction of homes and impervious surfaces; however, Wilsonville will continue to use the best technology going forward to keep on top of stormwater impacts.

Councilor Starr asked why the stormwater rate remained the same from 2003-2011. Mr. Cosgrove assumed it was based on the CIP in place at the time and on the needs of the operations and maintenance in place at the time.

Councilor Fitzgerald agreed with the previous comments made by the Council.

Mayor Knapp said staff has looked at the stormwater rates from multiple points of view. Having the rates low for so long can be considered lucky; if the technology of today was available 15

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years ago, pipe conditions may have been discovered earlier. DEQ requirements continue to be tightened and the City must continue to meet higher standards.

Vote: Motion carried 5-0.

CONTINUING BUSINESS

A. **Ordinance No. 765** – 2nd Reading

An Ordinance Of The City Of Wilsonville Amending Wilsonville Code Chapter 3, Section 3.560, By Providing For A Governmental Exemption From The Established Privilege Tax For Use Of City Right-Of-Ways And Allowing Alternative Consideration In Lieu Of The Tax.

Ms. Jacobson read Ordinance No. 765 into the record for second reading by title only.

Motion: Councilor Stevens moved to approve Ordinance No. 765 on second reading. Councilor Starr seconded the motion.

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

B. **Ordinance No. 763** – 2nd Reading

An Ordinance Of The City Of Wilsonville Annexing Approximately 9.8 Acres At 11650 SW Tooze Road And A Small Triangular, Approximately 6315 Square Foot, Property Across SW Grahams Ferry Road From 28333 SW Grahams Ferry Road Into The City Limits Of The City Of Wilsonville, Oregon; The Land Is More Particularly Described As Tax Lots 1100, 1101, And 1503 (Formerly 1591) Of Section 15 T3S-R1W, Clackamas County, Oregon, City Of Wilsonville, Applicant.

Ms. Jacobson read Ordinance No. 763 into the record for second reading by title only. She noted the changes to the attachments which reflect the recorded plat number only.

Motion: Councilor Lehan moved to approve Ordinance No. 763 on second reading. Councilor Fitzgerald seconded the motion.

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

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C. Ordinance No. 764 – 2nd 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 9.8 Acres At 11650 SW Tooze Road And A Small Triangular Approximately 6315 Square Foot Property Across SW Grahams Ferry Road From 28333 SW Grahams Ferry Road. Comprising Tax Lots 1100, 1101, And 1503 (Formerly 1591) Of Section 15, T3S, R1W, Clackamas County, Oregon, City Of Wilsonville, Applicant.

Ms. Jacobson read Ordinance No. 764 into the record for second reading by title only and noted the changes to the attachments reflect the recorded plat number only.

Motion: Councilor Lehan moved to approve Ordinance No. 764 on second reading. Councilor Stevens seconded the motion.

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

NEW BUSINESS

A. US EPA Green Power Communities Proclamation – Green Power Challenge for the Wilsonville Community

Mr. Ottenad prepared the staff report. As a component of the City Councils' goals for Environmental Stewardship, the City Manager has indicated an interest in the City of Wilsonville becoming designated by the EPA as a "Green Power Community." Green Power Communities are "towns, villages, cities, counties, or tribal governments in which the local government, businesses, and residents collectively use green power in amounts that meet or exceed EPA's Green Power Community purchase requirements." Locally, a participating "Green Power Community" purchases qualifying "Clean Wind" renewable electrical power from PGE.

The minimum requirements for Wilsonville to be designated as a "Green Power Community" are:

- 1) City Council approval of implementing the program in Wilsonville.
- 2) City to purchase at least 5 percent of the municipal government's commercial electric usage from renewable energy sources such as PGE's "Clean Wind" program. (The percentage amount to purchase is determined by city size and power usage.)
- 3) A total of 3 percent of business and residential electricity accounts within city limits must purchase renewable power. Currently Wilsonville residential/business participation surpasses the minimum threshold and is at 11 percent. PGE reports that 14 percent of all residential customers in PGE's service territory participate in the "Clean Wind" program.

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PGE proposes running a community-wide “Green Power Challenge” campaign to increase awareness and support by signing-up an additional 200 residents and 20 businesses.

PGE’s Clean Wind program offers various levels of participation—Bronze, Silver, Gold and Platinum—of utilizing renewable power. Each participation level is accompanied by various marketing/promotional benefits.

The City Manager recommends consideration of the Silver level as the minimum level of participation. The City Council may elect to increase the level of the City’s participation.

Based on the City of Wilsonville’s annual commercial usage (12-month usage ending 6/2014) of 11.9 million kWh, and a minimum threshold for participation of 5%, the minimum annual purchase necessary for Green Power Community designation is 596,595 kWh. In order to purchase this amount of via PGE’s Clean Wind program, the total additional annual cost or premium to be paid is \$1,790.

The complete set of participation levels and potential costs to City are summarized below:

Clean Wind Award Level	Monthly Premium	Annual Premium
100% Platinum	\$2,982.97	\$35,795.67
6.9% Gold	\$205.83	\$2,469.90
5% Silver	\$149.15	\$1,789.78
5% Bronze	\$149.15	\$1,789.78

As part of a community-wide Green Power Challenge, the City is expected to promote the PGE Clean Wind program locally to residents and businesses and encourage their participation. Staff members of the City Manager’s office are able to accommodate promotion of the program as part of the City’s larger, on-going outreach efforts through utilizing publications like the all-city newsletter, *The Boones Ferry Messenger*, and utility bill-stuffers and helping to organize promotional events in conjunction with other City and community events.

Participation in the EPA Green Power Communities program and the PGE Clean Wind program each provide marketing promotional benefits to the City. The EPA promotion includes:

- Being highlighted on EPA’s website (www.epa.gov/greenpower/communities)
- Using the EPA Green Power Partner mark on marketing materials and websites.
- Becoming eligible for EPA’s Green Power Community of the Year Award
- Receiving two Green Power Community signs for outdoor display

According to the EPA, of the 53 Green Power Communities in the U.S., 11 are located in Oregon, with eight of those ranking in the top-15 for the amount of renewable power purchased.

According to PGE, over 100 local-area governmental units and businesses are now participating in green power programs; a total of 109,000 customers are participating. The cities of Beaverton, Milwaukie, Portland and Hillsboro are participating at the Platinum level; Gresham and Salem are at the Gold level. Hillsboro has received national recognition by the EPA as using a “higher percentage of sustainable power than any other ‘Green Power Community’ in the nation.”

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A total of 10 percent of Wilsonville residents (zip code 97070) and 0.6 percent of the 1,593 business accounts are enrolled in PGE's renewable power program.

City participation in the EPA "Green Power Communities" and PGE Clean Wind programs is in alignment with City Council goal number three, "Environmental Stewardship," by providing the City's electrical power consumption be produced by sustainable, environmentally friendly wind-power generation. Additionally, Wilsonville joins with other local jurisdictions to participate in the program, which also provides regional recognition and marketing promotions benefits.

The annual cost to the City to participate in the PGE "Green Power Challenge" program at the recommended Silver level is \$149 per month or \$1,790 per year.

Councilor Fitzgerald indicated she would abstain from the vote since she works for the Nature Conservancy who received grant funding from PGE.

Motion: Councilor Stevens moved to approve that the City of Wilsonville participates in the Green Power Communities Program at the gold level of 6.9% of its electricity in green power. Councilor Lehan seconded the motion.

Councilor Stevens thought it was a good idea and she hoped the community outreach and education program would be robust to help citizens make informed decisions. She supported the program because of the benefits to the health of the community.

Councilor Lehan would like to see the program be more aggressive on power reduction as a whole rather than championing being one that uses the "most green power". The Councilor wished she was more convinced the new technologies superior enough to warrant the extra costs without an attendant campaign to reduce total power consumption.

Mayor Knapp asked that information about the program be included in the Boones Ferry Messenger, and provide information on conservation.

Councilor Starr called for the question.

Vote: Motion carried 4-0-1
Councilor Fitzgerald abstained.

B. Resolution No. 2508

A Resolution Of The City Of Wilsonville Authorizing An Intergovernmental Agreement Between The City Of Wilsonville And Clackamas County For Sharing Data Network Resources.

Ms. Jacobson read Resolution No. 2508 into the record by title only.

Ms. Miller prepared the staff report. The City has been working with Clackamas County to arrive at terms for an Intergovernmental Agreement (IGA) that would allow for the City and Clackamas County to share a fiber network.

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The City and Clackamas County have found many areas of mutual benefit in sharing data network resources that could also benefit the school district and other local government entities. This IGA would govern the relationship of the parties, and would be allowed pursuant to proposed Ordinance No. 765, scheduled for second reading on January 5. WC 3.560 provides that if a franchise agreement is used, any franchise fee would offset any privilege tax due to the City so there is not a double collection. If Ordinance No. 765 is passed on second reading, the Ordinance will allow execution of this IGA as an acceptable alternative to the traditional franchise agreement, allowing for an agreed upon different classification of consideration than a straight fee percentage on gross revenues. This IGA provides consideration of mutual promises and conditions that are intended to benefit both governmental entities, including cost and facility sharing. City staff believes this IGA is nondiscriminatory and that it is in the best interest of the City for the two governmental bodies to join forces to provided needed fiber connections within Wilsonville to certain educational, medical, and governmental entities.

The proposed amendment to the Code is intended to recognize that other government entities are a different classification from private entities that are based primarily on gross revenues from users they serve, and the circumstances of government entity use can provide for advancing the public interest through the use of the City's right-of-ways based upon alternative consideration to the percentage franchise fee, privilege tax on gross revenues, or per line charge for simply passing through the City.

Motion: Councilor Lehan moved to approve Resolution No. 2508. Councilor Starr seconded the motion.

Vote: Motion carried 5-0.

C. **Resolution No. 2509**
A Resolution Adopting Bridge Memorandum of Understanding.

The Willamette Study Program ("WWSP") is a cooperative project to produce and transmit finished drinking water from the Willamette River Water Treatment Plant ("WRWTP") to Tualatin Valley Water District (TVWD) and Hillsboro and such other municipalities as may elect to participate in the program. As owner in the WRWTP and the City's rights of ways, the City of Wilsonville has a stake in further development of the plant and in any transmission in or over city rights of ways. Wilsonville has been participating in the joint discussions concerning the WWSP and is participating currently in a joint master planning effort for the plant as the City will need to have the plant expanded for its own needs in the near term.

The MOU calls for continued cooperation by the parties to develop mutually acceptable future agreements or memorandum of understandings related to the ownership, finance, design and construction of water system facilities including the lower and potential future upper water treatment plants and the governance, use, operation, maintenance, repair, and replacement of those facilities (collectively referred to as the Future Agreements). The MOU provides through the exhibits timelines for reaching document goals and for the cost sharing of the facilitator to aid the parties in reaching a governance model by the end of 2016 to present to the respective participating governing bodies at that time.

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Staff recommends the continued participation by the City in the ongoing discussions; that given the complexities and different entities involved, the facilitator has proven very helpful and the City's share of the facilitator's cost over the next two years is reasonable; and that with the withdrawal provision and non-binding provision as to future agreements, the MOU should be approved.

Given the potential impacts, the complexity of the Project, the importance of the City understanding the rationale supporting future agreements in order to make the best decision as to whether to join in or not, and the relative small costs to pay for the facilitator and be a part of the on-going discussions, it did not seem prudent to abandon the City's participation at this time.

Motion: Councilor Starr moved to approve Resolution No. 2509. Councilor Lehan seconded the motion.

Vote: Motion carried 5-0.

CITY MANAGER'S BUSINESS

Mr. Cosgrove distributed the agenda for the upcoming Council Retreat and noted the status of Council Goals will be discussed there and no report would be presented this evening.

LEGAL BUSINESS – No report was given.

Motion to continue meeting past 10:00 p.m. to address the URA meeting.

Motion: Councilor Starr moved to continue the Council meeting past 10:00 p.m. Councilor Lehan seconded the motion.

Vote: Motion carried 5-0.

ADJOURN

Mayor Knapp adjourned the meeting at 10:03 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor

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Addendum to January 5, 2015 City Council meeting minutes.

Councilor Scott Starr's Comments after being Sworn-In for a second term.

"Thank you for re-electing me and showing confidence in my ability to represent the citizens of this wonderful city. I am thankful for the opportunity to humbly serve and assist you while staying consistent with the spirit of the mission of our city Council. That mission is to continue to protect and enhance Wilsonville's livability by providing quality service, to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage. Your confidence authorizes me to question, agree with or reject, create or recreate, when it comes to how the city will grow, deal with other municipalities, spend your money, and generally carry out your will.

As I start my second and last term, as a city Councilor I'd like to briefly touch on a few decisions that brought me to this point, what I've learned along the way and a quick vision for the future.

First was my desire for city government to be a customer service organization for the residents and the commercial residents of this town. We made hiring a new city manager, he is now sitting to my left, a priority and it is gratifying to hear citizens and businesses tell me how responsible the city is to their needs. We've come a very long way with businesses again wanting to locate and invest in our city. This was not the case four years ago with many businesses. Businesses are now getting faster decisions that are objective and predictable without subjective after thought conditions that once plagued the process. Because we cut our budget three and a half years ago we have been able to keep city services at consistent levels and not cut staff which is very different than many of our neighboring cities. And even though sometimes it hurts to cut back on budgets, I'm very proud of the fact that city services and no staff lost their jobs because of our foresight.

We completed major projects such as the sewage treatment plant and the transit center – the transit center came in about half the cost of what was originally projected – so I'm happy with that too. I've been privileged to lead task forces for economic development, urban renewal, and the possibility of a community center. Concerning urban renewal, I realize this can be a controversial topic; I believe that the city has taken great strides to better involve the public via a committed task force with members and public input sessions, and insuring we are now spending these dollars with strategic purposes that demands a return on investment in a limited time frame.

Earlier I said, "a last term" in the role of Councilor, because I believe that the longer one is in a particular elected position the more they naturally evolve from "one of us" to "one of them". "Us" would be we the people, and by "them" I'm referring to the body and bureaucracy of government. To be precise I'm not specifically referring to employees of the City of Wilsonville, I'm talking about the body and government which includes elected officials, city staff as a whole, years of many new rules and regulation baggage, well paid consultants, and others who touch or influence the process of government. I just think that as new Councilors come on it is great to have fresh input and direct from the public so once you get too close to something sometimes it's hard to really see it and so that would be a personal view of mine. I'm not encouraging any of you not to re-run by any chance.

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Some of the things that I have learned along the way: The body of government itself is a beast that generally wants to be fed constantly and will push back hard on change and fiscal discipline, but leaders stand up and push back. People need to be more involved in their government and demand a higher standard, and I'd like to commend this Council because I think this Council delivers a high standard and that's not necessarily the case with many cities, counties, or states, or for that matter fed.

The world of government is unfortunately 80% grey and 20% black and white, not the reverse, which is what I thought it was when I came in, so I had a lot of learning my first go round. Elected officials can just show up and vote, or lead with the visions, strategy, and consistency and then vote. It's not good enough, in my opinion, just to show up and turn in your vote and let it go at that.

Again, this Council is very good at leadership and I appreciate everything that they do for this city. Like any other company or organization good qualified, professional people produce good results. Our city staff is good, qualified, and professional and produces very good results. Like any organization, or even yourself, if you don't invest in it, it will deteriorate. We've got to be mindful to always invest in our city if we want to see the kind of growth and desirability on the other end.

And finally, city government is the lowest level in the government food chain. This means that we get to comply with many, and many times pay for, the brilliance and stupidity of every other entity that rests above us, so a hard learning.

My vision for what the next four years might look like as far as what I'm working on. For my new term it aligns with the main points on the city survey plus a few other important topics. Growth, we must grow in a measured, strategic way, that doesn't compromise our soul as a rural, suburban community. We must continue with safety, great schools, and state of the art infrastructure. We should not compromise on purposefully designed neighborhoods that are well supported by streets, bike, and walking trails that support community that we all live in. we don't compromise on that. I'm not looking to support average sized lots, with average sized houses, at average prices. We don't do average because if we do that's what we get, is average. I want to support the next Morey's Landings, Rivergreen, Meadows, and Park at Merrifield type neighborhoods as we develop Frog Pond.

Speaking of housing, our ratios of single family housing to multi-family housing are grossly out of balance in my opinion. We're a rural suburban city furthest away from the urban Portland hub; this should translate into the lowest ratios of multi-family housing, not the highest. Over the last four years I've read the community surveys and heard your comments and I will continue to support getting our ratios back in balance for our residents because that's what they're demanding.

Also I'd like to make sure that we provide opportunity for our citizens to get a chance to finally vote on a community center. It's been kicked around a long time. Whether or not it goes up or down is not the issue, the issue is we need to get it to the people because they've been demanding it for a long time.

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And finally, with the Mayor I'd like to help negotiate a make sense deal for another water treatment plant to support the water needs for the south and west cities in our metro area. We need to put in place robust industrial designs also for commercial developments and Coffee Creek and Basalt Creek.

I've just shared a great deal of information and activity. The incredible news is that our city is in a great position to continue moving in an extremely positive direction, there are plenty of cities that really envy us. We are blessed with our geographic location and we've accomplished many impressive outcomes over the last four years. I am excited to work with the Council, the staff, the volunteer boards, our citizens, and other municipalities to keep Wilsonville's momentum, specialness, and opportunity intact and thriving. Now let's get to work."

CITY COUNCIL MEETING STAFF REPORT

Meeting Date: February 2, 2015	Subject: Ordinance No. 766 Update to Wastewater Collection System Master Plan Staff Members: Mike Ward, Nancy Kraushaar, and Daniel Pauly Department: Community Development	
Action Required <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: January 22, 2015 continued to February 2, 2015 <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: February 2, 2015 <input type="checkbox"/> Ordinance 2 nd Reading Date: February 19, 2015 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	Planning Commission Recommendation <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable Comment: Following their review at the December 10, 2014 meeting the Planning Commission recommended City Council adopt the updated Wastewater Collection System Master Plan.	
Staff Recommendation: Staff recommends that the City Council adopt Ordinance No. 766.		
Recommended Language for Motion: I move to approve Ordinance No. 766 on 1 st reading.		
PROJECT / ISSUE RELATES TO: Comprehensive Plan, Capital Improvement Program		
<input checked="" type="checkbox"/> Council Goals/Priorities #6 – Well Maintained Infrastructure	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL:

The Wastewater Collection System Master Plan has been prepared as an update to the 2001 master plan. The Planning Commission has reviewed the master plan and, after holding a public hearing, recommends that the updated master plan be adopted as a sub-element of the City of Wilsonville Comprehensive Plan. The next step is for the City Council to consider adopting the updated master plan by ordinance.

EXECUTIVE SUMMARY:

Wilsonville uses a three-step approach to planning for public facilities. First, general Policies and Implementation Measures are contained in the Comprehensive Plan. Second, individual master plans are prepared and periodically updated to deal with specific facility requirements. Finally, the City annually updates a rolling five-year Capital Improvement Program, based on these master plans, for scheduling and budgeting of improvement projects. Among the individual master plans is the Wastewater Collection System Master Plan last updated in 2001. Before the City Council is an update to the Wastewater Collection System Master Plan, consistent with the second step of the City's approach to planning for public facilities.

The Wastewater Collection System Master Plan provides a 20-year blueprint for Wilsonville's wastewater collection system including sanitary trunk lines and pump stations. The Wastewater Collection System Master Plan update integrates past master planning efforts as well as new information such as population and job growth projections and the current condition of wastewater collection infrastructure. In summary, the updated Wastewater Collection System Master Plan does the following:

- Summarizes basic information describing the wastewater collection system.
- Describes how the system components function.
- Presents technical criteria required for evaluating the system.
- Identifies current system deficiencies and describes recommended improvements to correct them.
- Identifies future system needs to accommodate future growth.
- Contains planning-level cost information for general budgeting and developing a prioritized Capital Improvement Program (CIP).
- Documents for City leaders, technical staff, consultants, customers and other interested parties the existing system and future recommended improvements.
- Incorporates community values and priorities through input from a public open house process.
- Facilitates logical planning decisions and utility coordination relative to other City projects and programs.

EXPECTED RESULTS: Adoption of Ordinance No. 766.

TIMELINE: The updated Wastewater Collection System Master Plan considers both short-term and long-term priority projects for the wastewater collection system and in Section 7 provides a list of the projects and related timelines.

CURRENT YEAR BUDGET IMPACTS: None anticipated

FINANCIAL REVIEW / COMMENTS:

Typically, after the completion of a master plan, a cost of service study and rate review is performed to ensure adequate cost recovery and that rates are set at an appropriate level. The City intends on doing this in FY 15-16.

Reviewed by: SCole , Date: Jan. 26, 2015

LEGAL REVIEW / COMMENT:

Reviewed by: MEK_____, Date: 1/26/ 2015.

Ordinance approved as to form.

COMMUNITY INVOLVEMENT PROCESS: A number of different media and venues have been used to encourage public involvement. Wastewater collection tends to be a subject in which the community does not express a lot of interest as long as the system is functioning well. While a reasonable effort has been made to notify and solicit community involvement, limited interest has been expressed. Information was published in the Boones Ferry Messenger, the Committee for Citizen Involvement hosted a community open house, the Planning Commission held work sessions and a public hearing, and project staff made information about the project available on the City's website. The City mailed public hearing notices citywide for the Planning Commission and City Council public hearings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY Ordinance No. 766 will updated the plan for the wastewater collection system to ensure the system provides for adequate service for current and future residents and businesses to ensure proper sanitation and conveyance of wastewater to the treatment plant.

ALTERNATIVES: The alternatives are to not adopt the updated plan keeping the 2001 plan in affect or to adopt the updated plan with or without amendment.

CITY MANAGER COMMENT:**ATTACHMENTS:**

Attachment A – Ordinance No. 766 and Exhibits:

Exhibit 1 Conclusionary Findings dated February 2, 2015

Exhibit 2 Current draft of updated Wastewater Collection System Master Plan

Attachment B – Planning Commission Record

ORDINANCE NO. 766

AN ORDINANCE OF THE CITY OF WILSONVILLE ADOPTING THE 2014 UPDATE TO THE WASTEWATER COLLECTION SYSTEM MASTER PLAN AND REPLACING THE 2001 WASTEWATER COLLECTION SYSTEM MASTER PLAN

WHEREAS, Oregon state law requires local jurisdictions to prepare public utility plans such as wastewater collection system master plan; and

WHEREAS, the City relies on utility master plans such as the Wastewater Collection System Master Plan to update its Capital Improvement Program; and

WHEREAS, an integrated and well-planned wastewater collection system benefits citizens and business by providing a safe, sanitary, and effective system for conveyance of wastewater from sources such as homes and businesses to the wastewater treatment plant; and

WHEREAS, adoption of an updated wastewater collection system master plan will support compliance with Statewide Planning Goal 11-Public Facilities and Services, as well as related administrative rules; and

WHEREAS, since the last Wastewater Collection System Master Plan update (2001), the City has experienced significant growth increasing demand on the wastewater collection system, necessitating a re-evaluation of the system; and

WHEREAS, since the last Wastewater Collection System Master Plan update, the City has evaluated and identified existing wastewater collection system infrastructure in need of repair or replacement including portions of the system in the Charbonneau district and the Memorial Park pump station; and

WHEREAS, the City is forecasted to continue to grow, necessitating additions and upgrades to the wastewater collection system; and

WHEREAS, preparation of the updated Wastewater Collection System Master Plan included extensive policy, planning, and engineering analysis to inventory current conditions and facilities and forecast future needs and identify projects and programs to meet the needs over a 20-year timeframe to support the City's capital improvement program; and

WHEREAS, the Wilsonville Planning Commission conducted work sessions, an open house was hosted by the Committee for Community Involvement, and information was included in a community newsletter as part of an effort to engage the community in shaping the updated Wastewater Collection System Master Plan; and

WHEREAS, the City provided notice of the updated Wastewater Collection System Master Plan public hearings before the Planning Commission and City Council by sending a Measure 56-compliant public hearing notice to 4,787 property owners within the city limits as well as interested citizens and agencies; additionally, the notice was posted in three locations throughout the City, on the City web site, as well as in a newspaper with local circulation; and

WHEREAS, on December 1, 2014, the Planning Commission conducted a duly noticed public hearing on the updated Wastewater Collection System Master Plan, affording all citizens an opportunity to be heard on the subject; and

WHEREAS, following the public hearing the Planning Commission deliberated and forwarded a unanimous recommendation of approval to the City Council; and

WHEREAS, on January 22, 2015 the City Council continued the Public Hearing on the updated Wastewater Collection System Master Plan to a time and date certain of 7:00 p.m. on February 2, 2015 to allow for additional discussion and time for a City Council work session; and

WHEREAS, on February 2, 2015, the City Council conducted a duly noticed public hearing on the draft updated Wastewater Collection System Master Plan considering the entire public record herein and finds that the proposed updated Wastewater Collection System Master Plan complies with the applicable review criteria and are in the best interest of the community by providing for a sanitary, environmentally friendly, and efficient conveyance of sanitary sewer wastewater to the wastewater treatment plant; and

WHEREAS, the City Council has considered the Planning Commission's recommendation, the staff reports in this matter, and testimony and evidence of interested parties, and has evaluated the draft Wastewater Collection System Master Plan against the Statewide Goals, state, county, and regional requirements, the Comprehensive Plan, and other applicable standards;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts as findings and conclusions the foregoing recitals and the conclusionary findings in this matter attached hereto as Exhibit 1 and adopted as if set forth fully herein.

Section 2. Order. The City Council hereby adopts the 2014 updated Wastewater Collection System Master Plan attached as Exhibit 2 as a sub-element of the Comprehensive Plan to replace the 2001 update of the Wastewater Collection System Master Plan.

Section 3. Staff Directive. To reflect adoption of the updated Wastewater Collection System Master Plan, Staff is directed to make conforming changes to the Comprehensive Plan necessary to incorporate the amendments adopted herein.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 2nd day of February, 2015, at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon, and scheduled for second reading on the 19th day of February, 2015, commencing at the hour of 7:00 p.m. at Wilsonville City Hall.

SANDRA C. KING, MMC, City Recorder

ENACTED by the City Council on the ____ day of February 2015, by the following votes:

YEAS:

NAYS:

SANDRA C. KING, MMC, City Recorder

DATED and signed by the Mayor this _____ day of February 2015.

TIM KNAPP, Mayor

SUMMARY OF VOTES:

Mayor Knapp -
Council President Starr -
Councilor Fitzgerald -
Councilor Stevens -
Councilor Lehan

Exhibits:

Exhibit 1 Conclusionary Findings dated February 2, 2015
Exhibit 2 Current draft of updated Wastewater Collection System Master Plan

CONCLUSIONARY FINDINGS
February 2, 2015
In support of Adoption of Ord. No. 766
Updated Wastewater Collection System Master Plan

The updated Wastewater Collection System Master Plan has been found to be consistent with the applicable criteria as follows.

COMPREHENSIVE PLAN COMPLIANCE

Standards for Approval of Plan Amendments

In order to grant a Plan amendment, the City Council shall after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

a. Conformance with Other Portions of the Comprehensive Plan

CP1. **Review Criteria:** “The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed updated Wastewater Collection System Master Plan has been found to be in conformance with the Comprehensive Plan. See Findings CP2 through CP31 below.

b. Amendment is in the Public Interest

CP2. **Review Criterion:** “The granting of the amendment is in the public interest.”

Finding: This criterion is satisfied.

Explanation of Finding: Development Code Subsection 4.198 (.01) A. implements this standard. It is in the public interest to periodically update the master plans for critical public facilities such as the wastewater collection system to ensure the system provides for adequate service for current and future residents and businesses to ensure proper sanitation and conveyance of wastewater to the treatment plant.

c. Public Interest and Timing of Amendment

CP3. **Review Criterion:** “The public interest is best served by granting the amendment at this time.”

Finding: This criterion is satisfied.

Explanation of Finding: Facility master plans such as the wastewater collection system must be updated periodically to provide updated current condition information and use updated data to forecast future needs. The last update to the Wastewater Collection System Master Plan was in 2001, so the public interest is best served by updating the master plan as soon as possible making the current timing appropriate.

d. Adequately Addressing Specific Factors

CP4. **Review Criteria:** “The following factors have been adequately addressed in the proposed amendment: the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions.”

Finding: These criteria are satisfied.

Explanation of Finding:

Suitability of the Various Areas for Particular Land Uses and Improvements: The plan only considers serving areas otherwise acknowledged as future growth areas. The plan includes analysis of the current location of the largest pump station in the City in a flood zone, Memorial Park pump station, and the need to relocate the pump station to a more appropriate location. Otherwise specific location and impacts to natural areas and other resources has not been evaluated, but will be evaluated during the design phase of individual improvements.

Land Uses and Improvements in the Area: The updated Wastewater Collection System Master Plan considers the current land uses throughout the city as well as potential land uses in future growth areas.

Trends in Land Improvement: The amended Wastewater Collection System Master Plan supports the trends identified in other master plans and studies.

Density of Development: The updated Wastewater Collection System Master Plan considers planned densities throughout the City and growth areas over the planning horizon.

Property Values: Planning for an adequate wastewater collection system helps enable a functional system long term which supports sanitation. Lack of proper sanitation and ability to properly dispose of wastewater would negatively affect property values.

The Needs of Economic Enterprises in the Future Development of the Area: Planning for an adequate wastewater collection system helps support economic enterprise in area planned for business growth by planning adequate capacity and service.

Transportation Access: The Wastewater Collection System Master Plan does not consider transportation access.

Natural Resources: The updated Wastewater Collection System Master Plan doesn't specifically address how facility siting and sewer line replacement affect natural resources. However, the City has regulations in place to look at conservation of resources during the design and final siting of future improvements.

Public Need for Healthful, Safe and Aesthetic Surroundings and Conditions: Functional and sanitary conveyance of wastewater to the treatment plan, which is the aim of the updated Wastewater Collection System Master Plan, supports healthful, safe, and aesthetic surroundings by preventing unsanitary or environmentally detrimental disposal or treatment of wastewater.

e. Conflict with Metro Requirements

CP5. **Review Criteria:** “Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.”

Finding: These criteria are satisfied.

Explanation of Finding: No conflicts with Metro requirements have been identified.

Citizen Involvement

Goal 1.1: To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

Policy 1.1.1: Wide Range of Public Involvement

CP6. **Review Criterion:** “The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.”

Finding: This criterion is satisfied.

Explanation of Finding: A number of different media and venues have been used to encourage public involvement. Wastewater collection tends to be a subject in which the community does not express a lot of interest as long as the system is functioning well. While a reasonable effort has been made to notify and solicit community involvement, limited interest has been expressed. Information was published in the Boones Ferry Messenger, a community newsletter mailed to every address within Wilsonville’s 97070 zip code, the Committee for Citizen Involvement hosted a community open house, the Planning Commission held work sessions, and project staff made information about the project available on the City’s website. The City mailed public hearing notices citywide for the Planning Commission and upcoming City Council public hearings.

Implementation Measure 1.1.1.a. Early Public Involvement

CP7. **Review Criterion:** “Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in “draft” form, thereby allowing for community involvement before decisions have been made.”

Finding: This criterion is satisfied.

Explanation of Finding: The City solicited feedback from the Planning Commission and public early in the planning process while the plan was still in draft form. Any feedback has been considered in preparation of the plan.

Goal 1.2: For Wilsonville to have an interested, informed, and involved citizenry.

Policy 1.2.1: User Friendly Information

CP8. **Review Criterion:** “The City of Wilsonville shall provide user-friendly information to assist the public in participating in the City planning programs and processes.”

Finding: This criterion is satisfied.

Explanation of Finding: The City has produced user-friendly notices for the project, as well as provided other information, and opportunities, both in person and online, to examine the materials related to the updated Wastewater Collection System Master Plan.

Implementation Measures 1.2.1.a.-c. Clarification, Publicity, and Procedures for Public Involvement

CP9. **Review Criteria:** These measures address the City’s responsibility to help clarify the public participation process, publicize ways to participate, and establish procedures to allow reasonable access to information.

Finding: These criteria are satisfied.

Explanation of Finding: The City has produced user-friendly notices for the project, as well as provided other information, and opportunities, both in person and online, to examine the materials related to the updated Wastewater Collection System Master Plan.

Policy 1.3.1. Implementation Measures 1.3.1.b. Clarification, Publicity, and Procedures for Public Involvement

CP10. **Review Criteria:** “The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.” “Where appropriate, the City shall continue to coordinate its planning activities with affected public agencies and private utilities. Draft documents will be distributed to such agencies and utilities and their comments shall be considered and kept on file by the City.”

Finding: These criteria are satisfied.

Explanation of Finding: The appropriate agencies have been notified through the DLCD notice and/or the Public Hearing Notice. Any comments will be entered into the public hearing record and be considered.

Urban Growth Management

Goal 2.1: To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.

Implementation Measure 2.1.1.d. Establish and Maintain Revenue Sources for Public Services and Facilities

CP11. **Review Criterion:** “Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.”

Finding: This criterion is satisfied.

Explanation of Finding: While the scope of the Wastewater Collection System Master Plan includes prioritizing short-term and long-term projects for the Capital Improvement Program and developing budget level cost estimates, the update does not evaluate funding tools. The City is examining and will continue to examine revenue sources to support the CIP through such projects as the Charbonneau Consolidated Improvement Plan, the Frog Pond Area Concept Plan, and the Basalt Creek Master Plan.

Implementation Measure 2.1.1.e. Concurrency of Facilities and New Development

CP12. **Review Criterion:** “Allow new development to proceed concurrently with the availability of adequate public services and facilities as specified in Public Facilities and Services Section (Section C) of the Comprehensive Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: The City’s current policies supporting concurrency of public services and facilities with new development are not altered by the proposed update to the Wastewater Collection System Master Plan.

Policy 2.2.1. Plan for Urbanization

CP13. **Review Criterion:** “The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the plan for wastewater collection infrastructure, including ensuring adequate capacity and service to land within the Urban Growth Boundary and Urban Reserves around the City, the City is supporting the effort to plan for the eventual urbanization of these areas.

Implementation Measure 2.2.1.b. Fair Share to Increase Development Capacity

CP14. **Review Criterion:** “The City of Wilsonville, to the best of its ability based on infrastructure provided at the local, regional, and state levels, shall do its fair share to increase the development capacity of land within the Metro UGB.”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the plan for wastewater collection infrastructure, including ensuring adequate capacity and service for planned densities, the City is supporting the effort to provide for its fair share of development within the UGB.

Implementation Measure 2.2.1.g. Urban Services to Not be Extended Outside City Limits

CP15. **Review Criterion:** “Urban sanitary sewer and water service shall not be extended outside the City limits, with the following exceptions:

1. Where an immediate demonstrable threat to the public health exists, as a direct result of the lack of the service in question;
2. Where a Governmental agency is providing a vital service to the City; or

3. Where it is reasonable to assume that the subject area will be annexed to the City within a reasonable period of time.”

Finding: This criterion is satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan does not plan for extension of wastewater collection services until properties are annexed into the City.

Public Facilities and Services

Goal 3.1 To assure that good quality public facilities and services are available with adequate, but not excessive, capacity to meet community needs, while also assuring that growth does not exceed the community’s commitment to provide adequate facilities and services.

Policy 3.1.1. The City to Provide Public Facilities

- CP16. **Review Criterion:** “The City of Wilsonville shall provide public facilities to enhance the health, safety, educational, and recreational aspects of urban living.”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the plan for wastewater collection infrastructure, including ensuring adequate capacity and service to land within the Urban Growth Boundary and Urban Reserves around the City, the City is supporting the effort to continue to provide for all aspects of urban living affected by wastewater collection.

Implementation Measure 3.1.1.a. City to Prepare and Implement Facility/Services Master Plans

- CP17. **Review Criterion:** “The City will continue to prepare and implement master plans for facilities/services, as sub-elements of the City’s Comprehensive Plan. Facilities/services will be designed and constructed to help implement the City’s Comprehensive Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: The City is continuing the practice to prepare and implement facility/services master plans as sub-elements of the Comprehensive Plan by updating the 13-year-old Wastewater Collection System Master Plan.

Implementation Measure 3.1.1.d. City to Review Development Densities and Facilities/Services Capacity

- CP18. **Review Criterion:** “The City shall periodically review and, where necessary, update its development densities indicated in the land use element of the Plan, based on the capacity of existing or planned services and/or facilities.”

Finding: This criterion is satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan incorporates the most up to date growth forecast information to plan enough capacity for the expected growth; it has not identified any areas where planned development densities need to be adjusted based on the capacity to serve with the waste water collection system.

Policy 3.1.2. Concurrency

CP19. **Review Criterion:** “The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the Wastewater Collection System Master Plan the City is coordinating its efforts over the planning horizon to provide wastewater collection facilities and services concurrent with need, whether it involves new development, redevelopment, or upgrading aging infrastructure.

Implementation Measure 3.1.2.a. Urban Development only in Serviceable Areas

CP20. **Review Criterion:** “Urban development will be allowed only in areas where necessary facilities and services can be provided.”

Finding: This criterion is satisfied.

Explanation of Finding: In addition to analyzing the condition of existing infrastructure the updated Wastewater Collection System Master Plan identifies deficiencies and needed improvements to serve areas expected to develop. The City will continue to follow concurrency policies for public facilities and development and thus allow development only in areas where wastewater collection services can be provided.

Policy 3.1.3. Payment for and Benefits from Facilities and Services

CP21. **Review Criterion:** “The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services or those benefiting from such facilities and services, pay for them.”

Finding: This criterion is satisfied.

Explanation of Finding: The City’s current practices to require parties causing a need for expanded facilities pay for them are not changed by the scope of the updated Wastewater Collection System Master Plan.

Implementation Measure 3.1.3.a. Developers and SDC’s

CP22. **Review Criterion:** “Developers will continue to be required to pay for demands placed on public facilities/services that are directly related to their developments. The City may establish and collect systems development charges (SDCs) for any or all public facilities/services, as allowed by law. An individual exception to this standard may be justified, or SDC credits given, when a proposed development is found to result in public benefits that warrant public investment to support the development.”

Finding: This criterion is satisfied.

Explanation of Finding: The City’s current SDC practices are not affected by the updated Wastewater Collection System Master Plan.

Implementation Measure 3.1.3.b. Capital Improvement Program

CP23. **Review Criterion:** “The City will continue to prepare and implement a rolling five- year Capital Improvement Program, with annual funding decisions made as part of the municipal budget process.”

Finding: This criterion is satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan is part of the City’s continuing effort to prepare and implement a rolling five-year Capital Improvement Program by prioritizing short-term and long-term wastewater collection system projects for the CIP.

Implementation Measure 3.1.3.c. Pay-back Agreements

CP24. **Review Criterion:** “The City shall continue to employ pay-back agreements, development agreements, and other creative solutions for facilities that are over-sized or extended from off-site at the expense of only some of the benefited properties.”

Finding: This criterion is satisfied.

Explanation of Finding: The City’s policies towards and use of pay-back agreements, development agreements, and other creative infrastructure financing solutions are not affected by the updated Wastewater Collection System Master Plan.

Policy 3.1.4. City Operations of Sanitary System to Standards

CP25. **Review Criterion:** “The City of Wilsonville shall continue to operate and maintain the wastewater treatment plant and system in conformance with federal, state, and regional water quality standards.”

Finding: This criterion is satisfied.

Explanation of Finding: As discussed in Section 4 of the plan, the update Wastewater Collection System Master Plan will continue to allow the wastewater system to operate to applicable standards.

Implementation Measure 3.1.4.a. City to Maintain Sewer Service Monitoring and Expansion Program

CP26. **Review Criterion:** “The City shall continue to maintain a sewer service capacity monitoring and expansion program to assure that adequate treatment and trunk main capacity are available to serve continued development, consistent with the City’s urban growth policies and the concurrency standards noted above.”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the plan for wastewater collection infrastructure, including ensuring adequate capacity and service to land within the Urban Growth Boundary and Urban Reserves around the City, the City is supporting this implementation measure.

Implementation Measures 3.1.4.b. Sanitary Sewer Capacity

CP27. **Review Criteria:** “The City shall continue to manage growth consistent with the capacity of sanitary sewer facilities.”

Finding: These criteria are satisfied.

Explanation of Finding: An updated Wastewater Collection System Master Plan will enable to the City to better continue to manage growth consistent with the capacity of the wastewater collection system by identifying needed upgrades to current infrastructure as well as infrastructure needed for growth in different planned growth areas.

Implementation Measure 3.1.4.d. Extending Service to Individual Properties and Developments

CP28. **Review Criterion:** “While the City assumes the responsibility for maintaining the treatment plant and collection system, it does not assume the responsibility for extending lines to serve individual properties and developments.”

Finding: This criterion is satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan does not affect the City’s policy of not assuming responsibility for extending wastewater service to individual properties and developments.

Implementation Measure 3.1.4.e. All Urban Development Served by Sanitary Sewer

CP29. **Review Criterion:** “The City shall continue to require all urban level development to be served by the City’s sanitary sewer system.”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the plan for wastewater collection infrastructure, including ensuring adequate capacity and service to land within the Urban Growth Boundary and Urban Reserves around the City, the City is supporting the ability to provide sanitary sewer service to all urban level development. The updated Wastewater Collection System Master Plan does not affect the City’s policy of not allowing urban level development not served by the sanitary sewer system.

Implementation Measure 3.1.4.f. Cost of Individual Services and Line Extensions

CP30. **Review Criterion:** “The cost of all line extensions and individual services shall be the responsibility of the developer and/or property owners(s) seeking service. When a major line is to be extended, the City may authorize and administer formation of a Local Improvement District (LID). All line extensions shall conform to the City Sanitary Sewer Collection System Master Plan, urbanization policies, and Public Works Standards.”

Finding: This criterion is satisfied.

Explanation of Finding: The City’s current practices regarding LID’s and costs for services are not affected by the updated Wastewater Collection System Master Plan.

Parks/Recreation/Open Space, Environmental Resources and Community Design

Policies 3.1.11., 4.1.5. and Implementation Measures 3.1.11.a. ,4.1.5.d.-g.,aa. . Conservation of Natural, Scenic, and Historic Areas

CP31. **Review Criteria:** These policies and implementation measures require and encourage conservation of natural resources, as well as scenic and historic areas.

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan doesn't specifically address how facility siting and sewer line replacement affect natural, scenic, and historic resources. However, the City has regulations in place to look at conservation of resources during the design and final siting of future improvements.

COMPLIANCE WITH PLANNING AND LAND DEVELOPMENT ORDINANCE
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Section 4.003 Consistency with Plans and Laws

PL1. **Review Criterion:** "Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations now or hereafter provide."

Finding: This criterion is satisfied.

Explanation of Finding: Consistency with the Comprehensive Plan and applicable state laws has been reviewed and summarized in this report.

Section 4.008 General Application Procedures

PL2. **Review Criterion:** "The general application procedures listed in Section 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:

H. Changes to the text of the Comprehensive Plan, including adoption of new Plan elements or sub-elements, pursuant to Section 4.198;"

Finding: This criterion is satisfied.

Explanation of Finding: Adoption of the updated Wastewater Collection System Master Plan is being reviewed pursuant to Section 4.198.

Subsection 4.009 (.02) Who Can Initiate Application

PL3. **Review Criterion:** "Applications involving large areas of the community or proposed amendments to the text of this Chapter or the Comprehensive Plan may be initiated by any property owner, business proprietor, or resident of the City, as well as the City Council, Planning Commission, or Development Review Board acting by motion."

Finding: This criterion is satisfied.

Explanation of Finding: The application has been initiated by the City as part of its responsibility to periodically update facility master plans.

Subsection 4.032 (.01) B. Authority of Planning Commission

PL4. **Review Criterion:** This Section states that the Planning Commission has authority to make recommendations to the City Council on “legislative changes to, or adoption of new elements or sub-elements of the Comprehensive Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed legislative change is being considered by the Planning Commission as a recommendation to the City Council. The issue before the Planning Commission is a legislative review of an amended sub-element of the Comprehensive Plan.

Subsection 4.033 (.01) B. Authority of City Council

PL5. **Review Criterion:** This Section states that the City Council has final decision-making authority on “applications for amendments to, or adoption of new elements or sub-elements to the maps or text of the Comprehensive Plan, as authorized in Section 4.198.”

Finding: This criterion is satisfied.

Explanation of Finding: Final action will be taken by the City Council following a recommendation from the Planning Commission.

Subsection 4.198 (.01) A. Comprehensive Plan Changes: Public Need

PL6. **Review Criterion:** “That the proposed amendment meets a public need that has been identified;”

Finding: This criterion is satisfied.

Explanation of Finding: It is in the public interest to periodically update the master plans for critical public facilities such as the wastewater collection system to ensure the system provides for adequate service for current and future residents and businesses to ensure proper sanitation and conveyance of wastewater to the treatment plant.

Subsection 4.198 (.01) B. Comprehensive Plan Changes: Meets Public Needs As Well As Other Options

PL7. **Review Criterion:** “That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;”

Finding: This criterion is satisfied.

Explanation of Finding: As a sub-element of the Comprehensive Plan the Wastewater Collection System Master Plan aims to provide for the public need of adequate wastewater collection service. An updated Wastewater Collection System Master Plan better meets the public need than the current plan by using updated information about the condition of existing infrastructure and growth projections.

Subsection 4.198 (.01) C. Comprehensive Plan Changes: Statewide Planning Goals

PL8. **Review Criterion:** “That the proposed amendment supports applicable Statewide Planning Goals or a Goal exception has been found to be appropriate; and;”

Finding: This criterion is satisfied.

Explanation of Finding: Please see compliance with Statewide Planning Goals section below.

Subsection 4.198 (.01) D. Comprehensive Plan Changes: Conflict with Other Portions of the Comprehensive Plan

PL9. **Review Criterion:** “That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.”

Finding: This criterion is satisfied.

Explanation of Finding: No conflicts between the updated Wastewater Collection System Master Plan and other portions of the Comprehensive Plan have been identified.

COMPLIANCE WITH OREGON STATEWIDE PLANNING GOALS
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Statewide Planning Goals

Goal 1 Citizen Involvement

OR1. **Review Criterion:** “To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

Finding: This criterion is satisfied.

Explanation of Finding: The citizen involvement process defined in Wilsonville’s Comprehensive Plan has been acknowledged to be in conformance with Goal 1. Findings CP6 through CP10 demonstrate compliance with the citizen involvement component of the Comprehensive Plan and thus Goal 1.

Goal 2 Land Use Planning

OR2. **Review Criterion:** “To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

Finding: This criterion is satisfied.

Explanation of Finding: The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The Wastewater Collection System Master Plan is a sub-element supporting this plan. A Wastewater Collection System Master Plan will continue to be a sub-element of the Comprehensive Plan and the scope of the update will not change conformance with this goal, but rather provide updated information to better support land use planning in Wilsonville.

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces

OR3. **Review Criterion:** “To protect natural resources and conserve scenic and historic areas and open spaces.”

Finding: This criterion is satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan does not specifically address how facility siting and sewer line replacement impacts natural, scenic, and historic resources and open space. However, the City has regulations in place to look at conservation of resources during the design and final siting of future improvements.

Goal 6 Air, Water and Land Resource Quality

OR4. **Review Criteria:** “To maintain and improve the quality of the air, water and land resources of the state.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed updated Wastewater Collection System Master Plan provides for sanitary disposal of wastewater to prevent the wastewater from polluting and degrading water and land resources. It supports the planning guideline of this rule to only designate residential use where approvable sewage disposal alternatives have been clearly identified.

Goal 7 Areas Prone to Natural Disasters and Hazards

OR5. **Review Criteria:** “To protect life and property from natural disasters and hazards.”

Finding: These criteria are satisfied.

Explanation of Finding: The wastewater collection system has been evaluated for risks associated with natural disasters and hazards, see page 2-9 of Section 2. One identified risk is the highest volume pump station, Memorial Park, which is in an area prone to flooding. The updated Wastewater Collection System Master Plan includes a project to relocate the pump station outside the area prone to flooding; thus, improving the system’s performance related to this criteria.

Goal 11 Public Facilities and Services

OR6. **Review Criteria:** “To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan is among the utility plans that are sub-elements of the City’s Comprehensive Plan. Using updated information on the condition of existing infrastructure as well as updated growth forecasts will better enable the timely, orderly and efficient arrangement of wastewater collection facilities and services.

Oregon Administrative Rules

Division 660 Public Facilities Planning

OAR 660-11-0010 The Public Facility Plan

OR7. **Review Criteria:** This OAR identifies what a Public Facility Plan, such as the updated Wastewater Collection System Master Plan, must contain.

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan inventories and assesses Wilsonville's wastewater collection system in support of current and planned land uses; and it includes a list of projects and prioritized projects for short-term and long-term improvements, budget-level cost estimates of projects, and maps of the systems and projects. The master plan also identifies the City as the service provider in City limits and in areas expected to be annexed into the City in the future. A discussion of the City's funding mechanisms is included in the Comprehensive Plan, but is not affected by this update.

OAR 660-11-0015 Responsibility for Public Facility Plan Preparation

OR8. **Review Criteria:** This OAR identifies who is responsible for preparing public facility plans.

Finding: These criteria are satisfied.

Explanation of Finding: The City of Wilsonville has the responsibility to prepare facility plans for public facilities including the wastewater collection system. An existing facility plan, which is a sub-element of the City of Wilsonville's Comprehensive Plan, is being updated to ensure an up-to-date facility plan.

OAR 660-11-0020 Public Facility Inventory and Determination of Future Facility Projects

OR9. **Review Criteria:** This OAR identifies components of public facility inventories.

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan includes an inventory of the City's wastewater collection system including all the required components listed in this OAR: maps, information on capacity and size, assessment of conditions, identification of projects supportive of the City's Comprehensive Plan land use designations, and acknowledgment of future flexibility based on impact studies, facility design, and further master planning efforts.

OAR 660-11-0025 Timing of Required Public Facilities

OR10. **Review Criteria:** This OAR requires public facility plans include a general estimate of the timing for planned public facility projects.

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan includes information on short-term and long-term projects. See Section 7.

OAR 660-11-0030 Location of Public Facility Projects

OR11. **Review Criteria:** This OAR requires public facility plans include a general location of projects

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan includes information, such as maps, on project locations.

OAR 660-11-0035 Determination of Rough Cost Estimates

OR12. **Review Criteria:** This OAR requires public facility plans include rough cost estimates for projects.

Finding: These criteria are satisfied.

Explanation of Finding: The scope of the updated Wastewater Collection System Master Plan includes budget level cost estimates for identified projects.

OAR 660-11-0045 Adoption and Amendment Procedures for Public Facility Plans

OR13. **Review Criteria:** This OAR identifies public facility plans as supporting documents to the comprehensive plan and identifies related items to be in the comprehensive plan.

Finding: These criteria are satisfied.

Explanation of Finding: The Wastewater Collection System Master Plan is a sub-element of the City of Wilsonville's Comprehensive Plan and includes a list of projects, a map of projects, and policies on urban growth and the provision public facilities. The updated Master Plan is being considered a land use decision with the appropriate noticing and hearing processes being followed.

**Planning Commission
Wastewater Collection System Master Plan Update
Record Index**

December 10, 2014 Planning Commission Public Hearing Actions

- Notice of Decision – Recommendation to City Council
- Resolution No. LP14-0002
- Motion
- DRAFT Minutes

Planning Commission December 10, 2014 Public Hearing:

- PowerPoint presentation, “Wastewater Collection System Master Plan”
- Draft Resolution No. LP14-0002
- Staff Report for the Updated Wastewater Collection System Master Plan including:
 - Attachment A: Wastewater Collection System Master Plan, Planning Commission Hearing Draft dated November 2014.

Committee for Citizen Involvement:

November 12, 2014 Committee for Citizen Involvement Open House

- Distributed to PC prior to Open House:
 - Meeting Announcement
 - Draft Executive Summary to the Wilsonville Wastewater Collection System Master Plan.
 - PowerPoint to be presented at the Open House: November 2014 Wilsonville Wastewater Collection System Master Plan

Planning Commission Work Session Documents:

October 8, 2014 Planning Commission Work Session:

- Meeting Minutes Excerpt
- Handout of draft tables and their related notes from the Capital Improvement Program (CIP), which included:
 - Table 7-1 Existing System Capacity Upgrades for Future Development
 - Table 7-2 Condition Based Improvements
 - Table 7-3 New Infrastructure for Future Development
 - Table 7-4 Capital Improvement Program (CIP) Summary
- Set of maps titled Figures 7-1, 7-2, and 7-3 reflecting the improvements identified in Tables 7-1 through 7-3.
- A memorandum for the October 8, 2014 Planning Commission meeting, from Mike Ward, regarding Wastewater Master Plan with attached:

**Planning Commission
Wastewater Collection System Master Plan Update
Record Index**

-
- PowerPoint to be shown at the August 13, 2014 PC Work Session

August 13, 2014 Planning Commission Work Session:

- Meeting Minutes Excerpt
- PowerPoint shown at the August 13, 2014 PC Work Session
- A memorandum dated August 6, 2014, from Nancy Kraushaar, regarding: Sanitary Sewer Collection System Master Plan Update.

**Planning Commission
Wastewater Collection System Master Plan Update
Record Index**

December 10, 2014 Planning Commission Public Hearing Actions

- Notice of Decision – Recommendation to City Council
- Resolution No. LP14-0002
- Motion
- DRAFT Minutes

NOTICE OF DECISION

PLANNING COMMISSION

**RECOMMENDATION OF APPROVAL
TO CITY COUNCIL**

FILE NO.: LP14-0002

APPLICANT: City of Wilsonville

REQUEST: Wastewater Collection System Master Plan Update

After conducting a public hearing on December 10, 2014, the Planning Commission voted to recommend the update to the Wastewater Collection System Master Plan to the City Council by passing Resolution No. LP14-0002.

The City Council is scheduled to conduct a Public Hearing on this matter on Thursday, January 22, 2015, at 7:00 p.m., at the Wilsonville City Hall, 29799 SW Town Center Loop East.

For further information, please contact the Wilsonville Engineering Division, 29799 SW Town Center Loop East, or telephone (503) 682-4960.

**PLANNING COMMISSION
WEDNESDAY, DECEMBER 10, 2014
6:00 P.M.**

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

MOTION

VII. PUBLIC HEARING

- A. **Wastewater Collection System Master Plan Update** (Kraushaar/Ward)
The Waste Water Collection System Master Plan is a City-wide plan that guides waste water collection policies and project schedule.

Planning Commission decisions are in the form of a recommendation to City Council.

Jerry Greenfield moved to adopt Resolution LP14-0002 recommending that the City Council adopt an Update to the Wastewater Collection System Master Plan. Peter Hurley seconded the motion, which passed unanimously.

**PLANNING COMMISSION
RESOLUTION NO. LP14-0002**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING
THAT THE WILSONVILLE CITY COUNCIL ADOPT AN UPDATE TO THE
WILSONVILLE WASTEWATER COLLECTION SYSTEM MASTER PLAN**

WHEREAS, the Wilsonville Planning Commission has held two work sessions on August 13, 2014 and October 8, 2014, and the Committee for Citizen Involvement hosted an Open House on November 12, 2014, to discuss and take public testimony concerning a proposed update to the Wilsonville Wastewater Collection System Master Plan; and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted the proposed update to the Wastewater Collection System Master Plan to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to 4,787 property owners within the City limits and a list of interested citizens and agencies, and were posted in three locations throughout the City and on the City website, held a Public Hearing on December 10, 2014, to review proposed update to the Wastewater Collection System Master Plan, and to gather additional testimony and evidence regarding the proposed Master Plan update; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Planning Staff Report, as presented at the December 10, 2014, public hearing, including the findings and recommendations contained therein and does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed update to the Wastewater Collection System Master Plan as approved on December 10, 2014, by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 10th day of December 2014 and filed with the Planning Administrative Assistant on December 11, 2014.



Wilsonville Planning Commission

Attest:



Linda Straessle, Administrative Assistant III

SUMMARY of Votes:

Chair Ben Altman:	<u>Aye</u>
Commissioner Marta McGuire:	<u>Absent</u>
Commissioner Jerry Greenfield:	<u>Aye</u>
Commissioner Peter Hurley:	<u>Aye</u>
Commissioner Al Levit:	<u>Aye</u>
Commissioner Phyllis Millan:	<u>Absent</u>
Commissioner Eric Postma:	<u>Aye</u>

DRAFT

**PLANNING COMMISSION
WEDNESDAY, DECEMBER 10, 2014
6:00 P.M.**

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

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Altman called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Ben Altman, Eric Postma, Peter Hurley, Al Levit, Jerry Greenfield, and City Councilor Susie Stevens. Marta McGuire and Phyllis Millan were absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, Daniel Pauly, Mike Ward

VII. PUBLIC HEARING

A. Waste Water Collection System Master Plan Update (Kraushaar/Ward)

The Waste Water Collection System Master Plan is a City-wide plan that guides waste water collection policies and project schedule.

Planning Commission decisions are in the form of a recommendation to City Council.

The public hearing was opened at 6:20 pm. Chair Altman read the conduct of hearing format into the record and called for the Staff report.

Chris Neamtzu, Planning Director, noted the applicable approval criteria, which respond to statewide planning goals, Oregon Revised Statutes, and Comprehensive Plan citations, were included in the Staff Report. He introduced the project team, noting Associate Planner Daniel Pauly and Civil Engineer Mike Ward, the Project Manager, had prepared the findings. He noted there had been a bit of a challenge obtaining citizen input on the project, and he hoped the citizens in attendance would share some of their thoughts about the plan.

- While the Commission had seen the presentation before, it was being presented again because it was important to get all of the information on the record. For anyone who might be new and watching from home, or for those who had not yet heard the presentation and were not familiar with the topic, the project team would go through the slides one more time. He appreciated the Commission's patience and indulgence.

Mike Ward, City Civil Engineer, introduced Michael Carr and Shad Roundy, consultants with Murray, Smith & Associates, who would brief the Commission on the work that had been done.

Shad Roundy, Murray, Smith & Associates, presented the Waste Water Collection System Master Plan via PowerPoint with these key additional comments:

- He described the purposes for the Master Plan, which included identifying potential deficiencies in the system, based on existing and future conditions, as well as identifying system improvements and their costs, so the City could budget making those improvements over a 20-year period.
 - The Master Plan itself was also a tool to inform the public, City leaders, Staff, and customers about the City's plans for the collection system and facilitated a logical decision process in implementing each of the improvements.

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- The Study Area included areas within the existing urban growth boundary (UGB) that would develop as well as a potential expansion of the UGB to some urban reserves identified by Metro.
- The existing collection system included all of the piping and pump stations that convey wastewater to the treatment plant, but not the treatment facility itself. The map on Slide 4 showed the various basins where the flow was collected; the major piping system, called interceptors or trunk lines; some smaller piping; and the pump stations, which collect flow from a low elevation and convey it to a higher elevation.
- Various components of flow that impacted the collection system were defined as follows:
 - Dry Weather Flow (DWF): A base flow of wastewater collected from residents as well as commercial and industrial businesses.
 - Groundwater Infiltration (GWI): As the groundwater table rose, groundwater could infiltrate into the piping and contribute to the flow in the pipe.
 - Wet Weather Flow (WWF): Although the collection system was not intended to take in a lot of rainwater, it would receive some contribution from rainfall because of cracks and defects in the piping, so some contribution from a precipitation event had to be accounted for.
- A number of things were done to determine flow in the existing system and plan for the future system including flow monitoring which looked at existing contributions from customers as well as what occurred during a rain event. To determine future flows, a range of planning densities and land uses within the areas that had not developed were used to produce three scenarios that considered varied densities and the difference in the potential improvements required for the range of future growth density.
 - The table on Slide 6 described the range of the existing densities and the future flows based on different land use classifications.
- Capacity and condition evaluation criteria used to determine what deficiencies exist (Slide 7).
 - A capacity deficiency occurs when the flow exceeds the capacity of the pipeline and a surcharge condition is created where the water rises up in the manholes and a risk of overflow exists.
 - The top left profile showed a pipe with adequate capacity, where all of the water was contained within the pipe itself. The lower profile showed a pipe that did not have enough capacity, so as one went further upstream in the pipe, sewage could be seen in the manhole and rising close to the surface elevation with a potential for overflow. The City wanted to avoid such conditions and ensure the pipe was sized large enough to convey all of the flow within the pipe itself.
 - Two generic examples illustrating the condition evaluation were displayed on the right side of Slide 7. The top example showed cracks in the pipe itself, which meant water inflow was coming in, either from groundwater or rainwater. The bottom pipe showed root intrusion, as oftentimes roots come through the pipe and effectively block the flow causing potential upstream problems and overflows.
- Identifying the Existing System Capacity involved evaluating the depth of water in the pipeline and the legend on Slide 8 indicated that anything in green was less than 60 percent full. Under existing conditions, the collection system looked very good with no capacity issues to serve existing customers.
- Identifying Future System Capacity included growth within the UGB and the potential for UGB growth expansion. With that additional sanitary flow from future customers, the pipelines shown in red (Slide 9) would begin flowing full or exceeding their capacity and, therefore, some form of improvements would be needed. A few pump stations, also highlighted in red, would also require improvement.
- Improvement Types. Existing system upgrades and condition based improvements were considered for enlarging or replacing existing pipelines to serve more people. New infrastructure was also considered for areas not currently served, as new pipes or pump stations would be required to serve those areas.
- Prioritization Category. The improvements were prioritized by considering what was driving the improvement such as growth, condition, growth within the UGB, or expansion of the UGB. Based on those drivers, some priorities and timing, occurring in five-year increments, for the various improvements were developed.
- CIP Existing Upgrades UGB Only. Slide 12 showed the improvements required to serve growth within the UGB. The improvements were primarily located along the Coffee Creek interceptor and would serve development in the northern part of the city. The Memorial Park pump station was another key improvement that would be required for additional development in the Frog Pond area and infill growth on the east side.

DRAFT

- These improvements were funded by a combination of system development charges (SDCs), so developers were paying to develop and contributing to the system, as well as rates based on existing customer flows for the pipe segments.
- When considering expansion of the UGB, more substantial improvements would be needed. Improvements shown in red on Slide 13 would be a higher priority because they were meant to serve future customers in the UGB versus those shown in green, which were meant to serve future customers in expansion areas. Those additional improvements were located along the Parkway Interceptor, which would serve areas to the north, and the Boeckman Interceptor, which would serve areas in the northeast, as well as the Advance Rd urban reserve, in addition to customers in Frog Pond. A few additional improvements would be made to pump stations, including the Canyon Creek Pump Station.
- CIP – Condition Based. The City had two programs for condition based improvements, which were identified through closed-circuit television, where a television camera was sent into a pipeline to actually inspect for defects. The Charbonneau area had already been analyzed by the City and had been included in the Capital Improvement Program and Master Plan. This improvement program included various projects slated over a 20-year period.
 - The other program, covering the rest of the city, was for repair and replacement, primarily of concrete piping where condition issues had been identified through the TV inspection.
 - Condition based improvements would be funded through rates.
 - When pump stations exceed their useful life, they need to be replaced and so they were also lumped into the condition based improvements.
- CIP – New Infrastructure for Future Development. A number of new basins were identified and while some of the areas already had concept plans, such as Frog Pond, others did not. Specific improvements from those concept plans were highlighted, as well as placeholder improvements in areas that had not yet been planned. These new infrastructure improvements were developer funded, either through direct contributions or SDCs.
- The cost summary consisted of the various components, such as existing system upgrades, condition based improvements and new infrastructure.
 - Growth within the UGB, which was partially funded by SDCs and partially funded by rates, cost approximately \$10 million over the 20-year horizon. Costs outside of the UGB would be another \$19 million over that period.
 - The condition based improvements cost \$15.7 million over the 20-year period.
 - The Master Plan broke all the costs out a little more specifically by timeframes: zero to five years, five to ten, and then, ten to 20 years, which was also depicted in the final slide.

Commissioner Levit:

- Noted the maps for both the Waste Water Collection System Master Plan and Basalt Creek were included in the meeting packet, but it did not appear that the Master Plan included all of Basalt Creek.
 - Mr. Ward confirmed it did not, and explained the Master Plan predominantly covered the same amount of area covered in the Water Master Plan as well as a bit more on the east side along I-5, where gravity flowed in Wilsonville's direction as a conservative approach. The City knew Tualatin would want some of that land, but regardless of what happened, Staff wanted to be confident that the City could service an appropriate area, so that was what they considered, more or less. He added it was an average, and the City would want to refine the model as soon as Basalt Creek had defined areas.
- Asked if the numbers on Slide 15 indicated a rough guess of when they would be developed sequentially.
 - Mr. Roundy replied not necessarily. Other than Frog Pond and Coffee Creek, he was not sure a complete understanding existed of when the areas would develop.
 - Mr. Ward agreed, adding they were included more for readability.
- Commended the consultants on a great report.
 - Mr. Ward agreed, adding the report was very readable, followed one step to the next logically, and made it very easy to understand what was needed and how they got there.

DRAFT

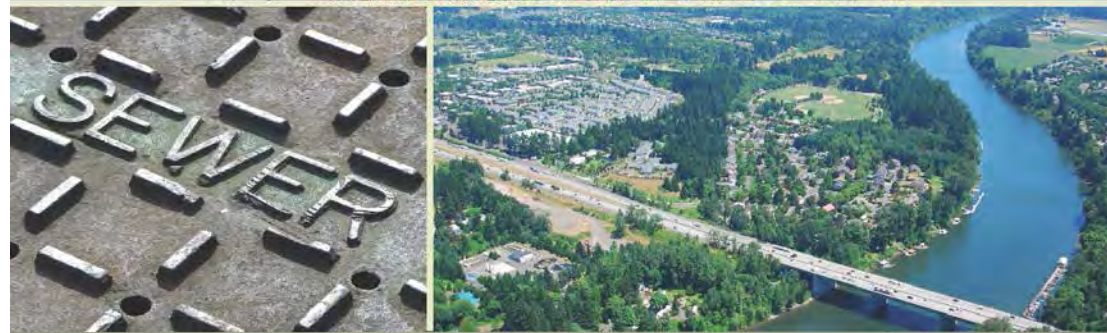
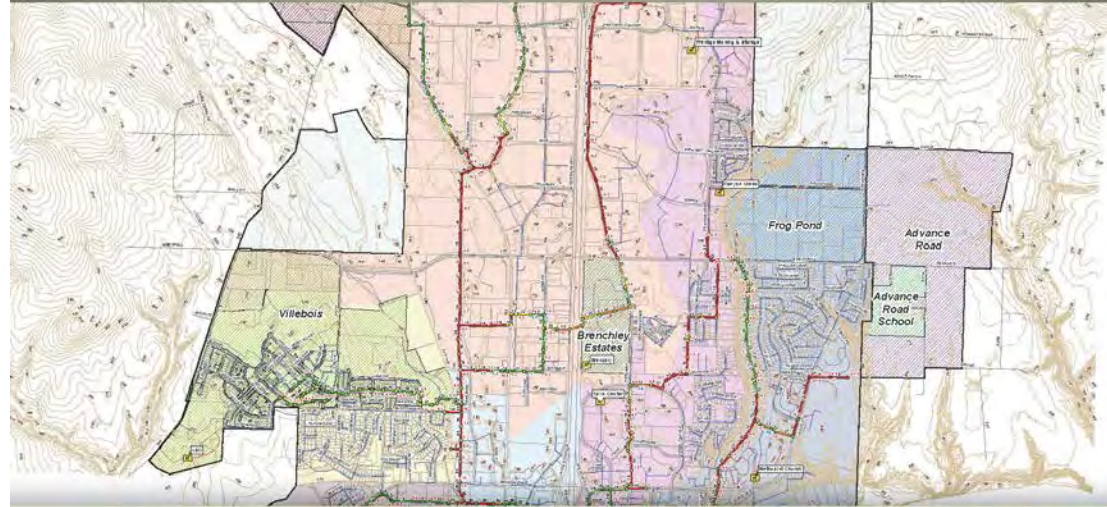
Chair Altman called for public testimony on the Waste Water Collection System Master Plan. Seeing none, he closed the public hearing at 6:42 pm and called for Commissioner comments. There were none.

Jerry Greenfield moved to adopt Resolution LP14-0002 recommending that the City Council adopt an Update to the Waste Water Collection System Master Plan. Peter Hurley seconded the motion, which passed unanimously.

**Planning Commission
Wastewater Collection System Master Plan Update
Record Index**

Planning Commission December 10, 2014 Public Hearing:

- PowerPoint presentation, “Wastewater Collection System Master Plan”
- Draft Resolution No. LP14-0002
- Staff Report for the Updated Wastewater Collection System Master Plan including:
 - Attachment A: Wastewater Collection System Master Plan, Planning Commission Hearing Draft dated November 2014.



CITY OF WILSONVILLE
WASTEWATER COLLECTION SYSTEM
MASTER PLAN

December 2014

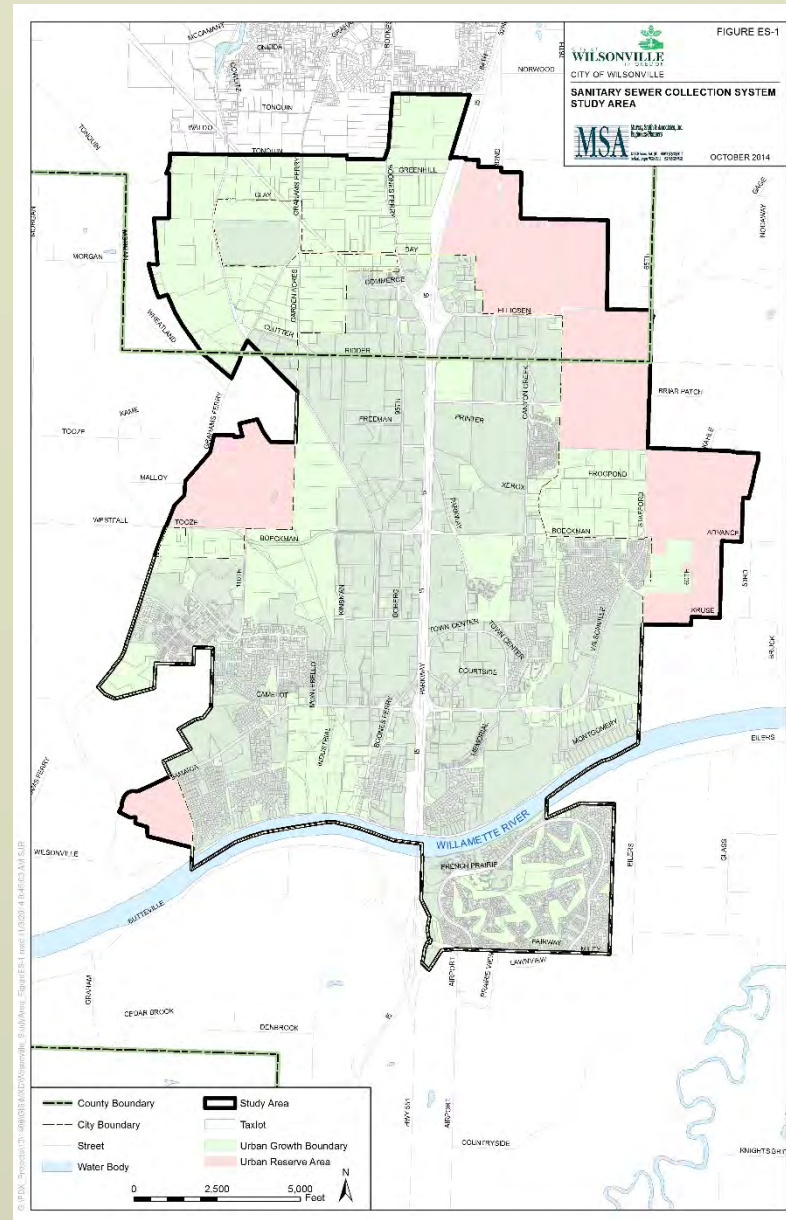
Wastewater Collection System Master Plan

- Describes the existing wastewater collection system
- Present criteria for evaluating the system
- Identifies current and future system deficiencies & improvements
- Develops a prioritized Capital Improvement Program
- Contains planning level cost information for budgeting
- Provides a tool for informing City leaders, staff, customers, and others
- Facilitates logical planning decisions and utility coordination
- Incorporates community values and priorities through public process



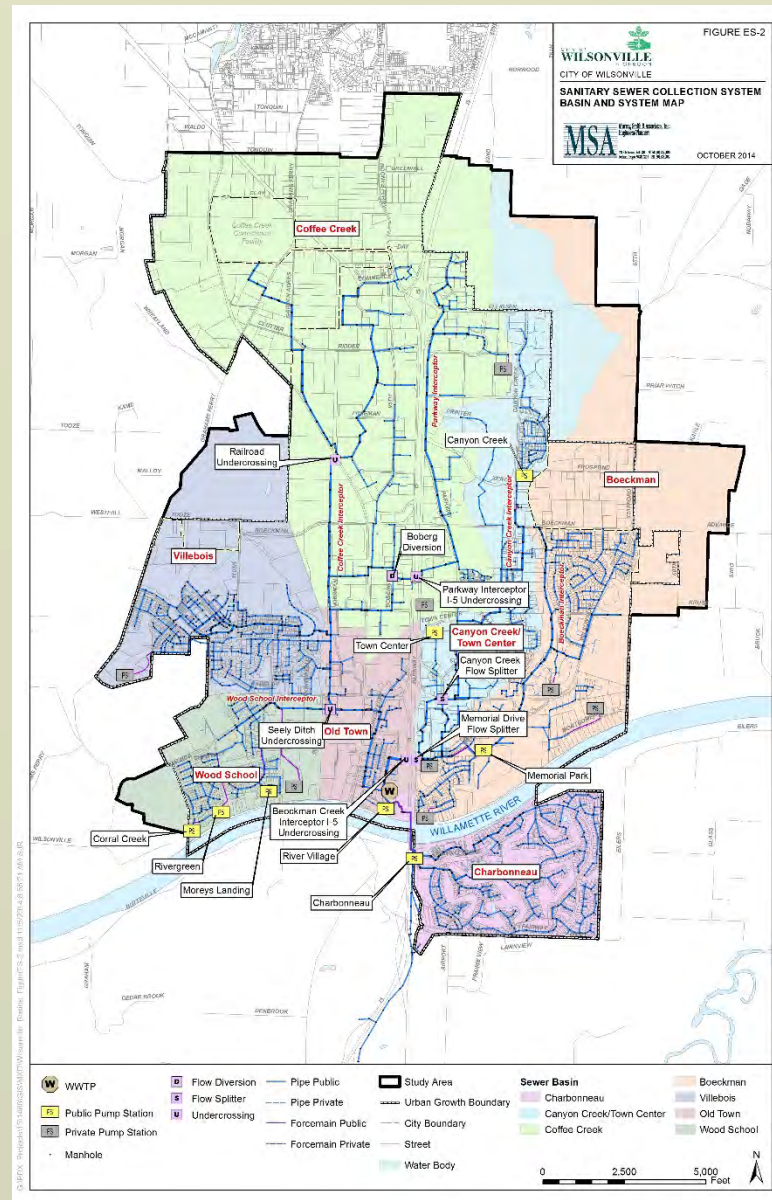
Study Area

- Existing Development
- Future Development
 - Urban Growth Boundary
 - Urban Reserve

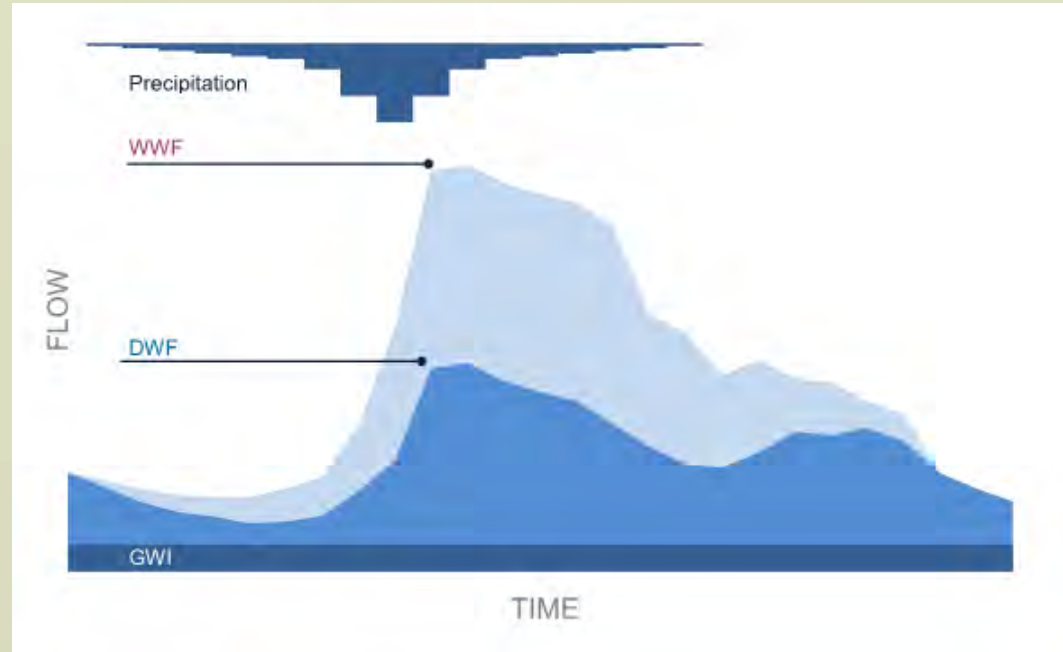


Existing System Description

- Basins
- Interceptors
- Piping
- Pump Stations



Flow Definition



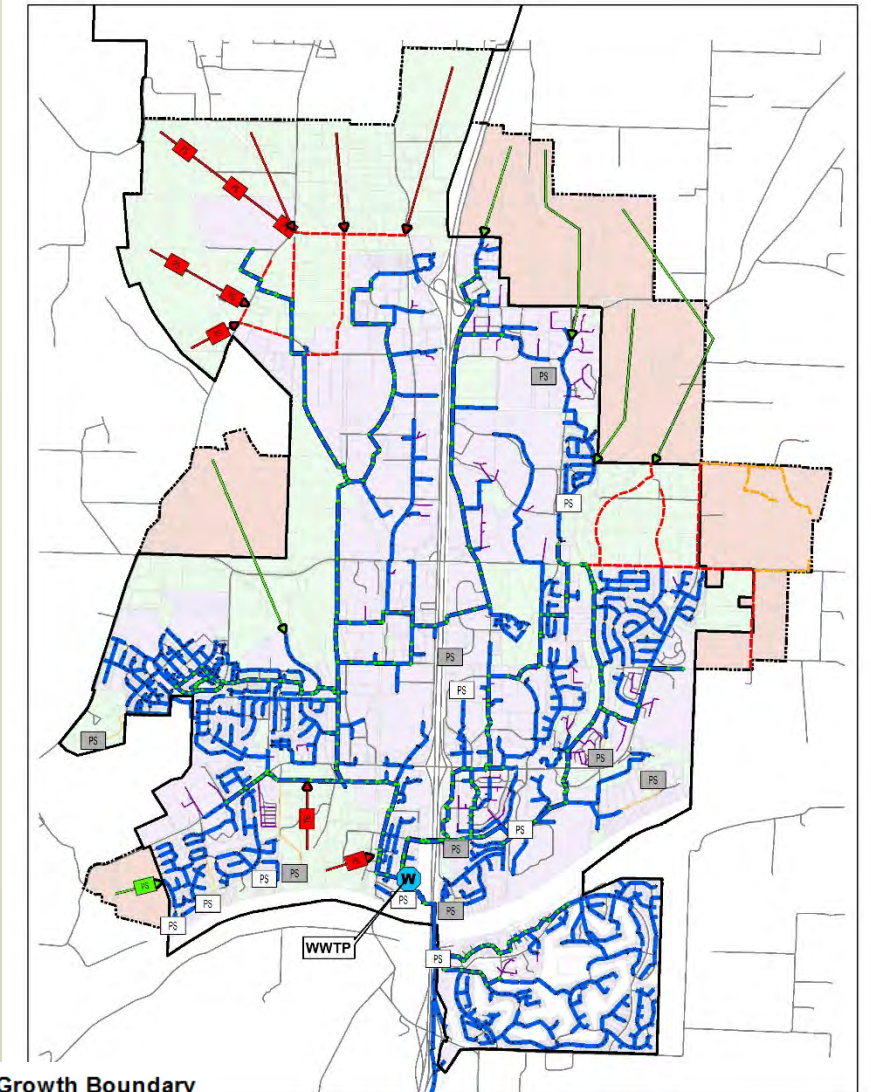
- Dry Weather Flow (DWF) – base flow contributed by residents and businesses
- Groundwater Infiltration (GWI) – groundwater enters system through pipe joints and walls
- Wet Weather Flow (WWF) – stormwater enters the system through leaky manholes or defective pipes

Existing and Future Flows

- Flow Monitoring
- Design Storm
- Future Unit Flow Factors
- Sensitivity Analysis

Land Use	Land Use Description	High Density		Medium Density		Low Density	
		Equivalent Dwelling Units per Acre	Unit Load (gpad)	Equivalent Dwelling Units per Acre	Unit Load (gpad)	Equivalent Dwelling Units per Acre	Unit Load (gpad)
Commercial							
CN	Neighborhood Commercial		1,000		750		500
PF	Public Facilities		1,000		750		500
Industrial							
IC	Campus/Industrial/Business Park		1,000		500		350
IH	Heavy Industrial		1,000		500		350
IL	Light Industrial		1,000		500		350
RI	Rural Industrial		1,000		500		350
Residential and Mixed-Use							
SFR1	Single Family 1 acre lot	1	166	1	166	1	166
SFR3	Single Family 10,000 sqft lot	3	498	3	498	3	498
SFR5	Single Family 7,000 sqft lot	5	831	5	831	5	831
SFR7	Single Family 5,000 sqft lot	7	1,163	7	1,163	7	1,163
SFR10	Single Family 3,500 sqft lot	10	1,662	10	1,662	10	1,662
MFR1	Multi-family Very Low Density	12.3	2,044	12.3	2,044	12.3	2,044
MFR2	Multi-family Low Density	17.8	2,958	17.8	2,958	17.8	2,958
MUR1	Mixed Use	11.2	1,861	11.2	1,861	11.2	1,861
Variable Density (Re-Zoning)							
EFU	Exclusive Farm or Forest Use	15	2,492	10	1,662	6	997
FUD	Future Urban Development	15	2,492	10	1,662	6	997
RRFU	Rural Residential	15	2,492	10	1,662	6	997

Note: Unit loads for land use classifications with equivalent dwelling units are calculated assuming 67 gpcd and 2.48 people per unit.



Urban Growth Boundary

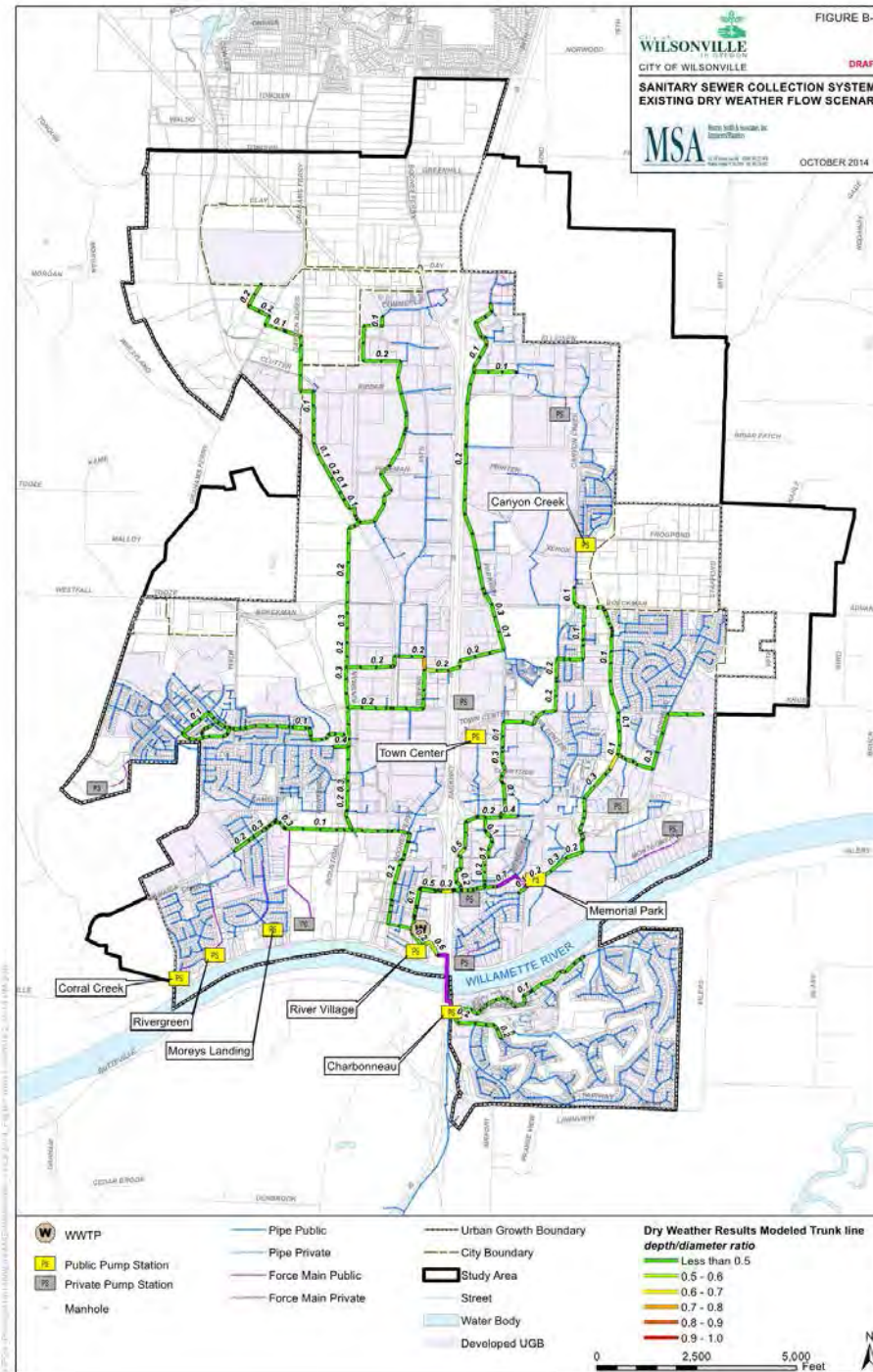
- Existing
- Future

Urban Reserve

- Future

Existing System Capacity

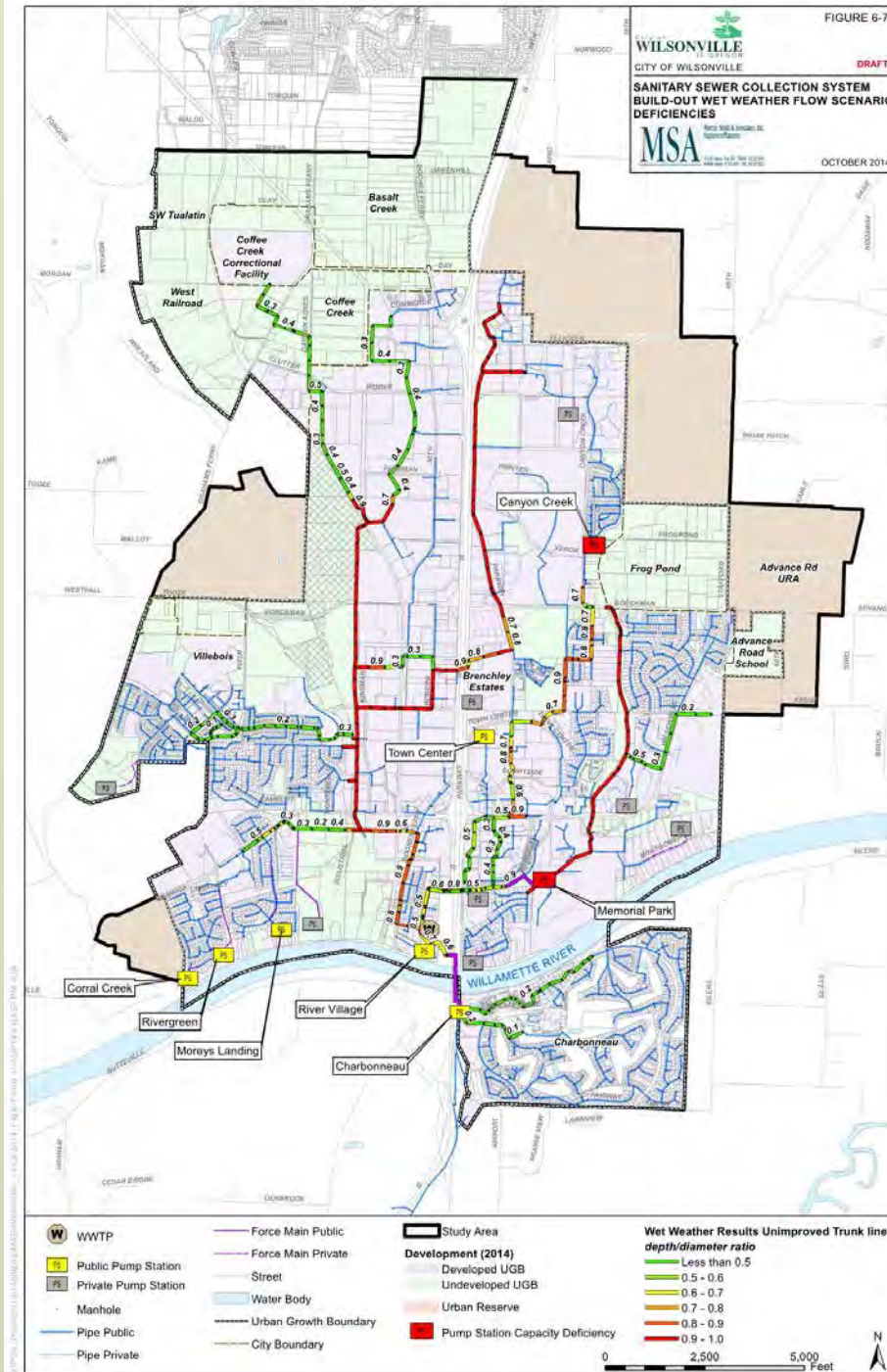
1.22.15 Council Mtg 20 of 275



City of
Wilsonville
in Oregon

Future System Capacity

122.5 Council Mtg. 21 of 275



City of
Wilsonville
in Oregon

Improvement Types

- Existing System Capacity Upgrades
- Condition Based
- New Infrastructure for Future Development

Prioritization Category

DEVELOPMENT AREA

- UGB
- Advanced Road URA
- URA

TIMING

- 0-5 Years
- 5-10 Years
- 10-20 Years

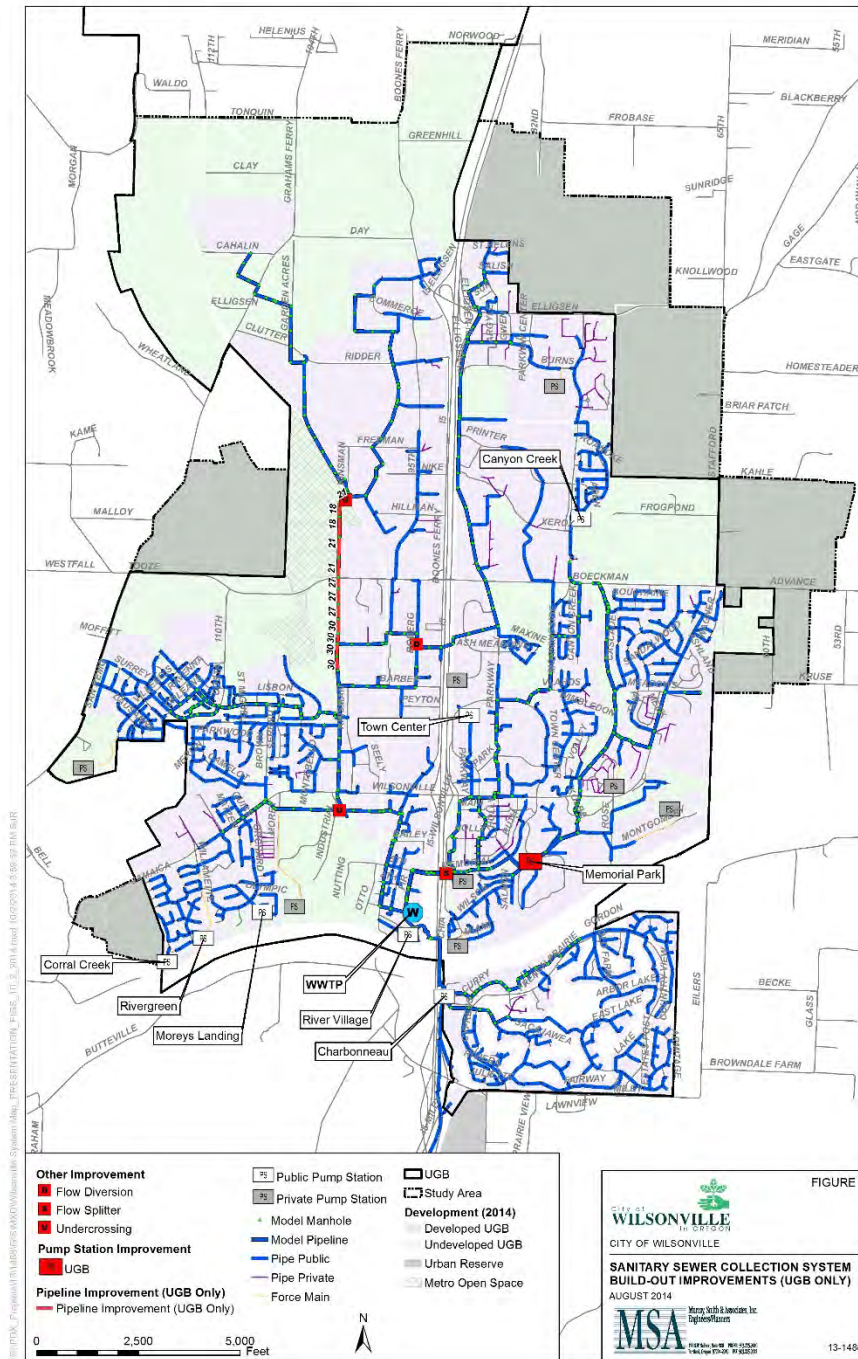
OTHER INFORMATION

- Project Drivers
- Growth Percentage

12216 Council Mtg 24 of 275
CIP Existing System
Upgrades
UGB Only

\$9.9 Million
over 10 years

SDC and Rate
Funded



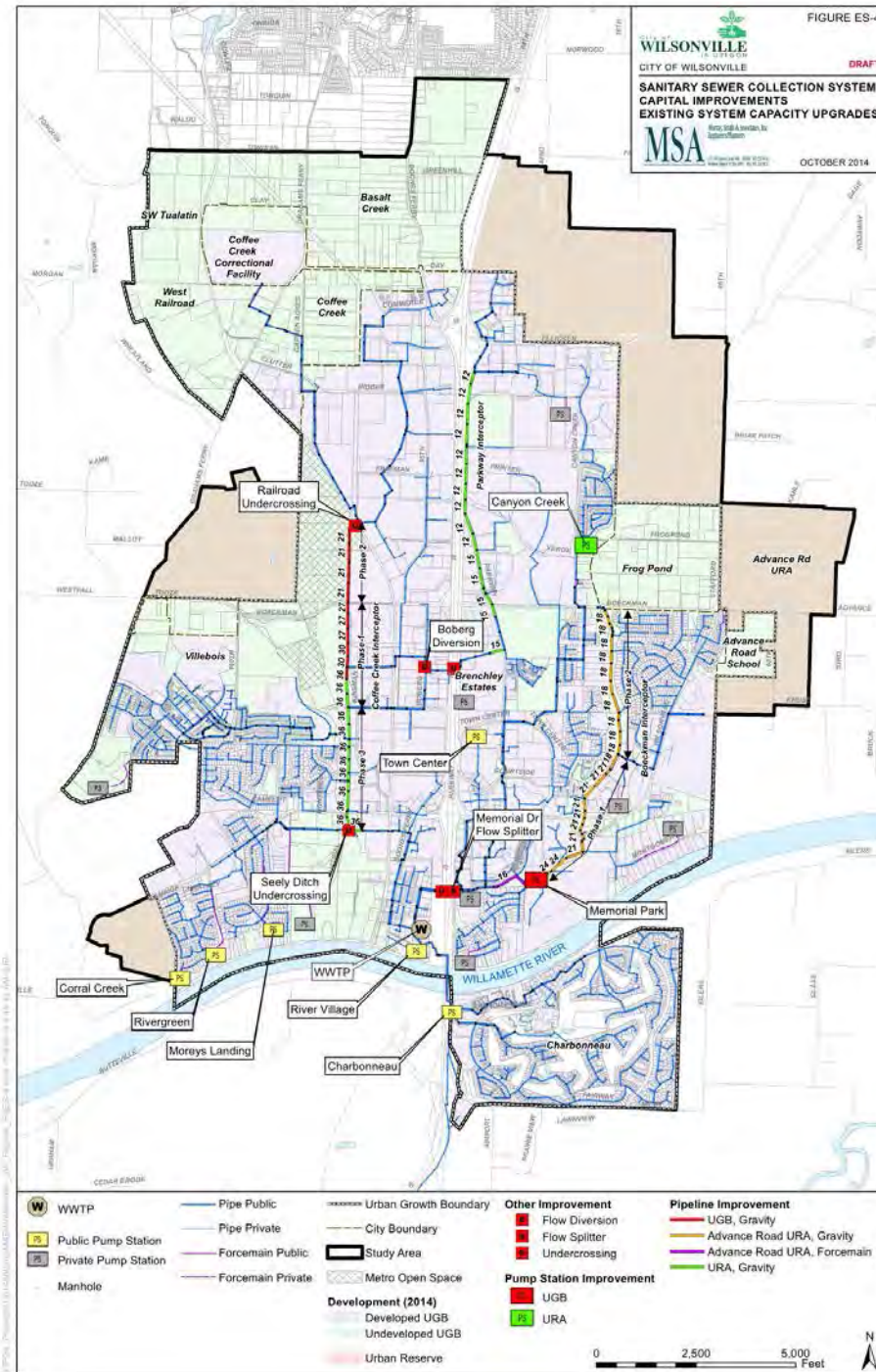
City of
Wilsonville
in Oregon

CIP – Existing System Upgrades

\$9.9 Million
over 10 years
within UGB

\$19.0 Million
over 20 years
outside UGB
(URA)

SDC and Rate
Funded

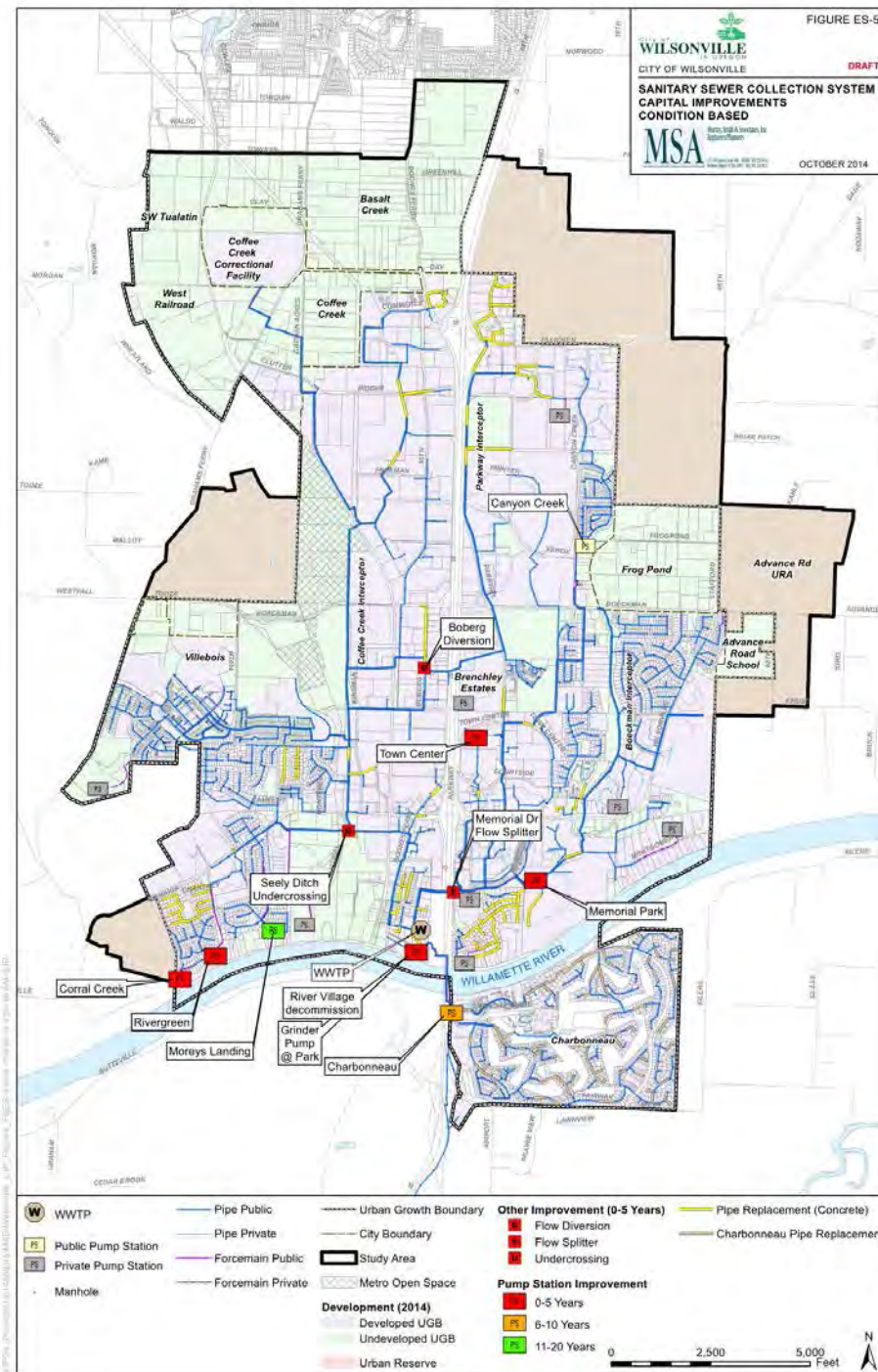


City of
Wilsonville
in Oregon

CIP – Condition Based

\$15.7 Million
over 20 years

Rate Funded

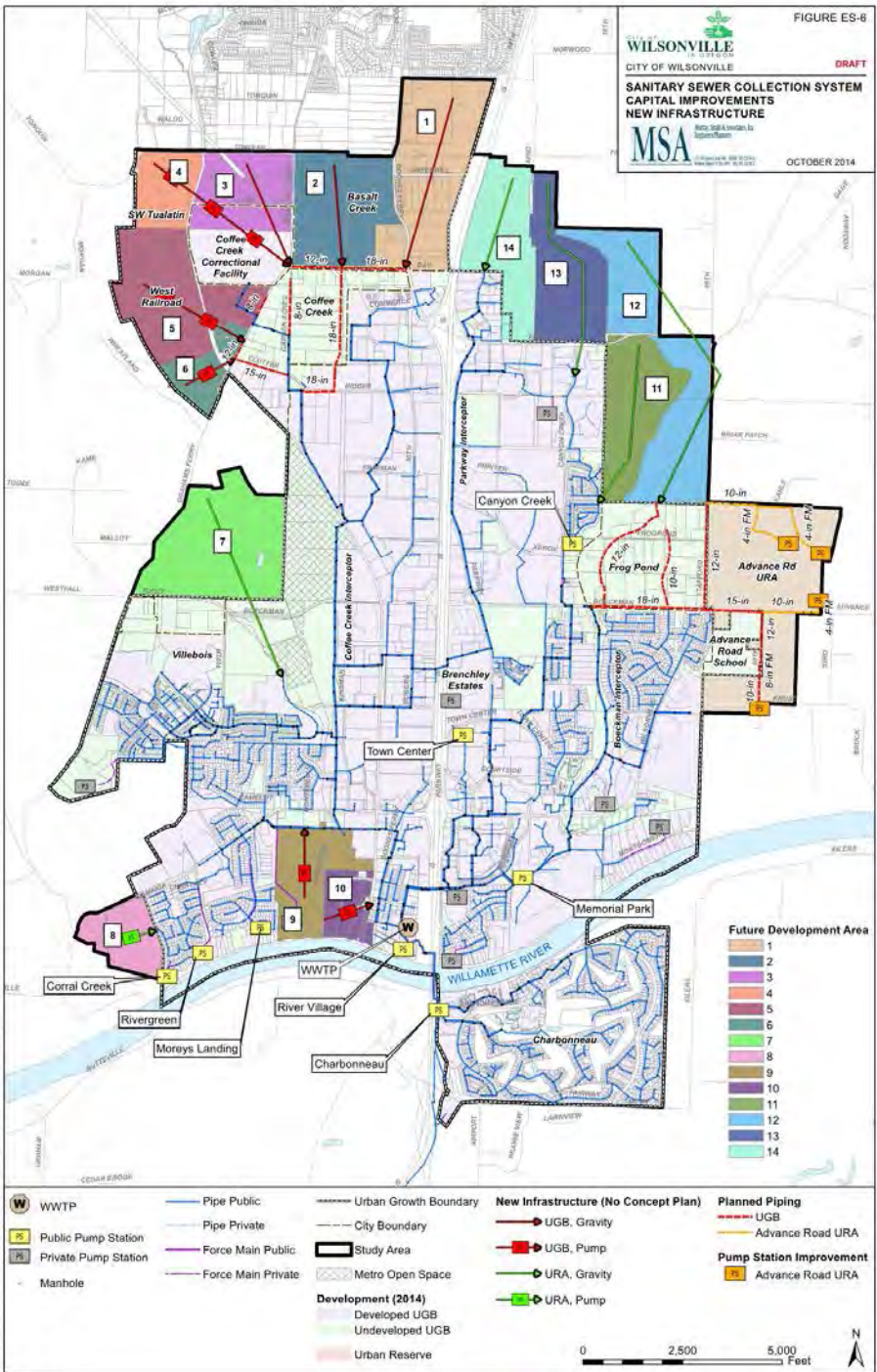


City of
Wilsonville
in Oregon

CIP – New
Infrastructure
for Future
Development

1.23.15 Council Mtg. 27 of 275

Development
Funded



City of
Wilsonville
in Oregon

Cost Summary

Capital Improvement Program Summary (Estimated Costs)			
Improvement Category	Prioritization Category	Time Frame (Cost)	Comment
Existing System Upgrades for Future Development	UGB	\$9.91 million	SDC and Rate Funded
	Advance Road URA	\$7.51 million	
	URA	\$11.53 million	
	Total	\$28.95 million	
Condition Based	UGB	\$15.7 million	Rate Funded
New Infrastructure for Future Development	Development Funded		Developer Improvements and SDCs

Capital Improvement Program Summary (Estimated Total Costs)					
Improvement Category	Prioritization Category	Time Frame (Cost)			Total Cost
		0-5 Years	6-10 Years	11-20 Years	
Existing System Upgrades for Future Development	UGB	\$3,080,000	\$6,830,000	---	\$9,910,000
	Advance Road URA	---	\$7,510,000	---	\$7,510,000
	URA	---	\$300,000	\$11,225,000	\$11,525,000
	Total	\$3,080,000	\$14,640,000	\$11,225,000	\$28,945,000
Condition Based	UGB	\$5,566,000	\$3,125,000	\$6,993,000	\$15,684,000
New Infrastructure for Future Development	UGB	\$29,170,000	\$32,620,000	---	\$61,790,000
	Advance Road URA	---	\$7,440,000	---	\$7,440,000
	URA	---	---	\$44,840,000	\$44,840,000
	Total	\$29,170,000	\$40,060,000	\$44,840,000	\$114,070,000

Note 1. Cost estimates represent a Class 5 budget estimate, as established by the *American Association of Cost Engineers*. This preliminary estimate class is used for conceptual screening and assumes project definition maturity level below two percent. The expected accuracy range is -20 to -30 percent on the low end, and +30 to +50 percent on the high end, meaning the actual cost should fall in the range of 30 percent below the estimate to 50 percent above the estimate.

**PLANNING COMMISSION
RESOLUTION NO. LP14-0002**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING
THAT THE WILSONVILLE CITY COUNCIL ADOPT AN UPDATE TO THE
WILSONVILLE WASTEWATER COLLECTION SYSTEM MASTER PLAN**

WHEREAS, the Wilsonville Planning Commission has held two work sessions on August 13, 2014 and October 8, 2014, and the Committee for Citizen Involvement hosted an Open House on November 12, 2014, to discuss and take public testimony concerning a proposed update to the Wilsonville Wastewater Collection System Master Plan; and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted the proposed update to the Wastewater Collection System Master Plan to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to 4,787 property owners within the City limits and a list of interested citizens and agencies, and were posted in three locations throughout the City and on the City website, held a Public Hearing on December 10, 2014, to review proposed update to the Wastewater Collection System Master Plan, and to gather additional testimony and evidence regarding the proposed Master Plan update; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Planning Staff Report, as presented at the December 10, 2014, public hearing, including the findings and recommendations contained therein and does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed update to the Wastewater Collection System Master Plan as approved on December 10, 2014, by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 10th day of December 2014 and filed with the Planning Administrative Assistant on December 11, 2014.

Wilsonville Planning Commission

Attest:

Linda Straessle, Administrative Assistant III

SUMMARY of Votes:

Chair Ben Altman: _____
Commissioner Marta McGuire: _____
Commissioner Eric Postma: _____
Commissioner Peter Hurley: _____
Commissioner Al Levit: _____
Commissioner Phyllis Millan: _____
Commissioner Jerry Greenfield: _____



City of Wilsonville

**PLANNING COMMISSION
WEDNESDAY, DECEMBER 10, 2014
6:00 PM**

VII. PUBLIC HEARING

**A. Wastewater Collection System Master Plan Update
(Kraushaar/Ward)**

The Waste Water Collection System Master Plan is a City-wide plan that guides waste water collection policies and project schedule.

Planning Commission decisions are in the form of a recommendation to City Council.

**PLANNING COMMISSION
RESOLUTION NO. LP14-0002**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING
THAT THE WILSONVILLE CITY COUNCIL ADOPT AN UPDATE TO THE
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NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Planning Staff Report, as presented at the December 10, 2014, public hearing, including the findings and recommendations contained therein and does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed update to the Wastewater Collection System Master Plan as approved on December 10, 2014, by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 10th day of December 2014 and filed with the Planning Administrative Assistant on December 11, 2014.

Wilsonville Planning Commission

Attest:

Linda Straessle, Administrative Assistant III

SUMMARY of Votes:

Chair Ben Altman:	_____
Commissioner Marta McGuire:	_____
Commissioner Eric Postma:	_____
Commissioner Peter Hurley:	_____
Commissioner Al Levit:	_____
Commissioner Phyllis Millan:	_____
Commissioner Ray Phelps:	_____



PLANNING COMMISSION STAFF REPORT

Meeting Dates: December 10, 2014	Subject: Updated Wastewater Collection System Master Plan Staff Members: Mike Ward PE and Daniel Pauly AICP Contact: 503-682-4960 or ward@ci.wilsonville.or.us , pauly@ci.wilsonville.or.us
Applicant: City of Wilsonville	
Action Required: Conduct Public Hearing, Make Recommendation to City Council	
Staff Recommendation: Recommend approval of the proposed update to the Wastewater Collection System Master Plan to the City Council.	
Recommended Language for Motion: The Planning Commission recommends approval of LP14-0002, proposed updated Wastewater Collection System Master Plan, to the City Council (with or without specific changes).	

ISSUE BEFORE THE COMMISSION:

Wilsonville uses a three-step approach to planning for public facilities. First, general Policies and Implementation Measures are contained in the Comprehensive Plan. Second, individual master plans are prepared and periodically updated to deal with specific facility requirements. Finally, the City annually updates a rolling five-year Capital Improvement Program, based on these master plans, for scheduling and budgeting of improvement projects. Among the individual master plans is the Wastewater Collection System Master Plan last updated in 2001. Before the commission is an update to the Wastewater Collection System Master Plan, consistent with the second step of the City's approach to planning for public facilities. The wastewater treatment plant is considered a separate facility and is not included within the scope of the current project.

EXECUTIVE SUMMARY/ INTRODUCTION:

The Wastewater Collection System Master Plan provides a 20-year blueprint for Wilsonville's wastewater collection system including sanitary trunk lines and pump stations. The Wastewater Collection System Master Plan update integrates past master planning efforts as well as new information such as population and job growth projections and the current condition of wastewater collection infrastructure. In summary, the updated Wastewater Collection System Master Plan does the following:

- Summarizes basic information describing the wastewater collection system.
- Describes how the system components function.

- Presents technical criteria required for evaluating the system.
- Identifies current system deficiencies and describes recommended improvements to correct them.
- Identifies future system needs to accommodate future growth.
- Contains planning-level cost information for general budgeting and developing a prioritized Capital Improvement Program (CIP).
- Documents for City leaders, technical staff, consultants, customers and other interested parties the existing system and future recommended improvements.
- Incorporates community values and priorities through input from a public open house process.
- Facilitates logical planning decisions and utility coordination relative to other City projects and programs.

TIMELINE:

The updated Wastewater Collection System Master Plan considers both short-term and long-term priority projects for the wastewater collection system and in Section 7 provides a list of the projects and related timelines.

COMMUNITY INVOLVEMENT PROCESS:

A number of different media and venues have been used to encourage public involvement. Wastewater collection tends to be a subject in which the community does not express a lot of interest as long as the system is functioning well. While a reasonable effort has been made to notify and solicit community involvement, limited interest has been expressed. Information was published in the Boones Ferry Messenger, a community newsletter mailed to every address within Wilsonville's 97070 zip code, the Committee for Citizen Involvement hosted a community open house, the Planning Commission held work sessions, and project staff made information about the project available on the City's website. The City mailed public hearing notices citywide for the Planning Commission and upcoming City Council public hearings.

DISCUSSION TOPICS:

Aging Infrastructure, Especially in the Charbonneau District

Being a relatively young City, Wilsonville has not historically focused a lot on replacing aging and failing infrastructure. Currently, and more so during the latter parts of the planning horizon for the updated Wastewater Collection System Master Plan, a need exists to update parts of the system to keep them functional, which will involve significant capital costs. The Charbonneau district especially needs repairs to aging infrastructure.

Planning for Continued Growth

While additional attention is needed to maintain and replace existing aging infrastructure, Wilsonville will continue to grow during the planning horizon and the updated plan incorporates the most up to date growth forecast information to plan capacity for the expected growth.

PLANNING COMMISSION'S FINDINGS AND RECOMMENDATION

The Commission finds that the proposal meets the criteria for approval as an amendment to the City's Comprehensive Plan by updating the Wastewater Collection System sub-element.

ATTACHMENTS

A. Draft Plan (under separate cover)

CONCLUSIONARY FINDINGS

The updated Wastewater Collection System Master Plan has been found to be consistent with the applicable criteria as follows.

COMPREHENSIVE PLAN COMPLIANCE

Standards for Approval of Plan Amendments

In order to grant a Plan amendment, the City Council shall after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

a. Conformance with Other Portions of the Comprehensive Plan

CP1. **Review Criteria:** "The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed updated Wastewater Collection System Master Plan has been found to be in conformance with the Comprehensive Plan. See Findings CP2 through CP31 below.

b. Amendment is in the Public Interest

CP2. **Review Criterion:** "The granting of the amendment is in the public interest."

Finding: This criterion is satisfied.

Explanation of Finding: Development Code Subsection 4.198 (.01) A. implements this standard. It is in the public interest to periodically update the master plans for critical public facilities such as the wastewater collection system to ensure the system provides for adequate service for current and future residents and businesses to ensure proper sanitation and conveyance of wastewater to the treatment plant.

c. Public Interest and Timing of Amendment

CP3. **Review Criterion:** "The public interest is best served by granting the amendment at this time."

Finding: This criterion is satisfied.

Explanation of Finding: Facility master plans such as the wastewater collection system must be updated periodically to provide updated current condition information and use updated data to forecast future needs. The last update to the Wastewater Collection System Master Plan was in 2001, so the public interest is best served by updating the master plan as soon as possible making the current timing appropriate.

d. Adequately Addressing Specific Factors

CP4. **Review Criteria:** “The following factors have been adequately addressed in the proposed amendment: the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions.”

Finding: These criteria are satisfied.

Explanation of Finding:

Suitability of the Various Areas for Particular Land Uses and Improvements: The plan only considers serving areas otherwise acknowledged as future growth areas. The plan includes analysis of the current location of the largest pump station in the City in a flood zone, Memorial Park pump station, and the need to relocate the pump station to a more appropriate location. Otherwise specific location and impacts to natural areas and other resources has not been evaluated, but will be evaluated during the design phase of individual improvements.

Land Uses and Improvements in the Area: The updated Wastewater Collection System Master Plan considers the current land uses throughout the city as well as potential land uses in future growth areas.

Trends in Land Improvement: The amended Wastewater Collection System Master Plan supports the trends identified in other master plans and studies.

Density of Development: The updated Wastewater Collection System Master Plan considers planned densities throughout the City and growth areas over the planning horizon.

Property Values: Planning for an adequate wastewater collection system helps enable a functional system long term which supports sanitation. Lack of proper sanitation and ability to properly dispose of wastewater would negatively affect property values.

The Needs of Economic Enterprises in the Future Development of the Area: Planning for an adequate wastewater collection system helps support economic enterprise in area planned for business growth by planning adequate capacity and service.

Transportation Access: The Wastewater Collection System Master Plan does not consider transportation access.

Natural Resources: The updated Wastewater Collection System Master Plan doesn't specifically address how facility siting and sewer line replacement affect natural resources. However, the City has regulations in place to look at conservation of resources during the design and final siting of future improvements.

Public Need for Healthful, Safe and Aesthetic Surroundings and Conditions: Functional and sanitary conveyance of wastewater to the treatment plan, which is the aim of the updated Wastewater Collection System Master Plan, supports healthful, safe, and aesthetic surroundings by preventing unsanitary or environmentally detrimental disposal or treatment of wastewater.

e. Conflict with Metro Requirements

CP5. **Review Criteria:** "Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements."

Finding: These criteria are satisfied.

Explanation of Finding: No conflicts with Metro requirements have been identified.

Citizen Involvement

Goal 1.1: To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

Policy 1.1.1: Wide Range of Public Involvement

CP6. **Review Criterion:** "The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes."

Finding: This criterion is satisfied.

Explanation of Finding: A number of different media and venues have been used to encourage public involvement. Wastewater collection tends to be a subject in which the community does not express a lot of interest as long as the system is functioning well. While a reasonable effort has been made to notify and solicit community involvement, limited interest has been expressed. Information was published in the Boones Ferry Messenger, a community newsletter mailed to every address within Wilsonville's 97070 zip code, the Committee for Citizen Involvement hosted a community open house, the Planning Commission held work sessions, and project staff made information about the project available on the City's website. The City mailed public hearing notices citywide for the Planning Commission and upcoming City Council public hearings.

Implementation Measure 1.1.1.a. Early Public Involvement

CP7. **Review Criterion:** "Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it

is still in “draft” form, thereby allowing for community involvement before decisions have been made.”

Finding: This criterion is satisfied.

Explanation of Finding: The City solicited feedback from the Planning Commission and public early in the planning process while the plan was still in draft form. Any feedback has been considered in preparation of the plan.

Goal 1.2: For Wilsonville to have an interested, informed, and involved citizenry.

Policy 1.2.1: User Friendly Information

CP8. **Review Criterion:** “The City of Wilsonville shall provide user-friendly information to assist the public in participating in the City planning programs and processes.”

Finding: This criterion is satisfied.

Explanation of Finding: The City has produced user-friendly notices for the project, as well as provided other information, and opportunities, both in person and online, to examine the materials related to the updated Wastewater Collection System Master Plan.

Implementation Measures 1.2.1.a.-c. Clarification, Publicity, and Procedures for Public Involvement

CP9. **Review Criteria:** These measures address the City’s responsibility to help clarify the public participation process, publicize ways to participate, and establish procedures to allow reasonable access to information.

Finding: These criteria are satisfied.

Explanation of Finding: The City has produced user-friendly notices for the project, as well as provided other information, and opportunities, both in person and online, to examine the materials related to the updated Wastewater Collection System Master Plan.

Policy 1.3.1. Implementation Measures 1.3.1.b. Clarification, Publicity, and Procedures for Public Involvement

CP10. **Review Criteria:** “The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.” “Where appropriate, the City shall continue to coordinate its planning activities with affected public agencies and private utilities. Draft documents will be distributed to such agencies and utilities and their comments shall be considered and kept on file by the City.”

Finding: These criteria are satisfied.

Explanation of Finding: The appropriate agencies have been notified through the DLCD notice and/or the Public Hearing Notice. Any comments will be entered into the public hearing record and be considered.

Urban Growth Management

Goal 2.1: To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.

Implementation Measure 2.1.1.d. Establish and Maintain Revenue Sources for Public Services and Facilities

CP11. **Review Criterion:** “Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.”

Finding: This criterion is satisfied.

Explanation of Finding: While the scope of the Wastewater Collection System Master Plan includes prioritizing short-term and long-term projects for the Capital Improvement Program and developing budget level cost estimates, the update does not evaluate funding tools. The City is examining and will continue to examine revenue sources to support the CIP through such projects as the Charbonneau Consolidated Improvement Plan, the Frog Pond Area Concept Plan, and the Basalt Creek Master Plan.

Implementation Measure 2.1.1.e. Concurrency of Facilities and New Development

CP12. **Review Criterion:** “Allow new development to proceed concurrently with the availability of adequate public services and facilities as specified in Public Facilities and Services Section (Section C) of the Comprehensive Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: The City’s current policies supporting concurrency of public services and facilities with new development are not altered by the proposed update to the Wastewater Collection System Master Plan.

Policy 2.2.1. Plan for Urbanization

CP13. **Review Criterion:** “The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the plan for wastewater collection infrastructure, including ensuring adequate capacity and service to land within the Urban Growth Boundary and Urban Reserves around the City, the City is supporting the effort to plan for the eventual urbanization of these areas.

Implementation Measure 2.2.1.b. Fair Share to Increase Development Capacity

CP14. **Review Criterion:** “The City of Wilsonville, to the best of its ability based on infrastructure provided at the local, regional, and state levels, shall do its fair share to increase the development capacity of land within the Metro UGB.”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the plan for wastewater collection infrastructure, including ensuring adequate capacity and service for planned densities, the City is supporting the effort to provide for its fair share of development within the UGB.

Implementation Measure 2.2.1.g. Urban Services to Not be Extended Outside City Limits

CP15. **Review Criterion:** “Urban sanitary sewer and water service shall not be extended outside the City limits, with the following exceptions:

1. Where an immediate demonstrable threat to the public health exists, as a direct result of the lack of the service in question;
2. Where a Governmental agency is providing a vital service to the City; or
3. Where it is reasonable to assume that the subject area will be annexed to the City within a reasonable period of time.”

Finding: This criterion is satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan does not plan for extension of wastewater collection services until properties are annexed into the City.

Public Facilities and Services

Goal 3.1 To assure that good quality public facilities and services are available with adequate, but not excessive, capacity to meet community needs, while also assuring that growth does not exceed the community’s commitment to provide adequate facilities and services.

Policy 3.1.1. The City to Provide Public Facilities

CP16. **Review Criterion:** “The City of Wilsonville shall provide public facilities to enhance the health, safety, educational, and recreational aspects of urban living.”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the plan for wastewater collection infrastructure, including ensuring adequate capacity and service to land within the Urban Growth Boundary and Urban Reserves around the City, the City is supporting the effort to continue to provide for all aspects of urban living affected by wastewater collection.

Implementation Measure 3.1.1.a. City to Prepare and Implement Facility/Services Master Plans

CP17. **Review Criterion:** “The City will continue to prepare and implement master plans for facilities/services, as sub-elements of the City’s Comprehensive Plan. Facilities/services will be designed and constructed to help implement the City’s Comprehensive Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: The City is continuing the practice to prepare and implement facility/services master plans as sub-elements of the Comprehensive Plan by updating the 13-year-old Wastewater Collection System Master Plan.

Implementation Measure 3.1.1.d. City to Review Development Densities and Facilities/Services Capacity

CP18. **Review Criterion:** “The City shall periodically review and, where necessary, update its development densities indicated in the land use element of the Plan, based on the capacity of existing or planned services and/or facilities.”

Finding: This criterion is satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan incorporates the most up to date growth forecast information to plan enough capacity for the expected growth; it has not identified any areas where planned development densities need to be adjusted based on the capacity to serve with the waste water collection system.

Policy 3.1.2. Concurrency

CP19. **Review Criterion:** “The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the Wastewater Collection System Master Plan the City is coordinating its efforts over the planning horizon to provide wastewater collection facilities and services concurrent with need, whether it involves new development, redevelopment, or upgrading aging infrastructure.

Implementation Measure 3.1.2.a. Urban Development only in Serviceable Areas

CP20. **Review Criterion:** “Urban development will be allowed only in areas where necessary facilities and services can be provided.”

Finding: This criterion is satisfied.

Explanation of Finding: In addition to analyzing the condition of existing infrastructure the updated Wastewater Collection System Master Plan identifies deficiencies and needed improvements to serve areas expected to develop. The City will continue to follow concurrency policies for public facilities and development and thus allow development only in areas where wastewater collection services can be provided.

Policy 3.1.3. Payment for and Benefits from Facilities and Services

CP21. **Review Criterion:** “The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services or those benefiting from such facilities and services, pay for them.”

Finding: This criterion is satisfied.

Explanation of Finding: The City’s current practices to require parties causing a need for expanded facilities pay for them are not changed by the scope of the updated Wastewater Collection System Master Plan.

Implementation Measure 3.1.3.a. Developers and SDC's

CP22. **Review Criterion:** “Developers will continue to be required to pay for demands placed on public facilities/services that are directly related to their developments. The City may establish and collect systems development charges (SDCs) for any or all public facilities/services, as allowed by law. An individual exception to this standard may be justified, or SDC credits given, when a proposed development is found to result in public benefits that warrant public investment to support the development.”

Finding: This criterion is satisfied.

Explanation of Finding: The City’s current SDC practices are not affected by the updated Wastewater Collection System Master Plan.

Implementation Measure 3.1.3.b. Capital Improvement Program

CP23. **Review Criterion:** “The City will continue to prepare and implement a rolling five- year Capital Improvement Program, with annual funding decisions made as part of the municipal budget process.”

Finding: This criterion is satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan is part of the City’s continuing effort to prepare and implement a rolling five-year Capital Improvement Program by prioritizing short-term and long-term wastewater collection system projects for the CIP.

Implementation Measure 3.1.3.c. Pay-back Agreements

CP24. **Review Criterion:** “The City shall continue to employ pay-back agreements, development agreements, and other creative solutions for facilities that are over-sized or extended from off-site at the expense of only some of the benefited properties.”

Finding: This criterion is satisfied.

Explanation of Finding: The City’s policies towards and use of pay-back agreements, development agreements, and other creative infrastructure financing solutions are not affected by the updated Wastewater Collection System Master Plan.

Policy 3.1.4. City Operations of Sanitary System to Standards

CP25. **Review Criterion:** “The City of Wilsonville shall continue to operate and maintain the wastewater treatment plant and system in conformance with federal, state, and regional water quality standards.”

Finding: This criterion is satisfied.

Explanation of Finding: As discussed in Section 4 of the plan, the update Wastewater Collection System Master Plan will continue to allow the wastewater system to operate to applicable standards.

Implementation Measure 3.1.4.a. City to Maintain Sewer Service Monitoring and Expansion Program

CP26. **Review Criterion:** “The City shall continue to maintain a sewer service capacity monitoring and expansion program to assure that adequate treatment and trunk main capacity are is available to serve continued development, consistent with the City's urban growth policies and the concurrency standards noted above.”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the plan for wastewater collection infrastructure, including ensuring adequate capacity and service to land within the Urban Growth Boundary and Urban Reserves around the City, the City is supporting this implementation measure.

Implementation Measures 3.1.4.b. Sanitary Sewer Capacity

CP27. **Review Criteria:** “The City shall continue to manage growth consistent with the capacity of sanitary sewer facilities.”

Finding: These criteria are satisfied.

Explanation of Finding: An updated Wastewater Collection System Master Plan will enable to the City to better continue to manage growth consistent with the capacity of the wastewater collection system by identifying needed upgrades to current infrastructure as well as infrastructure needed for growth in different planned growth areas.

Implementation Measure 3.1.4.d. Extending Service to Individual Properties and Developments

CP28. **Review Criterion:** “While the City assumes the responsibility for maintaining the treatment plant and collection system, it does not assume the responsibility for extending lines to serve individual properties and developments.”

Finding: This criterion is satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan does not affect the City’s policy of not assuming responsibility for extending wastewater service to individual properties and developments.

Implementation Measure 3.1.4.e. All Urban Development Served by Sanitary Sewer

CP29. **Review Criterion:** “The City shall continue to require all urban level development to be served by the City's sanitary sewer system.”

Finding: This criterion is satisfied.

Explanation of Finding: By updating the plan for wastewater collection infrastructure, including ensuring adequate capacity and service to land within the Urban Growth Boundary and Urban Reserves around the City, the City is supporting the ability to provide sanitary sewer service to all urban level development. The updated Wastewater Collection System Master Plan does not affect the City’s policy of not allowing urban level development not served by the sanitary sewer system.

Implementation Measure 3.1.4.f. Cost of Individual Services and Line Extensions

CP30. **Review Criterion:** “The cost of all line extensions and individual services shall be the responsibility of the developer and/or property owners(s) seeking service. When a major line is to be extended, the City may authorize and administer formation of a Local Improvement District (LID). All line extensions shall conform to the City Sanitary Sewer Collection System Master Plan, urbanization policies, and Public Works Standards.”

Finding: This criterion is satisfied.

Explanation of Finding: The City’s current practices regarding LID’s and costs for services are not affected by the updated Wastewater Collection System Master Plan.

Parks/Recreation/Open Space, Environmental Resources and Community Design

Policies 3.1.11., 4.1.5. and Implementation Measures 3.1.11.a. ,4.1.5.d.-g.,aa. . Conservation of Natural, Scenic, and Historic Areas

CP31. **Review Criteria:** These policies and implementation measures require and encourage conservation of natural resources, as well as scenic and historic areas.

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan doesn’t specifically address how facility siting and sewer line replacement affect natural, scenic, and historic resources. However, the City has regulations in place to look at conservation of resources during the design and final siting of future improvements.

COMPLIANCE WITH PLANNING AND LAND DEVELOPMENT ORDINANCE
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Section 4.003 Consistency with Plans and Laws

PL1. **Review Criterion:** “Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations now or hereafter provide.”

Finding: This criterion is satisfied.

Explanation of Finding: Consistency with the Comprehensive Plan and applicable state laws has been reviewed and summarized in this report.

Section 4.008 General Application Procedures

PL2. **Review Criterion:** “The general application procedures listed in Section 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:

H. Changes to the text of the Comprehensive Plan, including adoption of new Plan elements or sub-elements, pursuant to Section 4.198;”

Finding: This criterion is satisfied.

Explanation of Finding: Adoption of the updated Wastewater Collection System Master Plan is being reviewed pursuant to Section 4.198.

Subsection 4.009 (.02) Who Can Initiate Application

PL3. **Review Criterion:** “Applications involving large areas of the community or proposed amendments to the text of this Chapter or the Comprehensive Plan may be initiated by any property owner, business proprietor, or resident of the City, as well as the City Council, Planning Commission, or Development Review Board acting by motion.”

Finding: This criterion is satisfied.

Explanation of Finding: The application has been initiated by the City as part of its responsibility to periodically update facility master plans.

Subsection 4.032 (.01) B. Authority of Planning Commission

PL4. **Review Criterion:** This Section states that the Planning Commission has authority to make recommendations to the City Council on “legislative changes to, or adoption of new elements or sub-elements of the Comprehensive Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed legislative change is being considered by the Planning Commission as a recommendation to the City Council. The issue before the Planning Commission is a legislative review of an amended sub-element of the Comprehensive Plan.

Subsection 4.033 (.01) B. Authority of City Council

PL5. **Review Criterion:** This Section states that the City Council has final decision-making authority on “applications for amendments to, or adoption of new elements or sub-elements to the maps or text of the Comprehensive Plan, as authorized in Section 4.198.”

Finding: This criterion is satisfied.

Explanation of Finding: Final action will be taken by the City Council following a recommendation from the Planning Commission.

Subsection 4.198 (.01) A. Comprehensive Plan Changes: Public Need

PL6. **Review Criterion:** “That the proposed amendment meets a public need that has been identified;”

Finding: This criterion is satisfied.

Explanation of Finding: It is in the public interest to periodically update the master plans for critical public facilities such as the wastewater collection system to ensure the system provides for adequate service for current and future residents and businesses to ensure proper sanitation and conveyance of wastewater to the treatment plant.

Subsection 4.198 (.01) B. Comprehensive Plan Changes: Meets Public Needs As Well As Other Options

PL7. **Review Criterion:** “That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;”

Finding: This criterion is satisfied.

Explanation of Finding: As a sub-element of the Comprehensive Plan the Wastewater Collection System Master Plan aims to provide for the public need of adequate wastewater collection service. An updated Wastewater Collection System Master Plan better meets the public need than the current plan by using updated information about the condition of existing infrastructure and growth projections.

Subsection 4.198 (.01) C. Comprehensive Plan Changes: Statewide Planning Goals

PL8. **Review Criterion:** “That the proposed amendment supports applicable Statewide Planning Goals or a Goal exception has been found to be appropriate; and;”

Finding: This criterion is satisfied.

Explanation of Finding: Please see compliance with Statewide Planning Goals section below.

Subsection 4.198 (.01) D. Comprehensive Plan Changes: Conflict with Other Portions of the Comprehensive Plan

PL9. **Review Criterion:** “That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.”

Finding: This criterion is satisfied.

Explanation of Finding: No conflicts between the updated Wastewater Collection System Master Plan and other portions of the Comprehensive Plan have been identified.

COMPLIANCE WITH OREGON STATEWIDE PLANNING GOALS
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Statewide Planning Goals

Goal 1 Citizen Involvement

OR1. **Review Criterion:** “To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

Finding: This criterion is satisfied.

Explanation of Finding: The citizen involvement process defined in Wilsonville’s Comprehensive Plan has been acknowledged to be in conformance with Goal 1. Findings CP6 through CP10 demonstrate compliance with the citizen involvement component of the Comprehensive Plan and thus Goal 1.

Goal 2 Land Use Planning

OR2. **Review Criterion:** “To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

Finding: This criterion is satisfied.

Explanation of Finding: The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The

Wastewater Collection System Master Plan is a sub-element supporting this plan. A Wastewater Collection System Master Plan will continue to be a sub-element of the Comprehensive Plan and the scope of the update will not change conformance with this goal, but rather provide updated information to better support land use planning in Wilsonville.

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces

- OR3. **Review Criterion:** “To protect natural resources and conserve scenic and historic areas and open spaces.”

Finding: This criterion is satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan does not specifically address how facility siting and sewer line replacement impacts natural, scenic, and historic resources and open space. However, the City has regulations in place to look at conservation of resources during the design and final siting of future improvements.

Goal 6 Air, Water and Land Resource Quality

- OR4. **Review Criteria:** “To maintain and improve the quality of the air, water and land resources of the state.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed updated Wastewater Collection System Master Plan provides for sanitary disposal of wastewater to prevent the wastewater from polluting and degrading water and land resources. It supports the planning guideline of this rule to only designate residential use where approvable sewage disposal alternatives have been clearly identified.

Goal 7 Areas Prone to Natural Disasters and Hazards

- OR5. **Review Criteria:** “To protect life and property from natural disasters and hazards.”

Finding: These criteria are satisfied.

Explanation of Finding: The wastewater collection system has been evaluated for risks associated with natural disasters and hazards, see page 2-9 of Section 2. One identified risk is the highest volume pump station, Memorial Park, which is in an area prone to flooding. The updated Wastewater Collection System Master Plan includes a project to relocate the pump station outside the area prone to flooding; thus, improving the system’s performance related to this criteria.

Goal 11 Public Facilities and Services

- OR6. **Review Criteria:** “To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan is among the utility plans that are sub-elements of the City’s Comprehensive Plan. Using

updated information on the condition of existing infrastructure as well as updated growth forecasts will better enable the timely, orderly and efficient arrangement of wastewater collection facilities and services.

Oregon Administrative Rules

Division 660 Public Facilities Planning

OAR 660-11-0010 The Public Facility Plan

OR7. **Review Criteria:** This OAR identifies what a Public Facility Plan, such as the updated Wastewater Collection System Master Plan, must contain.

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan inventories and assesses Wilsonville's wastewater collection system in support of current and planned land uses; and it includes a list of projects and prioritized projects for short-term and long-term improvements, budget-level cost estimates of projects, and maps of the systems and projects. The master plan also identifies the City as the service provider in City limits and in areas expected to be annexed into the City in the future. A discussion of the City's funding mechanisms is included in the Comprehensive Plan, but is not affected by this update.

OAR 660-11-0015 Responsibility for Public Facility Plan Preparation

OR8. **Review Criteria:** This OAR identifies who is responsible for preparing public facility plans.

Finding: These criteria are satisfied.

Explanation of Finding: The City of Wilsonville has the responsibility to prepare facility plans for public facilities including the wastewater collection system. An existing facility plan, which is a sub-element of the City of Wilsonville's Comprehensive Plan, is being updated to ensure an up-to-date facility plan.

OAR 660-11-0020 Public Facility Inventory and Determination of Future Facility Projects

OR9. **Review Criteria:** This OAR identifies components of public facility inventories.

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan includes an inventory of the City's wastewater collection system including all the required components listed in this OAR: maps, information on capacity and size, assessment of conditions, identification of projects supportive of the City's Comprehensive Plan land use designations, and acknowledgment of future flexibility based on impact studies, facility design, and further master planning efforts.

OAR 660-11-0025 Timing of Required Public Facilities

OR10. **Review Criteria:** This OAR requires public facility plans include a general estimate of the timing for planned public facility projects.

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan includes information on short-term and long-term projects. See Section 7.

OAR 660-11-0030 Location of Public Facility Projects

OR11. **Review Criteria:** This OAR requires public facility plans include a general location of projects

Finding: These criteria are satisfied.

Explanation of Finding: The updated Wastewater Collection System Master Plan includes information, such as maps, on project locations.

OAR 660-11-0035 Determination of Rough Cost Estimates

OR12. **Review Criteria:** This OAR requires public facility plans include rough cost estimates for projects.

Finding: These criteria are satisfied.

Explanation of Finding: The scope of the updated Wastewater Collection System Master Plan includes budget level cost estimates for identified projects.

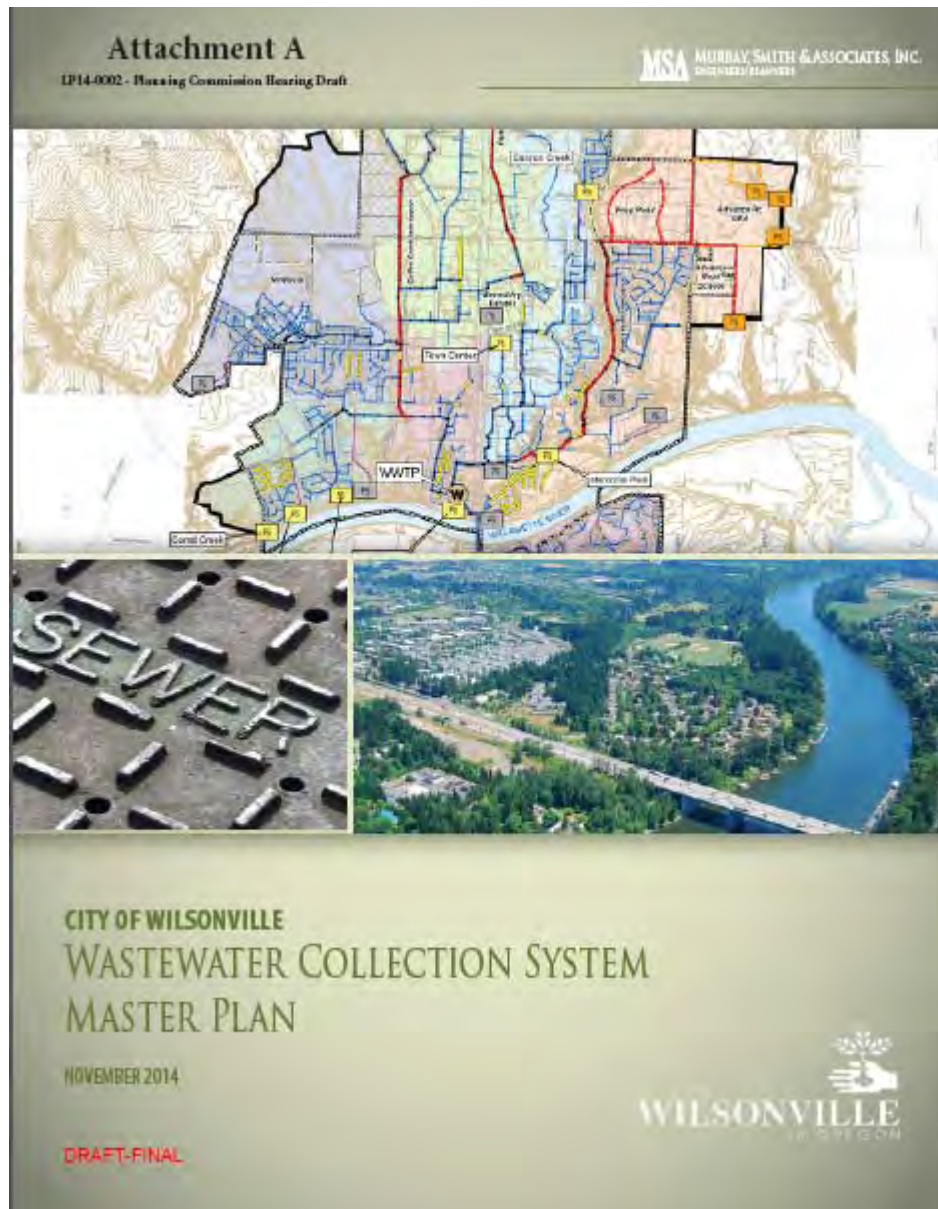
OAR 660-11-0045 Adoption and Amendment Procedures for Public Facility Plans

OR13. **Review Criteria:** This OAR identifies public facility plans as supporting documents to the comprehensive plan and identifies related items to be in the comprehensive plan.

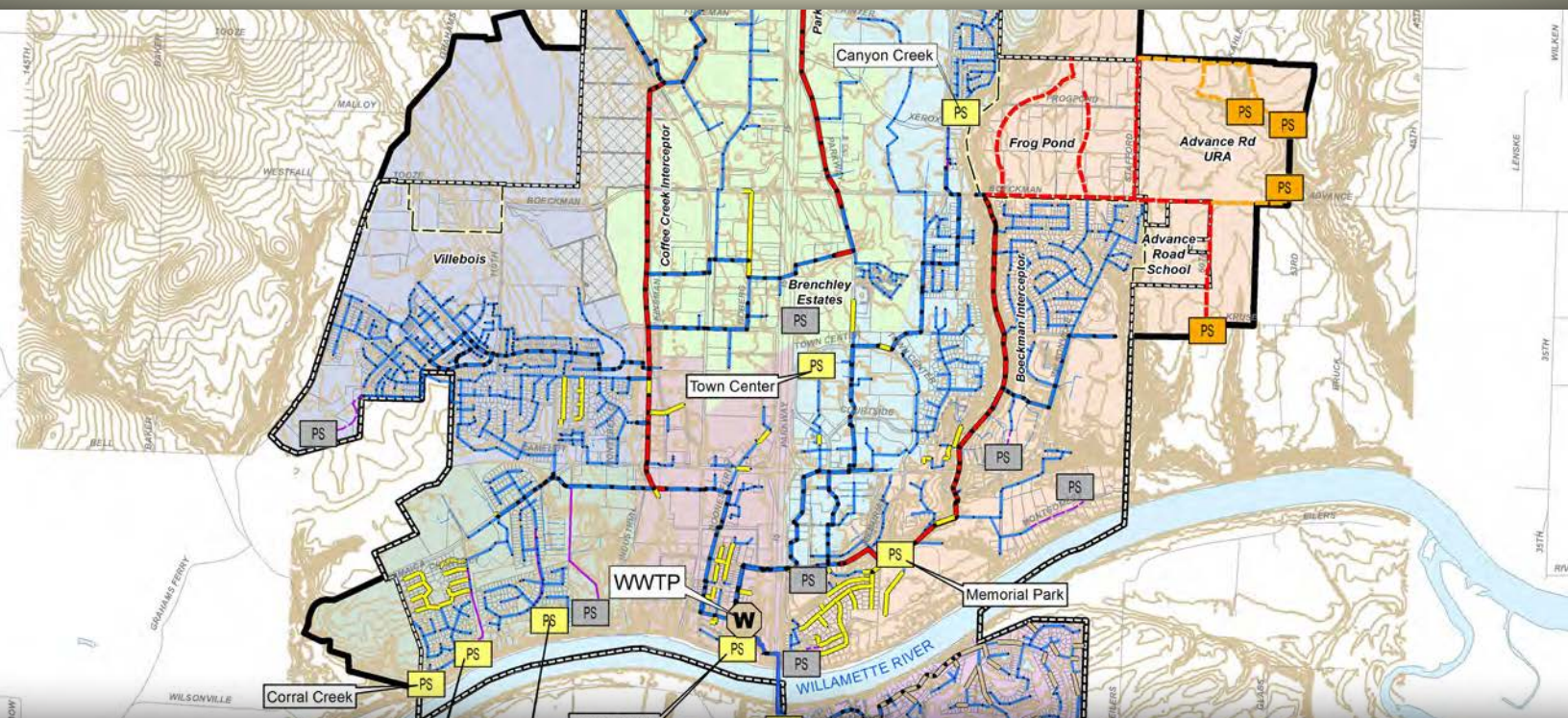
Finding: These criteria are satisfied.

Explanation of Finding: The Wastewater Collection System Master Plan is a sub-element of the City of Wilsonville's Comprehensive Plan and includes a list of projects, a map of projects, and policies on urban growth and the provision public facilities. The updated Master Plan is being considered a land use decision with the appropriate noticing and hearing processes being followed.

Attachment A:



Is Submitted under separate cover



CITY OF WILSONVILLE WASTEWATER COLLECTION SYSTEM MASTER PLAN

NOVEMBER 2014

DRAFT-FINAL

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LIST OF ABBREVIATIONS

Ø	diameter
\$	dollar
°F	degrees Fahrenheit
AC	asbestos cement
AF	agricultural/farm (zoning)
ASTM	American Society for Testing and Materials
AWWA	American Waterworks Association
BMP	best management practices
BPA	Bonneville Power Administration
CCCF	Coffee Creek Correction Facility
CCTV	closed-circuit television
CIP	Capital Improvement Program
CSMP	Collection System Master Plan
CWA	Clean Water Act
DBO	Design-Build-Operate
DEQ	Oregon Department of Environmental Quality
DI	ductile iron

DIA	diameter
DWF	dry weather flow
EDU	equivalent dwelling unit
EFU	exclusive farm or forest use (zoning)
EPA	Environmental Protection Agency
ESA	Endangered Species Act
ETC	etcetera
FEMA	Federal Emergency Management Agency
FD	future development (zoning)
FPS	feet per second
FT	feet
FT/SEC	feet per second
GIS	geographic information system
GPAD	gallons per acre per day
GPCPD	gallons per capita per day
GPD	gallons per day
GPM	gallons per minute
GWI	groundwater infiltration
HDPE	high density polyethylene
HP	horsepower
I-205	Interstate 205
I-5	Interstate 5
JAN	January
LID	low-impact development
LF	linear-feet
METRO	Metropolitan Service District
MG	million gallons
MGD	million gallons per day
MPPS	Memorial Park Pump Station
MSA	Murray, Smith & Associates, Inc.
MS4	municipal separate storm sewer system
NE	northeast
No.	number
NOAA	National Oceanic and Atmospheric Administration
NOV	November
NPDES	National Pollutant Discharge Elimination System
NRCS	National Resources Conservation Service
NW	northwest
OAR	Oregon Administrative Rule
P&W	Portland and Western
PDC	planned development commercial (zoning)
PDCTC	planned development town center (zoning)
PDI	planned development industrial (zoning)
PDR	planned development residential (zoning)
PE	polyethylene

PF	public facilities (zoning)
PFC	public facilities corrections (zoning)
PFP	public facility plan
PGE	Portland General Electric
POTW	publically owned treatment works
PSU	Portland State University
PVC	polyvinyl chloride
PWS	public works standards
RAH	agricultural holding (zoning)
RDII	rainfall derived inflow and infiltration
RI	rural industrial (zoning)
RRFF5	rural residential (zoning)
SCADA	supervisory control and data acquisition
SDC	system development charge
SDR	standard dimension ratio
SE	southeast
SROZ	significant resource overlay zone
SSO	sanitary sewer overflow
SW	southwest
TMDL	total maximum daily load
TSP	transportation system plan
UD	United Disposal
UGB	urban growth boundary
UH	unit hydrograph
URA	urban reserve area
U.S.	United States
V	volt
WRWTP	Willamette River Water Treatment Plant
WSMP	water system master plan
WWF	wet weather flow
WWTP	wastewater treatment plant

ACKNOWLEDGEMENTS

The completion of this plan could not be accomplished without the historical knowledge and hands-on experience of the Wilsonville wastewater collection system. The support, professional courtesy and cooperation of the following city staff members have been instrumental in completing this document (listed alphabetically):

- Adams, Steve – Development Engineering Manager
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- Mangle, Katie – Manager of Long-Range Planning
- Mende, Eric – Capital Projects Engineering Manager
- Neamtzu, Chris – Planning Director
- Rothenberger, Susan – GIS and Mapping Technician
- Ward, Mike – Civil Engineer / Project Manager

EXECUTIVE SUMMARY

INTRODUCTION

The purpose of this wastewater Collection System Master Plan (CSMP) is to provide the City of Wilsonville (City) a guidance document that summarizes the needs of the collection system and assists in its sound stewardship. The primary goals of this CSMP include: (1) present criteria required for evaluating the system; (2) identify current and future system deficiencies and describe recommended improvements to correct them; and (3) provide planning-level cost information for general budgeting and the development of a prioritized Capital Improvement Program (CIP).

Study Area

The study area for the CSMP, presented in Figure ES-1, includes the urban growth boundary (UGB), where the City currently provides wastewater collection service. Also included within the study area are urban reserve areas (URAs) identified by the Metropolitan Service District (METRO). Build-out of the UGB is estimated to occur over the next 20 years. Over the planning horizon, consideration will be given to incorporating the adjacent URAs into the UGB. Because wastewater flows from the URAs would likely impact the collection system, these future growth areas are also included within the study area.

The study area has been delineated at the northern border with the City of Tualatin, allowing service by gravity conveyance based on topography. The exact delineation of the Tualatin/Wilsonville service area will be further refined as future planning of the Basalt Creek Planning Area continues over the next several years.

Wastewater Collection System and Sewer Basins

Wastewater generated within Wilsonville is conveyed through a City-owned and operated sewer collection system. These wastewater flows are transmitted through both gravity and pumped pipelines to the Wilsonville Wastewater Treatment Plant (WWTP). The existing and future wastewater service areas are divided into seven primary basins, covering nearly 12 square miles. The primary basins and associated main interceptors are identified in red text in Figure ES-2.

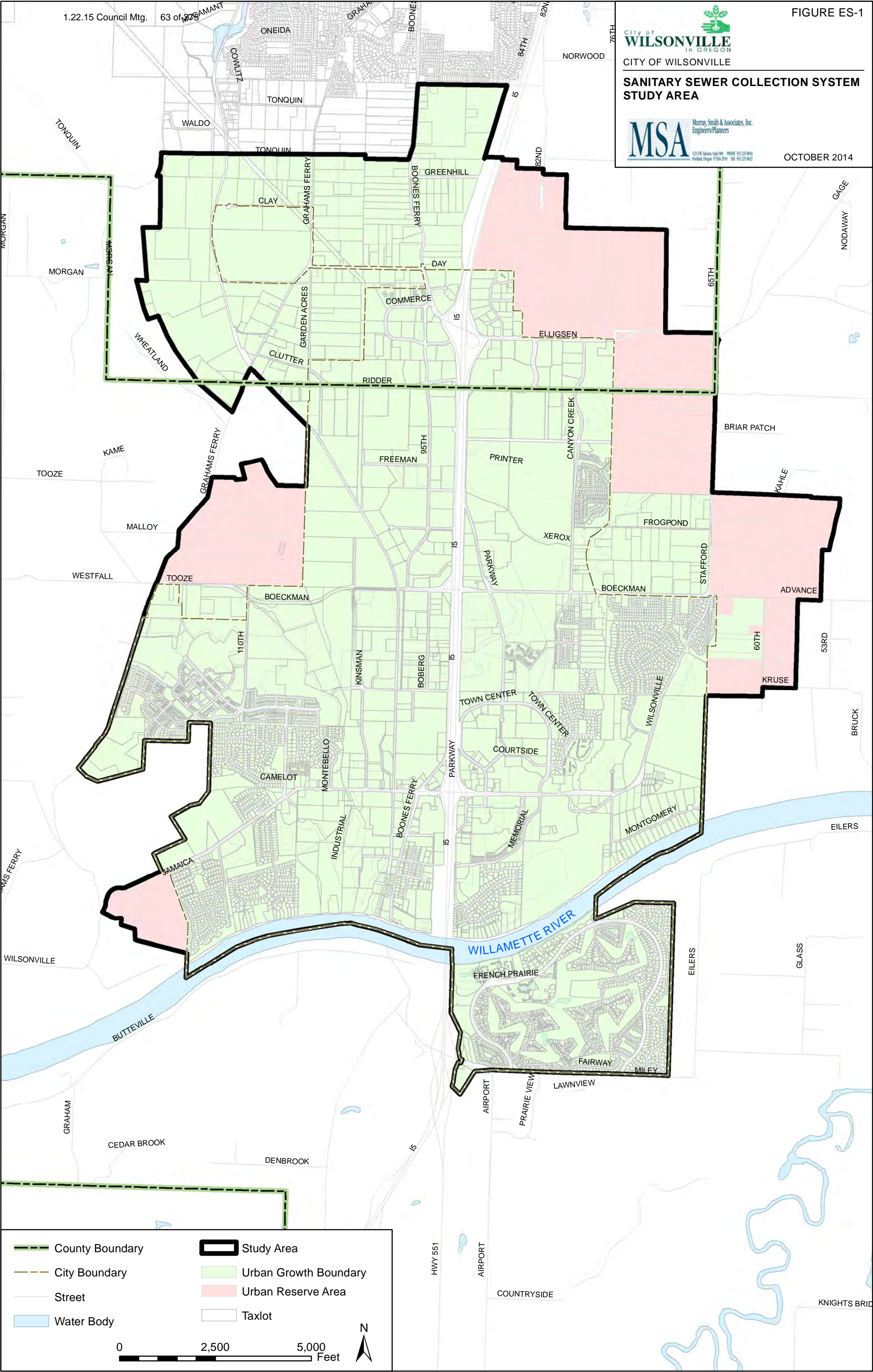
The collection system is comprised of gravity pipes between 4 and 36 inches in diameter. The total length of the gravity collection system is approximately 69.5 miles, nearly 70% of which consists of pipelines 8-inches in diameter and smaller. The oldest portion of the collection system is referred to as Old Town and is located around the WWTP, Boones Ferry Road, Town Center and Charbonneau areas. The pipes within these areas are 35 to 40 years old and comprised primarily of original concrete pipe and manholes. As the collection system has expanded over time, newer piping generally consists of polyvinyl chloride (PVC) with concrete manholes.



**SANITARY SEWER COLLECTION SYSTEM
STUDY AREA**



OCTOBER 2014



The City owns and operates eight public pump stations (lift stations) of various sizes, which discharge wastewater through pressurized force main piping to the gravity trunk system. The largest and most significant pump station within the system is the Memorial Park Pump Station. In addition to these public pump stations, there are several privately-owned pump stations within the City maintained by their respective owners. Figure ES-2 shows the pump station locations throughout the system.

Flow Projection and Capacity Analysis

The CSMP documents existing wastewater flows and future flow projections based on designated land use. For future flow assumptions, all currently unsewered parcels within the UGB were assumed to be sewerred. The capacity of the collection system was evaluated using an estimate of the total peak wastewater flow projected for both existing and future conditions.

The peak wastewater flow is a combination of dry weather flow (DWF), groundwater infiltration (GWI), and wet weather flow (WWF). DWF is the assumed wastewater base flow contributed by residents and businesses, and varies throughout the day in response to personal habits and business operations. GWI is water which enters the collection system through defective pipes, pipe joints, and manhole walls. GWI varies with groundwater depth and is generally seasonal in nature. WWF is stormwater inflow which enters the collection system during or immediately following a precipitation event. This water enters the system through leaky manhole covers and defective underground pipes, as well as through illegal direct connections such as roof drains, yard and area drains, and storm drains. Figure ES-3 illustrates how these flow components are combined to estimate the peak wastewater flow for all areas in the collection system.

Existing peak wastewater flows were derived from water usage records and flow measurement data collected at the wastewater treatment plant and several flow measurement sites over the past 7 years. Future flows were estimated assuming complete build-out of the City, including all parcels within the City limits and UGB, and development of specific areas of the URA, as currently defined by the City. Future peak wastewater flows used in analysis of the system were generated using a hypothetical winter rainfall event with a reoccurrence interval once in 10 years, or 10 percent probability, in accordance with City standards.

Three scenarios assuming relative low, medium and high development densities were applied to undeveloped areas, with the medium density scenario representing the average development potential. The low and high density scenarios were used to characterize system sensitivity to higher or lower peak flows, and provide an overall range of capacity-related improvements anticipated to be necessary as the City develops.

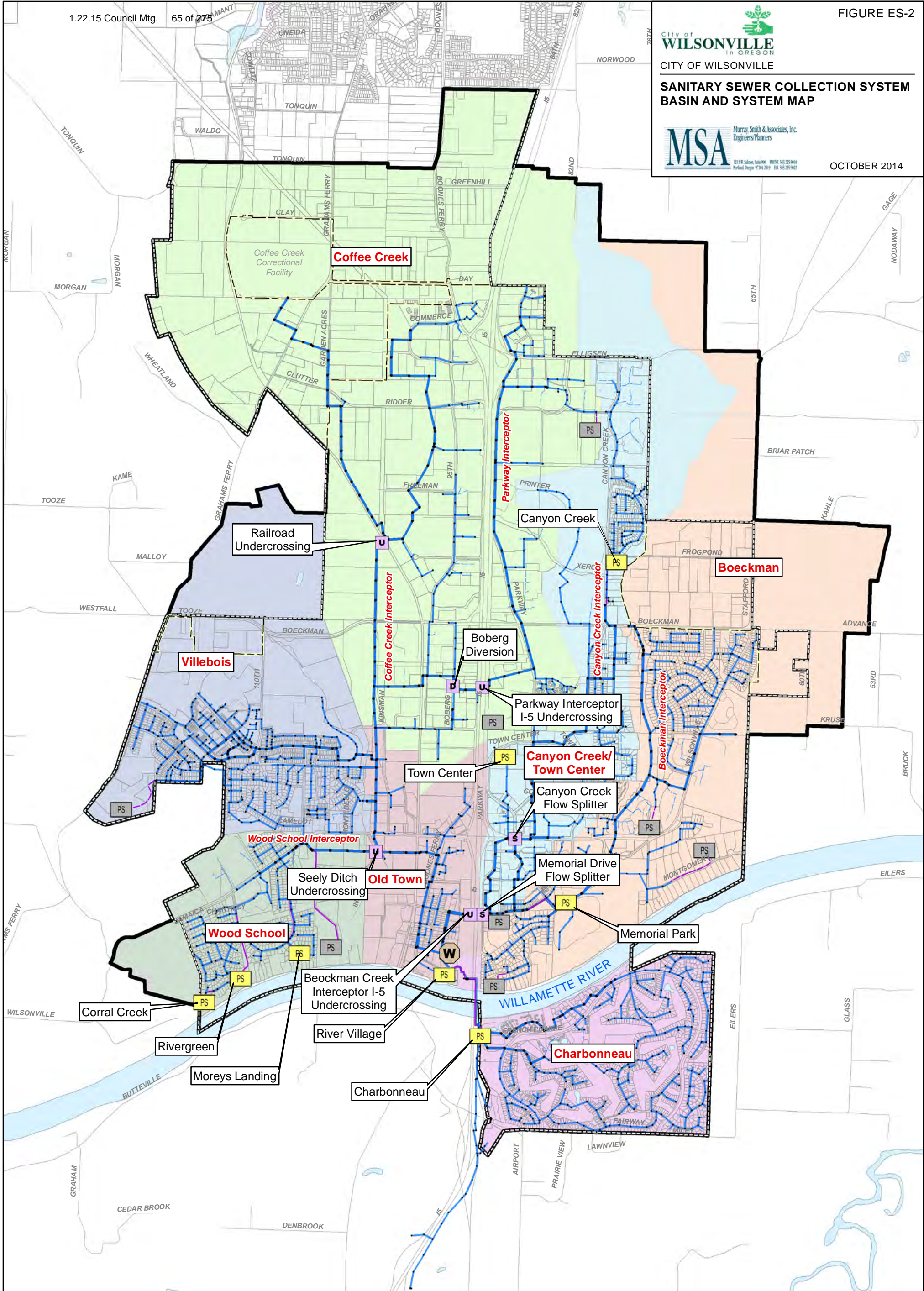
A computer model of the collection system was created using the Innovyze InfoSWMM software package to evaluate the capacity of the various system components under peak wastewater flows. To maximize accuracy of the analysis, the model was first calibrated using flow measurement data collected by the City during the most significant winter storm event in the recent past, the January 18-19, 2012 storm.



**SANITARY SEWER COLLECTION SYSTEM
BASIN AND SYSTEM MAP**



OCTOBER 2014



WWTP



Public Pump Station



Private Pump Station

Manhole

Flow Diversion

Flow Splitter

Undercrossing

Pipe Public

Pipe Private

Forcemain Public

Forcemain Private

Study Area

Urban Growth Boundary

City Boundary

Street

Water Body

Sewer Basin

Charbonneau

Canyon Creek/Town Center

Coffee Creek

Boeckman

Villebois

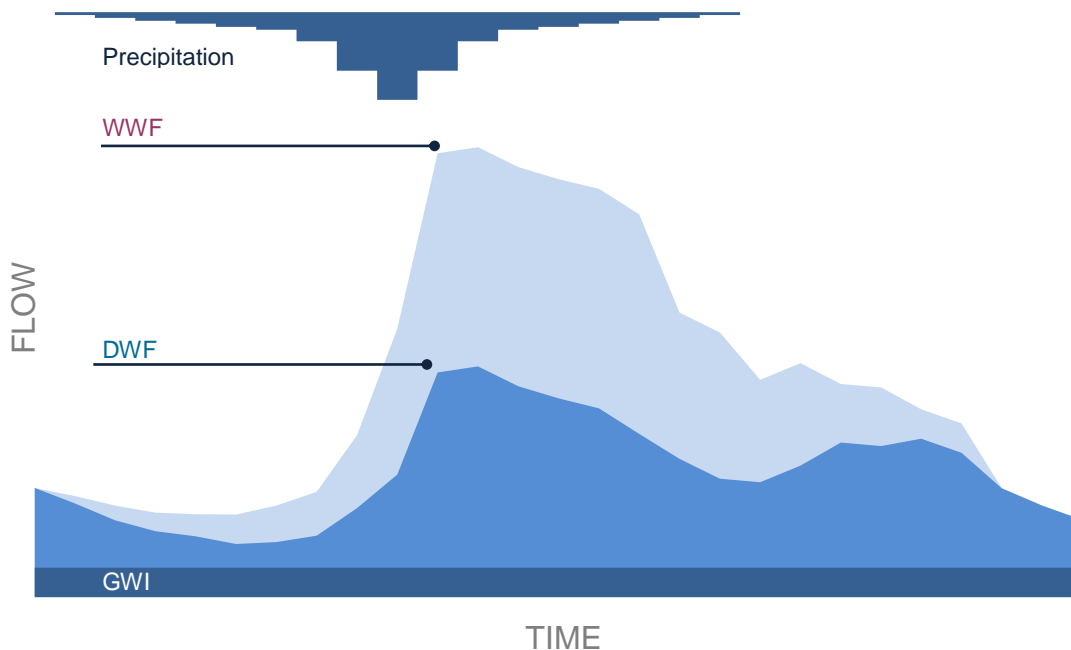
Old Town

Wood School

0 2,500 5,000 Feet



Figure ES-3 | Generic Schematic of Wastewater Flow Components



The system analysis identified components which do not meet minimum criteria as defined by City Public Works Standards and the Oregon Department of Environmental Quality (DEQ). The primary standard is that the depth of flow in all pipes must be less than the pipe diameter at peak flow. Where the pipe is flowing at greater than full depth, this condition is called "surcharged", and the pipe is considered to be capacity-deficient. Pump stations are considered deficient when they are not able to handle the peak flow with their largest pump out of service. Other criteria were also evaluated to identify areas where additional maintenance and flushing may be required due to low pipeline velocities.

Historic and Future Population Data

For consistency purposes, this wastewater CSMP utilized population projections previously developed for the City's 2012 Water System Master Plan (WSMP). Based on land use and densities outlined in the WSMP, a population build-out condition of 52,400 residents for the study area may be reached in the year 2045, assuming an annual growth rate of 2.9%.

The City selected the high density growth scenario for capital improvement selection and sizing. The peak total flow projections (DWF+WWF) at build-out conditions under the high density scenario are 17.9 million gallons per day (mgd) within the UGB and 23.5 mgd within the UGB and potential URA. Those improvements identified in the high density scenario, but not identified in the medium and low density scenarios were given lowest priority in the CIP. Improvements identified in all three scenarios or to serve future areas within the UGB were given highest priority in the CIP. Sizing improvements based on these flow projections accommodates the future population projections as well as industrial and commercial growth potential.

Condition Assessment Results

A general condition assessment for the gravity piping and pump stations was conducted. The majority of the City's gravity piping system is reported to function in good condition; however, known problem areas were identified within the Charbonneau basin and select areas containing concrete piping installed in the 1970s. Several pump stations that require regular maintenance were indicated. All of the City's pump stations are projected to require some level of condition-based upgrades within the CIP timeframe due to the wear of mechanical and electrical components.

Capacity Analysis Results and Capital Improvement Plan Summary

The capacity analysis indicated that there are no capacity-related restrictions under existing development conditions. To accommodate full build-out of the UGB, the collection system requires capacity upgrades at an estimated cost of \$9.9 million over the next ten years. The collection system would require an additional \$19.0 million of capacity upgrades to accommodate areas within the URA but outside the UGB. Capacity upgrade improvements related to future growth are funded by development through system development charges (SDCs). Memorial Park Pump Station, diversion structure, and flow splitter improvements in the CIP are required for both capacity and condition-based issues. The capacity portion of these improvements are also funded by development through SDCs. An additional \$15.7 million in condition-based only improvements were identified over the 20-year planning horizon. The recommended CIP for the short-term period (next 5 years) includes \$8.6 million in capacity and condition-based improvements.

Placeholder costs for new collection system infrastructure needed to serve future development within the study area were estimated. The new infrastructure costs will be entirely paid for by new development through a combination of SDCs and infrastructure constructed by developers. These costs are estimated at \$114 million.

The overall CIP cost estimates are summarized in Table ES-1. Capital improvements are illustrated in Figures ES-4 (capacity upgrades), ES-5 (condition-based improvements), and ES-6 (new infrastructure).

It is recommended the City implement the short-term improvements identified in the CIP to address capacity and condition issues. It is also recommended that the City continue to improve the quality of available collection system information, through continued flow monitoring, and maintaining a consistent program of performing closed-circuit television (CCTV) inspections of all pipelines. Additionally, it is recommended the City reassess long-term improvements (beyond 6 years) by periodically updating the hydraulic model using actual development conditions and additional flow monitoring information.

Table ES-1 Capital Improvement Program Summary (Estimated Total Costs)					
Improvement Category	Prioritization Category	Time Frame (Cost) ^{1, 2}			Total Cost
		0-5 Years	6-10 Years	11-20 Years	
Existing System Upgrades for Future Development	UGB	\$3,080,000	\$6,830,000	---	\$9,910,000
	Advance Road URA	---	\$7,510,000	---	\$7,510,000
	URA	---	\$300,000	\$11,225,000	\$11,525,000
	Total	\$3,080,000	\$14,640,000	\$11,225,000	\$28,945,000
New Infrastructure for Future Development	UGB	\$29,170,000	\$32,620,000	---	\$61,790,000
	Advance Road URA	---	\$7,440,000	---	\$7,440,000
	URA	---	---	\$44,840,000	\$44,840,000
	Total	\$29,170,000	\$40,060,000	\$44,840,000	\$114,070,000
Condition Based	UGB	\$5,566,000	\$3,125,000	\$6,993,000	\$15,684,000

The CIP costs are summarized in Table ES-2 by funding mechanism including the following categories:

- City's Sewer Operating Fund – Condition-based improvements
- City's Sewer Operating Fund – Existing system upgrades [*Operating Fund Cost = Total Cost x (Peak Existing Flow / Peak Build-out Flow)*]
- City's SDC Fund – Existing system upgrades [*SDC Fund Cost = Total Cost x (1 - Peak Existing Flow / Peak Build-out Flow)*]
- City's SDC Fund – New Piping Infrastructure, Oversizing Component
- Developer Direct Contribution – New Piping Infrastructure, Non-oversizing Component
- Developer Direct Contribution – New Pump Stations and Associated Force mains (may require formation of reimbursement district)

Table ES-2 Capital Improvement Program Summary By Funding Mechanism (Estimated Total Costs)					
Funding Mechanism	Prioritization Category	Time Frame (Cost) ^{1, 2}			Total Cost
		0-5 Years	6-10 Years	11-20 Years	
City's Sewer Operating Fund - Condition Based	UGB	\$5,566,000	\$3,125,000	\$6,993,000	\$15,684,000
City's Sewer Operating Fund - Existing System Upgrades	UGB	\$1,208,000	\$1,364,500	---	\$2,572,500
	Advance Road URA	---	\$854,000	---	\$854,000
	URA	---	\$90,000	\$4,017,000	\$4,107,000
	Total	\$1,208,000	\$2,308,500	\$4,017,000	\$7,533,500
City's SDC Fund - Existing System Upgrades	UGB	\$1,872,000	\$5,465,500	---	\$7,337,500
	Advance Road URA	---	\$6,656,000	---	\$6,656,000
	URA	---	\$210,000	\$7,208,000	\$7,418,000
	Total	\$1,872,000	\$12,331,500	\$7,208,000	\$21,411,500
City's SDC Fund - New Piping Infrastructure, Oversizing Component	UGB	\$4,430,000	\$2,960,000	---	\$7,390,000
	Advance Road URA	---	\$390,000	---	\$390,000
	URA	---	---	\$7,430,000	\$7,430,000
	Total	\$4,430,000	\$3,350,000	\$7,430,000	\$15,210,000
Developer Direct Contribution - New Piping Infrastructure, Non-oversizing Component	UGB	\$23,380,000	\$20,380,000	---	\$43,760,000
	Advance Road URA	---	\$3,180,000	---	\$3,180,000
	URA	---	---	\$36,070,000	\$36,070,000
	Total	\$23,380,000	\$23,560,000	\$36,070,000	\$83,010,000
Developer Direct Contribution - New Pump Stations & Associated Force mains	UGB	\$1,360,000	\$9,280,000	---	\$10,640,000
	Advance Road URA	---	\$3,870,000	---	\$3,870,000
	URA	---	---	\$1,340,000	\$1,340,000
	Total	\$1,360,000	\$13,150,000	\$1,340,000	\$15,850,000

Notes for Tables ES-1 and ES-2

Note 1. Cost estimates represent a Class 5 budget estimate, as established by the *American Association of Cost Engineers*. This preliminary estimate class is used for conceptual screening and assumes project definition maturity level below two percent. The expected accuracy range is -20 to -30 percent on the low end, and +30 to +50 percent on the high end, meaning the actual cost should fall in the range of 30 percent below the estimate to 50 percent above the estimate.

Note 2. See Section 7, "Capital Improvement Program" for additional cost assumptions and notes.



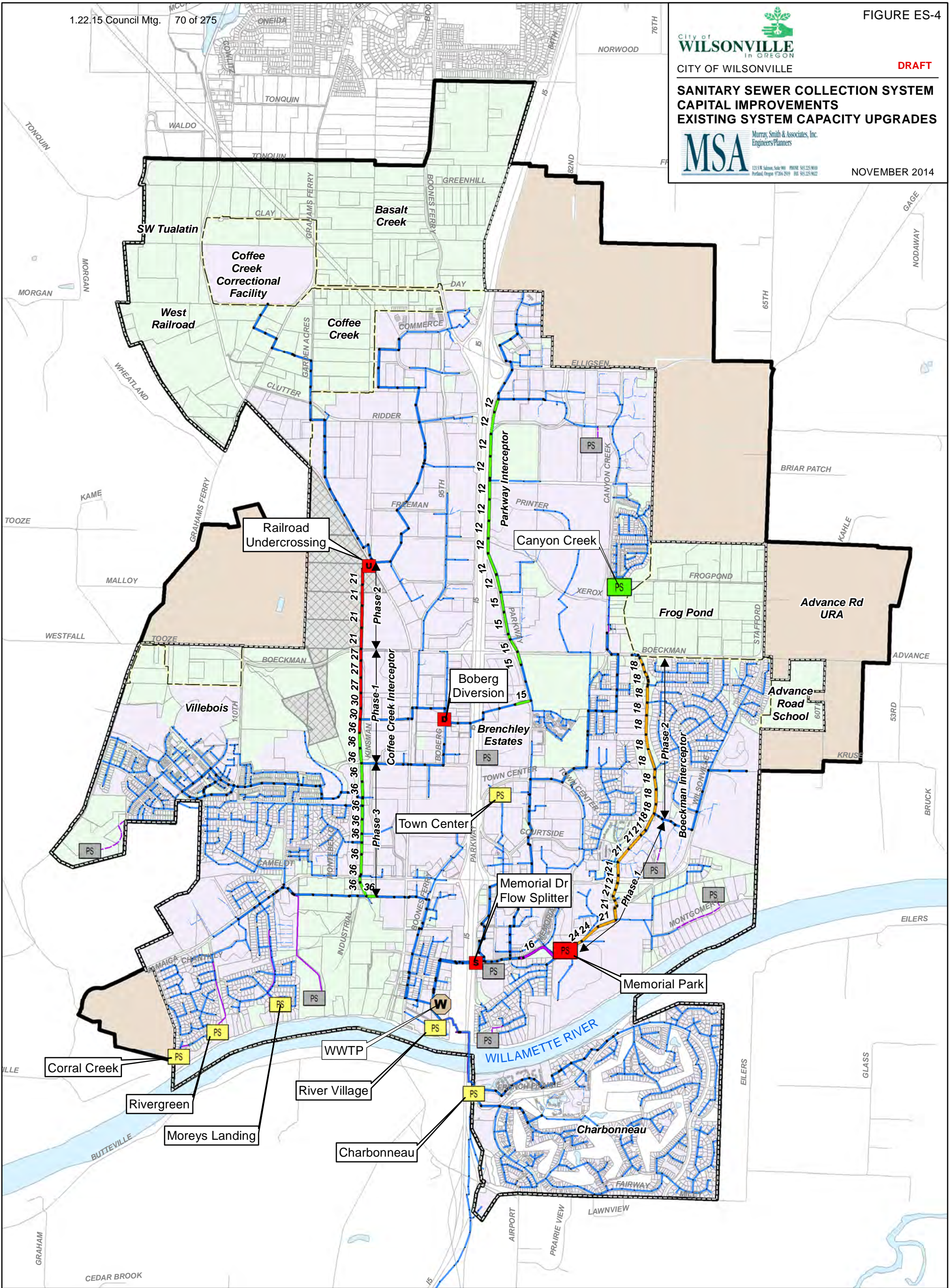
CITY OF WILSONVILLE

DRAFT

SANITARY SEWER COLLECTION SYSTEM
CAPITAL IMPROVEMENTS
EXISTING SYSTEM CAPACITY UPGRADES



NOVEMBER 2014



- | | | |
|----------------------|-------------------|---------------------------|
| WWTP | Pipe Public | Urban Growth Boundary |
| Public Pump Station | Pipe Private | City Boundary |
| Private Pump Station | Forcemain Public | Study Area |
| Manhole | Forcemain Private | Metro Open Space |
| | | Development (2014) |
| | | Developed UGB |
| | | Undeveloped UGB |
| | | Urban Reserve |

Other Improvement

- | |
|----------------|
| Flow Diversion |
| Flow Splitter |
| Undercrossing |

Pump Station Improvement

- | |
|-----|
| UGB |
| URA |

Pipeline Improvement

- | |
|-----------------------------|
| UGB, Gravity |
| Advance Road URA, Gravity |
| Advance Road URA, Forcemain |
| URA, Gravity |

0 2,500 5,000 Feet





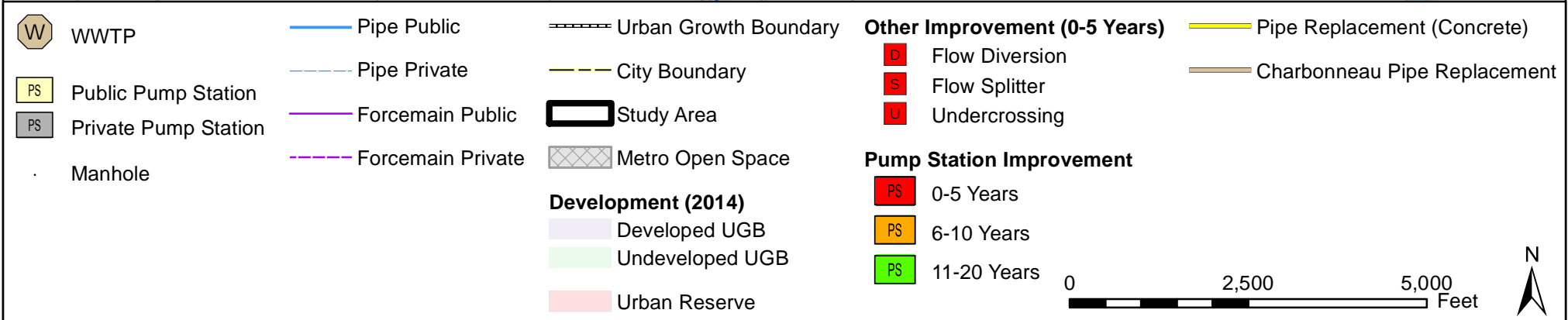
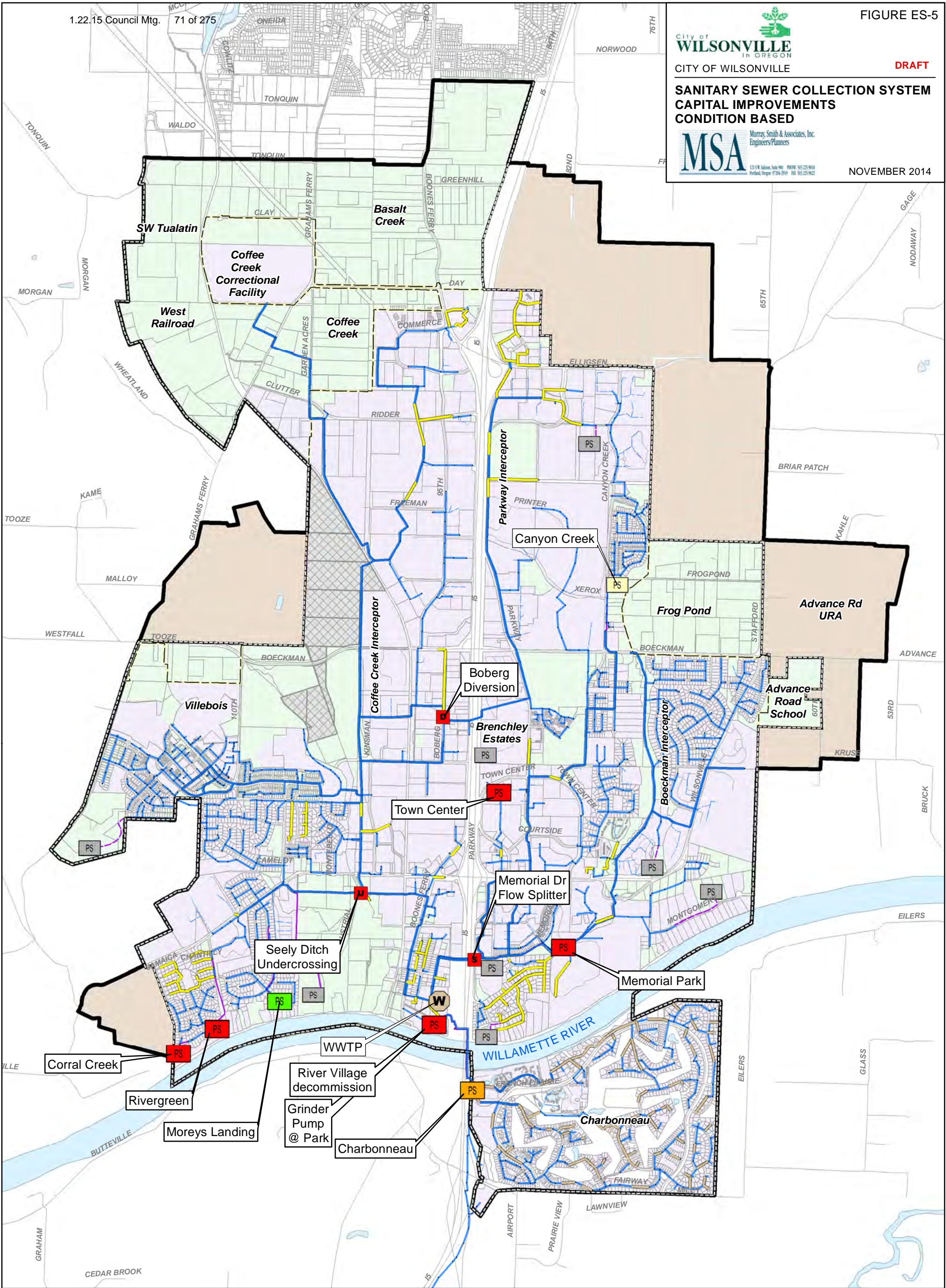
CITY OF WILSONVILLE

DRAFT

SANITARY SEWER COLLECTION SYSTEM
CAPITAL IMPROVEMENTS
CONDITION BASED



NOVEMBER 2014





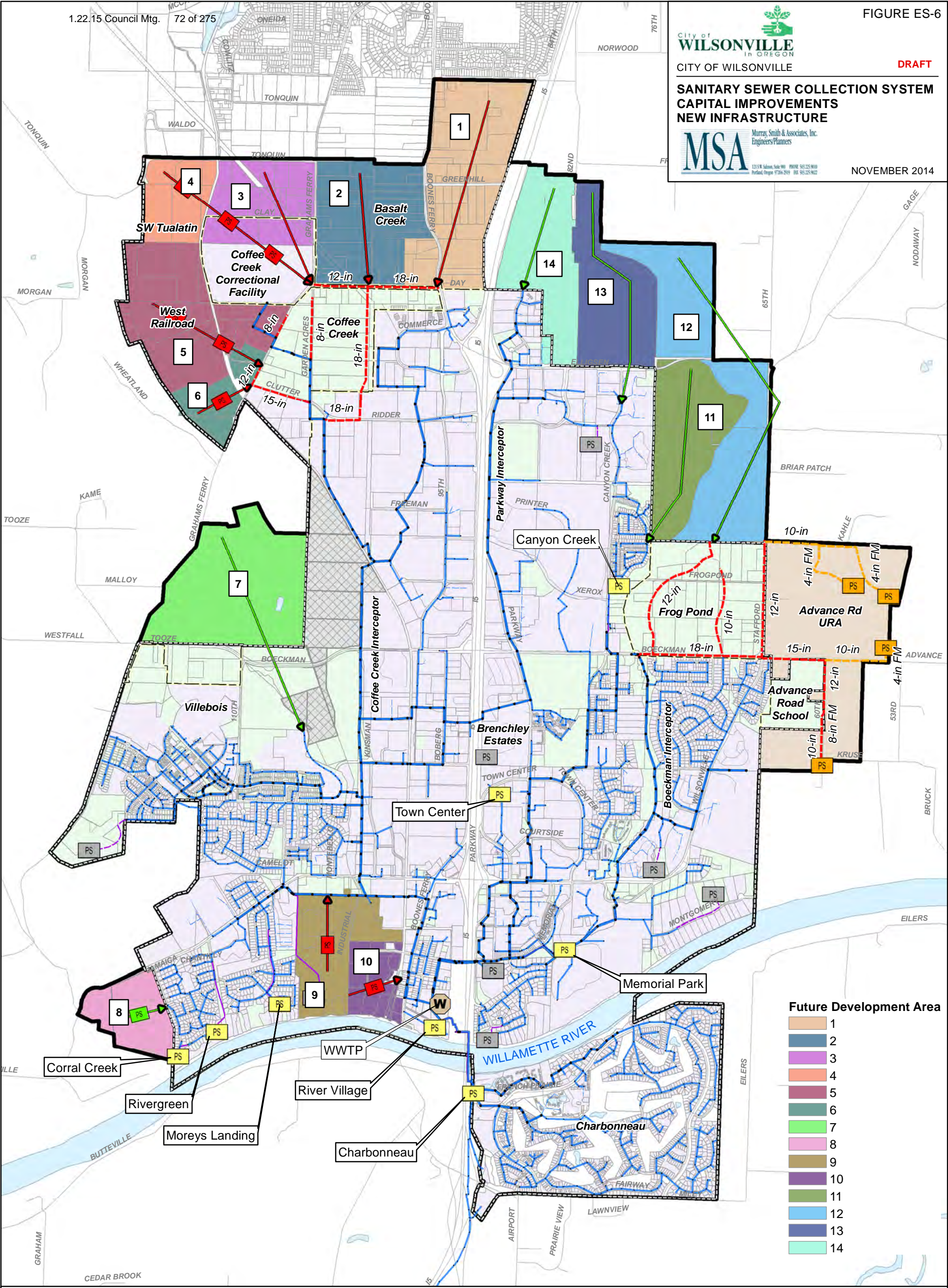
CITY OF WILSONVILLE

DRAFT

SANITARY SEWER COLLECTION SYSTEM
CAPITAL IMPROVEMENTS
NEW INFRASTRUCTURE



NOVEMBER 2014



Future Development Area

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14

WWTP

Public Pump Station

Private Pump Station

Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

Urban Growth Boundary

City Boundary

Study Area

Metro Open Space

Developed UGB

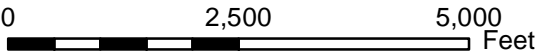
Undeveloped UGB

Urban Reserve

New Infrastructure (No Concept Plan)

Planned Piping

Pump Station Improvement



SECTION 1 | INTRODUCTION

INTRODUCTION

The purpose of this wastewater Collection System Master Plan (CSMP) is to update the City of Wilsonville (City) previous CSMP created in July of 2001.

This CSMP:

- Summarizes basic information describing the wastewater collection system.
- Describes the how the system components function.
- Presents technical criteria required for evaluating the system.
- Identifies current system deficiencies and describes recommended improvements to correct them.
- Identifies future system needs to accommodate future growth.
- Contains planning-level cost information for general budgeting and the development of a prioritized Capital Improvement Program (CIP).
- Provides reference document for City leaders, technical staff, consultants, customers and other interested parties about the existing system and future recommended improvements.
- Incorporates community values and priorities through input from a public open house process.
- Facilitates logical planning decisions and utility coordination relative to other City projects and programs.

PURPOSE

This CSMP provides a valuable tool to facilitate timely, orderly and efficient management of the City's wastewater collection system over the next 20 years. This document serves as a "Public Facilities Plan" for sewer collection systems according to Oregon Administrative Rule (OAR) 660, Division 11. This OAR stipulates that facility plans be developed as support documents for the City's Comprehensive Plan.

How This Plan Should Be Used

This CSMP serves as the guiding document for future collection system improvements, and should:

- Be reviewed annually to prioritize and budget needed improvements.
- Have its mapping updated regularly to reflect ongoing development and construction.
- Specific system improvement recommendations should be regarded as conceptual.

The location, size and timing of projects may change as additional site-specific details and potential alternatives are investigated in the preliminary engineering phase of design.

- Be update and refined as preliminary engineering and final project designs are completed.

SCOPE

Murray, Smith and Associates, Inc. (MSA) were selected by the City in June of 2013 to provide municipal master planning services related to wastewater collection, and for updating the Geographic Information System (GIS) map of the collection system.

MSA worked closely with the City to develop a Scope of Work that provides the necessary guidance for both current and future wastewater management decisions. The Scope of Work included the following abbreviated elements:

- Compile and review flow monitoring data, pump station data, maintenance reports, maps, record drawings, aerial photography, topography, system base maps, City standards and other information pertaining to the physical sewage collection system.
- Review of City-furnished information relating to service study area, sewer drainage basins, and land use.
- Develop criteria for analysis of existing sewer systems and the design of future improvements.
- Develop sewage contributions for each sewer basin.
- Calibrate sewage contributions for each basin based on flow monitoring data.
- Identify significant Rainfall Derived Inflow and Infiltration (RDII) problems and develop recommended programs and improvements to reduce RDII.
- Conduct a hydraulic analysis of existing sewer mains.
- Determine existing deficiencies with respect to ultimate service requirements.
- Determine future collection facilities required to provide service for ultimate build-out within the study area.
- Based on system deficiencies identified, review wastewater system needs and alternatives to meet current and future wastewater flow conditions.
- Develop a CIP which prioritizes short-term and long-term improvements to meet the City's anticipated system needs.
- Develop budget level cost estimates for those projects identified in the facilities plan. Funding alternatives will be identified which may be utilized by the City to finance the projects.
- Develop wastewater facilities plan map showing both existing and proposed wastewater facilities.
- Prepare a Collection System Master Plan document which describes and illustrates the results of the study.

ORGANIZATION OF THE COLLECTION SYSTEM MASTER PLAN

This master plan report is organized into seven sections, as described in Table 1-1. Detailed technical information and supporting documents for Sections 6 and 7 are included in the appendices.

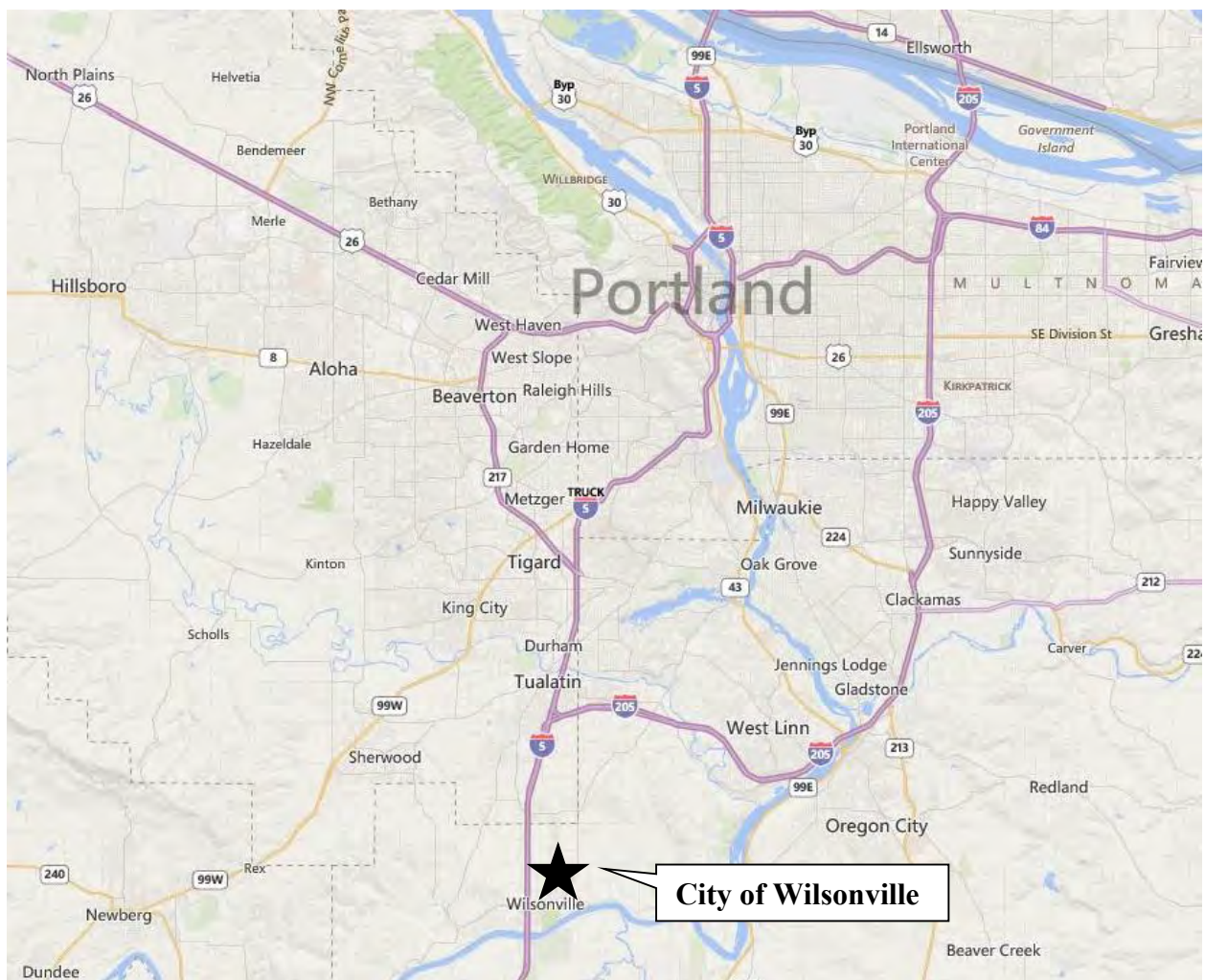
Table 1-1 CSMP Organization		
Section Number	Section Title	Description
Section 1	Introduction & Executive Summary	Explains the purpose and scope of the wastewater Collection System Master Plan; provides a summary of each section and overall recommendations.
Section 2	Study Area Characteristics	Outlines the wastewater collection system's characteristic setting, including geography, topography, climate, general soil conditions, and land use designations within the City.
Section 3	Existing System Conditions	Presents an overview of the existing system and key facilities, and describes the existing service area and extents of the current urban growth boundary (UGB).
Section 4	Regulations & Policies	Commonly occurring policies and guidelines for wastewater collection systems are summarized from federal, state, and local governance.
Section 5	Population & Flow Projection	Describes the development of dry weather and wet weather parameters to determine existing and future design flows.
Section 6	System Analysis	Provides a summary of the methodology and results of the system analysis, and the alternatives assessment used for minimizing capital and life cycle, collection system costs.
Section 7	Capital Improvement Program	Presents a proposed Capital Improvement Program (CIP) consisting of a prioritized list of recommended improvements to be conducted over the study period.
Appendix A	Model Calibration Plots	Includes plots of metered versus modeled flow rates for the hydraulic model calibration.
Appendix B	Hydraulic Analysis Mapping	Includes figures of improvement sensitivity analysis for high, medium, and low density build-out growth scenarios.
Appendix C	Basis of Opinion of Probable Costs	Presents project unit cost tables for collection system assets used to develop estimates for individual projects; provides the cost basis used in the alternatives evaluation of collection system improvements in Section 6; and the development of the final CIP budgets associated with the collection system improvements recommended for adoption by the City in Section 7.

SECTION 2 | STUDY AREA CHARACTERISTICS

INTRODUCTION

This section of the Collection System Master Plan (CSMP) outlines the wastewater collection system's characteristics including geography, topography, climate, general soil conditions, and land use designations within the City of Wilsonville (City). Land use designations are of particular interest when planning collection system infrastructure, as the wastewater loading varies by land use category and density. The City's socioeconomic conditions are also documented within this section, and include the major sources of commerce within the City and the historical population trends over the past three decades.

Figure 2-1 | Vicinity Map



GEOGRAPHY

The City is located along the Willamette River in Oregon's Willamette Valley, on the southern edge of the Portland metropolitan area (see Figure 2-1), approximately 17 miles from downtown Portland. The northern section of the City falls under the jurisdiction of Washington County; however, the majority of the City is situated in the southwestern part of Clackamas County. Neighboring cities are Tualatin to the north, Sherwood to the northwest, and Canby and Aurora to the southeast. Newberg, in Yamhill County, is approximately 14 miles west, along Wilsonville Road. The Willamette River separates the majority of the City from the Charbonneau district, a neighborhood within the city limits on the south side of the river.

TOPOGRAPHY

The study area is relatively flat, with the exception of steep slopes surrounding the natural drainage channels throughout the region (such as Boeckman Creek). Topography ranges from 375 feet above sea level at the northern end of the study area to 60 feet above sea level at the Willamette River near the Interstate 5 freeway crossing. Generally, the entire region slopes towards the Willamette River.

CLIMATE

The City is in the Marine West Coast Climate Zone. Temperatures are moderate year-round due to a marine influence from the Pacific Ocean that produces generally warm, dry summers and cool, wet winters. Precipitation primarily occurs during the winter months, with the wettest period from November through March. July and August are the warmest months, with an average high temperature of 81 degrees Fahrenheit (°F), and December is the coolest month, with an average low temperature of 34 °F. December is also the wettest month, averaging 6.62 inches of precipitation. Additional climate information is provided in Table 2-1.

Table 2-1 Summary of Climatological Information*	
Record High Temperature	105°F
Average Annual High Temperature	63.5°F
Average Annual Low Temperature	44.3°F
Record Low Temperature	-15°F
Average Annual Rainfall	42.62 inches

*Note: Data source www.weather.com; zip code 97140

STUDY AREA

The study area for the CSMP includes the urban growth boundary (UGB), where the City currently provides wastewater collection service as shown in Figure 2-2. Also included within the study area are urban reserve areas (URAs) identified by the Metropolitan Service District (METRO). Build-out growth is estimated to occur within the UGB over the next 20 years. As development trends towards this build-out condition over this planning horizon, the URAs are anticipated to be incorporated into the UGB.

The study area has been delineated at the northern border with the City of Tualatin, allowing service by gravity conveyance based on topography. The exact delineation of the Tualatin/Wilsonville service area will be further refined with future concept planning of Basalt Creek.

LAND USE AND ZONING

By state law, METRO is responsible for establishing the Portland metropolitan area's UGB, which includes Wilsonville. Land uses and densities inside the UGB are selected to support urban services such as police and fire protection, roads, schools, and water and sewer systems. Understanding land use and demographic characteristics within the study area is particularly important in collection system planning because of the impact they have on wastewater flow loading.

All parcels within the City have been assigned a METRO land use designation, which includes various categories of commercial, industrial, institutional and residential land uses. The City then assigns specific zoning within the broader land use designations. City zoning is shown in Figure 2-3 and summarized for existing and future development in Table 2-2. Flow projections and development densities for future development areas are summarized in Sections 5 and 6.

Table 2-2 Land Use Summary			
Zoning	Developed (gross acres)	Future Development UGB (gross acres) ¹	Future Development URA (gross acres)
Designated Category			
Residential	950	240	0
Commercial	310	30	0
Industrial	1000	140	0
Public	400	120	0
Village	110	70	0
Re-zone or Re-development Potential ²			
Residential	110	260	800
Commercial	0	0	0
Industrial	30	1080	350
Public	20	40	0
Village	20	140	0
Total	2,950	2,120	1,150

Note 1. Excludes METRO open area designated lands.

Note 2. Areas of re-zoning or re-development potential include lands with existing zoning classification of future development, agricultural holding, exclusive farm use, and rural residential.

MSA Murray, Smith & Associates, Inc.
Engineers/Planners
121 S.W. Salmon, Suite 900 PHONE 503.225.9010
Portland, Oregon 97204-2919 FAX 503.225.9022

1.22.15 Council Mtg. 79 of 202

FIGURE 2-2

CITY OF WILSONVILLE
IN OREGON

CITY OF WILSONVILLE

SANITARY SEWER COLLECTION SYSTEM STUDY AREA

MSA Murray, Smith & Associates, Inc.
Engineers/Planners
121 NW Salmon, Suite 900 • PORTLAND, OREGON 97209-3419 • TEL: 503.225.9010 • FAX: 503.225.9022

OCTOBER 2014

Legend:

- County Boundary
- City Boundary
- Street
- Water Body
- Study Area
- Urban Growth Boundary
- Urban Reserve Area
- Taxlot

0 2,500 5,000 Feet

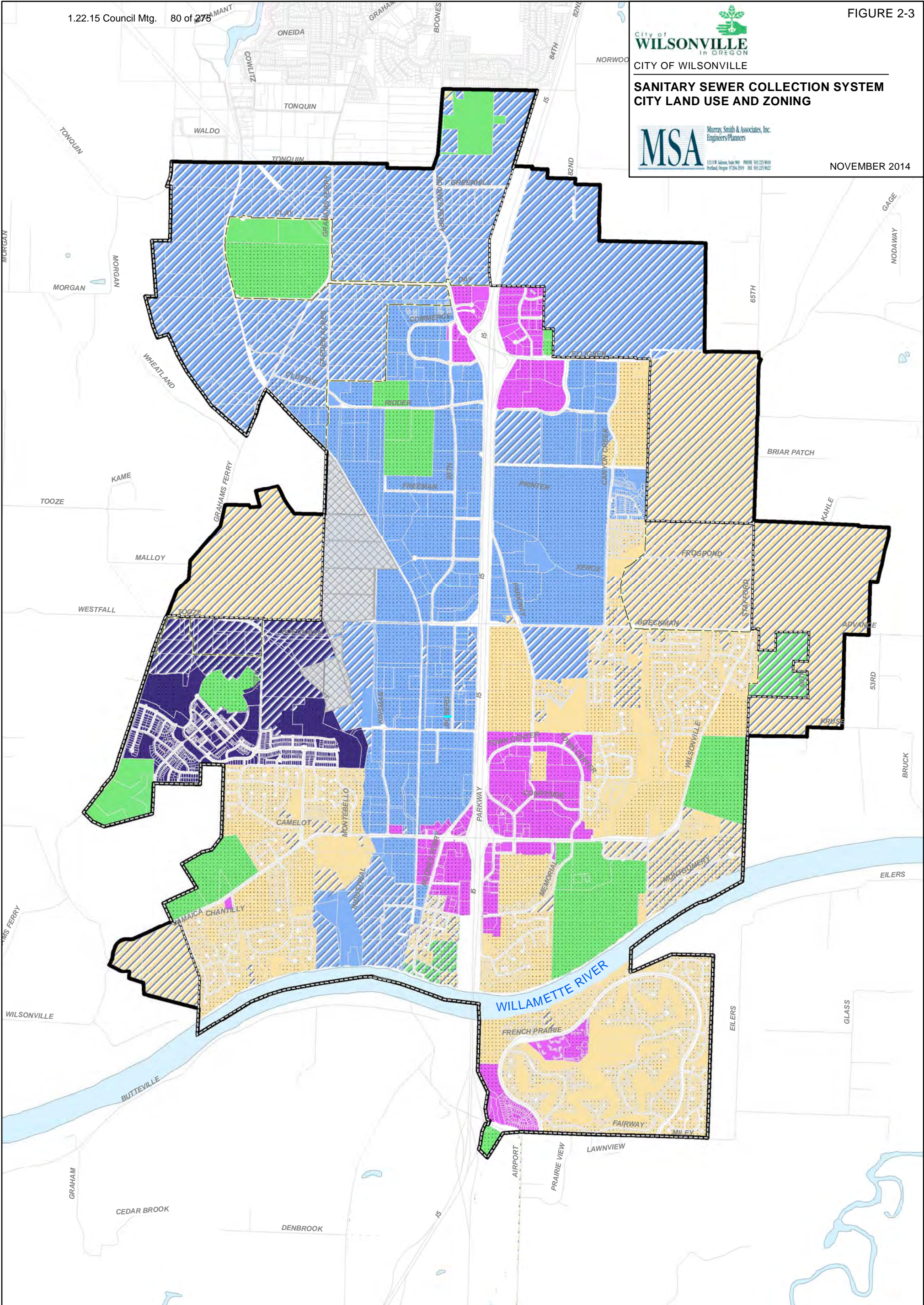
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**SANITARY SEWER COLLECTION SYSTEM
CITY LAND USE AND ZONING**



NOVEMBER 2014



Urban Growth Boundary

City Boundary

Study Area

Developed

Taxlot

Street

Water Body

Metro Open Space

Zoning

Residential

Industrial

Commercial

Public

Village

Re-Zone Potential*

*Area of re-zoning potential. Projected zoning classification shown. Lands have existing zoning classification of future development, agricultural holding, exclusive farm use, and rural residential.

0 2,500 5,000 Feet



FUTURE GROWTH AREAS

The study area includes 3,380 acres of undeveloped land designated for future development. Concept planning efforts are either underway or have been completed for three large development areas within the UGB and URAs, as summarized below and presented in Figure 2-4. Remaining study area lands outside the UGB not under concept planning are anticipated to be urbanized over a timeframe exceeding the 20-year study period. These remaining areas are included in the study to facilitate supporting service infrastructure sizing and prioritization.

Basalt Creek Planning Area

The 847-acre Basalt Creek Planning Area is an industrially and commercially zoned tract of land between Tualatin and Wilsonville. The exact boundary delineation between the two municipalities has yet to be determined. The need to plan this area is driven not only by expected growth within Wilsonville, but the future growth anticipated in surrounding areas targeted for industrial development, such as the Tonquin Employment Area and the Coffee Creek Planning Areas.

The Basalt Creek Planning Area includes the SW Tualatin area and the West Railroad area. It is bound to the north by the City of Tualatin, to the east by Interstate 5, to the south by the Coffee Creek Planning Area, and to the west by the Portland & Western Railroad. The planning effort began in 2013 and is being jointly led by the City and Tualatin. The timeline for actual development within this planning area is projected to occur over the next 6 to 15 years.

Coffee Creek Planning Area

The Coffee Creek Planning Area is a proposed 216-acre industrially zoned tract of land within the northern portion of the City's UGB. It is primarily located in unincorporated Washington County, with a small triangle (south of Clutter Road) located in unincorporated Clackamas County. The area is bound by Day Road and the Coffee Creek Correctional Facility to the north, the existing City limits to the east, and the Portland & Western Railroad to the south and west. This planning effort was undertaken in 2007 by the City of Wilsonville. The timeline for actual development within this planning area is anticipated to occur over the next 2 to 8 years.

Frog Pond Planning Area

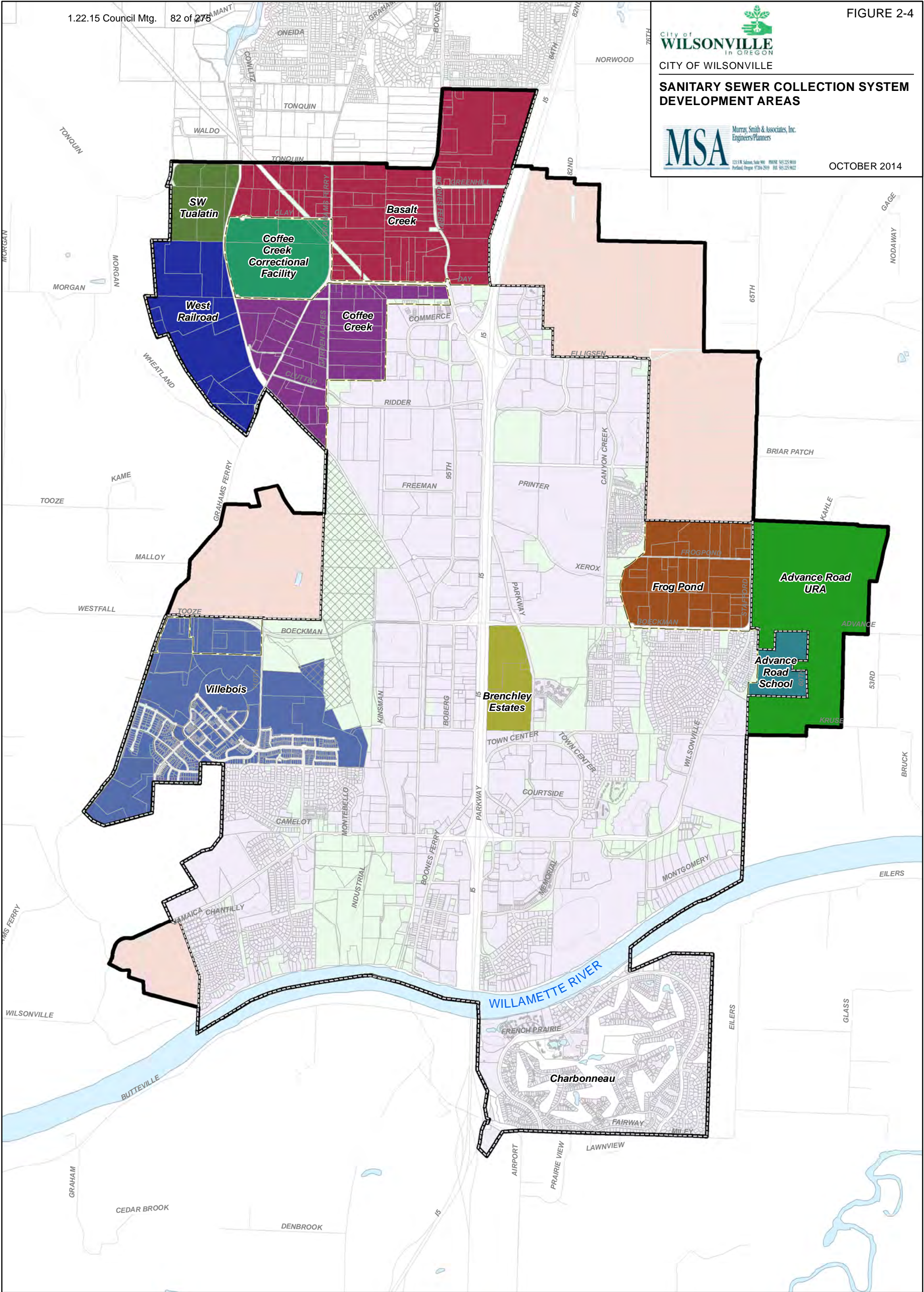
The Frog Pond Planning Area is a 500-acre planned region on the east side of the City, and includes URAs adjacent to Advance Road. It is bound to the north by SW Kahle Road, to the east by a property boundary midway between SW 60th Avenue and SW 53rd Avenue, to the south by Boeckman Road and SW Kruse Road, and to the west by Boeckman Creek. Concept planning efforts are nearing completion as of September 2014 and are being led by the City of Wilsonville. The timeline for build-out of the area is projected to span decades, however the properties within the UGB are anticipated to develop over the next 1 to 5 years. The areas in the Advance Road URA are anticipated to develop over the next 6 to 15 years.



SANITARY SEWER COLLECTION SYSTEM DEVELOPMENT AREAS



OCTOBER 2014



- Urban Growth Boundary
- City Boundary
- Street
- Study Area
- Taxlot
- Water Body
- Metro Open Space
- Developed UGB
- Undeveloped UGB
- Urban Reserve Area

- Development Area**
- Advance Road URA
 - Advance Road School
 - Basalt Creek
 - Brenchley Estates
 - Coffee Creek Correctional Facility
 - Coffee Creek
 - Frog Pond
 - SW Tualatin
 - Villebois
 - West Railroad

0 2,500 5,000 Feet



GEOLOGY, SOILS AND GROUNDWATER

Detailed information on the soils found throughout the study area are summarized in the U.S. Soil Conservation Service's *Soil Survey of Clackamas and Washington Counties* (1991).

This survey identifies the soil types for construction considerations and potential response to rainfall-derived inflow and infiltration. In general, the soils within the study area produce a moderate to high rainfall response in terms of stormwater runoff. Conversely, these soils typically infiltrate rainfall at a low to moderate rate. The Natural Resources Conservation Service (NRCS) indicates that no locations within the study contain bedrock at the ground surface; however, well logs were referenced from the Oregon Water Resources Department with mixed results. There are numerous domestic water wells within the study area that report encountering rock within 10 feet of the ground surface.

The surface water hydrology varies considerably and is influenced by rainfall. Generally, groundwater is well below the surface and does not impact construction within the study area. However, shallow groundwater conditions likely exist in certain areas, particularly in poorly draining soils with a perched water table. These conditions are more prevalent in proximity to wetlands, small creeks and springs.

NATURAL RESOURCE AREAS

Natural resources are natural materials occurring in nature, and include air, water, plants, animals and soil. The Willamette River and its tributary streams are a significant natural resource that the City has conserved through enactments of protective ordinances.

Historically, the City has managed natural resources through the establishment of Primary Open Space and Secondary Open Space zoning areas. Recently, salmonids in the Willamette River have been designated as threatened under the Endangered Species Act (ESA), prompting the City to categorize salmonid habitats as Significant Resource Overlay Zones (SROZ).

Surface Water

The primary surface water feature of the area is the Willamette River, which conveys drainage from nearly 11,500 square miles of tributary area originating on the western slopes of the Cascade Mountains roughly 50 miles south of Eugene. The river is fed by four local tributaries within the study area: Coffee Lake Creek/Seely Ditch, Arrowhead Creek, Boeckman Creek, and Meridian Creek. Surface water provides the principal source of potable water for the City of Wilsonville, in addition to acting as the disposal route for stormwater drainage and treated wastewater.

Historically, rivers and streams have been influenced by land and water management practices such as agricultural irrigation. These practices, in combination with Oregon's hot, dry summers, affect aquatic habitat. The Oregon Department of Environmental Quality (DEQ) has designated the Willamette River as "Essential Fish Habitat" and a "Water Quality Limited" stream.

Floodplain

A floodplain is an area of land adjacent to a river or stream that experiences flooding during periods of high discharge. A floodplain is a natural place for a surface water to dissipate its energy during periods of heavy rainfall. To protect these natural resources from infill, the City has enacted restrictions on development within the floodplains under their jurisdiction. Some infrastructure installed prior to these restrictions remains in place, such as the City's sewage lift station within Memorial Park.

HAZARD AREAS

According to the *Clackamas County Natural Hazards Mitigation Plan* (University of Oregon Community Service Center, 2012), the area surrounding the City is at risk for several types of natural disasters. This plan describes historical impacts, general location, extent, and severity of past natural hazard events, and the probability of future events. Table 2-3 summarizes all the hazards for which the City is at risk, however in terms of the wastewater collection system, susceptibility to flood is the greatest concern. Official flood hazard maps for the City area and Clackamas County are published by the Federal Emergency Management Agency (FEMA). Likewise, official earthquake fault lines are documented by the Oregon Department of Geology and Mineral Industries.

The Natural Hazard Risk Assessment probability scores address the likelihood of a future major emergency or disaster within a specific period of time, as follows:

- High = One incident likely within a 10- to 35-year period.
- Moderate = One incident likely within a 35- to 75-year period.
- Low = One incident likely within a 75- to 100-year period.

The vulnerability scores address the percentage of population or region assets likely to be affected by a major emergency or disaster, as follows:

- High = More than 10% affected.
- Moderate = 1%-10% affected.
- Low = Less than 1% affected.

Table 2-3 Probability and Vulnerability Assessment – Clackamas County		
Drought	Moderate	Low
Earthquake	Low	High
Extreme Heat	Moderate	Moderate
Fires	Moderate	Moderate
Flood	High	Moderate
Landslides	High	Low
Volcano	Low	High
Wind Storm	Moderate	Low
Winter Storm	High	Moderate

MUNICIPAL WATER SYSTEM

The City operates and maintains a municipal water system that provides potable drinking water to residents within the City limits. The municipal water system is supplied by treated surface water withdrawals from the Willamette River to the Willamette River Water Treatment Plant (WRWTP). This state-of-the-art facility produces high-quality finish water which is pumped into transmission mains for distribution throughout the City. The City shares ownership of the WRWTP with the Tualatin Valley Water District.

The majority of the City's dry weather wastewater flow comes from customers' use of the municipal water system. Thus, wastewater flows and municipal water demand follow a similar diurnal cycle throughout the day. The municipal water system experiences a much higher demand in the summer, due to irrigation.

MUNICIPAL STORMWATER SYSTEM

City ordinances prohibit a combined stormwater and wastewater sewer system. The City has provided a Municipal Separate Storm Sewer System (MS4) through construction of nearly 55 miles of pipes and 6,300 storm structures including inlets, outlets and manholes. A significant portion of the City's stormwater conveyance system consists of natural and constructed open channels, which are collectively about 14 miles long. There are no known interconnections between the stormwater and sanitary sewer systems.

ENERGY PRODUCTION

The City's electrical energy provider is Portland General Electric (PGE). The Bonneville Power Administration (BPA) routes electrical transmission lines through City; however, PGE distributes power to residential, commercial, industrial and municipal users. Northwest Natural Gas provides natural gas within the City limits.

SOCIOECONOMIC ENVIRONMENT

Economic Conditions and Trends

The City generally has a favorable job market and a strong workforce. Commerce moves easily through the City, which is strategically located along the I-5 and I-205 corridors, railroad lines and the Willamette River. The City's economy is predominately based on the manufacturing and industrial industries, wholesale and retail trade, and other services. The percentage of individuals between the ages of 20 and 64 in the City's workforce (62.8 percent) exceeds the national average of 52.9 percent.

Wilsonville's Center for Economic Development reports that the City exceeds several economic and educational metrics, as follows:

- Data from 2011 reports show that the City's per capita income (\$30,187) and median household income (\$55,316) exceed Oregon's average.

- The percentage of the City's (25 and older) population who have a bachelor's degree or higher is 25.9 percent. This surpasses the City of Portland's educational attainment rate of 22 percent.

The City's education system is primarily served by the Wilsonville-West Linn School District; however, both the Canby School District and the Sherwood School District educate students at the fringes of the City. The City is home to a branch of the Clackamas Community College, which has a satellite campus on Town Center Loop.

Population

Based on data from the U.S. Census, the City's population has seen steady growth over time, with a reported population in 2010 of 19,509. Since the U.S. Census undertakes population surveys only once every decade, the Portland State University (PSU) Population Research Center supplements projected populations annually within Oregon. The projected population for the City in 2013 was 21,550. Detailed information related to historical populations and trends is provided in Section 5, "Population and Flow Projections."

SECTION 3 | EXISTING SYSTEM DESCRIPTION

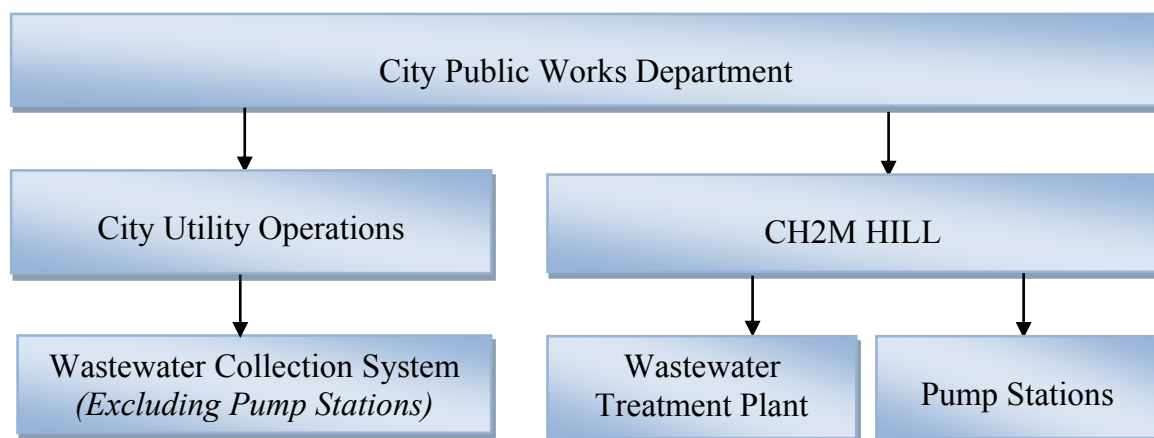
INTRODUCTION

While the scope of this study is limited to the wastewater collection system, a brief account of the entire collection and treatment system structure is provided within the following section. The City's wastewater collection system is approximately 35 to 40 years old and contains approximately 70 miles of sewer pipeline, 1,700 manholes and 8 public pump stations. The system collects nearly equal quantities of residential and non-residential wastewater, which is ultimately conveyed to the Wastewater Treatment Plant (WWTP), located in the southern end of the City along the Willamette River.

UTILITY MANAGEMENT STRUCTURE

Operating within the Public Works Department, the City's wastewater collection system provides utility service to over 5,000 customer accounts. The Department's Utilities Supervisor and maintenance staff members are responsible for conducting sewer collection system operation and maintenance, with the exception of the City's pump stations. Oversight and operation of the City's pump stations and WWTP have been contracted by the City to CH2M HILL. This service contract will expire in 2026, and contains an option for renewal. The generic organizational structure for the City's wastewater collection and treatment system is shown in Figure 3-1.

Figure 3-1 | Wastewater Collection and Treatment System Organization Chart



SUMMARY OF COLLECTION SYSTEM FACILITIES

The City's wastewater collection system, illustrated in Figure 3-2, consists primarily of manholes, gravity pipelines, pump stations (lift stations) and force mains that convey wastewater to the WWTP. The gravity pipelines convey wastewater from the residential and commercial areas and route them to the major interceptors. Due to the varied topography in the City, several pump stations are required to convey sewage to the WWTP.



CITY OF WILSONVILLE

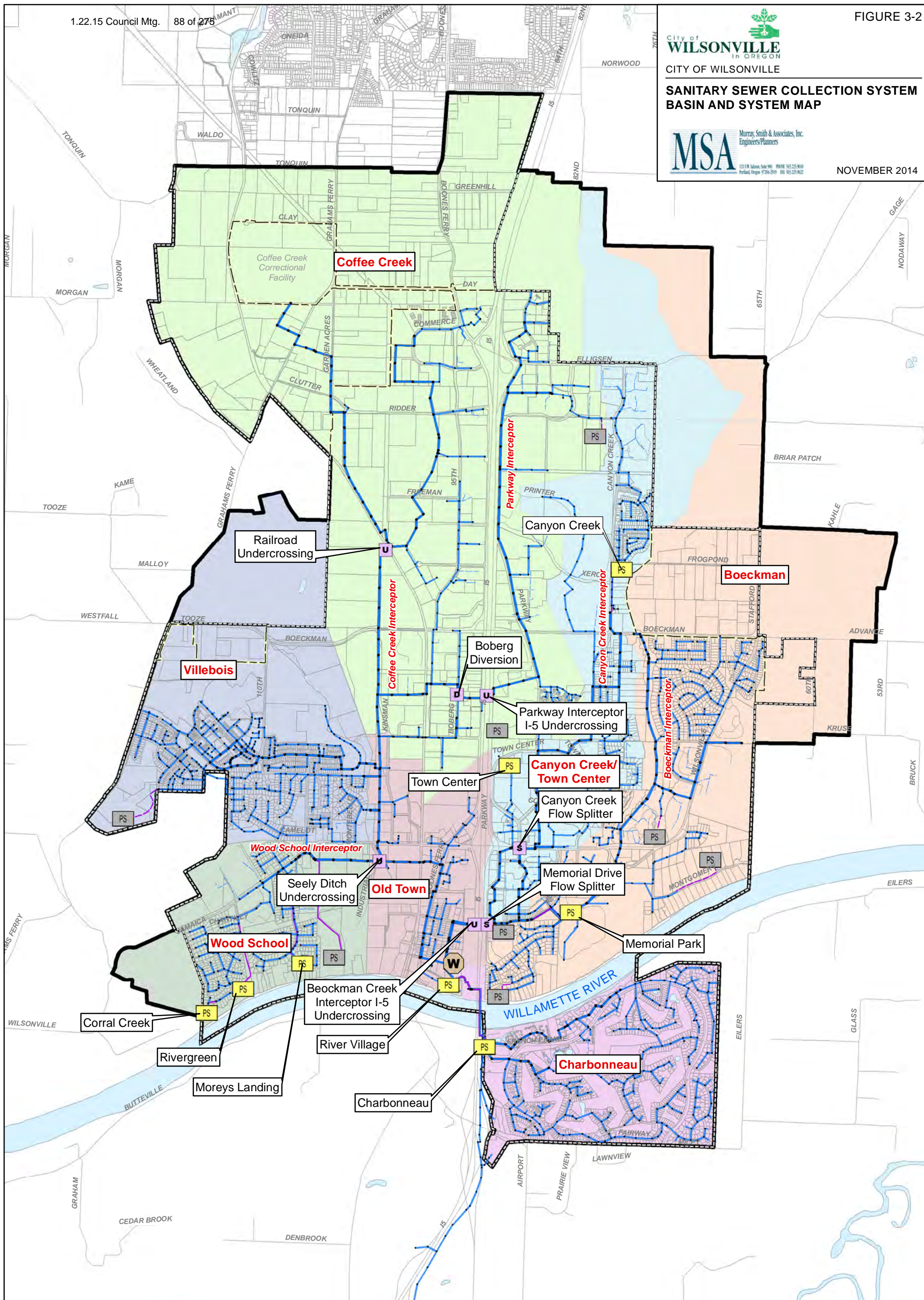
SANITARY SEWER COLLECTION SYSTEM BASIN AND SYSTEM MAP



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Engineers/Planners

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Burland Avenue 07064-3010 FAX 505.225.9035

NOVEMBER 2014



PS Public Pump Station

PS Private Pump Station

- Manhole

D Flow Diversion

S Flow Splitter

U Undercrossing

— Pipe Public

--- Pipe Private

— *Journal of the American Medical Association*

For certain Public

 Study Area

Urban Growth Boundary

City De

Street

Sewer Basin

Charbonneau

 Canyon Creek/Town Center

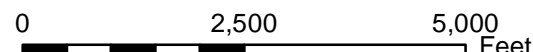
 Coffee Creek

Boeckman

■ Villebois

■ Old Town

Wood School



WASTEWATER COLLECTION SYSTEM SEWER BASINS

The existing and future service areas are divided into seven primary basins, covering nearly 12 square miles. The primary basins are shown in Figure 3-2, summarized in Table 3-1 by land use, and described below. The major infrastructure are mentioned in the basin descriptions and described in more detail later in the section. The City's primary sewer basins are roughly divided by Interstate 5, which runs north and south through the center of the study area. This splits the basins into East Side and West Side categories as follows:

East Side Basins

Boeckman Basin

The Boeckman Basin is on the City's east side, bounded to the south by the Willamette River and to the north by the Frog Pond area. The future Urban Reserve Area (URA) may extend the basin north of Elligsen Road. Residentially zoned areas comprise the major wastewater contributions to the basin, with the Wilsonville High School and Boeckman Creek Primary School contributing non-residential wastewater. The basin comprises 800 acres of tributary area including undeveloped areas in the Urban Growth Boundary (UGB) and an additional 480 acres in the URA.

Major infrastructure within the Boeckman Basin include the Boeckman Interceptor (formerly called the High School Interceptor), Memorial Park Pump Station (MPPS), and Boeckman I-5 Undercrossing.

Canyon Creek / Town Center

The Canyon Creek / Town Center Basin is on the City's east side, bounded to the south and east by the Boeckman Basin, and to the north by the UGB. The future URA may extend the basin north of Elligsen Road and east of Stafford Road. The basin is evenly split between generating wastewater flows from residential, commercial and industrial land uses. The basin comprises 560 acres of tributary area including undeveloped areas in the UGB and an additional 260 acres in the URA.

Major infrastructure within the Canyon Creek / Town Center Basin include the Canyon Creek Interceptor, Canyon Creek Pump Station, and the Canyon Creek Flow Splitter.

Charbonneau

The Charbonneau Basin is on the east side of the City and is unique in terms of its age and isolated nature. The Willamette River effectively separates the basin from the remainder of the City, with the basin located on the south side of the river. The basin encompasses 240 acres of primarily residentially zoned land, and is bound by the UGB. The Charbonneau area was one of the first planned communities in Oregon, with development beginning around 1972 and continuing through the 1980s. The utility infrastructure installed to support the development is showing signs of fatigue. A City study, entitled *Charbonneau Consolidated*

Improvement Plan (Weigel, August 4, 2014), notes, “...sewer conditions observed include collapsed pipe, pipe separation, offset joints, major blockages and pipe sag.”

Major infrastructure within the Charbonneau Basin includes the Charbonneau Pump Station.

West Side Basins

Coffee Creek

The Coffee Creek Basin is the City’s largest, and consists primarily of industrially zoned land, with a commercial component near Elligsen Road, and residential areas within the Brenchley Estates and Ash Meadows developments. The majority of the basin is on the west side of the City, bound to the north and west by the UGB and to the south by the Villebois Basin. The basin comprises 2,220 acres of tributary area including undeveloped areas in the UGB and an additional 120 acres in the URA.

Major infrastructure within the Coffee Creek Basin include the Coffee Creek Interceptor, the Parkway Interceptor, the Parkway Interceptor I-5 Undercrossing, the Railroad Undercrossing, and the Boberg Diversion Structure.

Old Town

The Old Town Basin is located on the west side of the City, along the northern bank of the Willamette River. The basin is bound to the south by the Willamette River, to the west by the Wood School and Villebois Basins, to the north by the Coffee Creek Basin, and to the east by the Boeckman Basin. This area is comprised primarily of commercially zoned land; however, there is a residential component to the wastewater loading from properties along the river. The basin comprises 290 acres of tributary area including undeveloped areas in the UGB, with no additional acreage in the URA.

Major infrastructure within the Old Town Basin include the Coffee Creek Interceptor, the Boeckman Creek Interceptor, the Boeckman Creek Interceptor I-5 Undercrossing, the Seely Ditch Undercrossing, the River Village Pump Station, and the WWTP.

Villebois

The Villebois Basin is on the City’s west side, bounded to the west by the UGB, to the south by Wood School Basin and to the east by the Coffee Creek Basin. The basin is the City’s newest residential development area and has filled approximately half of its defined area with new single- and multi-family homes. The basin comprises 540 acres of tributary area including undeveloped areas in the UGB and an additional 200 acres in the URA.

Major infrastructure within the Villebois Basin include the Villebois Interceptor.

Wood School

The Wood School Basin is comprised of mainly residential areas, with an industrial area along the Willamette River. This west side basin is bordered by the Willamette River to the south, the UGB to the west, and Villebois Basin to the north. The basin comprises 350 acres of tributary area including undeveloped areas in the UGB and an additional 70 acres in the URA.

Major infrastructure within the Wood School Basin include the Wood School Interceptor. There are several pump station within the basin, which include the Corral Creek, Rivergreen, and Morey's Landing pump stations.

Table 3-1 | Sewer Basin Area Summary

Basin Name	Trunk Sewer	Other Infrastructure	Residential (acres)	Commercial (acres)	Industrial (acres)	Vacant in UGB (acres)	Vacant in URA (acres)	Total Area (acres)
Boeckman	Boeckman Interceptor	MPPS; Boeckman I-5 Undercrossing	460	10	--	330	480	1,280
Canyon Creek / Town Center	Canyon Creek Interceptor	Canyon Creek Pump Station; Canyon Creek Flow Splitter	150	150	150	110	260	820
Charbonneau	--	Charbonneau Pump Station	230	10	--	--	--	240
Coffee Creek	Parkway & Coffee Creek Interceptors	Parkway Interceptor I-5 Undercrossing; Railroad Undercrossing; Boberg Diversion Structure	150	90	790	1,190	120	2,340
Old Town	Boeckman & Coffee Creek Interceptors	Boeckman Creek Interceptor I-5 Undercrossing; Seely Ditch Undercrossing; River Village Pump Station; WWTP	70	30	110	80	--	290
Villebois	Villebois Interceptor	--	180	--	--	360	200	740
Wood School	Wood School Interceptor	Corral Creek; Rivergreen; and Morey's Landing pump stations	210	--	--	140	70	420
Totals	--	--	1,450	290	1,050	2,210	1,130	6,130

GRAVITY PIPELINES

The collection system is comprised of gravity pipes between 4 and 36 inches in diameter, as illustrated in Figure 3-3. The oldest portion of the collection system, which is 35 to 40 years old, is located around the WWTP, Boones Ferry Road, Town Center and Charbonneau areas and is comprised of original concrete pipe and manholes. The collection system has expanded, and the newer piping consists of PVC with concrete manholes for pipes 18 inches and smaller. A map illustrating the age of the system throughout the City is provided in Figure 3-4 and the materials as located within the collection system in Figure 3-5.

The smaller system pipelines convey wastewater to the larger trunk sewer pipes which are called interceptors. Table 3-2 summarizes pipeline lengths by diameter and basin as listed in the City's GIS. Table 3-3 summarizes pipeline lengths by age and material. The major interceptors are described below with pipeline lengths and diameters presented in Table 3-4.

Boeckman Interceptor

The Boeckman Interceptor spans more than 15,100 feet. The upper and main branches of the interceptor collect wastewater from the Boeckman Basin. In addition to the Boeckman Basins, the lower branch also collects wastewater from the Canyon Creek Basin. The inteceptor begins at Boeckman Road where its upper northwest branch conveys flows southerly along Boeckman Creek. The interceptor also has an upper northeast branch (High School Interceptor), which conveys wastewater southerly under SW Wilsonville Road. These two branches merge near Hathaway Park, where they convey wastewater south through the interceptor's main branch. The main branch continues southerly along Boeckman Creek to Memorial Park, where the interceptor discharges into the Memorial Park Pump Station.

The Memorial Park Pump Station force main discharges into the interceptor's lower branch which conveys wastewater west under Memorial Drive. The lower branch interceptor encounters the Memorial Drive Flow Splitter at Memorial Drive on the east side of I-5. This flow splitter is just upstream of the Boeckman Creek Interceptor I-5 Undercrossing, which passes flows to the west under I-5 via parallel pipelines. The Boeckman Interceptor then continues to convey wastewater through its lower branch to the WWTP.

Memorial Drive Flow Splitter

A flow splitter is located in a manhole near the intersection of SW Parkway Avenue and Memorial Drive, downstream of the Boeckman Creek Interceptor and Memorial Park Pump Station, and east of Interstate 5. Construction of the flow splitter box and the related parallel sewer was completed in 1996. Flows are split into an existing 15-inch diameter reinforced concrete pipe and a parallel 18-inch diameter PVC pipe; both run west under Interstate 5 and combine again along Fir Street.

I-5 Undercrossing

The I-5 Undercrossing consists of flows from the Boeckman Interceptor and Canyon Creek Interceptor through a 15-inch and an 18-inch diameter gravity trunk line. Flows are conveyed from east to west under Interstate 5. As previously discussed, the Memorial Drive Flow Splitter on the east side of Interstate 5 divides the primary interceptor flows into two trunk lines before wastewater cross under the freeway, which remain separated until passing south of 4th Street on the west side of Interstate 5.

Canyon Creek Interceptor

The Canyon Creek Interceptor spans more than 19,300 feet and serves the Canyon Creek/Town Center Basin. The interceptor begins near a residential subdivision at the intersection of Canyon Creek Road and Printer Parkway, where its upper northeast branch conveys flows southerly along Canyon Creek Road. The upper northeast branch discharges to the Canyon Creek Pump Station near SW Copper Creek Loop. The force main from the pump station discharges near Boeckman Road, which conveys wastewater south under Canyon Creek Road South. The interceptor continues under SW Daybreak Street, where it merges with the upper northwest branch at the intersection of SW Canyon Creek Road. The upper northwest branch conveys wastewater from the north to Printer Parkway, collecting flows from the City's larger industrial customers such as Mentor Graphics and Xerox.

Once these two branches merge at SW Daybreak Road, they continue south under SW Canyon Creek Road through the interceptor's main branch. The main branch continues west and south through the Town Center development until reaching Wilsonville Road. The Canyon Creek Flow Splitter then bisects wastewater into parallel pipes that convey flows southerly, where they discharge into the Boeckman Interceptor's lower branch under Memorial Drive.

Canyon Creek Flow Splitter

A flow splitter manhole is located near the intersection of SW Wilsonville Road and Town Center Loop West, and is intended to split the flow from the Canyon Creek Interceptor through parallel 15- and 18-inch lines. The 15-inch line runs south under Southwest Parkway Avenue, while the 18-inch line travels east under SW Wilsonville Road before turning south under SW Rogue Lane. The flow split is achieved through two outlet pipes connected to the manhole.

Charbonneau Interceptors

The Charbonneau Interceptors span more than 6,700 feet and serve the Charbonneau Basin. The upper north branch begins near the intersection of SW French Prairie Road and SW Old Farm Road and meanders to the southwest apart from any dedicated roadway alignment, until reaching the Charbonneau Pump Station. The upper south branch begins near the end of SW Mariners Drive, and conveys wastewater to the northwest where it joins the upper north branch at the Charbonneau Pump Station.

The Charbonneau Pump Station conveys wastewater northerly, over the Willamette River, in a force main attached to the Boone Bridge (I-5 Bridge). The force main discharges into the Charbonneau Interceptor lower branch, near the end of SW Tauchman Street. From this location, the lower branch conveys wastewater northwesterly to the WWTP.

Parkway Interceptor

The Parkway Interceptor (formerly named the Burns-West Interceptor) serves the area of the Coffee Creek Basin primarily east of I-5. The interceptor spans 17,250 feet and begins just north of Elligsen Road, at the intersection of SW Parkway Avenue and SW Salish Lane. The interceptor primarily follows the alignment of Parkway Avenue, conveying flows to the south through the upper branch. The upper branch turns west and travels towards I-5 near the Brenchley Estates subdivision. Upon reaching I-5, the interceptor encounters the Parkway Interceptor I-5 Undercrossing.

Once downstream of the undercrossing and west of I-5, the interceptor conveys flows towards the Boberg Diversion Structure which is located on Boberg Road north of SW Barber Street. This diversion structure routes wastewater through the Parkway Interceptor's lower branch with overflows to a lateral pipeline heading south on Boberg Road. Both pipelines discharge into the Coffee Creek Interceptor at SW Kinsman Road.

Parkway Interceptor I-5 Undercrossing

The Parkway Interceptor I-5 Undercrossing consists of a single 12-inch diameter gravity trunk line that conveys flow from east to west under Interstate 5. The crossing commences just west of the Brenchley Estates subdivision, located between Interstate 5 and Southwest Ash Meadows Circle. The crossing emerges on the west side of Interstate 5 near Boones Ferry Road, just upstream of the Boberg Diversion Structure at Boberg Road.

Boberg Diversion Structure

A diversion structure is located in a manhole on Boberg Road north of SW Barber Street in the Parkway Interceptor. The flow is diverted to the north and south along Boberg Road and conveyed to the Coffee Creek Interceptor on SW Kinsman Road. The north diversion is the primary flow path. During high flows, a knife gate allows sewage to spill into an elevated pipe directing it towards the southern diversion piping.

Coffee Creek Interceptor

The Coffee Creek Interceptor (formerly named the United Disposal Interceptor) spans approximately 27,700 feet. The upper branches serve the Coffee Creek Basin west of I-5. In addition to the Coffee Creek Basin, the main branch serves the Villebois Basin, and the lower branch serves the Villebois, Wood School, and Old Town Basins. The interceptor begins with an upper northwest branch at the Coffee Creek Correctional Facility (CCCF). The upper northwest branch conveys flows to the south and east, primarily following the alignments of SW Garden Acres Road, Peters Road, and the P&W Railroad. The upper

northwest branch merges with the upper northeast branch just upstream of the railroad undercrossing. The upper northeast branch originates near SW Commerce Circle, conveying wastewater to the south through a meandering alignment apart from a formal roadway alignment.

Once wastewater leaves the railroad undercrossing, it continues southerly through the Coffee Creek Interceptor's upper branch. The alignment of this branch is to the east of several large tracts of METRO owned properties designated as open space. The upper branch ends near SW Barber Street, where wastewater from the Parkway Interceptor's lower branch is received.

Once receiving wastewater from the Parkway Interceptor's lower branch, the Coffee Creek Interceptor's main branch continues to the south following the alignment of Coffee Lake Creek. The Villebois Interceptor discharges into the main branch approximately near SW Evergreen Drive. The main branch continues to follow a southerly alignment along Coffee Lake Creek until just south of the intersection with SW Wilsonville Road.

Wastewater carried through the main branch merges with flows from the Wood School Interceptor near SW Ore Pac Avenue, which also demarcates the beginning of the Coffee Creek Interceptor's lower branch. The lower branch flows to the east, and upon reaching SW Boones Ferry Road, turns to the southwest following this roadway's alignment. A final turn to the east is conducted at SW 3rd Street, where the lower branch conveys wastewater to the WWTP.

Railroad Undercrossing

The Railroad Undercrossing occurs at the intersection of the Coffee Creek Interceptor with the P&W Railroad. The undercrossing occurs slightly southwest of the intersection of Freeman Drive and 95th Avenue, where Kinsman road projected northerly would intersect the rail alignment. This railroad undercrossing creates a significant sewer capacity constraint, which is described in greater detail within Section 6.

Villebois Interceptor

The Villebois Interceptor spans 6,700 feet and serves the Villebois Basin. The interceptor begins near the intersection of SW Orleans Avenue and Costa Circle East. It follows the alignment of SW Orleans Avenue to the east, until the intersection of SW Barber Street. The interceptor follows the alignment of SW Barber Street easterly, until reaching the intersection of SW Montebello Drive. The Villebois Interceptor terminates at the discharge point into the Coffee Creek Interceptor main branch, near SW Evergreen Drive.

The Villebois Interceptor north branch is a recently constructed spur off the primary interceptor. The north branch was built to accept future flows from UGB growth and potential basin expansion into the URA, north of SW Tooze Road.

Wood School Interceptor

The Wood School Interceptor spans approximately 3,300 feet and serves the Wood School Basin. The interceptor commences near the Inza Wood Middle School along SW Wilsonville Road. The interceptor conveys flows to the east, following the alignment of SW Wilsonville Road. Upon reaching the intersection with SW Brown Road, the interceptor turns to the southeast, until it meets the projected alignment of SW Ore Pac Avenue, where it turns due east and terminates at the connecting point to the Coffee Creek Interceptor lower branch.

Seely Ditch Undercrossing

This undercrossing occurs at the Seely Ditch, located near the intersection of Industrial Way and Wilsonville Road. The existing 10-inch undercrossing has minimal slope.

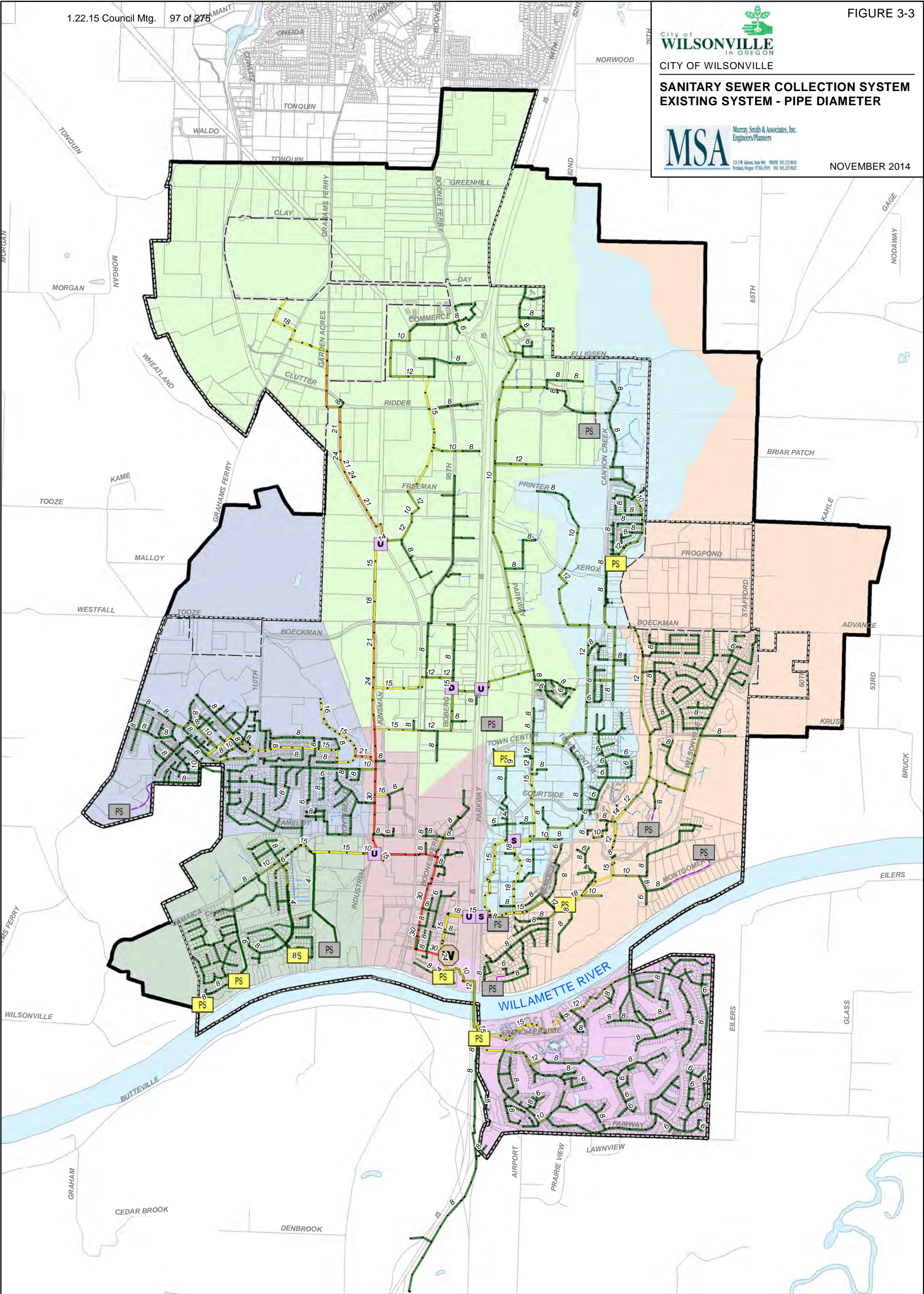
Table 3-2 Gravity Pipe								
Diameter (inches)	Length by Basin (feet)							Total Length (feet)
	Charbonneau	Canyon Creek / Town Center	Boeckman	Coffee Creek	Villebois	Wood School	Old Town	
4	0	260	740	0	80	0	0	1,080
6	3,450	2,010	1,130	1,030	440	250	410	8,720
8	53,770	31,960	43,840	29,470	50,470	25,300	11,410	246,220
10	240	4,210	3,660	10,770	3,960	2,650	620	26,110
12	2,920	10,730	6,900	10,860	0	0	0	31,410
14	0	0	740	160	0	0	0	900
15	3,800	4,860	570	6,950	5,030	1,470	2,270	24,950
16	0	150	0	0	920	0	320	1,390
18	20	2,530	1,400	3,400	0	0	1,980	9,330
21	0	0	0	5,990	550	0	210	6,750
24	0	210	0	1,780	0	0	130	2,120
27	0	0	0	360	0	0	0	360
30	0	0	0	0	0	0	6,530	6,530
36	0	0	0	0	0	0	1,200	1,200
Total	64,200	56,920	58,980	70,770	61,450	29,670	25,080	367,070



**SANITARY SEWER COLLECTION SYSTEM
EXISTING SYSTEM - PIPE DIAMETER**



NOVEMBER 2014



WWTP	Flow Diversion	Public Pipe (Diameter-inch)	Study Area	Sewer Basin	Boeckman
Public Pump Station	Flow Splitter	<= 8-inch	Urban Growth Boundary	Charbonneau	Villebois
Private Pump Station	Undercrossing	10 to 12-inch	City Boundary	Canyon Creek/Town Center	Old Town
Manhole	Pipe Private	14 to 18-inch	Street	Coffee Creek	Wood School
	Forcemain Private	21 to 24-inch	Water Body		
		27 to 36-inch			

0 2,500 5,000 Feet

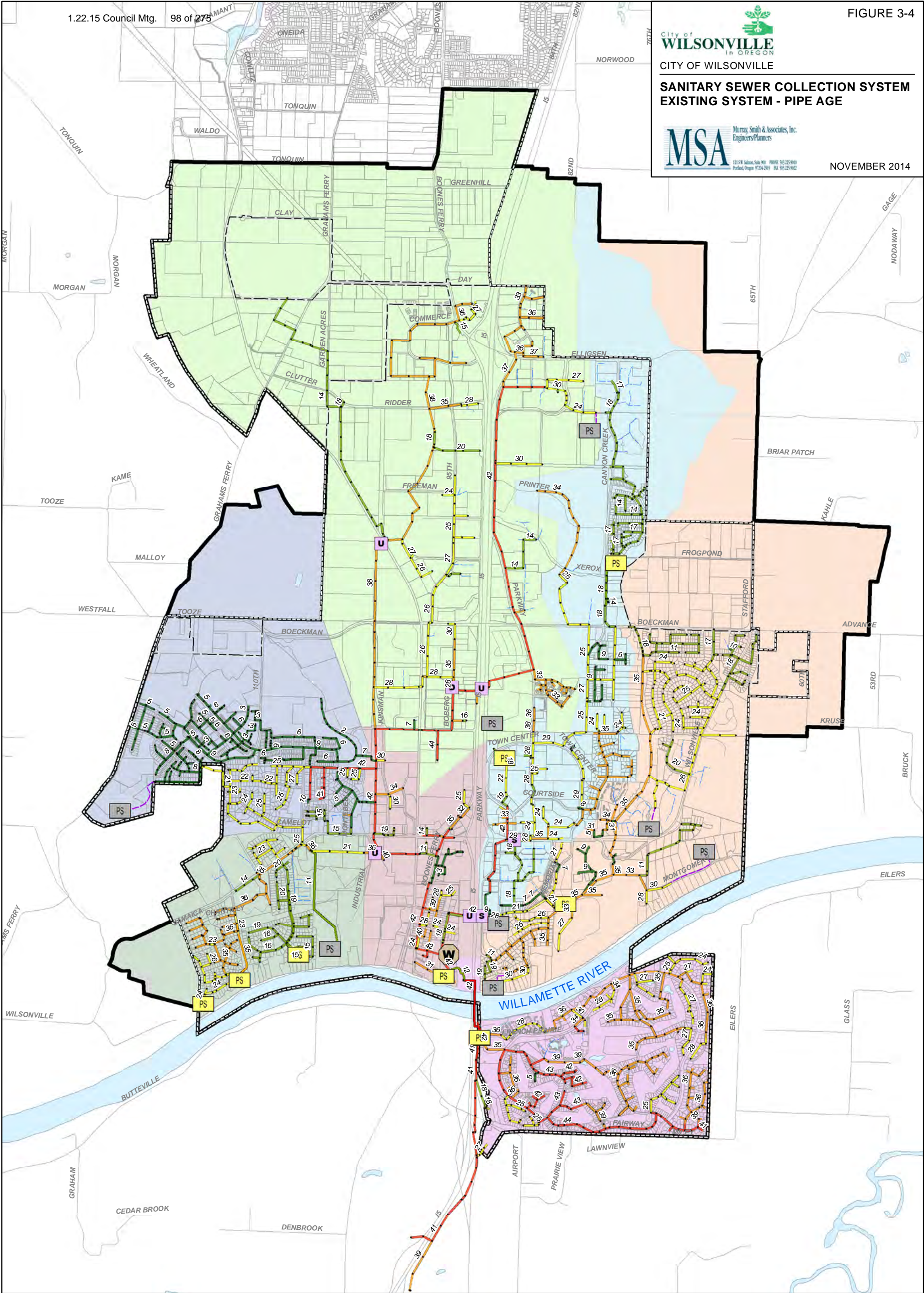
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**SANITARY SEWER COLLECTION SYSTEM
EXISTING SYSTEM - PIPE AGE**



NOVEMBER 2014



WWTP

Public Pump Station

Private Pump Station

• Manhole

Flow Diversion

Flow Splitter

Undercrossing

Pipe Private

Forcemain Private

Public Pipe (Age-Years)

<=10 Years

10-20 Years

20-30 Years

30-40 Years

40-50 Years

Study Area

Urban Growth Boundary

City Boundary

Street

Water Body

Sewer Basin

Charbonneau

Canyon Creek/Town Center

Coffee Creek

Boeckman

Villebois

Old Town

Wood School

0 2,500 5,000 Feet

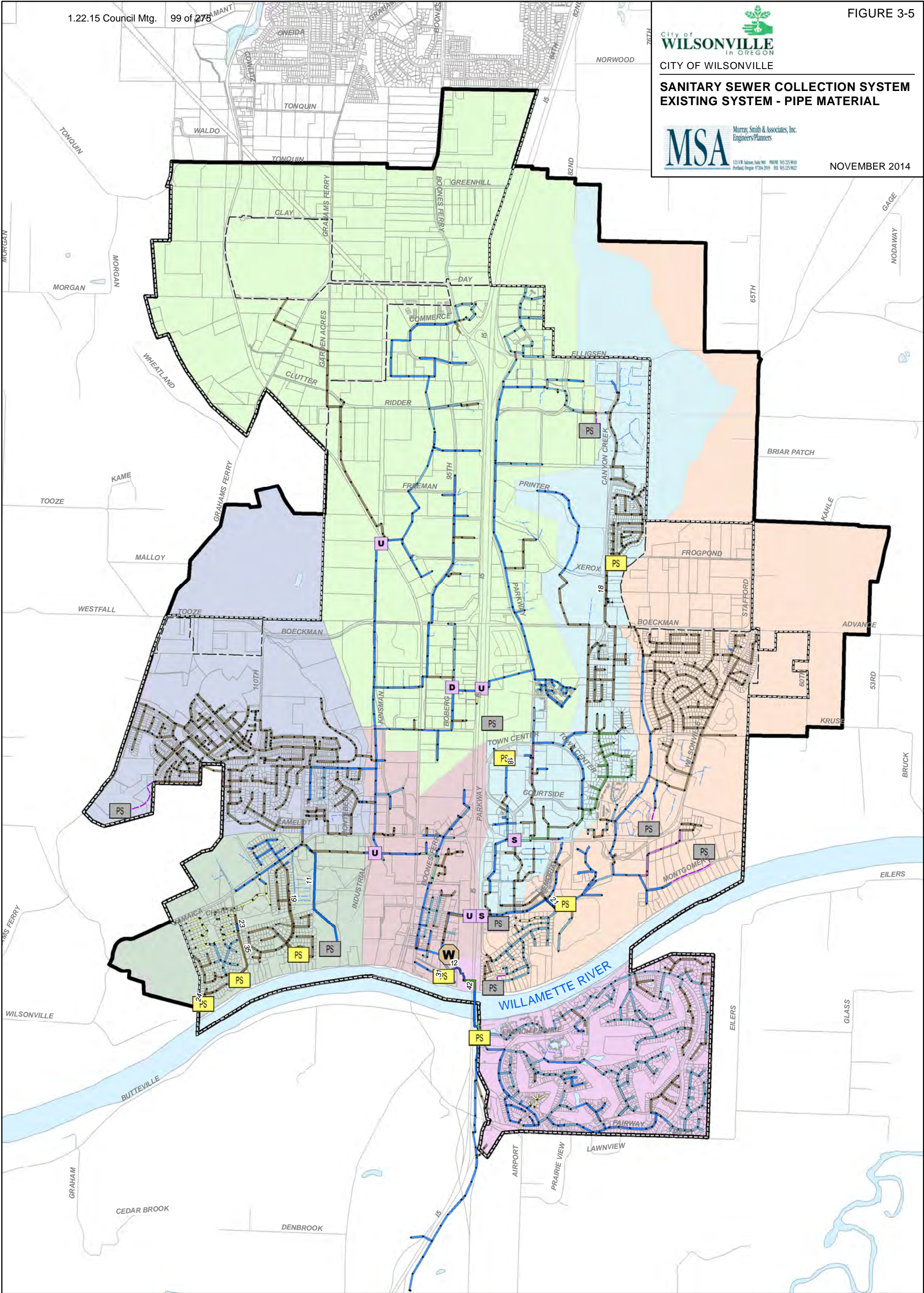




SANITARY SEWER COLLECTION SYSTEM
EXISTING SYSTEM - PIPE MATERIAL



NOVEMBER 2014



W WWT
PS Public Pump Station
PS Private Pump Station
Manhole

D Flow Diversion
S Flow Splitter
U Undercrossing
Pipe Private
Forcemain Private

Public Pipe (Material)
Asbestos Cement
Steel (C90)
Cast Iron
Concrete
Corrugated Steel

Ductile Iron
HDPE
PVC
Reinforced Concrete
Unknown

Study Area
Urban Growth Boundary
City Boundary
Street
Water Body

0 2,500 5,000 Feet



Table 3-3 Gravity Pipe						
Material	Length by Age and Material (feet)					Total Length (feet)
	<= 10 Years	10-20 Years	20-30 Years	30-40 Years	40-50 Years	
Asbestos Cement	--	--	--	7,570	--	7,570
Steel (C90)	--	1,840	--	--	--	1,840
Cast Iron	--	90	--	--	--	90
Concrete	--	--	11,670	47,570	9,710	68,950
Corrugated Steel	--	--	650	6,360	890	7,900
Ductile Iron	--	1,130	2,280	560	--	3,970
HDPE	110	--	--	--	--	110
PVC	50,200	56,130	59,090	1,740	110	167,270
Reinforced Concrete	810	390	740	--	430	2,370
Unknown	2,150	4,260	23,690	36,670	40,230	107,000
Total	53,270	63,840	98,120	100,470	51,370	367,070

Table 3-4 Gravity Interceptors										
Interceptor	Length by Diameter (feet)									Total Length (feet)
	10 in.	12 in.	14-16 in.	18 in.	21 in.	24 in.	27 in.	30 in.	36 in.	
Boeckman Upper NE	1,000	1,390	--	--	--	--	--	--	--	2,390
Boeckman Upper NW	--	3,890	--	--	--	--	--	--	--	3,890
Boeckman Main	--	1,620	1,210	1,400	--	--	--	--	--	4,230
Boeckman Lower	--	--	2,180	2,210	--	210	--	--	--	4,600
Canyon Creek Upper NE	800	3,800	--	--	--	--	--	--	--	4,600
Canyon Creek Upper NW	1,110	3,510	--	--	--	--	--	--	--	4,620
Canyon Creek Main	--	3,420	2,310	--	--	--	--	--	--	5,730
Canyon Creek Lower	--	--	2,450	1,950	--	--	--	--	--	4,400
Charbonneau Upper North	--	1,710	2,630	--	--	--	--	--	--	4,340
Charbonneau Upper South	--	1,210	740	--	--	--	--	--	--	1,950
Charbonneau Lower	--	--	--	320	--	130	--	--	--	450
Parkway Upper	8,160	3,680	--	--	--	--	--	--	--	11,840
Parkway Lower	--	2,550	2,860	--	--	--	--	--	--	5,410
Coffee Creek Upper NE	1,120	3,180	3,070	--	--	--	--	--	--	7,370
Coffee Creek Upper NW	--	--	20	2,410	4,950	510	--	--	--	7,890
Coffee Creek Upper	--	--	1,180	990	1,030	1,270	360	--	--	4,830
Coffee Creek Main	--	--	--	--	--	--	--	3,240	--	3,240
Coffee Creek Lower	--	--	--	--	--	--	--	3,290	1,200	4,490
Villebois North	--	--	1,600	--	170	--	--	--	--	1,770
Villebois	--	--	4,350	--	600	--	--	--	--	4,950
Wood School	1,600	--	1,670	--	--	--	--	--	--	3,270
Total	13,790	29,960	26,270	9,280	6,750	2,120	360	6,530	1,200	96,260

INTERTIES

Presently there are no piping interties between the City's wastewater collection system and any adjacent local agency.

PUMP STATIONS AND FORCE MAINS

The City owns and operates 8 public pump stations (lift stations) of various sizes. In addition to these public pump stations, there are several privately-owned pump stations within the City maintained by their respective owners. Figure 3-2 shows the pump station locations throughout the system. Detailed information regarding these facilities is also summarized in Table 3-5, which indicates information related to each pumping system and associated force mains.

The City upgraded the telemetry and control systems for all of their pump stations in 2009, switching from dial-up telephone communication systems to radio. This enabled the City to utilize supervisory control and data acquisition (SCADA) software to monitor each facility remotely from a central location at the WWTP.

Operation and maintenance of these pump stations has been contracted to CH2M HILL, parallel to their operation of the WWTP. Because this CSMP is structured to document City-owned and operated collection system infrastructures, further reference to these privately owned facilities is omitted; however, their locations are shown in Figure 3-2. A summary of the City's larger and more significant pump stations are provided below.

Memorial Park Pump Station

The Memorial Park Pump Station is the City's largest by volume, conveying wastewater at 900 gpm and over 100 feet in elevation gain. The pump station is located within Memorial Park immediately north of the sports fields. It is situated at the downstream end of the Boeckman Creek Interceptor main branch within the flood plain of Boeckman Creek. The location places the pump station at risk during conditions of heavy rain and flooding.

Canyon Creek Pump Station

The Canyon Creek Pump Station is the third largest in the City by volume, and collects wastewater from the Canyon Creek Interceptor upper northeast branch. The pump station is located near the intersection of Canyon Creek Road and SW Thornton Drive and conveys 600 gpm over an elevation gain of 60 feet before discharging into the Canyon Creek Interceptor main branch.

Charbonneau Pump Station

The Charbonneau Pump Station is the City's second largest, and collects wastewater from the Charbonneau District. The pump station is located in the northwest corner of the Charbonneau District adjacent to the Willamette River. The Charbonneau pump station

conveys wastewater at a rate of 750 gallons per minute (gpm), elevating 65 feet to cross over the river. The force main is affixed to the underside of the Interstate 5 bridge structure (Boone Bridge), and discharges into the Charbonneau Interceptor lower branch.

WASTEWATER TREATMENT FACILITY IMPROVEMENTS OVERVIEW

The City's WWTP, built in 1971, discharges treated effluent from the City into the Willamette River. The plant experienced updates in the late 70s, 80s, and 90s. Between 2004 and 2009, the City evaluated the most efficient and cost-effective method of financing and constructing the needed upgrades, and was able to take advantage of historically low interest rates to finance plant upgrades with \$38 million in 20-year bonds.

The City then awarded a Design-Build-Operate (DBO) project delivery contract to CH2M HILL, who completed Phase I plant upgrades in 2014.

Phase I improvements increased flow capacity from 2 mgd to 4 mgd and decreased odors from the plant. Another key improvement enabled the WWTP to produce solid by-product, which can be applied as fertilizer. Previously, the plant produced liquid by-product, which was expensive to store and dispose of in the winter wet season.

WWTP Phase II improvements that will expand the system's capacity to 7 mgd are anticipated for 2020. CH2M HILL will operate the WWTP and 8 public pump stations within the City through 2026. Detailed information related to the WWTP's capacity, treatment process and performance can be found in the Wastewater Facility Plan (2002).

WASTEWATER RECLAMATION

Although the City does not reclaim wastewater for secondary uses such as irrigation or industrial cooling, the WWTP's recently completed upgrades may be incorporated into the City's service portfolio for such uses in the future.

Table 3-5 City of Wilsonville, Wastewater Pump Station Summary													
Pump Station	Address	Sewer Basin	Year Installed/ Refurbished	Pump Quantity	Pump Type	Pump Manufacturer	Horse Power (hp)	Firm Capacity (gpm)	Total Dynamic Head (TDH) (ft)	Force Main Diameter (inches)	Force Main Length (ft)	Force Main Material	Back-Up Power
Canyon Creek	27370 SW Canyon Creek North	Canyon Creek / Town Center	1994	2	Self-priming	Gorman-Rupp	25	600	60	8	1,460	PVC	Fixed natural gas powered driving pump No. 2 <u>only</u> . 12 V controls battery powered.
Charbonneau	8786 SW Illahee Court	Charbonneau	1996	2	Self-priming	Gorman-Rupp	15	750	65	10 & 12	3,600	DI & HDPE	Fixed natural gas powered driving pump No. 2 <u>only</u> . 12 V controls battery powered.
Corral Creek	31287 SW Willamette Way W	Wood School	1990	2	Submersible	Meyers	5	160	40	4	520	PVC	Portable gas generator.
Memorial Park	7990 SW Memorial Drive	Boeckman	1995	2	Self-priming	Gorman-Rupp	100	900 ¹	101	12	1,070	DI	Fixed natural gas powered driving pump No. 2 <u>only</u> . 12 V controls battery powered.
Morey's Landing	10700 SW Edgewood Court	Wood School	1997	2	Self-priming	Gorman-Rupp	15	260	79	4 & 6	2,180	PVC	Fixed natural gas powered driving pump No. 2 <u>only</u> . 12 V controls battery powered.
River Village	9310 SW Tauchman Street	Old Town	1984	2	Submersible	Meyers	7	250	32	4	240	PVC	Portable gas generator.
Rivergreen	11178 SW Belknap Court	Wood School	1991	2	Submersible	Meyers	15	285	91	6	1,280	PVC	Portable diesel generator.
Parkway/ Town Center	29070 SW Town Center Loop W	Canyon Creek / Town Center	1996	2	Self-primed suction lift	Gorman-Rupp	5	220	20	6	120	DI	Portable gas generator.

Notes:
1 – The current capacity of the Memorial Park Pump Station is 900 gpm. This facility can be reconfigured to provide an expanded capacity of 1,680 gpm

SECTION 4 | REGULATIONS AND POLICIES

INTRODUCTION

This collection system master plan (CSMP) has been created in compliance with following federal, state, and local requirements.

FEDERAL STATUTES, REGULATIONS AND PERMITS

NPDES Permit

The Clean Water Act (CWA) is the principal federal law in the United States governing water pollution and provides the basis for the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) permit program, which regulates discharge pollutants from point sources to waters of the United States. The CWA can regulate pollutants through technology and water quality based effluent limits. Other regulations that can also apply to the NPDES program include Safe Drinking Water Act, Endangered Species Act, National Environmental Policy Act, National Historic Preservation Act, Coastal Zone Management Act, Wild and Scenic Rivers Act, Fish and Wildlife Coordination Act, and Essential Fish Habitat Provisions.

The Oregon Department of Environmental Quality (DEQ) administers the state's NPDES permit program on behalf of the federal government. This permit establishes maximum pollutant concentrations and loads allowed in the effluent discharge stream. The City of Wilsonville's (City's) Wastewater Treatment Plant (WWTP) is authorized by NPDES Permit OR-101888 to discharge treated wastewater into the Willamette River. The current 3-year permit cycle runs to December 31, 2014.

National Pretreatment Program

The National Pretreatment Program is charged with controlling toxic, conventional, and non-conventional pollutants from non-domestic sources that discharge into sewer systems, as described in CWA Section 307(a). This program requires all large, publically owned treatment works (POTW) that have a designed treatment capacity of more than five (5) mgd to establish local pretreatment programs.

Local programs must enforce all national pretreatment standards and requirements, in addition to any more stringent local requirements necessary to protect site-specific conditions at the POTW. Because POTWs are generally not designed to treat most toxic or non-conventional pollutants present in industrial waste, the National Pretreatment Program protects the POTW and the environment from adverse impacts that may occur when hazardous or toxic wastes are discharged into a sanitary sewer system. This is achieved mainly by regulating nondomestic (industrial) users of POTWs that discharge toxic wastes or unusually strong conventional wastes.

Wilsonville conducts an industrial pretreatment program through its' Public Works Department. The primary objective of the program is to prevent harmful discharges into the wastewater collection system that could degrade the quality of municipal digested biosolids,

negatively affect the sewer system, or pass through the treatment process into the Willamette River. The program also strives to improve opportunities to reclaim wastewater and biosolids.

OREGON STATUTES, REGULATIONS AND PERMITS

Oregon Administrative Rule, Division 660

Oregon requires its cities and counties to adopt public facility plans for any urban growth boundary (UGB) areas with a population greater than 2,500. A public facility plan (PFP) helps assure that development within the UGB is guided and supported by the types and levels of urban facilities and services appropriate for the needs and requirements of the areas to be served, and that those facilities and services are provided in a timely, orderly and efficient arrangement, as required by Goal 11 and its implementing administrative rule at Oregon Administrative Rule (OAR) 660-011. This CSMP has been developed in conformance with this rule and will act as a supporting document for the City's Comprehensive Plan.

Oregon Administrative Rule, Division 340

This rule authorizes the actions of the Oregon DEQ. Total Maximum Daily Loads (TMDLs) are established for the Willamette River under this rule, which in turn prohibits such activities as discharging waste from industrial and commercial activities without a permit. This planning document provides supporting information for the City to renew its NPDES permit with the DEQ.

Oregon Revised Statute, Division 224

This statute governs the City's wastewater system management. The operational aspects of the system are defined herein, including the authority of the City to charge for provision or service and obtain debt obligations for construction of sewer systems.

Oregon Revised Statute, Division 223

This statute allows the City to recover the costs of a new development's share of the system capacity by collecting system development charges (SDCs). Under this statute, new developments must pay a proportional share of expenses to meet the increased demands that they place on the system. SDC fees can be imposed to offset the expense of any system accommodations made necessary by the new development.

LOCAL SEWER ORDINANCES, AGREEMENTS AND RELATED PLANNING POLICIES

METRO 2040 Regional Framework Plan

The City's planning programs are required to support METRO's (formerly Metropolitan Service District) 2040 Regional Framework Plan, a document intended to direct and control the region's urban growth and development. This plan was adopted by METRO council in

1995. This CSMP aids the City in meeting METRO's requirements for infrastructure planning, necessary before an area can be added to the official UGB.

Washington and Clackamas Counties

Neither Washington nor Clackamas counties have any specific regulation or rule that would apply towards the wastewater collection system within the City.

City of Wilsonville, Comprehensive Plan (July 2013), Ordinance No. 517

The Wilsonville Comprehensive Plan is an official statement of the goals, policies, implementation measures and physical plans for the City's development. A completely revised plan was adopted by City Council Ordinance No. 517 on October 16, 2000. It was again updated in July 2013 to include a number of amending ordinances, summarized below.

City of Wilsonville, Wastewater Collection System Master Plan (July 2001), Ordinance No. 530

This document, prepared by HDR, serves as an important starting point for development of this new CSMP, as it summarizes all of the previous wastewater planning efforts to date. The report contains the current Capital Improvement Program (CIP) for the collection system and details the analysis used in developing recommended improvements. This plan has served as a primary support document for the City to renew its NPDES permit from Oregon DEQ.

City of Wilsonville, Wastewater Facility Plan (November 2002), Ordinance No. 571

The Wastewater Facility Plan provides another important supporting document towards issuance of the City's NPDES permit. This report, prepared by HDR, updates the previous 1995 Facility Plan and recommends expanding existing treatment systems and using new treatment technologies to meet the City's wastewater needs. This document was reviewed to evaluate whether the modeled wastewater collection system flows were within the ranges anticipated for treatment and disposal by the WWTP.

City of Wilsonville, Coffee Creek Master Plan (October 2007), Ordinance No. 637

The Coffee Creek Master Plan was written to establish the infrastructure framework necessary to support future land uses within the associated planning area. Wastewater unit flow assumptions made during the planning for this area were reviewed for conformance with the current master planning effort. In addition, locations of planned sewer lines identified in the Coffee Creek Master Plan were used for loading into the collection system model.

City of Wilsonville, Stormwater Master Plan (March 2012), Ordinance No. 700

The City's stormwater master plan was consulted to evaluate potential efficiencies that could be realized for the wastewater CIP recommendations provided in later sections of this report. A key finding of this document was the trend towards managing stormwater with low-impact

development (LID) techniques. LID practices promote disposal of stormwater runoff through infiltration, which may increase seepage into the wastewater collection system. Infiltration of stormwater typically increases the ground water table adjacent to the LID facility. Sewer collection piping within such an elevated ground water table would experience increased seepage through condition based problems such as tree root intrusion or deteriorated joints.

City of Wilsonville, Water System Master Plan (September 2012), Ordinance No. 707

The Water System Master Plan (WSMP) identifies water demands and system capital improvement projects for the 20-year planning horizon. Since the water system provides the primary source of wastewater during dry weather conditions, the WSMP study area and demands were coordinated with loading and planning assumptions for this CSMP.

City of Wilsonville, Transportation System Plan (June 2013), Ordinance No. 718

Sanitary sewers are often constructed in street rights of way within the City. The Transportation System Plan (TSP) was consulted to evaluate potential efficiencies that could be realized for CIP recommendations provided in later sections of this report.

City of Wilsonville, Villebois Village Master Plan (October 2013), Ordinance No. 724

This 480-acre planned development on the west side of the City represents a recent comprehensive effort to develop a land use program, parks and open space, utilities, and transportation circulation into a cohesive community. The document was reviewed for consistency with the CSMP loading assumptions for the Villebois area.

City of Wilsonville, Frog Pond Area Concept Plan (Under Development)

The City is currently planning for the development of the Frog Pond UGB area and urban reserve area (URA) adjacent to Advance Road. Concept planning is underway for these development areas to address density and mix of uses and housing types; location of schools, parks and natural areas; water quality and ecosystem protection; multimodal transportation; public facilities location and service providers; and a financing plan. Coordination was made during development of this CSMP regarding infrastructure needs for the Frog Pond area and conformance with the collection system analysis.

City of Wilsonville, Basalt Creek Concept Plan (Under Development)

The City is also planning for the development of the Basalt Creek UGB area on the north side of the City. Concept planning is in the beginning stages for these development areas to address density and mix of uses and housing types; location of schools, parks and natural areas; water quality and ecosystem protection; multimodal transportation; public facilities location and service providers; and a financing plan.

City of Wilsonville, Municipal Code

Service area policies of the sewer system are defined in Chapter 3 of the Wilsonville Municipal Code. This includes connection charges and monthly user fees, provisions for use of the sewer system, prohibited discharges to public facilities, requirements for pretreatment, general standards for building sewers, general standards for public sewer construction, and requirements for compliance with the International Plumbing Code.

Chapter 4 of the City's Municipal Code is typically referred to as the "Planning and Land Use Ordinance," but is also known as the Development Code or Zoning Code. It is enacted to promote the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, zoning, design review, land division, and development standards.

City of Wilsonville, Public Works Standards

The Public Works Standards (PWS) have been developed to set forth uniform material and workmanship criteria applicable to infrastructure under the City's jurisdiction. They also streamline the administration and construction of public facilities in the City and help minimize maintenance for each facility.

Section 4 of the PWS pertains specifically to the sanitary sewer design and construction standards applicable within the City. These standards outline the City's requirements for: engineering; design; material, technical and construction specifications; and testing procedures for sanitary sewers. A subsection has also been dedicated towards Wastewater Pump Station Design Standards.

These pump station standards are applicable to construction, installation, or modification of any public wastewater pumping facility requiring a City of Wilsonville Public Works Permit. These standards were created pursuant to the City's Development Code Section 4.262.04 for Sanitary Sewers, and they outline the general provisions, requirements and documentation necessary to install one of these facilities.

The City typically reviews all collection system related documentation for their system, however for pump stations the PWS standards indicate that Oregon DEQ remains the final reviewing authority for all pump station documentation. All plans and specifications shall be reviewed and approved by this agency under Oregon Administrative Rule 340, Division 52. To that extent, all documentation shall follow the guidelines and criteria set forth in the *Oregon Standards for Design and Construction of Wastewater Pump Stations*, Oregon Department of Environmental Quality, May 2001 (DEQ Standards).

SECTION 5 | POPULATION & FLOW PROJECTIONS

INTRODUCTION

This section of the Wastewater Collection System Master Plan (CSMP) documents existing wastewater flows and future flow projections based on designated land use. The flow projections consider existing and future customers within the project study area and highlight potential growth within the urban growth boundary (UGB) and urban reserve area (URA). All currently unsewered parcels were assumed to be sewer for build-out conditions. To develop anticipated wastewater flows, the following information was reviewed:

- Population projections
- Current and future service area boundaries
- Delineation of the major sewer basins
- City Comprehensive Plan for location based zoning
- METRO land use data
- Water production records
- Sewer flow monitoring data at multiple locations in the system
- Wastewater Treatment Plant (WWTP) flow records

This section of the CSMP focuses on definitions, flow characterization, per capita wastewater usage, unit flow factor development, and flow projection summaries. A computer model was developed to generate existing and future flows and evaluate system capacity. Specific discussion of model development, calibration based on flow monitoring data, and application of the flow methodology to evaluate the capacity of the collection system are provided in Section 6, “System Analysis.”

HISTORIC AND FUTURE POPULATION DATA

The population projections for the CSMP are consistent with projections for the Wilsonville Water System Master Plan (WSMP), which was adopted September 6, 2012 by City Ordinance 707. Since the water system is the source of wastewater during dry weather conditions, basing the collection system analysis around the WSMP assumptions will align the capacity of both systems.

The WSMP analysis relied upon three sources of historical population data, including US Census Bureau data, Portland State University (PSU) certified population estimates, and estimations based upon applications for City building permits.

According to US census data, the number of people per household increased from 2.35 people per occupied household in 2000 to 2.48 people per occupied household in 2010. The 2.48 people per household assumption from 2010 was maintained for the 20-year population forecast for the CSMP.

In projecting future residential growth and associated water demand, the WSMP relied upon historical populations and population projections documented in the City's following publications:

- 2002 Water Master Plan
- 2004 Water Management and Conservation Plan
- 2006 Transit Master Plan
- 2007 Parks Master Plan
- 2008 20-Year Look
- 2009 Transportation Plan

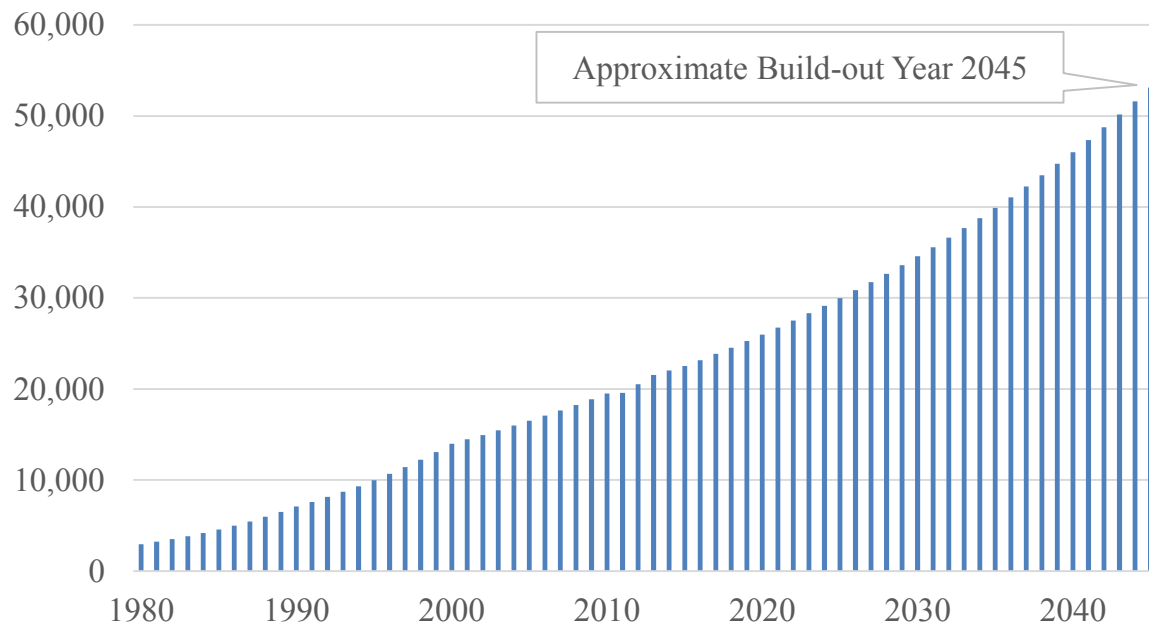
These previous publications assumed annual residential growth rates between 2.4% and 3.2%, with four of the documents using approximately 2.9%. Based on this information, the City elected to analyze the water system assuming an annual residential growth rate of 2.9% for both population and the number of households. This value, along with the land use and densities outlined in the WSMP anticipate that build-out conditions may be reached in the year 2045 with a population for the study area of 52,400 residents. The historic population data and population projections are presented in Table 5-1 and Figure 5-1 below.

Table 5-1 Wilsonville Population Data				
Year	U.S. Census Count ¹	PSU Research Center Projections ²	Water System Master Plan Projections ³	Average Annual Growth Rate
Build-Out ⁴	-	-	52,400	2.9%
2030	-	-	34,585	2.9%
2025	-	-	29,979	2.9%
2020	-	-	25,986	2.9%
2015	-	-	22,525	2.2%
2013	-	21,550	-	5.0%
2012	-	20,515	-	4.9%
2011	-	19,565	-	0.3%
2010	19,509	-	-	3.4%
2000	13,991	-	-	7.0%
1990	7,106	-	-	9.2%
1980	2,950	-	-	-

Notes:

1. United States Department of Commerce, Bureau of the Census.
2. Portland State University, College of Urban & Public Affairs, Population Research Center (April 15, 2014).
3. Water System Master Plan, City of Wilsonville (Sept. 2012).
4. Build-out is anticipated to occur between 2044 and 2045 based upon the buildable lands within study area and average annual growth of the population at a rate of 2.9%

Figure 5-1 | Wilsonville Historic and Projected Population



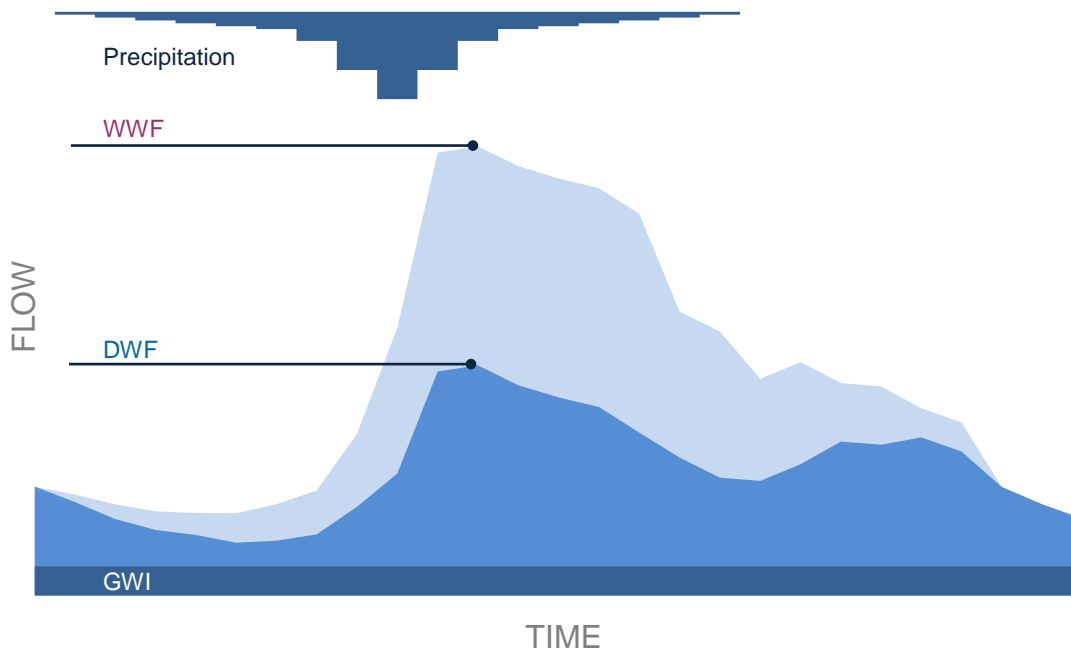
WASTEWATER FLOW DESCRIPTION

Flow Components

The major components of the wastewater flow are defined below. Figure 5-2 shows a generic schematic of the wastewater flow components.

1. **Dry Weather Flow (DWF)** is wastewater from residential, commercial, institutional (e.g., schools, churches, hospitals) and industrial sources. The dry weather wastewater flow is a function of the population and land use, and varies throughout the day in response to personal habits and business operations.
2. **Groundwater Infiltration (GWI)** is defined as groundwater entering the collection system unrelated to a specific rain event. GWI occurs when groundwater is at or above the sewer pipe invert, and infiltrates through defective pipes, pipe joints and manhole walls. This component of the dry weather flow is typically seasonal.
3. **Wet Weather Flow (WWF)**, also known as *rainfall derived infiltration and inflow (RDII)*, is stormwater that enters the collection system during or immediately following a rain event. Stormwater inflow reaches the collection system by direct connections such as roof downspouts connected to sanitary sewers, yard and area drains, holes in manhole covers, or cross-connections with storm drains or catch basins. Rainfall-dependent infiltration includes flow that enters defective pipes, pipe joints and manhole walls after percolating through the soil.

Figure 5-2 | Generic Schematic of Wastewater Flow Components



Flow Methodology

Existing system flows were developed from flow monitoring data. Future flow projections were based on unit flow factors derived from water consumption data and land use data. A general discussion of the flow methodology is provided below.

1. **Existing DWF** – The existing average DWF, often referred to as dry weather loading, was generated from localized flow monitoring data and distributed to the collection system at the parcel level based on metered winter-time water consumption. The flow monitoring data was also used to develop a “diurnal pattern” to describe flow variability throughout the day at hourly increments for each flow meter basin. The peak DWF was generated by multiplying the diurnal pattern by the average DWF. GWI is included in the existing DWF based on flow monitoring data.
2. **Existing WWF** – The existing peak WWF relied on localized flow monitoring data to extract peak RDII rates and unit hydrograph parameters during an actual storm event. These parameters were extrapolated to a 10-year design storm event and applied to existing sewersheds (wet weather areas of impact represented by placing buffer areas around all existing pipelines).
3. **Future DWF** – The future DWF projections included evaluation of historical water consumption data for use in generating per capita (residential) and per acre (commercial and industrial) unit flow factors by City land classification (zoning). The unit flow factors were then applied to net developable acres of vacant parcels to forecast future average DWF. The peak future DWF was generated by multiplying a

representative existing diurnal pattern by the average future DWF. Future GWI is assumed to be included in the DWF component of the flow.

4. **Future WWF** - The future WWF projections utilized representative existing peak RDII rates and unit hydrograph parameters. These parameters were extrapolated to a 10-year design storm event and applied to future sewersheds (wet weather areas of impact represented by percentage of net acreage).

EXISTING DRY WEATHER FLOW CHARACTERIZATION

The City's collection system conveys the wastewater flows of both "domestic" and "industrial" dischargers. Domestic wastewater includes residences, retail, commercial enterprises, and institutional facilities (e.g., schools). Industrial dischargers typically include larger and more significant flows generated by manufacturing, non-retail commercial facilities, and other large facilities such as the prison.

Water Consumption

Historic water consumption data recorded from the City's water meters during winter months are presented in Table 5-2. Unit wastewater loads for residential, commercial, and industrial land uses are estimated using the water meter data divided by the net developed acreage.

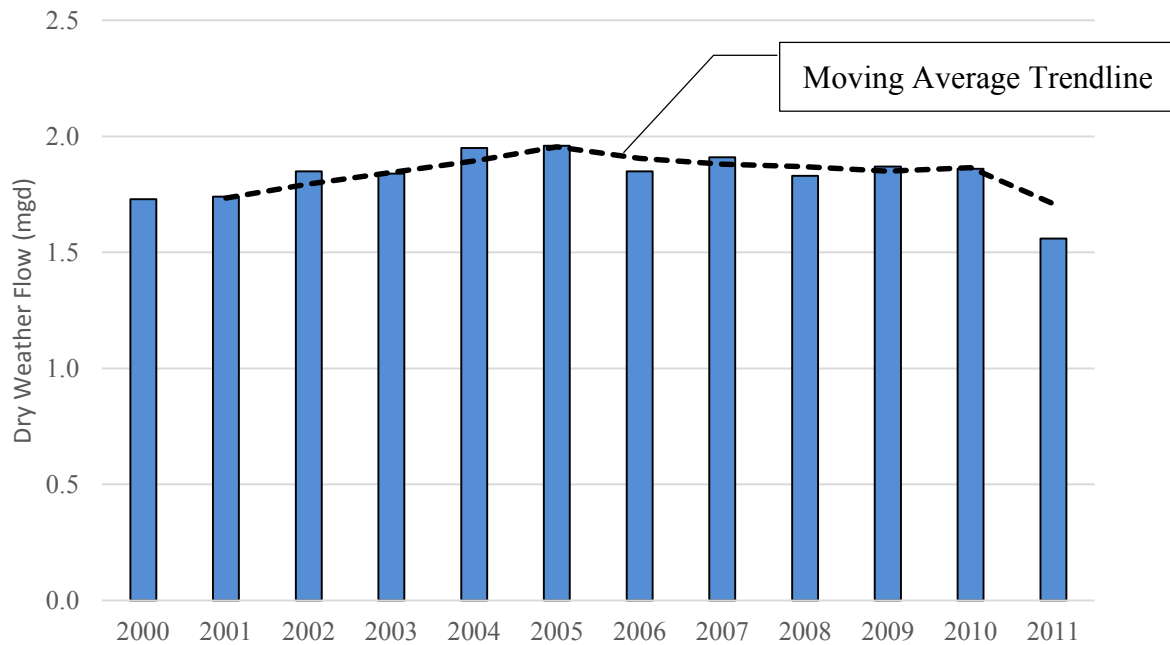
Table 5-2 Water Consumption and Acres By Land Use			
Land Use	Water Demand (million gallons per day, mgd)	Acres	Average Unit Load (gallons-per-acre-per-day, gpad)
Residential	1.2	1,300	900
Commercial	0.3	300	900
Industrial	0.3	700	500

Historic Flow Trends

Historical average daily DWF information recorded at the WWTP is provided in Figure 5-3. This data reflects influent readings from the beginning of July through the end of September, and illustrates that flows on average have been trending lower since 2005 in spite of a growing population base. This may likely be attributed to water conservation efforts.

Large wastewater dischargers include flows generated by local industries or atypical developments such as the Coffee Creek Correction Facility (CCCF). There are a handful of large dischargers within the City, which have been summarized in Table 5-3.

Figure 5-3 | Historic Dry Weather Flow Trends at WWTP



Large Discharger	Discharge Manhole	Recorded Flows (gpm)		Average Daily Discharge (mgd)	Average Annual Discharge (million gallons, mg)
		Summer 2012	September 2012		
CCCF	SMH2142	95.0	90.5	0.134	48.7
Coca-Cola	SMH4223	27.0	29.2	0.040	14.8
Flir	SMH1713	0.3	0.2	0.000	0.1
Fujimi	SMH2114	13.0	19.6	0.023	8.6
Leadtec	SMH2736	1.0	0.6	0.001	0.4
Xerox 1	SMH1705	3.5	3.4	0.005	1.8
Xerox 2	SMH1723	3.5	3.4	0.005	1.8
Total		143.3	146.9	0.209	76.3

Per Capita Wastewater Usage

Based on historic dry weather flow and population data between 2005 and 2010, an average “domestic” per capita wastewater usage between 70 and 80 gallons-per-capita-per-day (gpcpd) was calculated. Strictly residential per capita wastewater usage varied between 60 and 67 gpcpd. The City’s per capita wastewater usage is similar to values reported by other wastewater collection utilities in the region as shown in Table 5-4.

Table 5-4 Per Capita Wastewater Flow in Similar Municipalities		
City	Per Capita Wastewater Flow Contribution (gpcpd)	2010 U.S. Census Population
Lake Oswego	79	36,619
Milwaukie	76	20,291
Newberg	68 - 91	22,068
Oregon City	80	31,859
Troutdale	70	15,962

Existing Dry Weather Flow Summary

The City has performed gravity flow monitoring on the major interceptors since 2006. Data from 2011 and 2012 at eight Telog meter sites and SCADA (supervisory control and data acquisition) data at the WWTP and Memorial Park Pump Station were used to develop existing system flow rates. Timeseries and flow vs depth plots were reviewed for each monitoring location to identify time periods of reasonable data quality as documented in the technical memorandum “*Sewer Flow Monitoring Data Analysis [December 2013].*”

The flow monitoring basin boundaries (meter basin) and monitoring sites are shown in Figure 5-4. Within each meter basin, the daily average loads from the flow monitors were distributed to parcels based on metered winter-time water consumption. Dry weather flows and peaking factors for the existing system are summarized by flow monitoring location in Table 5-5 and by sewer basin in Table 5-6. The values were developed for the dry weather time period between September and November 2012 to account for contributions from new development.

Table 5-5 Existing Dry Weather Flow Summary by Flow Monitoring Location			
Flow Monitor Location	Average DWF (mgd)	Peaking Factor	Peak DWF (mgd)
Boeckman Interceptor (High School)	0.27	1.7	0.46
Memorial Park Pump Station (SCADA)	0.26	1.7	0.44
Canyon Creek	0.05	2.3	0.12
Parkway Interceptor (Burns West)	0.07	1.8	0.12
I-5 Crossing	0.53	1.9	1.00
Coffee Creek Interceptor (UD North)	0.31	1.8	0.56
Coffee Creek Interceptor (UD South)	0.59	1.4	0.83
Villebois	0.08	1.8	0.14
Wood School	0.10	2.1	0.21
WWTP (SCADA)	1.60	1.7	2.73

Table 5-6 Existing Dry Weather Flow Summary by Basin		
Basin	Average DWF (mgd)	Peak DWF (mgd)
Charbonneau	0.22	0.34
Boeckman	0.31	0.52
Canyon Creek/Town Center	0.22	0.44
Coffee Creek	0.48	0.80
Old Town	0.11	0.16
Villebois	0.18	0.31
Wood School	0.08	0.16
Total	1.60	2.73



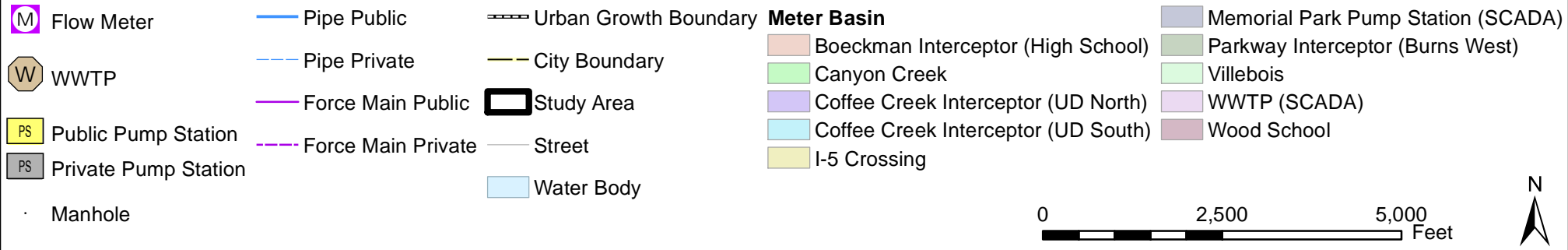
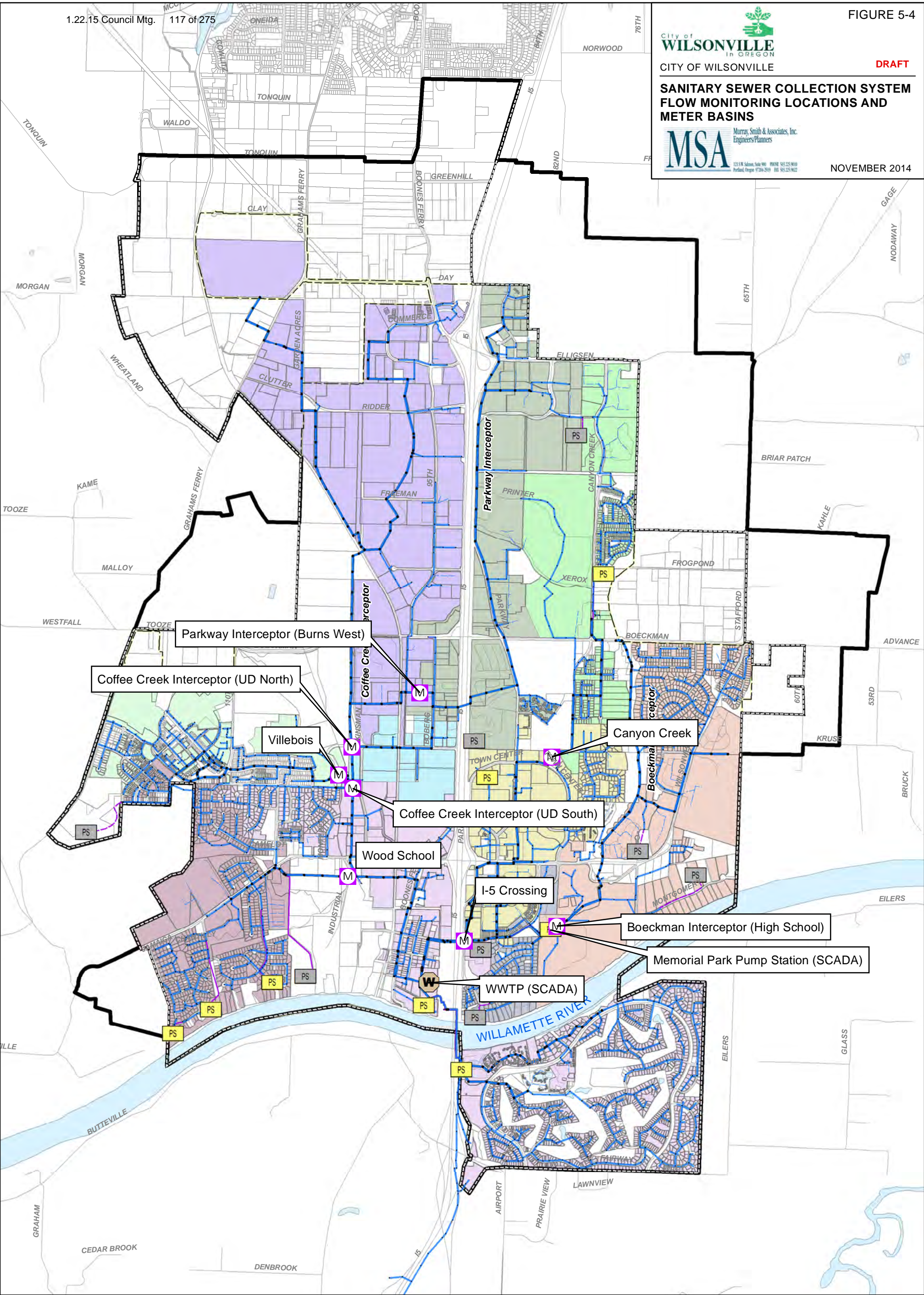
CITY OF WILSONVILLE

DRAFT

SANITARY SEWER COLLECTION SYSTEM
FLOW MONITORING LOCATIONS AND
METER BASINS



NOVEMBER 2014



EXISTING WET WEATHER FLOW CHARACTERIZATION

The wet weather flow (WWF) component of the wastewater flow is generated by rainfall derived infiltration and inflow (RDII). Flow monitoring data and SCADA data were examined during large storm events between 2006 and 2012. Two of the largest events occurred in 2012, on January 18th-19th, and November 19th. The Aurora State Airport data estimated cumulative 24 hour depths of 2.05 and 2.22 inches for the January and November events respectively.

In order to estimate the WWF generated in the collection system in response to these two events, estimates were made of the RDII components of the peak flow measured at each flow monitoring location. This was done by first estimating and subtracting out the portion of the total peak flow attributable to DWF by using monitor data from dry time periods. The RDII component was assumed to be the difference between the total measured peak flow and the DWF estimate. Table 5-7 shows the peak flow measured at each monitor location for each event, as well as the estimated DWF and RDII flow components. Higher flow rates were measured for the January event likely caused by snow melt, soil saturation, and high groundwater.

Table 5-7 Estimated Dry Weather Flow and RDII from Flow Monitoring Data (2012)						
Flow Monitor Location	Dry Flow (mgd)		RDII (mgd)		Total Flow (mgd)	
	Jan	Nov	Jan	Nov	Jan	Nov
Boeckman Interceptor (High School)	0.37	0.28	0.60	0.58	0.97	0.87
Memorial Park Pump Station	0.33	0.27	1.98	0.66	2.31	0.93
Canyon Creek	no data	0.09	no data	0.20	no data	0.29
Parkway (Burns West)	0.09	0.10	0.79	0.54	0.89	0.64
I-5 Crossing	no data	0.52	no data	1.35	no data	1.87
Coffee Creek (UD North)	0.26	0.18	4.01	1.61	4.28	1.79
Coffee Creek (UD South)/Villebois	no data	0.56	no data	1.98	no data	2.53
Wood School	0.11	0.13	0.68	0.31	0.78	0.44
WWTP	2.24	1.85	5.52	4.20	7.76	6.05

Design Storm

Based on the November 2010, “*Internal Management Directive Sanitary Sewer Overflows (SSOs)*” document from the Oregon Department of Environmental Quality (DEQ) and Oregon Administrative Rules Chapter 340-Division 041(OAR 340-041-0009), all SSOs are prohibited. However, DEQ may withhold enforcement action for those SSOs that occur from larger storm events; e.g. a winter storm that corresponds to a 1 in 5-year, 24-hour duration storm and a summer storm that corresponds to a 1 in 10-year, 24-hour duration. The City has elected to apply the 1 in 10-year, 24-hour duration storm to the system analysis to reduce the risk of SSOs occurring as a result of high flows. The City’s Public Works Construction Standards list the 5-year and 10-year 24-hour storm depths as 3.1 and 3.45-inches respectively, as referenced in the “*NOAA Atlas 2, Precipitation-Frequency Atlas of the Western United States -Oregon “NOAA, 1973]”*.

Rainfall Derived Inflow and Infiltration (RDII)

WWF can be calculated within contributing sewer basin areas in order to estimate flow per acre values, typically referred to as RDII rates. These RDII rates can vary significantly across the system, due to factors such as sewer basin development, land use differences, soil type, and system condition (pipe and manhole). The RDII rates were estimated for each flow monitoring location during the available storm events and then extrapolated to the 10-year design storm. RDII projection can be conservative when extrapolating from a small storm to a larger design storm. To minimize flow extrapolation error and limit flow projection conservancy, the largest monitored rainfall event (January 2012) was given the highest priority when developing the RDII rates. Key considerations regarding development of the RDII rates for each metered basin are presented below.

- *Boeckman Interceptor (High School)* - The January event was used to estimate RDII.
- *Memorial Park Pump Station (SCADA)* - The RDII rate was selected between the January and November responses, such that the flow per area value was consistent with the values developed from the upstream High School flow meter.
- *Canyon Creek* - Data was unavailable for the January event. The November RDII rate was increased to provide a flow per area value consistent with other values on the east side of the City.
- *Parkway (Burns West)* - The January event was used to estimate RDII.
- *I-5 Crossing* - Data was unavailable for the January event. The November RDII rate was increased to provide a flow per area value consistent with other values on the east side of the City.
- *Coffee Creek (United Disposal North)* - Due to concerns about the quality of the data for the January event, the November event was used to estimate RDII. Then, the November RDII rate was increased to provide a flow per area value consistent with other values on the west side of the City.
- *Coffee Creek (United Disposal South)* - Data was unavailable for the January event. The November RDII rate was increased to provide a flow per area value consistent with other values on the west side of the City.
- *Villebois* - Due to a lack of available flow data, the RDII rate applied for this basin was chosen to provide the same flow per acre value as the RDII associated with the downstream Coffee Creek (United Disposal South) flow meter.
- *Wood School* - The January event was used to estimate RDII.
- *WWTP (SCADA)* - The January event was used to estimate RDII.

The 2012 RDII rates were extrapolated to the 10-year, 24-hour duration design storms. The calculated peak RDII rates vary by sub-basin between 1,500 gpad and 2,500 gpad as summarized in Table 5-8. These rates are consistent with new system design standards for many utilities in Oregon where design RDII rates typically range from 1,000 to 2,500 gpad.

Table 5-8 RDII Peak Rates and Extrapolation			
Flow Monitor Location	Estimated Peak RDII Rate Nov/Jan 2012 (gpad)	Peak RDII Rate 5-year Design Storm (gpad)	Peak RDII Rate 10-year Design Storm (gpad)
Parkway Interceptor (Burns West)	1,500	2,200	2,500
Canyon Creek	1,000	1,400	1,600
Boeckman Interceptor (High School)	1,100	1,600	1,800
I-5 Crossing	1,100	1,600	1,800
Memorial Park Pump Station	1,100	1,600	1,800
Coffee Creek Interceptor (UD North)	1,100	1,700	1,900
Coffee Creek Interceptor (UD South)	1,100	1,600	1,800
Villebois	900	1,300	1,500
Wood School	1,200	1,700	1,900
WWTP ¹	1,100	1,600	1,800

Note 1. A meter on SW Evergreen Avenue indicated an RDII rate of 3,500 gpad for the small contributing upstream service area. This area is located in the WWTP meter basin. This meter was later moved to the Villebois Interceptor.

Existing Dry + Wet Weather Flow Summary

WWF and total flow estimates for the existing system are summarized by sewer basin in Table 5-9 as developed from the flow monitoring data and extrapolation to the 10-year design storm event.

Table 5-9 Existing Dry and Wet Weather Flow Summary by Basin					
Basin	Average DWF (mgd)	Peak DWF (mgd)	Peak WWF (mgd)	Peak DWF + WWF (mgd) ^{1,2}	Dry + Wet Peaking Factor ³
Charbonneau	0.22	0.34	0.45	0.78	3.5
Boeckman	0.31	0.52	0.84	1.37	4.4
Canyon Creek/ Town Center	0.22	0.44	0.82	1.26	5.6
Coffee Creek	0.48	0.80	2.12	2.92	6.1
Old Town	0.11	0.16	0.34	0.50	4.7
Villebois	0.18	0.31	0.31	0.62	3.3
Wood School	0.08	0.16	0.41	0.57	7.5
Total	1.60	2.73	5.28	8.01	5.0

Note 1. Flow estimates developed for upstream entry points to trunk sewer. Flow at the WWTP will be approximately 10% less as a result of travel time, flow attenuation, and system storage.

Note 2. WWF assumes 10-year design storm.

Note 3. Dry + Wet Peaking Factor = (Peak DWF + Peak WWF)/Average DWF.

FLOW PROJECTIONS

Dry Weather Flow Projection

DWF projections for build-out conditions (approximately 2045) assumed full development of the current UGB and development of specific areas of the URA as shown in Figure 5-5. Three scenarios were developed for future areas assuming high, medium, and low densities for City residential land use/zoning classifications. Additionally, a range of unit loading factors were applied to future commercial and industrial areas based on equivalent dwelling units and the existing water consumption analysis. The medium growth scenario represents the average development potential. The low and high density scenarios were developed to characterize system sensitivity to lower or higher peak flows. The range of flow rates generated by the sensitivity analysis were applied to the collection system to evaluate improvement trends as further described in Section 6, “System Analysis.” When applied to capital improvement planning, the sensitivity analysis provides the City with confidence in the capacity related design criteria, an understanding of the flexibility of the collection system to serve a lesser or greater future population, and critical information for improvement prioritization.

Assumptions related to the build-out dry weather flow projections are provided below.

- An average 65% net acreage factor was applied to the gross acreage of each undeveloped or unserved parcel. The net acreage factor accounts for undevelopable areas such as wetlands, right of way, etc. METRO designated “open areas” were excluded from the gross and net acreages.
- Unit loading factors by City land classification/zoning are presented in Table 5-10 and were applied to net acres of presently undeveloped or unserved parcels within the UGB and URA to develop build-out average flows.
- Residential unit loading factors were based on projected densities by land use and a per household wastewater usage of 166 gallons per day (gpd) based on 67 gallons per capita wastewater usage and City projected household size of 2.48 people per unit.
- Land use classifications for undeveloped parcels of Exclusive Farm or Forest Use (EFU, AF-10, AF-5), Future Development (FD-20), Agricultural Holdings (RAH), and Rural Residential (RRFF5) assume land use re-classification with equivalent dwelling unit (EDU) densities varying for high (15 units/acre), medium (10 units/acre), and low (6 units/acre) flow scenarios.
- Commercial and industrial flow factors were varied for high, medium, and low flow scenarios based on typical values based on the City’s winter-time water consumption data. Commercial unit loading factors range from 500 to 1,000 gpad. Industrial unit loading factors range from 350 to 1,000 gpad.

- Based on review of the existing flow monitoring data, the peaking factor from the Canyon Creek flow meter was assigned to presently undeveloped or unserved parcels. The Canyon Creek meter is located in the upper sub-basins and the pattern is less affected by travel time (flow attenuation) as demonstrated by a conservative peaking factor of approximately two.

Table 5-10 | Build-out Unit Loading Assumptions

Table 5-10 Build-out Unit Loading Assumptions							
City Zoning	Description	High Density		Medium Density		Low Density	
		Equivalent Dwelling Units Per Acre	Unit Load (gpad)	Equivalent Dwelling Units Per Acre	Unit Load (gpad)	Equivalent Dwelling Units Per Acre	Unit Load (gpad)
Commercial							
PDC, PDCTC	Planned Development Commercial, Planned Development Town Center	-	1,000	-	750	-	500
PF, PFC	Public Facility, Public Facility Corrections	-	1,000	-	750	-	500
Industrial							
PDI	Planned Development Industrial	-	1,000	-	500	-	350
RI	Rural Industrial	-	1,000	-	500	-	350
Residential and Mixed-Use							
PDR-1	Single Family ~1 acre lot	1	166	1	166	1	166
PDR-2	Single Family ~10,000 sq.ft. lot	3	498	3	498	3	498
PDR-3	Single Family ~7,000 sq.ft. lot	5	831	5	831	5	831
PDR-3	Single Family ~5,000 sq.ft. lot	7	1,163	7	1,163	7	1,163
PDR-4	Single Family ~3,500 sq.ft. lot	10	1,662	10	1,662	10	1,662
PDR-5	Multi-family Medium Density	12	2,044	12	2,044	12	2,044
PDR-6	Multi-family High Density	18	2,958	18	2,958	18	2,958
PDR-5, Village	Mixed Use	11	1,861	11	1,861	11	1,861
Variable Density (Re-Zoning)							
EFU, AF-10, AF-5, RAH, FD-20, RRFF5	Exclusive Farm or Forest Use, Future Development, Agricultural Holdings, Rural Residential	15	2,492	10	1,662	6	997

Note: Unit loads for land use classifications with equivalent dwellings units are calculated assuming 67 gpcd and 2.48 people per unit.

DWF average and peak flow estimates for future development are categorized by UGB and URA planning areas, and summarized by sewer basin in Tables 5-11 and 5-12. A more detailed summary of the high density scenario average flow estimates and applicable net acreage by zoning classification is presented in Table 5-13.

DWF produced by the high density scenario most closely align with water demands from the City's Water Master Plan. Based on the high density scenario, the average daily dry weather flow for the build-out system is approximately 6.7 mgd including ground water infiltration (GWI) and approximately 5.5 mgd excluding GWI. The estimated peak water usage at build-out for the minimum month (excludes Sherwood) from the Water Master Plan is 5.9 mgd. The corresponding dry weather average flows for the medium and low densities scenarios are 5.1 mgd (4.2 mgd without GWI) and 4.0 mgd (3.3 mgd without GWI) respectively.

Table 5-11 Future Build-out Dry Weather Loading Estimates (Daily Average, mgd)						
Basin	Future Development UGB			Future Development URA		
	High	Medium	Low	High	Medium	Low
Charbonneau	0.00	0.00	0.00	0.00	0.00	0.00
Boeckman	0.50	0.36	0.25	0.79	0.53	0.32
Canyon Creek/Town Center	0.19	0.16	0.14	0.43	0.28	0.17
Coffee Creek	1.67	1.14	0.74	0.20	0.13	0.08
Old Town	0.17	0.11	0.07	0.00	0.00	0.00
Villebois	0.50	0.39	0.30	0.33	0.22	0.13
Wood School	0.16	0.13	0.11	0.11	0.07	0.04
Total	3.20	2.30	1.62	1.86	1.24	0.74

Table 5-12 Future Build-out Dry Weather Peak Flow Estimates (mgd)						
Basin	Future Development UGB			Future Development URA		
	High	Medium	Low	High	Medium	Low
Charbonneau	0.00	0.00	0.00	0.00	0.00	0.00
Boeckman	1.15	0.83	0.57	1.82	1.21	0.73
Canyon Creek/Town Center	0.43	0.36	0.31	0.98	0.65	0.39
Coffee Creek	3.78	2.59	1.67	0.46	0.31	0.19
Old Town	0.35	0.23	0.15	0.00	0.00	0.00
Villebois	1.11	0.88	0.69	0.76	0.51	0.30
Wood School	0.38	0.30	0.25	0.25	0.17	0.10
Total	7.20	5.19	3.64	4.27	2.85	1.71

Table 5-13 Future Development Net Acreage and Dry Weather Loading by Land Use																		
City Zoning	Land Use Description	High Density Unit Loading (gpad)	Net Acreage by Basin								Average Dry Weather Flow by Basin (gpm)							
			Charbonneau	Boeckman	Canyon Creek/ Town Center	Coffee Creek	Old Town	Villebois	Wood School	Total	Charbonneau	Boeckman	Canyon Creek/ Town Center	Coffee Creek	Old Town	Villebois	Wood School	Total
Commercial																		
PDC, PDCTC	Planned Development Commercial, Planned Development Town Center	1,000	0	0	3	46	8	0	1	58	0	0	2	32	6	0	1	41
PF, PFC	Public Facility, Public Facility Corrections	1,000	0	1	0	25	0	49	0	76	0	1	0	18	0	36	0	55
Industrial																		
PDI	Planned Development Industrial	1,000	0	0	15	88	22	0	17	143	0	0	11	67	17	0	12	107
RI	Rural Industrial	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential and Mixed-Use																		
PDR-1	Single Family ~1 acre lot	166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PDR-2	Single Family ~10,000 sq.ft. lot	498	0	6	1	0	0	6	1	14	0	2	0	0	0	2	0	5
PDR-3	Single Family ~7,000 sq.ft. lot	831	1	5	4	0	0	0	7	16	1	3	2	0	0	0	4	10
PDR-3	Single Family ~5,000 sq.ft. lot	1,163	0	23	13	25	2	0	3	66	0	19	10	20	2	0	3	54
PDR-4	Single Family ~3,500 sq.ft. lot	1,662	0	3	0	1	4	2	32	42	0	4	0	1	4	2	37	49
PDR-5	Multi-family Medium Density	2,044	0	20	22	39	0	1	5	87	0	29	31	56	0	2	8	125
PDR-6	Multi-family High Density	2,958	0	0	5	0	0	0	0	5	0	0	10	0	0	0	0	10
PDR-5, Village	Mixed Use	1,861	0	0	12	0	0	84	0	96	0	0	20	0	0	110	0	130
Variable Density (Re-Zoning)																		
EFU, AF-10, AF-5 RAH, FD-20 RRFF5	Exclusive Farm or Forest Use, Agricultural Holdings, Future Development, Rural Residential	2,492	0	485	197	632	48	240	71	1,674	0	840	342	1,109	87	423	124	2,924
Total			1	544	272	857	83	383	137	2,278	1	898	428	1,302	116	575	189	3,509

Wet Weather Flow Projection

WWF projections for build-out conditions also assumed full development of the UGB and development of specific areas of the URA as shown in Figure 5-2. Based on the existing system RDII analysis and the extrapolation to the 10-year design storm, the peak RDII rate averaged across the entire system is 1,800 gpad. The 1,800 gpad RDII rate was applied to future development net acres to project future WWF.

WWF peak flow estimates for future development are categorized by UGB and URA planning areas, and summarized by sewer basin in Tables 5-14.

Table 5-14 Future Build-out Wet Weather Peak Flow Estimates (mgd)		
Basin	Future Development UGB	Future Development URA
Charbonneau	0.00	0.00
Boeckman	0.40	0.57
Canyon Creek/Town Center	0.16	0.31
Coffee Creek	1.39	0.15
Old Town	0.10	0.00
Villebois	0.42	0.24
Wood School	0.16	0.08
Total ¹	2.64	1.34

Note 1. Flow estimates developed for upstream entry points to trunk sewer. Flow at the WWTP will be approximately 10% less as a result of travel time, flow attenuation, and system storage.

Future Dry + Wet Weather Flow Projection Summary

The total peak wastewater flow is calculated as the superposition of the maximum dry weather contribution with the RDII flow derived from the 10-year design storm event. The summary of total peak wastewater flow is summarized by basin in Table 5-15.

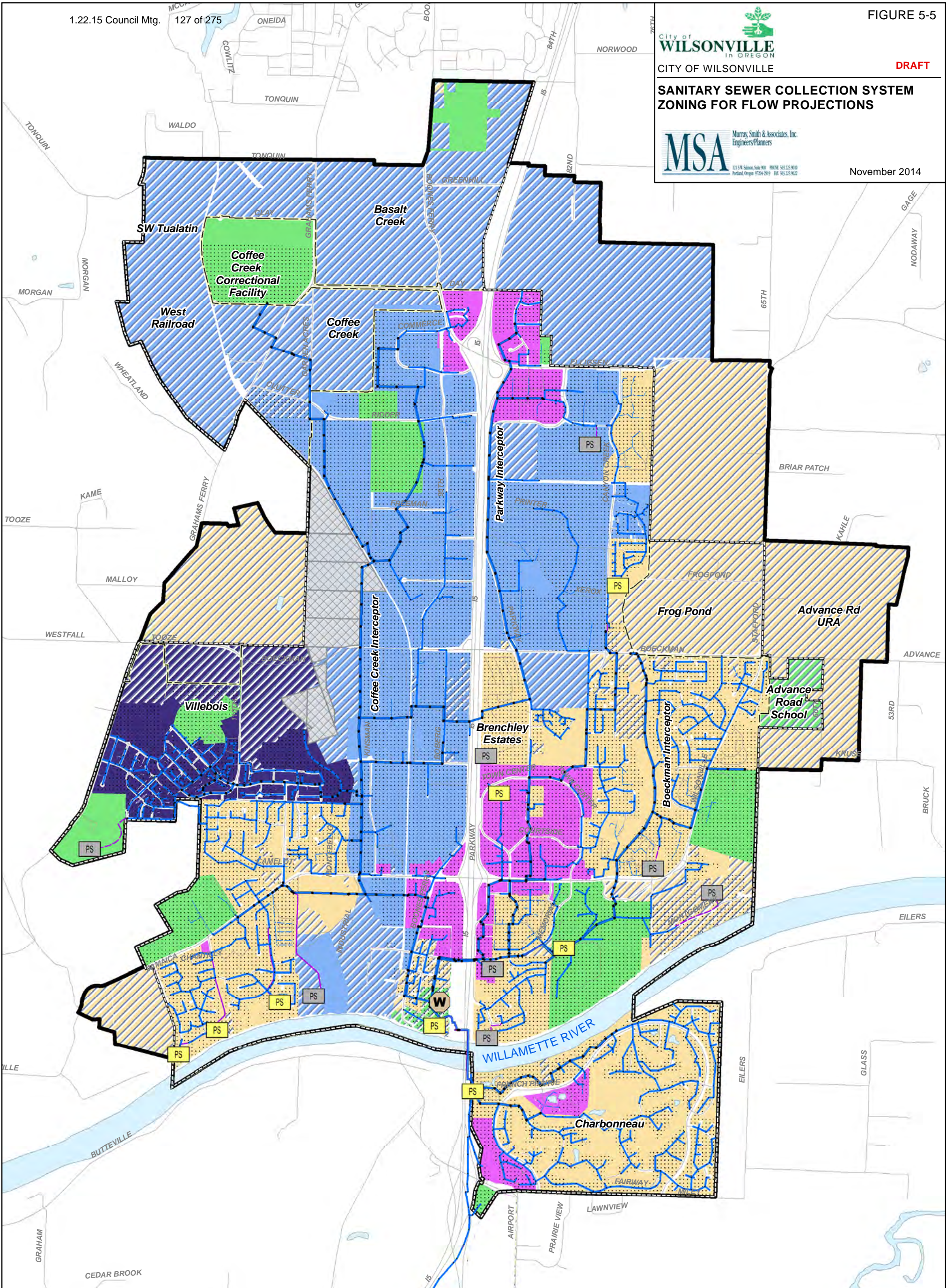
Table 5-15 | Future Total Peak Flow Estimates (mgd)

Basin	Existing DWF	Existing WWF	Future UGB DWF ²	Future UGB WWF	Future URA DWF ²	Future URA WWF	Total UGB ²	Total UGB+URA ²
Charbonneau	0.34	0.45	0.00	0.00	0.00	0.00	0.78	0.78
Boeckman	0.52	0.84	1.15	0.40	1.82	0.57	2.92	5.31
Canyon Creek/Town Center	0.44	0.82	0.43	0.16	0.98	0.31	1.85	3.14
Coffee Creek	0.80	2.12	3.78	1.39	0.46	0.15	8.09	8.70
Old Town	0.16	0.34	0.35	0.10	0.00	0.00	0.94	0.94
Villebois	0.31	0.31	1.11	0.42	0.76	0.24	2.15	3.15
Wood School	0.16	0.41	0.38	0.16	0.25	0.08	1.11	1.43
Total ¹	2.73	5.28	7.20	2.64	4.27	1.34	17.85	23.46

Note 1. Flow estimates developed for upstream entry points to trunk sewer. Flow at the WWTP will be approximately 10% less as a result of travel time, flow attenuation, and system storage.

Note 2. Flow estimate based on high density scenario applied to future development.

**SANITARY SEWER COLLECTION SYSTEM
ZONING FOR FLOW PROJECTIONS**



WWTP



Public Pump Station



Private Pump Station

Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

Street

Water Body

Urban Growth Boundary

City Boundary

Study Area

Metro Open Space

Developed UGB

Re-Zone Potential, Variable Loading*

Zoning

Residential

Industrial

Commercial

Public

Village

*Area of re-zoning potential. Projected zoning classification shown. Lands have existing zoning classification of future development, agricultural holding, exclusive farm use, and rural residential. Varied loading factors applied for sensitivity analysis.

0 2,500 5,000 Feet



SECTION 6 | SYSTEM ANALYSIS

INTRODUCTION

This section of the Wastewater Collection System Master Plan (CSMP) outlines the system capacity analysis and hydraulic model assumptions. To evaluate system capacity, design criteria were established for maximum allowable flow depth during dry and wet weather conditions, maximum velocity, and pump station capacity. A hydraulic model was developed and calibrated to evaluate the response of the system against the design criteria for existing and future flows. The hydraulic model was further used as a tool to evaluate and recommend system improvements. This section documents the model development, design criteria assumptions, application of future loads, existing and future system capacity analyses, and capital improvement analysis.

Additionally, this section of the CSMP provides a summary of the infrastructure condition for gravity pipelines, diversion structures, flow splitter structures, pump stations, and force mains. The condition assessment is based on interviews with City staff and provides condition-based improvement recommendations.

All improvements are evaluated at the master planning level of accuracy which allows for determination of budget level cost estimates for the purpose of determining system development charges (SDCs) and rates (user fees) to support the Capital Improvement Program (CIP) as presented in Section 7, “Capital Improvement Program.” Prior to implementation, each improvement project will require standard design phases to identify construction details and refine infrastructure sizing.

MODEL DEVELOPMENT

To evaluate the existing and future capacity of the system, a collection system hydraulic model was developed in INFOSWMM (a proprietary software program by Innovyze) which utilizes the industry-standard SWMM 5 hydraulic engine developed by the Environmental Protection Agency (EPA). The City’s GIS data was used to create the model network. All pipelines 10-inches and larger were incorporated into the model network. Information required to perform the hydraulic calculations in a network model include pipeline diameter, pipeline length, pipeline slope (based on pipeline inverts), manhole invert elevations, and manhole rim elevations. The Charbonneau and Memorial Park pump stations were also incorporated into the hydraulic model based on data provided by the City, including the number of pumps, wet well dimensions, pump curves, and control set points.

MODEL CALIBRATION

Model calibration generally consists of inputting and adjusting model parameters such that model and field data match within a reasonable tolerance. At the conclusion of each calibration iteration, field data are compared with the modeled data to determine the model’s level of accuracy. Once the desired level of accuracy has been achieved, the calibration is complete.

In collection system modeling, the calibration level of accuracy is both qualitative and quantitative. Flow rates measured at each flow monitoring site are visually compared to model flow rates for an extended period of time. A dry weather period including both weekdays and weekend days and a wet weather period are selected for model calibration. The dry weather flows are calibrated first with adjustments to the model loading and diurnal patterns until field and model flows match. The wet weather flows are calibrated second with adjustments to wet weather hydrographs, rainfall derived infiltration and inflow (RDII) parameters, and sewershed areas (wet weather impact areas) until field and model flows match during a significant rain event. Actual precipitation gage data is used in the model during the wet weather calibration. “Good,” “moderate,” and “poor” calibration result categories occur when field and model peak flows match within 10-percent, 20-percent, and greater than 20-percent respectively.

The City has performed gravity flow monitoring in place since 2006. The current flow monitoring basin boundaries (metersheds) and meter sites are shown in Figure 6-1. The largest rain event of the flow monitoring period occurred between January 16 and January 22, 2012. The dry weather period selected for calibration occurred in September to November 2012. The modeling parameters that impact the dry weather and wet weather calibration are described below:

Existing System Dry Weather Loading

The existing system dry weather flow component of the model consists of a daily average load and a normalized diurnal pattern which informs the model how to adjust the average flow throughout the day. Daily average flows and diurnal patterns for each meter basin were calculated for weekdays (Monday-Friday) and weekend days (Saturday-Sunday) separately.

Within each meter basin, the calculated daily average loads from the flow monitors were distributed to model nodes based on winter-time water usage as defined by the City’s billing records and developed for the City’s Water Master Plan (2011). Each metered address was spatially located using the available parcel database. The flow loading was assigned to model nodes (manholes) using delineated service area boundaries (see Figure 6-1).

Existing System Wet Weather Loading

The wet weather flow component of the model consists of a storm event, sewershed acreage (wet weather area of impact), and RDII unit hydrograph. The sewersheds are defined by placing a 50-foot buffer around all system pipes. During the model calibration, actual precipitation data is modeled. Precipitation from the rain event falls on the sewershed acreage creating a volume of water. The sewershed areas are assigned to model nodes using delineated service area boundaries (see Figure 6-1).

The RDII unit hydrograph defines the amount of runoff (percentage of the volume created from the sewershed and rain depth) which enters the system and the travel time. The RDII unit hydrograph is a composite of three component hydrographs representing initial, intermediate, and long-term system response. Each of the three hydrographs is defined by three parameters which are adjusted during model calibration until field and model flows

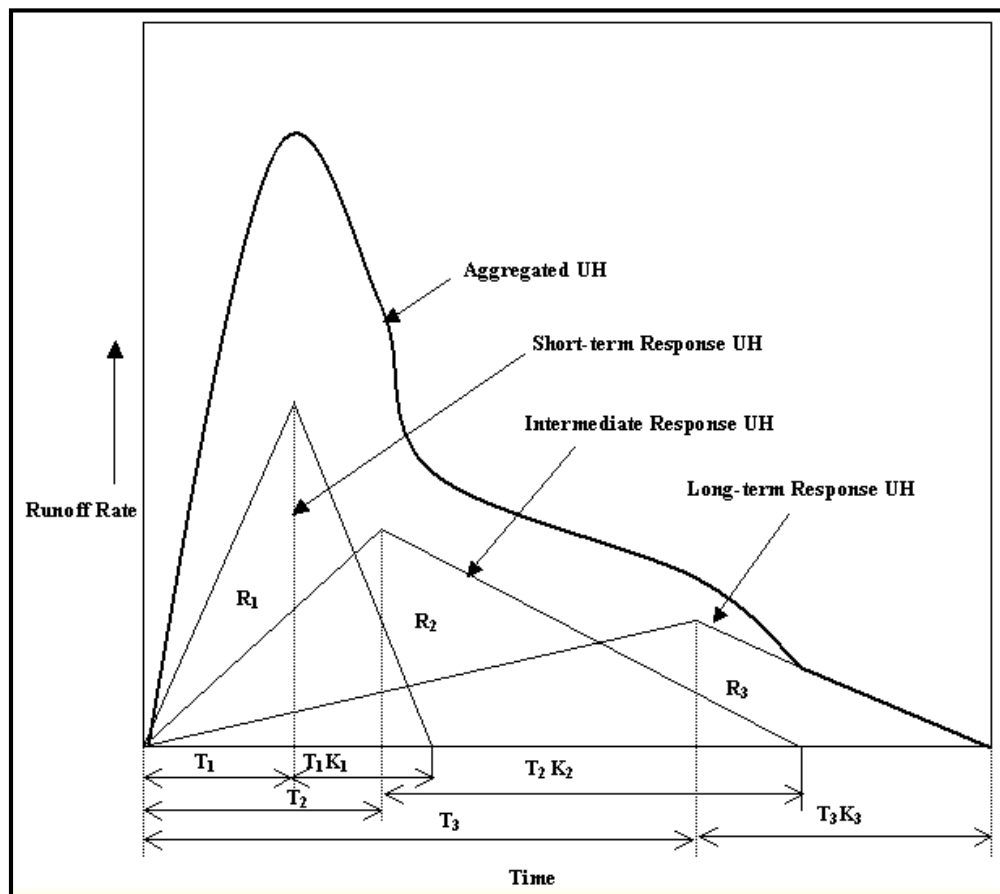
match within the desired level of accuracy (~10%). The RDII unit hydrograph parameters are described below and shown in Figure 6-2.

Unit Hydrograph Parameter 1 - R_1 , R_2 , R_3 - Response ratios for the short-term, intermediate-term, and long-term UH responses, respectively.

Unit Hydrograph Parameter 2 - T_1 , T_2 , T_3 - Time to peak for the short-term, intermediate-term, and long-term UH responses, respectively.

Unit Hydrograph Parameter 3 - K_1 , K_2 , K_3 - Recession limb ratios for short-term, intermediate-term, and long-term UH responses, respectively.

Figure 6-2 | EPASWMM Unit Hydrograph





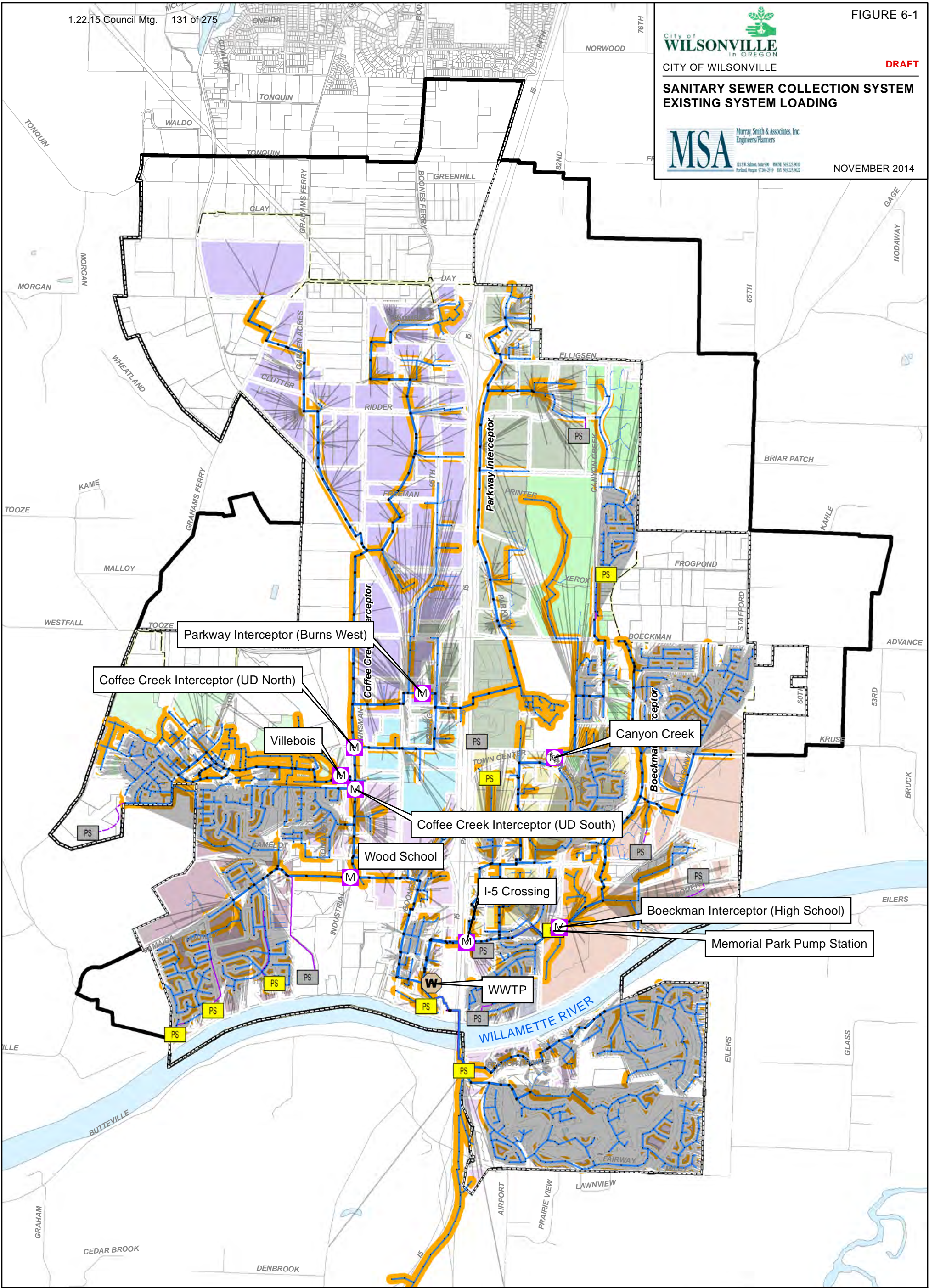
CITY OF WILSONVILLE

DRAFT

SANITARY SEWER COLLECTION SYSTEM
EXISTING SYSTEM LOADING



NOVEMBER 2014



M Flow Meter

W WWTP

PS Public Pump Station

PS Private Pump Station

Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

Street

Water Body

Urban Growth Boundary

City Boundary

Study Area

Parcel Load to Model Manhole

Manhole Service Area

Sewershed

Meter Basin

Boeckman Interceptor (High School)

Canyon Creek

Coffee Creek Interceptor (UD North)

Coffee Creek Interceptor (UD South)

I-5 Crossing

Memorial Park Pump Station

Parkway Interceptor (Burns West)

Villebois

WWTP

Wood School

0 2,500 5,000 Feet



Dry Weather Calibration Results

The dry weather calibration results, including the diurnal pattern peaking factors and the quality of calibration at each meter, are presented in Table 6-1. Accurate dry weather metering data was available at ten meter locations. Plots comparing field and model flows are presented in Appendix A for each flow meter location. The model was calibrated in each meter basin by adjusting diurnal patterns and average loading with the overall goal of matching flow data at the wastewater treatment plant (WWTP). Visual comparisons of the field and model dry weather flows show a reasonable model calibration with most meters providing “good” calibration results. Several meters including the Memorial Park and I-5 Crossing meters are impacted by pump station operation. The model tends to dampen flow spikes caused by the pump station turning on and off. Additionally, the dry weather model predicts less conservative flow than the meter on the Boeckman Interceptor. Efforts to address model conservancy were focused on the wet weather calibration since the peak flow rates caused by RDII are the primary source for system deficiencies.

Table 6-1 Dry Weather Calibration Results			
Flow Meter	Diurnal Pattern Peaking Factor	Calibration Quality	Comment
Parkway Interceptor (Burns West)	1.8	Good	
Canyon Creek	2.3	Good	
Boeckman Interceptor (High School)	1.7	Moderate	Additional conservancy added to wet weather model.
I-5 Crossing	1.9	Moderate	Impacted by Memorial Park Pump Station operation.
Memorial Park Pump Station	1.7	Moderate	Impacted by Memorial Park Pump Station operation.
Coffee Creek Interceptor (UD North)	1.8	Good	
Coffee Creek Interceptor (UD South)	1.4	Good	
Villebois	1.8	Good	
Wood School	2.1	Good	
WWTP	1.5	Good	

Calibration Storm Selection

The RDII unit hydrograph parameters are storm dependent. Typically, calibration priority is given to the storm that most closely resembles the theoretical design storm to minimize extrapolation of wet weather impacts and reduce the level of conservancy in the analysis. The 2012 storm event was given priority for the calibration because it was more severe than other metered storm events. The calibration storm event experienced two peaks over two days with the second peak caused by a combination of rainfall and melting snow.

The rainfall data during the calibration period was collected from the precipitation gauge at the Aurora State Airport located approximately 5 miles from Wilsonville. Wet weather analysis is more accurate where localized precipitation data is available (2 mile proximity). Localized precipitation monitoring is recommended for future flow monitoring. The January 2012 event used for the model calibration impacted the entire Willamette Valley over multiple days and represents the best available data for estimating system wet weather impacts.

Wet Weather Calibration Results

The wet weather calibration results including the existing RDII rate during the January 2012 storm and quality of calibration at each meter are presented in Table 6-2. Accurate metering data for the January 2012 storm was available at seven meter locations. Plots comparing field and model flows are presented in Appendix A for each flow meter location. Visual comparisons of the field and model wet weather flows show a reasonable model calibration with most meters providing “good” calibration results during the 2012 storm event. In the Wood School meter basin, some measured flow spikes were assumed to be metering errors and were ignored during the calibration. The calibration effort focused on matching peak flow response rather than matching total storm volume.

Table 6-2 Wet Weather Calibration Results			
Flow Meter	Peak RDII Rate Jan 2012 (gallons-per- acre-per-day, gpad)	Calibration Quality	Comment
Parkway Interceptor (Burns West)	1,500	Good	
Evergreen ¹	3,500	Good	
Boeckman Interceptor (High School)	1,100	Good	
Memorial Park Pump Station	1,100	Good	
Coffee Creek Interceptor (UD North)	1,100	Good	
Wood School	1,200	Moderate	Some flow meter flow spikes ignored.
WWTP	1,100	Good	

Note 1. A meter on SW Evergreen Avenue indicated an RDII rate of 3,500 gpad for the small contributing upstream service area. This area is located in the WWTP meter basin. This meter was later moved to the Villebois Interceptor.

DESIGN CRITERIA

System Criteria for Deficiencies and Improvements

The City criteria for determining collection system deficiencies and planning improvements are shown in Table 6-3. These standards are consistent with the “*Recommended Standards for Wastewater Facilities [The Great Lakes-Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, 2004]*.” For pipelines, the criteria focus on a maximum water depth of 80% during dry weather conditions and elimination of surcharging above the pipe crown during the design storm event. For pump stations, the criteria focus on pumping peak wet weather flows with the largest pump out of service. Maximum velocity and minimum scouring velocity are considered secondary criteria and are indicative of undersized or over-sized piping respectively. In the case of the minimum scouring velocity violations, the pipelines are flagged for additional maintenance and flushing to prevent solids deposition. Solids deposition can be an issue when pipelines are constructed at less than minimum design slopes or prior to build-out of the upstream service area.

Table 6-3 Design Criteria			
Standard	Category	Criteria	Explanation
Primary	Maximum water depth to diameter ratio during dry weather conditions	0.8	When the depth to diameter ratio exceeds 0.9, the pipe begins to lose gravity capacity due to greater frictional loss associated with a larger wetted pipe perimeter.
	Minimum freeboard during design storm, (clearance from water surface to manhole rim)	Maximum water depth does not exceed crown of pipe	The City standard is conservative in that it does not allow surcharging during the design storm event.
	Pump Station firm capacity ¹	Lift stations have capacity to pump at flows greater than or equal to peak hour flows with largest pump out of service	The firm capacity criteria protects against loss of service during equipment failure and allows for pump cycling for longer equipment life.
	Maximum force main velocity ¹	8 ft/sec	The velocity criteria protects against excessive head loss and allows pumps to operate efficiently.
Secondary	Maximum gravity pipeline velocity	< 15 ft/sec or anchored appropriately for extreme slopes	The maximum velocity criteria protects pipelines from turbulent flow conditions and excessive air entrainment.
	Minimum cleansing/scouring velocity, gravity pipeline ¹	2 ft/sec	Pipe diameters and minimum slopes should be selected to prevent solids deposition.
	Minimum cleansing/scouring velocity of force mains ¹	3.5 ft/sec	Pipe diameters should be selected to prevent solids deposition.
	Minimum design slopes (feet per 100 feet)	8-inch (0.4); 10-inch (0.28); 12-inch (0.22); 15-inch (0.15); 18-inch (0.12); 21-inch (0.10); 24-inch (0.08); 27-inch (0.07); 30-inch (0.06); 36-inch (0.06)	Based on 2014 Public Works Standards. Minimum slope allows for 2 ft/sec scour velocity when flowing full.

Note 1. Oregon DEQ standard.

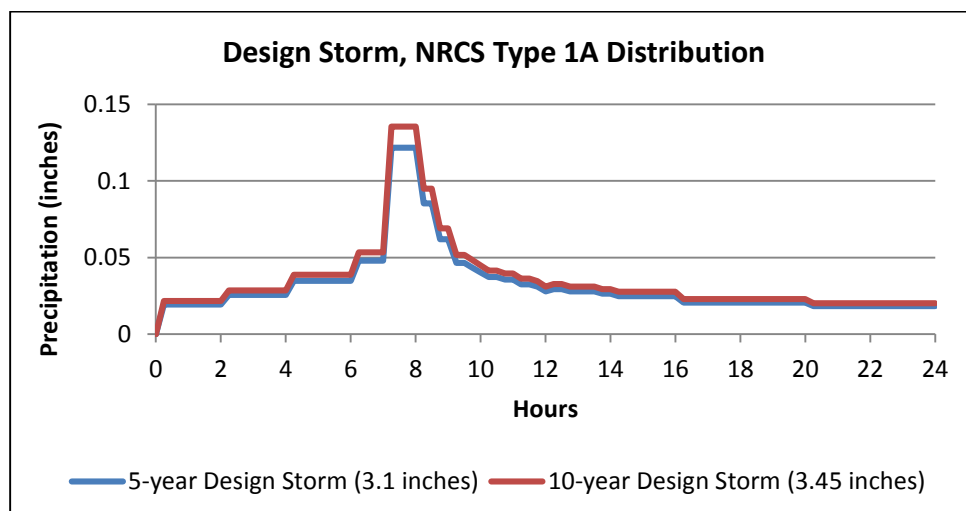
Design Storm

Collection system deficiencies are typically the result of RDII associated with large storm events. The wet weather flow component of the model consists of a storm event, sewershed acreage (wet weather area of impact), and RDII unit hydrograph. The unit hydrograph defines the amount of runoff (percentage of rainfall volume) which enters the system and the travel time. During the model calibration the sewershed acreages and RDII unit hydrographs are established to reflect system response to rainfall based on available flow monitoring data and actual precipitation. During the deficiencies and improvements analysis, a design storm is substituted for the precipitation data allowing for an extrapolation of system response to the critical storm event.

Based on the November 2010, “*Internal Management Directive Sanitary Sewer Overflows (SSOs)*” document from the Oregon Department of Environmental Quality (DEQ) and Oregon Administrative Rules Chapter 340-Division 041(OAR 340-041-0009), SSOs are prohibited. However, DEQ may withhold enforcement action for those SSOs that occur from larger storm events; e.g. a winter storm that corresponds to a 1 in 5-year, 24-hour duration storm and a summer storm that corresponds to a 1 in 10-year, 24-hour duration. The City has elected to apply the 1 in 10-year, 24-hour duration storm to reduce the risk of SSOs occurring as a result of high flows. The City’s Public Works Construction Standards list the 5-year and 10-year 24-hour storm depths as 3.1 and 3.45-inches respectively, as referenced in the “*NOAA Atlas 2, Precipitation-Frequency Atlas of the Western United States -Oregon* “NOAA, 1973]”.

The Natural Resources Conservation Service (NRCS) recommends in the “*Urban Hydrology for Small Watersheds* [United States Department of Agriculture, Technical Release 55, 1986]” publication that a Type 1A hypothetical storm distribution be used to characterize a design storm for the Wilsonville geographical region. The 5-year and 10-year design storms utilizing the NRCS Type 1A hypothetical storm distribution are presented in Figure 6-3.

Figure 6-3 | 5- and 10-year, 24 hour Design Storms, NRCS Type 1A Distribution



Rainfall Derived Inflow and Infiltration

The modeled wet weather flow rates can be associated with contributing sewer basin areas in order to estimate flow per area values. These design RDII rates can vary significantly across the system, due to factors such as sewer basin development, land use differences, soil type, and pipe condition.

Typical RDII criteria for collection systems in Oregon are on the order of 1,000 to 2,500 gallons-per-acre-per-day (gpad). When applying the 10-year design storm to the City's calibrated existing system model, the calculated peak RDII rates vary by sub-basin between less than 1,500 gpad and 2,500 gpad as summarized in Table 6-4. Based on the peak RDII rate averaged across the entire system and measured at the WWTP, the minimum recommended RDII rate for future development is 1,800 gpad. The system averaged value is a reasonably conservative value as future development will include pipeline and manhole construction techniques with the objective of preventing RDII. A more conservative value could result in over-sized pipelines and excessive solids deposition. To achieve this RDII rate within the model, a system-wide composite unit hydrograph (from January 2012 calibration) is applied to future development areas and combined with the 10-year design storm (Public Works Design Standard Storm of 3.45 inches).

Table 6-4 | RDII Peak Rates and Extrapolation

Flow Meter	Peak RDII Rate Jan 2012 (gpad)	Peak RDII Rate 5-year Design Storm (gpad)	Peak RDII Rate 10-year Design Storm (gpad)
Parkway Interceptor (Burns West)	1,500	2,200	2,500
Canyon Creek	1,000	1,400	1,600
Boeckman Interceptor (High School)	1,100	1,600	1,800
I-5 Crossing	1,100	1,600	1,800
Memorial Park Pump Station	1,100	1,600	1,800
Coffee Creek Interceptor (UD North)	1,100	1,700	1,900
Coffee Creek Interceptor (UD South)	1,100	1,600	1,800
Villebois	900	1,300	1,500
Wood School	1,200	1,700	1,900
WWTP ¹	1,100	1,600	1,800

Note 1. A meter on SW Evergreen Avenue indicated an RDII rate of 3,500 gpad during the January 2012 event for the small contributing upstream service area. This area is located in the WWTP meter basin and should be considered for pipeline repair and replacement. This meter was later moved to the Villebois Interceptor.

EXISTING SYSTEM EVALUATION

The City's collection system model was used to identify system hydraulic response to existing dry and wet weather flows based on the design criteria presented in Table 6-3 and the 10-year design storm. Results of the analysis indicate zero hydraulic deficiencies for all existing pipelines and pump stations based on maximum dry and wet flow rates. These results are presented in Figure 6-4 which depict the maximum flow depth to diameter ratio in each pipeline for the peak wet flow scenario. Similar results for the peak dry weather flow

scenario are presented in Appendix B, Figure B-1. Additionally, estimated peak flows into each pump station during the design storm were compared to pump station existing firm capacity. The results of the pump station capacity analysis are presented in Table 6-5.

The City's system has been sized to accommodate future growth and as a result, the daily velocities may not exceed 2 feet per second (fps) in the near-term for some locations. Pipeline locations where the 2 fps scouring velocities do not occur during existing dry flow conditions are highlighted in Figure 6-5. To achieve appropriate scouring and prevent solids deposition, these pipelines may require additional maintenance and flushing.

Table 6-5 Existing Pump Station Capacity		
Pump Station	Firm Capacity (gpm)	Peak Flow to Pump Station (gpm)
Canyon Creek	600	360
Charbonneau	750	300
Corral Creek	160	10
Memorial Park	900	900
Morey's Landing	260	140
Parkway/ Town Center	220	60
River Village	250	50
Rivergreen	285	130



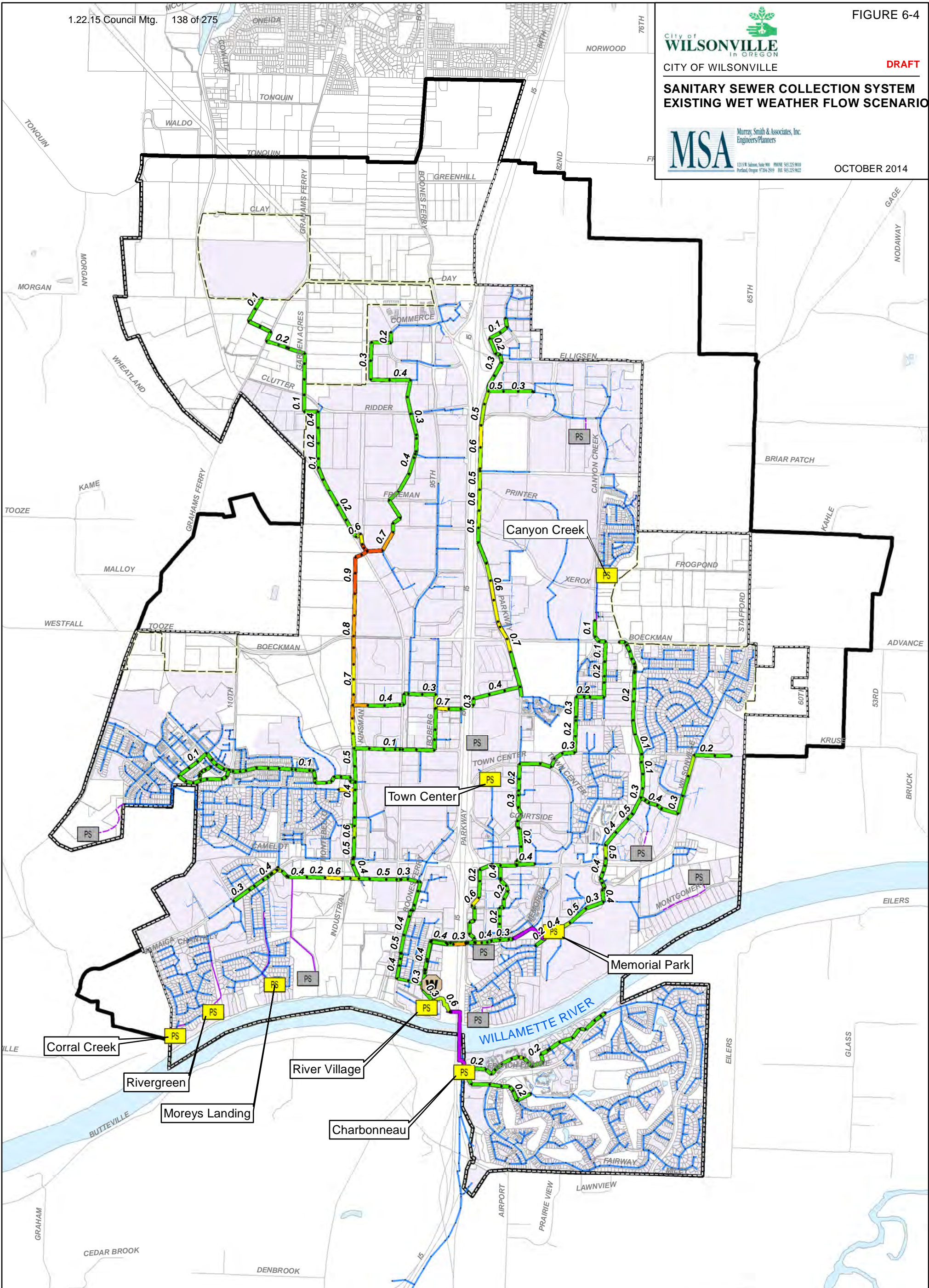
CITY OF WILSONVILLE

DRAFT

SANITARY SEWER COLLECTION SYSTEM
EXISTING WET WEATHER FLOW SCENARIO



OCTOBER 2014



WWTP

Public Pump Station

Private Pump Station

Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

Street

Water Body

Urban Growth Boundary

City Boundary

Study Area

Developed UGB

Wet Weather Results Modeled Trunk line
depth/diameter ratio

Less than 0.5

0.5 - 0.6

0.6 - 0.7

0.7 - 0.8

0.8 - 0.9

0.9 - 1.0

0 2,500 5,000 Feet





CITY OF WILSONVILLE

DRAFT

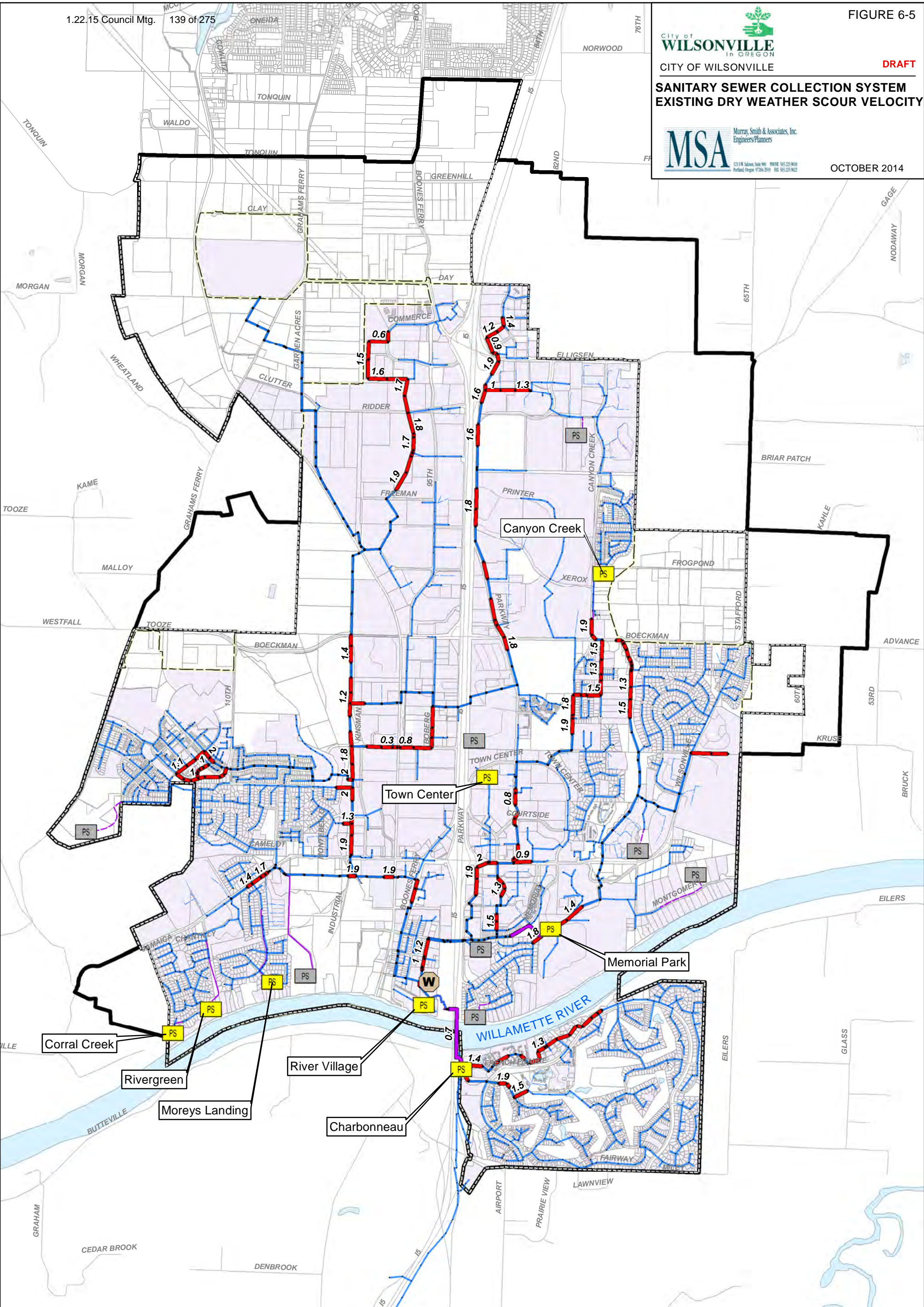
SANITARY SEWER COLLECTION SYSTEM
EXISTING DRY WEATHER SCOUR VELOCITY



Murray, Smith & Associates, Inc.
Engineers/Planners

12115 W. Salmon, Suite 900 PHONE: 503.225.9010
Portland, Oregon 97204-2919 FAX: 503.225.9022

OCTOBER 2014



WWTP



Public Pump Station



Private Pump Station



Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

Street

Urban Growth Boundary

City Boundary

Study Area

Developed UGB

Water Body

Dry Weather Scouring Velocity

< 2 feet/second

0 2,500 5,000 Feet



BUILD-OUT FLOW GENERATION

Flow generation for build-out conditions assumes full development of the net acreage within the UGB and development of specific areas of the URA. Three scenarios were developed and modeled assuming high, medium, and low densities for land use classifications in urban areas. The medium density scenario represents the average development potential. The low and high density scenarios were developed to characterize system sensitivity to lower or higher peak flows. The sensitivity analysis is intended to identify trends in system deficiencies and to assist with improvement prioritization. Assumptions related to the build-out dry weather flow generation for all scenarios are detailed in Section 5, “Population and Flow Projections.” Assumptions related to dry weather and wet weather flow loading to the hydraulic model are provided below.

Dry Weather Build-out Loading

- Existing average dry weather loading was applied to parcels identified as presently served. The presently served parcels were developed from water consumption data for the City’s Water Master Plan.
- An average 65% net acreage factor was applied to the gross acreage of each undeveloped or unserved parcel. The net acreage factor accounts for undevelopable areas such as wetlands, right of way, etc. METRO designated “open areas” were excluded from the gross and net acreages.
- Unit loading factors by City land classification/zoning, as described in Section 5, “Population and Flow Projections,” were applied to net acres of presently undeveloped or unserved parcels within the UGB and URA to develop build-out average loads.
- Residential unit loading factors were based on projected densities and a per household wastewater usage of 166 gallons per day (GPD) based on 67 gallons per capita wastewater usage and City projected household size of 2.48 people per unit.
- Land use classifications for undeveloped parcels of Exclusive Farm or Forest Use (EFU, AF-10, AF-5), Future Development (FD-20), Agricultural Holdings (RAH), and Rural Residential (RRFF5) assume land use re-classification with equivalent dwelling unit (EDU) densities varying for high (15 units/acre), medium (10 units/acre), and low (6 units/acre) flow scenarios.
- Commercial and industrial flow factors were varied for high, medium, and low flow scenarios based on typical values based on the City’s winter-time water consumption data. Commercial unit loading factors range from 500 to 1,000 gallons per acre per day (gpac). Industrial unit loading factors range from 350 to 1,000 gpac.
- Diurnal patterns from the model calibration were applied to existing and future average loads to calculate peak dry flow rates at each modeled time step.
- Based on review of the existing system diurnal patterns, the pattern from the Canyon Creek flow meter was assigned to presently undeveloped or unserved parcels. The Canyon Creek meter is located in the upper sub-basins and the pattern is less affected

by travel time (flow attenuation) as demonstrated by a conservative peaking factor of approximately two.

Wet Weather Build-out Loading

- Unit hydrographs developed from flow monitoring data for each metered basin during the model calibration were applied to existing sewershed areas to develop wet weather system response from presently served parcels.
- Based on review of the existing system unit hydrographs, one composite unit hydrograph was developed for future growth areas based on average (moderate) system response to RDII. The composite unit hydrograph was applied to future sewershed areas to develop wet weather response from presently undeveloped or unserved parcels.
- Wet weather contributions from future sewersheds were extrapolated by applying a reduction factor to the net acres of presently undeveloped or unserved parcels. The reduction factor is based on the ratio of existing sewershed acreage to presently served net acreage (0.14).
- The 10-year design storm was applied to both the presently served and presently undeveloped or unserved parcels. The combination of the design storm, sewershed extrapolation, and unit hydrograph produces approximately 1,800 gpad of RDII in future development areas.

Build-out Loading Assignment

Build-out loading and sewershed areas were assigned to model junctions (manholes) based on sub-basin delineation, proximity to the manhole, and available 10-foot contour data. The build-out loading assignment is presented in Figure 6-6.



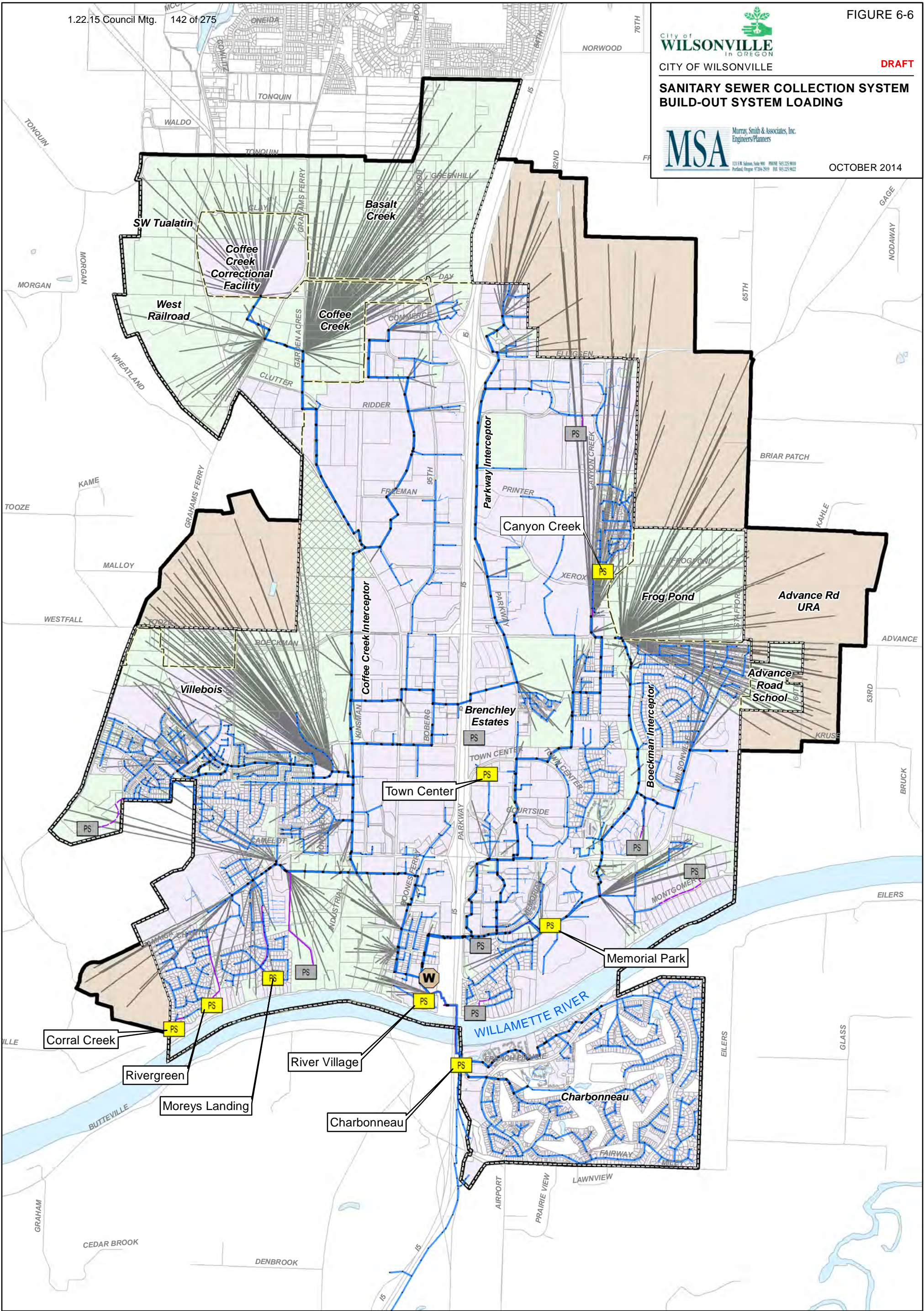
CITY OF WILSONVILLE

DRAFT

SANITARY SEWER COLLECTION SYSTEM
BUILD-OUT SYSTEM LOADING



OCTOBER 2014



WWTP

Public Pump Station

Private Pump Station

Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

Urban Growth Boundary

City Boundary

Study Area

Street

Parcel Load to Model Manhole

Metro Open Space

Water Body

Development (2014)

Developed UGB

Undeveloped UGB

Urban Reserve

0 2,500 5,000 Feet



BUILD-OUT SYSTEM EVALUATION

The City's collection system model was used to identify system hydraulic response to build-out dry and wet weather flows based on the design criteria presented in Table 6-3 and the 10-year design storm. Preliminary scenarios were performed for the high, medium, and low density scenarios. Additionally, a "worst case" scenario was analyzed for build-out within the UGB only for the high density scenario. Improvement results of these scenarios are presented in Appendix B, Figures B-2 through B-5 as outlined below.

- High Density Build-out Scenario – Figure B-2
- Medium Density Build-out Scenario – Figure B-3
- Low Density Build-out Scenario – Figure B-4
- High Density UGB Build-out Only Scenario – Figure B-5

Capacity-related improvement trends were identified for the high, medium, and low density scenarios as listed below.

- Improvements to the Upper Coffee Creek Interceptor, Memorial Park Pump Station, Boberg Diversion Structure, and Memorial Drive Flow Splitter were identified for all scenarios independent of density. These improvements are required for development within the UGB as well as development within the URA. Improvement sizing varied within one pipe size for the range of flow rates.
- Improvements to the Parkway Interceptor, Boeckman Interceptor, and Canyon Creek pump station were identified for all scenarios independent of density for development within the URA. These improvements are not required for development within the UGB. Improvement sizing varied within one pipe size for the range of flow rates. The length of piping requiring improvement is similar for the high and medium density scenarios. The length of piping requiring improvement for the low density scenario is approximately 20% and 35% less than the other scenarios for the Parkway and Boeckman Interceptors respectively.
- Improvements to the Lower Coffee Creek Interceptor were identified only for the high density scenario for development within the URA. This improvement is not required for development within the UGB and is considered low priority for URA development.

The City selected the high density scenario for capital improvement sizing based on the consistency of the improvements identified for all three scenarios and the similar sizing between the high and medium density scenarios. The improvement trends provide critical information to the City to identify improvement priorities. All scenarios were used to establish improvement priorities. Those improvements identified in all scenarios were given highest priority. Those improvements identified in only the high scenario were given the lowest priority. Specific improvement identifiers, lengths, sizes, and priorities are specified in Section 7, "Capital Improvement Program."

Summarized below are the major improvements related to system capacity described from west to east.

Coffee Creek Interceptor

The upper portion of the Coffee Creek Interceptor extends from Barber Street to the P&W Railroad Undercrossing along the future Kinsman Road alignment. This interceptor has capacity for existing customers and development in Coffee Creek. Improvements are required for development in Basalt Creek, Southwest Tualatin, and West Railroad areas within the UGB. The improvement is divided into three projects including:

- *The P&W Railroad Undercrossing* (CIP-01) – The undercrossing currently has limited slope resulting in upstream backwater impacts as flows increase from development. The existing undercrossing has capacity to serve existing customers including the prison, plus 100% of the Coffee Creek development and approximately 13% of Basalt Creek, West Railroad, and SW Tualatin prior to improvement.
- *Coffee Creek Interceptor Phase 1* (CIP-02) – This segment extends between Barber Street and Boeckman Road and aligns with the near-term Kinsman Road construction project. The existing piping has capacity to serve existing customers, plus 100% of the Coffee Creek development. Improvements are required for development of Basalt Creek, West Railroad, and SW Tualatin. The City is currently designing the interceptor improvements. 36-inch and 30-inch pipe sizes are being considered immediately upstream of Barber Blvd. The sizing is controlled by limiting existing pipeline slopes of less than 0.05%. A 30-inch pipeline flows full at a 0.08% slope. A 30-inch pipeline experiences less than 6-inches of surcharging (greater than 4 feet of freeboard) during peak flows at 0.05% existing slope.
- *Coffee Creek Interceptor Phase 2* (CIP-04) - This segments extends between Boeckman Road and the P&W Railroad Undercrossing. The existing piping has capacity to serve existing customers, plus 100% of the Coffee Creek development and approximately 25% of Basalt Creek, West Railroad, and SW Tualatin prior to improvement.

The lower portion of the Coffee Creek Interceptor (phase 3, CIP-10) requires improvement only for the high density scenario serving the URA immediately east of Basalt Creek. This lower section is located on Kinsman Road between Orepac Avenue and Barber Street with one pipeline segment immediately downstream on Orepac Avenue. The improvement is considered a low priority and may not be required if future flows align with the low or medium density scenarios or if the UGB is not expanded to serve the applicable URA east of Basalt Creek.

Parkway Interceptor

The Parkway Interceptor is located east of I-5 between Elligsen Road and Boeckman Road. The interceptor crosses I-5 near the Branchley Estates subdivision. West of I-5, the interceptor conveys wastewater towards the Boberg Diversion Structure which is located on Boberg Road north of SW Barber Street. This diversion structure routes wastewater through the Parkway Interceptor's lower branch with overflows to a lateral pipeline heading south on Boberg Road. Both the Parkway Interceptor and the overflow pipeline discharge into the Coffee Creek Interceptor at SW Kinsman Road.

- *Parkway Interceptor* (CIP-09) – The interceptor has capacity for existing customers and future development within the UGB. Improvements are required to the upper segments of the interceptor (west of I-5) to accommodate growth in the URA. The Parkway Interceptor has isolated pipe “bellies” that have sagged over time creating sediment deposition and contributed to surcharging (see condition-based improvements discussion later in this section). The condition-based improvements are likely to occur prior to capacity upgrades. At the time of the condition improvements, sizing for build-out should be considered.
- *Boberg Diversion Structure* (CIP-11) – Modifications are required to the existing diversion structure to lower the overflow weir and provide a more efficient flow split between the Parkway Interceptor and the lateral heading south on Boberg Road. This improvement will allow more effective use of available downstream pipeline capacity and avoid upsizing of the lower Parkway Interceptor. The improvement is recommended for all scenarios and is additionally identified as a “condition-based” improvement.

Canyon Creek Pump Station

The Canyon Creek Pump Station is located near the intersection of Canyon Creek Road and SW Thornton Drive. The pump station (CIP-08) requires capacity improvements for all scenarios to accommodate growth in the URA north of the Canyon Creek Interceptor. To accommodate peak flows from the high, medium, and low density scenarios, the pump station firm capacity requirements are 1,100 gpm, 900 gpm, and 800 gpm respectively. The improvement is only required if the UGB is expanded to serve the applicable URA north of Canyon Creek.

Boeckman Interceptor

The upper segments of the Boeckman Interceptor are located on the west side of Boeckman Creek extending from Boeckman Road to the Memorial Park pump station. The interceptor has adequate capacity for existing customers and proposed development in the UGB including Advance Road School and Frog Pond. The interceptor requires improvement for all scenarios to accommodate growth in the Advance Road URA and the URA adjacent to Elligsen Road and 65th Avenue. The improvement is divided into two project phases:

- *Boeckman Interceptor Phase 1* (CIP-05) – This segment extends from Hathaway Park (confluence with High School Interceptor) to Memorial Park Pump Station. Improvement pipe sizes range from 18 to 24-inches.
- *Boeckman Interceptor Phase 2* (CIP-06) – This segment is the upper portion of the interceptor and extends from Boeckman Road to Hathaway Park (confluence with High School Interceptor). The improvement pipe size is 18-inches.

The City has discussed potential Boeckman Creek trail and access road improvements to be constructed in conjunction with the Boeckman Interceptor improvements, but funded independently. Planning and construction of the interceptor may also require an extended timeframe due to specific environmental mitigation associated with adjacent creek and wetland corridors.

Memorial Park Pump Station and Force Main

The Memorial Park Pump Station is located in Memorial Park immediately north of the sports fields. It is situated at the downstream end of the Boeckman Creek Interceptor main branch within the flood plain of Boeckman Creek. The pump station (CIP-03) requires capacity improvements to accommodate growth in the UGB, Advance Road URA, and the URA adjacent to Elligsen Road and 65th Avenue. To accommodate peak flows from the high, medium, and low density scenarios, the pump station firm capacity requirements are 3,800 gpm, 3200 gpm, and 2700 gpm respectively. Based on the high density scenario, the existing pump station has capacity to serve Advance Road School and approximately 40% of Frog Pond development prior to improvement. The pump station requires improvements to serve the remainder of Frog Pond, Advance Road URA, and Elligsen Road URA. The existing force main has capacity to serve Advance Road School, Frog Pond, and Advance Road URA prior to improvement. The force main requires improvement only to serve the Elligsen Road URA. The Memorial Park pump station and force main improvements are additionally identified as a “condition-based” improvement later in this due to its location in the floodplain.

Memorial Drive Flow Splitter Structure

The Memorial Drive flow splitter is located in a manhole near the intersection of SW Parkway Avenue and Memorial Drive, downstream of the Boeckman Creek Interceptor and Memorial Park Pump Station, and east of Interstate 5. Flows are split into an existing 15-inch diameter reinforced concrete pipe and a parallel 18-inch diameter PVC pipe; both run west under Interstate 5 and combine again along Fir Street.

Modifications are required to the flow splitter structure (CIP-12) to provide a more efficient flow split between the 15-inch and 18-inch parallel pipelines at the I-5 undercrossing. Improvements to the pipelines are not anticipated. This improvement will allow more effective use of available pipeline capacity by modifying the flow split. The improvement is recommended for all density scenarios and is additionally identified as a “condition-based” improvement later in this section.

Build-out Deficiencies and Improvement Results

Based on the preliminary results and improvement trends, improvement sizes were finalized for the high density scenario. Results of system deficiencies as a response to the high density build-out flows are presented in Figure 6-7 for the peak wet flow scenario. Similar results are provided for the peak dry flow scenario in Appendix B, Figure B-6. The results depict the maximum flow depth to diameter ratio in each pipeline. Equivalent results showing the elimination of all deficiencies with system improvements are presented in Figures 6-8 and Figure B-7. Additionally, estimated peak build-out flows into each pump station during the design storm were compared to pump station existing firm capacity. The results of the build-out pump station capacity analysis are presented in Table 6-6.

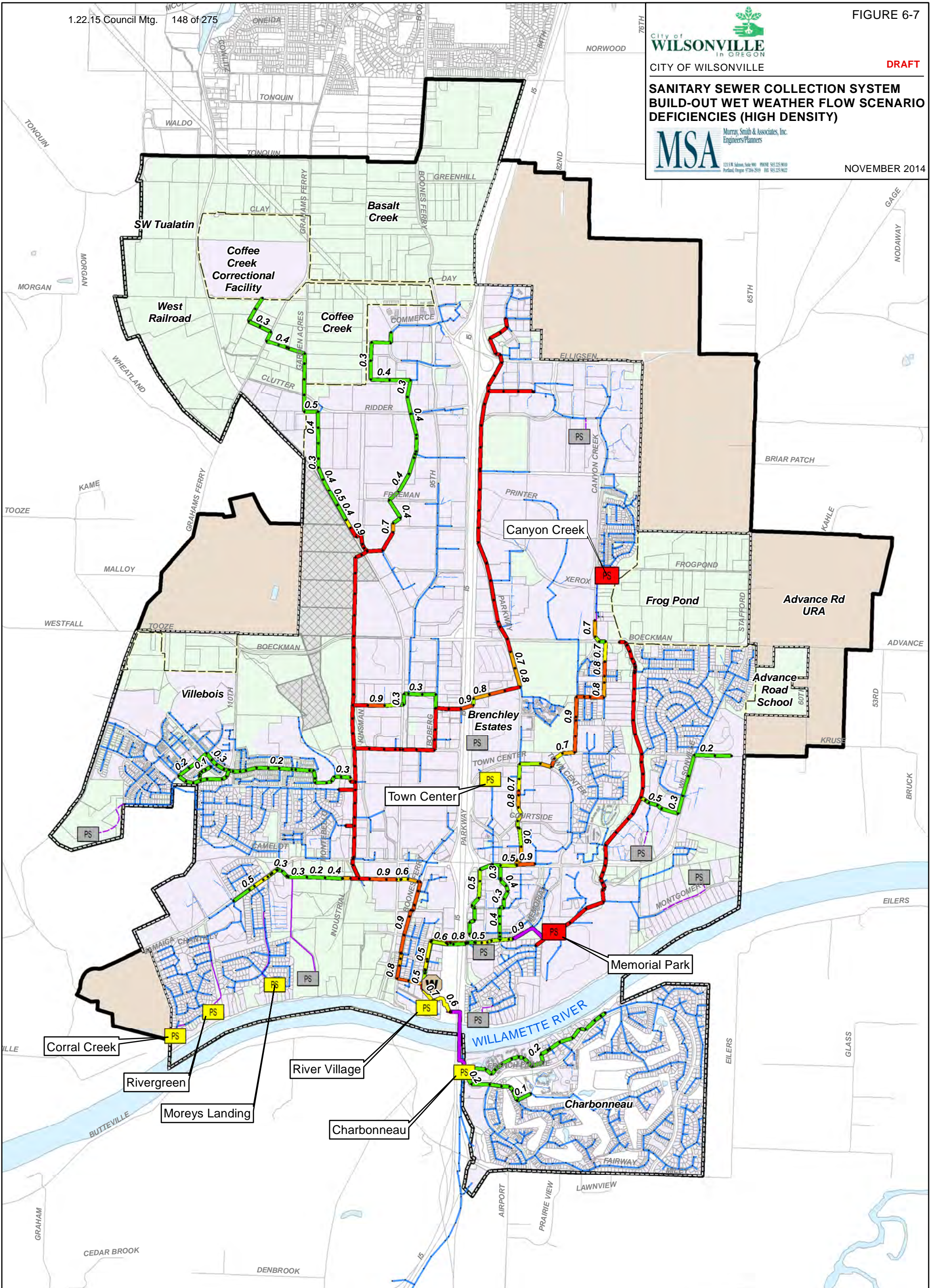
Table 6-6 Future Pump Station Capacity			
Pump Station	Firm Capacity (gpm)	Peak Flow to Pump Station (gpm) ¹	Comment
Canyon Creek	600	1100	Capacity improvement required
Charbonneau	750	220	
Corral Creek	160	10	
Memorial Park	900	3800	Capacity improvement required
Morey's Landing	260	160	
Parkway/ Town Center	220	60	
River Village	250	50	
Rivergreen	285	150	

Note 1. Based on High Density Scenario.

**SANITARY SEWER COLLECTION SYSTEM
BUILD-OUT WET WEATHER FLOW SCENARIO
DEFICIENCIES (HIGH DENSITY)**

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Portland, Oregon 97204-2919 FAX: 503.225.9022

NOVEMBER 2014



W WWTP

PS Public Pump Station

PS Private Pump Station

Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

Street

Water Body

Urban Growth Boundary

City Boundary

Study Area

Development (2014)

Developed UGB

Undeveloped UGB

Urban Reserve

PS Pump Station Capacity Deficiency

**Wet Weather Results Unimproved Trunk line
depth/diameter ratio**

Less than 0.5

0.5 - 0.6

0.6 - 0.7

0.7 - 0.8

0.8 - 0.9

0.9 - 1.0

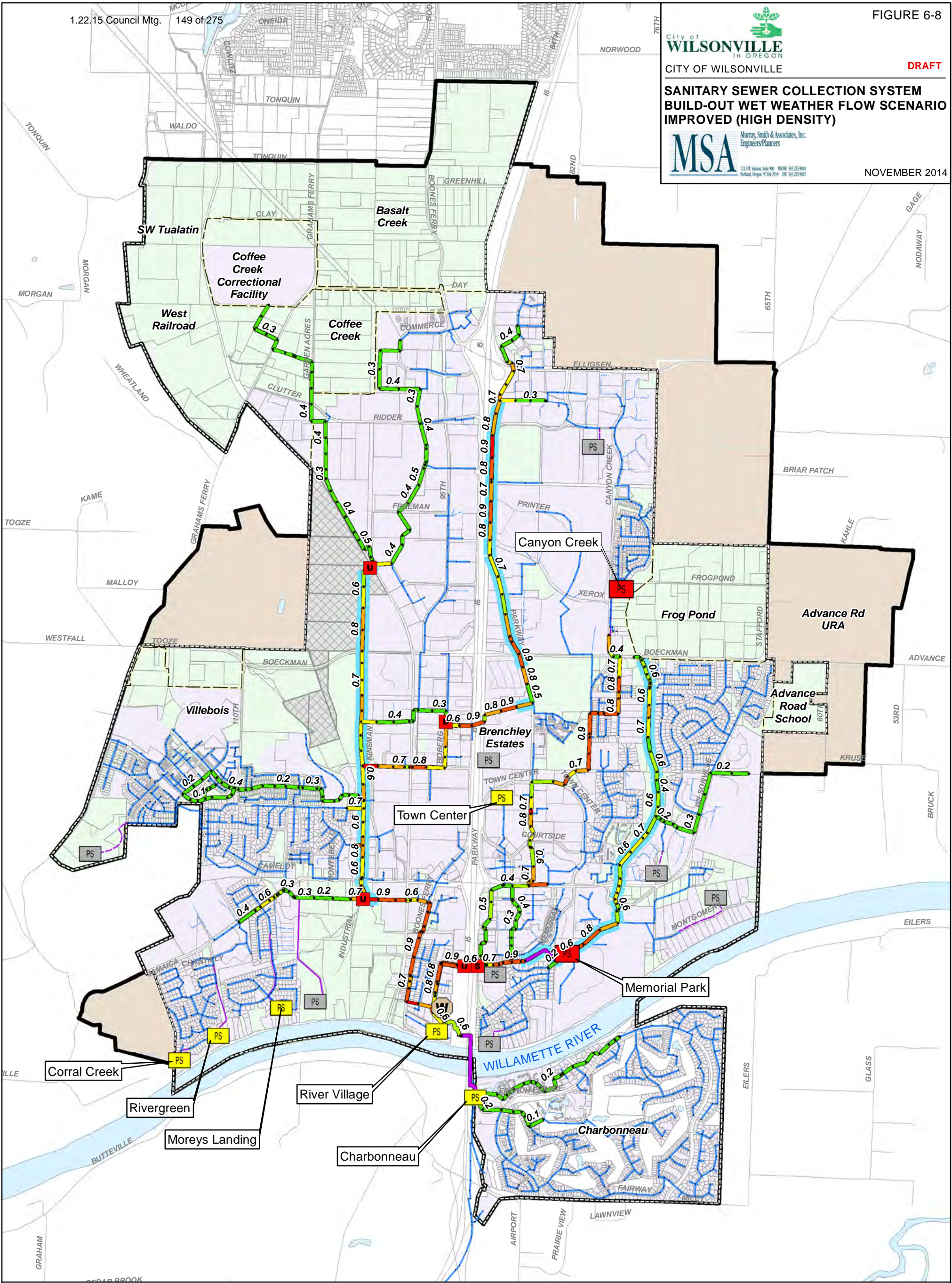
0 2,500 5,000 Feet



**SANITARY SEWER COLLECTION SYSTEM
BUILD-OUT WET WEATHER FLOW SCENARIO
IMPROVED (HIGH DENSITY)**



NOVEMBER 2014



W WWTP

PS Public Pump Station

PS Private Pump Station

Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

Pump Station Improvement

Flow Diversion Improvement

Flow Splitter Improvement

Undercrossing Improvement

Improved Pipe Segment

Urban Growth Boundary

City Boundary

Study Area

Street

Water Body

Development (2014)

Developed UGB
Undeveloped UGB

Urban Reserve

**Wet Weather Results Improved Trunk line
depth/diameter ratio**

Less than 0.5

0.5 - 0.6

0.6 - 0.7

0.7 - 0.8

0.8 - 0.9

0.9 - 1.0

0 2,500 5,000 Feet



PIPELINE AND PUMP STATION SERVICE EXTENSIONS

New trunk line extensions and pump stations are required to serve future development areas within the UGB and URA. The Frog Pond, Advance Road School, Advance Road URA and Coffee Creek developments have concept plans which define infrastructure sizing and alignments. Concept plan facility and pipeline sizes were updated to reflect flow and density assumptions in the CSMP. The improvements associated with these concept plan areas are described below and presented in Section 7, “Capital Improvement Program,” Figure 7-3.

- *Frog Pond, Advance Road School, and Advance Road URA* (CIP-33 thru 38, 47 thru 51) – Frog Pond, Advance Road School, and Advance Road URA improvements include gravity piping, pump station, and force main improvements. All improvements were conservatively sized for build-out conditions of the UGB and URA. Gravity improvements between 10-inch and 18-inch diameters on SW Boeckman Road, SW Stafford Road, along Boeckman Creek (extension of the Boeckman Interceptor), South of Frog Pond Lane, and SW 60th Avenue are required for development of Frog Pond and Advance Road School within the UGB. A pump station and force main with 600 gpm capacity located on SW 60th Avenue and SW Kruse Road is required to serve Advance Road School. The pump station conveys flow north to the new gravity sewer on SW Boeckman Road. Gravity improvements between 10-inch and 15-inch diameters on Advance Road and SW Briar Patch Lane are required for development of Advance Road URA. Three local pump stations and force mains with approximately 200 gpm capacity each are also required to serve localized areas within Advance Road URA. Pump station sizing and pipeline sizing, alignments, and profiles were defined in the “*Frog Pond Area Plan (Wilsonville, Draft 2014)*.” Infrastructure sizing was validated to accommodate build-out high density average flows multiplied by a wet plus dry peaking factor of 3.5. This factor accounts for peaking of all flow components including (DWF, GWI, and RDII).
- *Coffee Creek* (CIP-27 thru CIP-32) – Coffee Creek improvements include gravity piping between 8-inch and 18-inch diameters on Clutter Road, Ridder Road, Grahams Ferry Road, Garden Acres, Day Road, and Kinsman Road. The pipeline alignments and profiles were defined in the “*Coffee Creek Master Plan (Wilsonville, 2007)*.” Pipe sizes were updated to accommodate full pipe flow during build-out high density average flows multiplied by a wet plus dry peaking factor of 3.5.

Additional development areas (without concept plans) within the UGB and URA were divided into 14 sub-basins as highlighted in Section 7, “Capital Improvement Program,” Figure 7-3. New trunk line extensions (10-inches and larger) and pump stations (CIP-39 thru 46, 52 thru 57) were conceptually sized based on the following:

- Gravity pipe sizes assumed minimum slopes based on City design standards. Pipelines were verified for approximate depths of 10-15 feet based on 10 foot contour data.

- Gravity pipes were sized to flow full during build-out high density average flows multiplied by a wet plus dry peaking factor of four. This factor accounts for peaking of all flow components including (DWF, GWI, and RDII).
- Trunk line pipe lengths assumed 100 feet per developable acre based on similar pipe density in the Frog Pond, Advance Road, and Coffee Creek concept plans.
- Pump stations were limited to one station per sub-basin.
- Pump stations and force mains were sized to accommodate build-out high density average flows multiplied by a wet plus dry peaking factor of four.
- Pump station total dynamic head requirements were estimated based on elevation change plus friction losses in the downstream force main.
- Force mains were sized to accommodate a velocity of 3.5 fps. The low velocities minimize frictional losses and reduce total dynamic head pump requirements.
- Force main lengths were approximated based on the distance between the low point of the sub-basin and existing downstream gravity manhole.

The improvement sizes for each sub-basin are summarized in Table 6-7. The infrastructure sizing should be refined during future concept planning for these areas.

Subbasin Number	Improvement Type	Peak Flow (gpm)	Net Acres	Pipe Length (feet)	Minimum Slope (feet/feet)	Pipe Size (inch)	Pump Station Total Dynamic Head (feet)
1	Gravity	790	130	13050	0.0022	12	
2	Gravity	682	98	9846	0.0022	12	
3	Gravity	361	66	6567	0.0028	10	
4	Pump Station/Forcemain	290	42	4200		8	57
5	Pump Station/Forcemain	800	115	3250		12	80
6	Pump Station/Forcemain	205	30	1425		6	69
7	Gravity	908	131	13122	0.0015	15	
8	Pump Station/Forcemain	297	43	1750		8	12
9	Pump Station/Forcemain	405	77	2600		8	37
10	Pump Station/Forcemain	201	29	1300		6	24
11	Gravity	568	82	8209	0.0022	12	
12	Gravity	985	142	14224	0.0015	15	
13	Gravity	577	83	8340	0.0022	12	
14	Gravity	565	83	8306	0.0022	12	

GRAVITY SYSTEM CONDITION ASSESSMENT

The City maintenance staff reports that the gravity collection system is generally performing adequately with zero reported overflows. Routine cleaning and maintenance of the system includes high pressure washing and vacuum suction to remove clogged debris. City staff are currently performing video review of the gravity piping to identify specific condition issues for repair or replacement including root intrusion, cracks, and collapsed or poorly graded piping. Interviews with City staff regarding ongoing system maintenance have revealed isolated areas of poor performance or limited accessibility as summarized below:

- The Coffee Creek Interceptor has access challenges due to wetlands and proximity to P&W Railroad and Bonneville Power Administration transmission lines.
- Most of the Boeckman Creek Interceptor between Schroeder Road and Boeckman Road has limited accessibility due to its location adjacent to Boeckman Creek.
- Wood School Interceptor flows through a privately owned filbert orchard limiting access for inspection and maintenance. The pipeline is of questionable integrity with potential root intrusion and limited accessibility.
- The Parkway Interceptor has isolated pipe “bellies” that have sagged over time creating sediment deposition and contributed to surcharging.
- City-wide concrete piping installed in the 1970s is experiencing root intrusion problems.
- Charbonneau sewer conditions include collapsed pipe, pipe separation, offset joints, major blockages and pipe sag.
- The Boberg diversion structure bypass frequently experiences blockages.
- The Memorial Drive Flow splitter structure has stagnant water conditions in the low-flow line.
- Seely Ditch Undercrossing has limited slopes and maintenance staff identify the undercrossing as having high potential for backwater.

The City plans and budgets annual improvement programs, as described below, to eliminate or minimize condition based issues in the gravity portion of the collection system.

Charbonneau Repair and Replacement Program

The City developed the “*Charbonneau Consolidated Improvement Plan [Weigel, 2014]*” which identifies a 20-year schedule for the Charbonneau basin to repair or replace sewer, water, storm, and road infrastructure. The sewer collection system portion of the plan includes prioritization of 38 project areas for improvement including more than 23,000 feet of piping (CIP-14, 15, 21, 24). The extents of the Charbonneau repair and replacement program are presented in Section 7, “Capital Improvement Program,” Figure 7-2.

Pipeline Repair and Replacement

An annual repair and replacement program (CIP-16, 22, 25) exists for pipelines throughout the City. The program focuses on areas identified for repair through the City’s video

inspection work. The primary focus is on locations of known adverse grade, root intrusion, and older concrete piping as discussed below.

- *Adverse Grade* – If the soil supporting collection system piping settles over time, the pipe will also settle. The collapsed or “sagging” pipe restricts flow and creates an environment for sediment deposition resulting in potential blockage and backwater.
- *Aging Pipes* – Concrete piping installed in the 1970s is approaching 50 years of service and in many cases is nearing the end of its useful life. Significant root intrusion has occurred in some locations due to adjacent trees. The tree roots are causing blockages and also introducing groundwater into the collection system, which effectively reduces the capacity of the system to convey wastewater.

The extents of the annual repair and replacement program are presented in Section 7, “Capital Improvement Program,” Figure 7-2. It is anticipated that approximately 50% of the identified concrete piping will be repaired or replaced over 20-years.

Pipeline Improvement Techniques

The following discussion summarizes common pipeline improvement techniques that may be applied to the City’s Charbonneau and annual pipeline repair and replacement programs.

Chemical Grouting - Chemical grouting is commonly used to seal leaking joints in structurally sound pipe and manholes. The equipment used consists of a sealing packer and television (TV) camera pulled inside the sewer pipe with cables and winches. Because the sealing is done inside the pipe, excavation is not required unless unique problems develop.

The chemical grouts typically used are acrylamide, acrylate, or urethane gel. The chemicals necessary to form the gels are usually mixed in two separate tanks and pumped through separate hoses to the joint to be sealed. One tank is used to mix and dispense the grouting chemical and the other tank is used to mix and dispense a catalyst. The catalyst initiates a chemical reaction when mixed with the chemical grout. The materials are injected simultaneously into a leaking joint, a gel is formed and the leak is stopped. Urethane gel differs from acrylamide and acrylate gels in that water is the catalyst for the urethane gel material.

Chemical grouting does not improve the structural strength of the pipeline. This rehabilitation technology should not be used on pipes that are broken or deteriorated. If the ground water table drops below the level of the pipe, the chemical grout may become dehydrated and its useful life shortened. When used appropriately, rehabilitation by chemical grouting has a useful life of 10 to 15 years.

The costs for chemical grouting vary depending upon the number of grouting locations and the quality of sealant used. The chemical grouting process generally includes pipelines cleaning, television inspection, testing all joints, sealing deficient joints, and sealing leaking

manholes where needed. The television inspection will occasionally locate a section of pipe not repairable by chemical grouting. A point excavation is required to repair such a leak.

Grouting must be repeated approximately every 10 years to control the quantity of RDII in the system because of the limited life of chemical grout. For portions of the system conducive to chemical grouting, one application performed initially and at the end of 10 years should effectively seal the pipeline during the planning period.

Conventional Pipe Replacement - Pipeline replacement by conventional, open-cut excavation and backfill is normally done when the existing pipeline is deteriorated so badly that other methods of rehabilitation are not feasible. Replacement provides the opportunity to correct misalignments, increase the hydraulic capacity of the line by increasing the pipe diameter, repair service connections, and eliminate sags or stormwater entry points. Replacing pipelines can also remove any “incidental” RDII (i.e., minor leaks that would not be cost-effective to remove). A rehabilitation alternative that is similar to complete pipe replacement is point repairs or spot repairs, which involve excavation, backfill, and pipe replacement for selected areas.

The advantage of pipe replacement is that service life with modern materials and methods is generally greater than 50 years. The cost of replacement is generally high. The replacement has associated inconveniences, and restoration requirements that may be costly in developed areas.

Pipe Bursting - Pipe bursting consists of expanding and breaking in-ground pipe and towing in segments of new polyethylene (PE) or polyvinyl chloride (PVC) pipe. For the pipe cracking operation, a modified soil displacement hammer is pulled through a pipe run via an above-ground winching system. Cutting blades of different size are fixed on the hammer to break the existing pipe. An expander fitted on the rear of the hammer enlarges the original bore so that pipe of equal or larger diameter can be pulled behind the pipe cracking process. The new pipe is fitted into the trailing end of the hammer unit. As the hammer advances through the old main, it cracks the pipe and the fragments are displaced laterally. Simultaneously, the new liner/pipe is then towed in. If a liner is required, the new conduit pipe is then towed in after the entire length of old main has been cracked and lined.

Pipe bursting is most often used under highways, railroads, and other structures where excavation is not possible or cost-effective. The service life is virtually identical to a new sewer pipe (50 years), since new pipe is actually being installed. Spot excavations are required to connect service laterals.

Sliplining - Sliplining involves inserting a slightly smaller new flexible pipeline, usually polyethylene, into the existing sewer pipe. This method is typically used where the existing sewer lines are extensively cracked such as in areas with unstable soil conditions, where the lines are badly deteriorating, or in lines with relatively flat grades. Sliplining will reduce the inside diameter of sewer pipe and reduce its flow capacity. Sliplining is generally used on mainlines larger than 8 inches in diameter.

Sliplining involves minimum excavation and accompanying dewatering work. Excavations are required only at insertion pits and for service lateral re-connections. For this reason, sliplining is advantageous in inaccessible or difficult areas, or under landscaping or structures. Sliplining can be installed in existing pipelines having moderate horizontal or vertical deflections. Wastewater flow may be allowed to continue while sliplining operations occur.

The liner pipe is commonly pulled through the existing pipe with a winch assembly placed at a manhole and the liner pipe fed into the existing pipe through an insertion pit. The pipe is pulled by steel cable with the cable attached to a pulling head at the pipe end. The polyethylene pipe will stretch during pulling (one foot per 100 feet is common) and a relax procedure is required after pulling and before connection at manholes. Increased temperatures will also tend to stretch the pipe.

The service life of a sliplined sewer is similar to a new sewer replaced by conventional trench excavation and backfill, which is about 50 years. The new liner pipe is a pressure-capable pipe itself. A disadvantage of sliplining is that excavations are required at service laterals. This is often time consuming, labor intensive, and correspondingly expensive.

Inversion Lining - Inversion lining installs a flexible lining material against the existing sewer pipe that is thermally hardened and requires access to the sewer pipe at a manhole. The liner is fed through the manhole and into the sewer pipe by filling the pipe and manhole with water. As water is pumped into the manhole, the flexible fabric is pushed through the pipe and inverted into place. The water is heated to cure and harden the thermo-setting resins.

Inversion lining is appropriate for pipelines requiring minor structural repair or with misalignments and for correcting corrosion problems. Because this method of rehabilitation does not require excavations, it may be used under highways and buildings. A television inspection of the existing sewer typically precedes the inversion lining work. Video inspection during a period of high groundwater table should be performed following lining to make sure laterals are not leaking or other small holes were not introduced into the side of the liner during lateral cutting. The life of an inversion lined pipe has been claimed by the lining manufacturers to be 50 years. Installations with almost 30 years of service are known to exist.

The inversion lining will reduce the inside diameter of an 8-inch pipe by up to ¾-inch depending on the service requirements. Flow capacity of the pipe may be reduced by the reduced pipe cross-sectional area, or increased by smoothing the flow channel.

Accessibility

The CSMP does not identify specific condition-based to improve pipeline accessibility; however, capacity projects to improve the Boeckman and Coffee Creek Interceptors will provide opportunities for pipeline re-routing and improved accessibility. The Boeckman

Interceptor work may include a coordinated trail system adjacent to Boeckman Creek which would also function as an access road to the sanitary sewer.

Flow Diversions and Splitters

Improvements identified to improve the Boberg diversion structure and Memorial Drive flow splitter structure are both capacity and condition related. These improvements will more efficiently use existing pipe capacities and also improve the stagnant water conditions by more evenly splitting or diverting flow into both downstream pipelines. Routine flushing is recommended in the overflow pipeline downstream of each structure.

Seely Ditch Undercrossing

The existing 10-inch Seely Ditch Undercrossing (CIP-13) has limited slope resulting in upstream backwater impacts. City maintenance staff identified this improvement as a potential condition and capacity improvement. The undercrossing improvement is recommended at 15-inches with potential consideration of maximizing pipeline slope.

PUMP STATION CONDITION ASSESSMENT

The City's public wastewater pump stations (lift stations) are functioning as intended within the context of their age and existing wastewater loading. During interviews with CH2M HILL operations staff, the structures that house these facilities were reported to be in good condition. Overall, the pump stations that utilized Gorman-Rupp brand pumps (Canyon Creek, Charbonneau, Memorial Park, Morey's Landing, and Town Center Loop) were reported to require weekly maintenance due to clogging problems, and several pump stations have site specific conditional problems as summarized below.

Corral Creek Pump Station

The Corral Creek Pump Station generally operates well, however a recent property development adjacent to the facility has blocked the "line of sight" for the radio telemetry monitoring and control equipment. Communication between the pump station and the City's central control room at the WWTP has essentially ceased. The City is presently addressing the problem through placement of an elevated antenna on an adjacent cell phone tower, and no further action is recommended.

Canyon Creek Pump Station

The Canyon Creek Pump Station generally operates well, however this facility also has a weak "line of sight" for the radio telemetry control equipment. Communication between the pump station and the WWTP control room has been intermittent since the equipment was switched to radio in 2009. The City has indicated that this intermittent communication is acceptable for the time being, and no further action is recommended.

Memorial Park Pump Station

The Memorial Park Pump Station is located within the 100-year flood plain of Boeckman Creek. The location places the pump station at risk during conditions of heavy rain and flooding. The pump station was inundated by approximately six feet of water during a flood event in the winter of 1996. Flood waters may overwhelm the capacity of the pumps or cause electrical failures, both of which would result in sewage overflows to Boeckman Creek. Relocation of the pump station is required to fully comply with Federal Emergency Management Agency and Oregon Department of Environmental Quality requirements.

Relocating the pump station is a complex issue that is significantly impacted by the recreational programming needs for Memorial Park and the location of the floodplain. The City is presently conducting a master plan of the park which includes an assessment of potential relocation sites for the pump station and force main. Although adequate capacity exists in the short-term, anticipated development of the Frog Pond planning area, Advance Road URA, and Elligsen Road URA will generate wastewater flows in excess of the pump station's capacity. When eventually relocated, the pump station will be sized larger, making a portion of the pump station relocation project eligible for SDC funding.

Parkway/Town Center Loop Pump Station

Originally named the Parkway Sanitary Sewer Pump Station, the Town Center Loop Pump Station was constructed in 1997 in conjunction with surrounding development. The pump station is located on Town Center Loop near I-5. The City reports that the pumps frequently lose their prime due to debris that enters the station. The amount of trash in this facility is greater than the City's other pump stations due to the exclusive commercial nature of the service area, including a movie theatre and Family Fun Center with high customer turnover.

More importantly, the entire discharge force main is below the elevation of the pump case, and therefore no effective backpressure is applied to the flap valve to hold it closed. It is believed this combination of factors greatly increases the frequency of pump failure relative to the City's other stations. In order to reduce the City's on-going maintenance expenses and reduce the potential for overflow due to failure, replacement of the pump station is recommended (CIP-17).

River Village Pump Station

The River Village Pump Station is a small station constructed in 1983 to serve a trailer park immediately south of the WWTP and areas of lower elevation. The pump station is one of the oldest facilities within the City and has exceeded its' service life. The electrical components that control the pumps are beginning to fail on a regular basis. These components, such as the alternator and switches are disconnecting and require routine maintenance to restart.

Currently, the trailer park is abandoned and the pump station is only serving the Boones Ferry Park restrooms and Tauchman House. The City anticipates that the River Village parcel will be redeveloped in the future requiring a new developer-funded pump station.

Because of age, condition, and limited service, decommissioning of the River Village Pump Station is recommended (CIP-18). New grinder pumps discharging to the existing force main and downstream lower Charbonneau Interceptor are recommended to maintain service to the Boones Ferry Park facilities (CIP-19).

Other Pump Stations

Over the 20-year planning horizon, several public pump stations (not identified as having capacity or existing condition issues) are anticipated to reach the end of their useful service life. These pump stations include Corral Creek (1990), Rivergreen (1991), Charbonneau (1996), and Morey's Landing (1997). For these pump stations, pump and electrical rehabilitation are recommended at approximately 25-years of service (CIP-20, 23, 26).

SECTION 7 | CAPITAL IMPROVEMENT PROGRAM

INTRODUCTION

This section summarizes the City's Capital Improvement Program (CIP) which consists of a list of prioritized wastewater collection system projects and estimated costs in 2014 dollars. The CIP is a blueprint for forecasting capital expenditures, and is one of the most important means of meeting the City's obligation towards community development and financial planning.

The CIP is a direct result of the capacity and condition improvement analyses described in detail in Section 6, "System Analysis." All projects are analyzed at a planning level of accuracy based on population and land use assumptions described in Section 5, "Population and Flow Projections." Prior to implementation, each project should undergo standard engineering design phases to finalize improvement sizing and location.

COLLECTION SYSTEM CAPITAL IMPROVEMENT PROGRAM

The City's CIP is organized into categories based on project type and prioritized based on timing and development potential. The major organizational categories are described below.

Project Type

Existing System Capacity Upgrades - These improvements include existing trunk line and pump station upgrades to increase capacity for future development. The major improvement projects in this category are listed below and presented in Figure 7-1. Project descriptions and cost estimates are provided in Table 7-1 (CIP-01 thru 10).

- Coffee Creek Interceptor Phases 1, 2, & 3
- Parkway Interceptor
- Boeckman Interceptor Phases 1 & 2
- Memorial Park Pump Station and Force Main
- Canyon Creek Pump Station
- P&W Railroad Undercrossing

The Memorial Park pump station improvement is both a capacity upgrade and condition-based improvement. The pump station improvement is listed in the "Existing System Capacity Upgrades," Table 7-1.

Condition Based Improvements – These improvements include replacement of existing pipelines, pump stations, and diversions to address aging infrastructure and to satisfy current system loading as identified by Operations and Maintenance personnel. Additionally, rehabilitation projects are identified for pump stations exceeding their design life within the 20-year planning horizon. The major improvement projects in this category are listed below

and presented in Figure 7-2. Project descriptions and cost estimates are provided in Table 7-2 (CIP-11 thru CIP-26).

- Annual pipeline replacement program (concrete piping)
- Charbonneau District pipeline repair program
- Boberg Diversion structure
- Memorial Drive Flow Splitter structure
- Seely Ditch
- Memorial Park Pump Station
- Town Center Loop Pump Station
- River Village Pump Station
- Corral Creek Pump Station
- River Green Pump Station
- Charbonneau Pump Station
- Morey's Landing Pump Station

The Boberg Diversion structure and Memorial Drive Flow Splitter structure improvements are both capacity and condition-based improvements. These improvements are listed in the "Condition-Based Improvements," Table 7-2.

New Infrastructure for Future Development – These improvements include new trunk line extensions (10-inches and larger) and pump stations to service future development areas. The improvement projects are presented in Figure 7-3 with project descriptions and cost estimates provided in Table 7-3 (CIP-27 thru 57). The improvements are further categorized as described below.

- Infrastructure identified in concept plans for Frog Pond, Advance Road School, and Coffee Creek within the existing UGB.
- Future development areas that do not currently have concept plans within the UGB.
- Infrastructure identified in concept plans for Advance Road URA.
- Future development areas that do not currently have concept plans within the URA.

The future development areas without concept plans have been subdivided into 14 sub-basins. Place-holder trunk line or pump station improvements have been identified for each area. Cost estimates for these areas should be refined once additional concept planning has been completed.

Project Prioritization

For condition based improvements, projects are prioritized into three timeframes: short-term (0-5 years), medium-term (6-10 years), and long-term (11-20 years) based on the following guidelines:

- Improvements to eliminate existing pump station condition issues as identified by Operations and Maintenance personnel are identified in the 0-5 year timeframe.
- Improvements to eliminate diversion and flow splitter structure condition and capacity issues as identified by Operations and Maintenance personnel are identified in the 0-5 year timeframe.
- Charbonneau District pipeline repairs as described in the *Charbonneau Consolidated Improvement Plan* (City of Wilsonville, 2014) are categorized for all three timeframes.
- Fifty percent of concrete piping is assumed to be replaced over 20 years with equal length of pipe replacement occurring in each year and 1/20th of the cost assigned annually.
- Improvements to rehabilitate existing pump stations are identified during the timeframe at which the design life of the pump station ends.

For development driven improvements, projects are prioritized into three growth potential categories as described below:

UGB - These projects are required to provide service to in-fill and development growth within the UGB and are considered the highest priority.

UGB Concept Plan – These projects are required to provide service to development outside of the existing UGB and include the URA adjacent to Advance Road. Concept plans are currently being developed for these areas and METRO has designated the areas for potential UGB expansion. These projects are considered medium priority.

UGB Expansion – These projects are driven by development outside of the current UGB requiring a time intensive process involving METRO to expand the boundary. Because of the high level of uncertainty about the timing and extent of the development, these projects are considered the lowest priority.

Development driven improvements are also categorized into three timeframes: short-term (0-5 years), medium-term (6-10 years), and long-term (11-20 years) based on current City understanding of growth potential including the following assumptions:

- Coffee Creek – 25% developed in 0-5 year timeframe, 75% developed in 6-10 year timeframe, 100% developed in 11-20 year timeframe.
- Advance Road School – 100% developed in 0-5 year timeframe.
- Frog Pond - 40% developed in 0-5 year timeframe, 95% developed in 6-10 year timeframe, 100% developed in 11-20 year timeframe.
- Basalt Creek, SW Tualatin, West Railroad – 0% developed in 0-5 year timeframe, 25% developed in 6-10 year timeframe, 100% developed in 11-20 year timeframe.
- Advanced Road URA – 0% developed in 0-5 year timeframe, 25% developed in 6-10 year timeframe, 100% developed in 11-20 year timeframe.
- URA – development in 11-20 year timeframe.

Project Driver

In addition to the prioritization categories and timeframe, information is provided in the CIP tables identifying the project catalyst or driver. Common drivers include:

- Basin specific development
- Infrastructure age and condition
- Road construction projects

If the driver does not materialize, a project's timeframe can be postponed without impacting the performance of the collection system. At times, phased development may be allowed without full implementation of a project. Likewise, if the project driver occurs sooner than the assumed timeframe, some improvements projects may require acceleration. Notes are provided in the CIP tables to assist the City in understanding project timing related to specific development.

Timing of phased development and associated projects such as the pipeline upsizing for Coffee Creek, Boeckman, and Parkway interceptors may benefit from long-term flow monitoring to identify specific capacity and flow triggers. Flow meters should be placed immediately upstream and downstream of the proposed improvement phase.

Cost Estimation

Costs presented in the CIP tables are estimated using an approach outlined in the *Basis of Opinion of Probable Cost* contained in Appendix C. This document contains the assumptions used in developing project costs, addressing such items as unit costs for materials, labor and construction, contingency factors, and the City's administrative costs.

All project descriptions and cost estimates in this document represent a Class 5 budget estimate in 2014 dollars, as established by the *American Association of Cost Engineers*. This preliminary estimate class is used for conceptual screening and assumes project definition maturity level below two percent. The expected accuracy range is -20 to -30 percent on the low end, and +30 to +50 percent on the high end, meaning the actual cost should fall in the range of 30 percent below the estimate to 50 percent above the estimate.

The cost estimates are consistent with the definition of OAR 660-011-0005(2) and OAR 660-011-035 which define "rough cost estimates" for facility plans as "approximate costs expressed in current-year dollars." These estimates are intended to "provide an estimate of the fiscal requirements to support the land use designation" and "for use by the facility provider in reviewing the provider's existing funding mechanisms." They are intended to be used as guidance in establishing funding requirements based on information available at the time of the estimate. The CIP cost estimates should be reevaluated periodically to account for changes in inflation. It is important to note that the CIP omits costs for routine maintenance.

The cost estimates for improvements associated with the 14 areas identified for “service area extensions” in Figure 7-3 and Table 7-3 are place-holders and should be updated with specific concept planning. The cost estimates in this document for these areas assumed 100 feet of piping per developable acre (as outlined in Sections 5 and 6) for gravity trunk line improvements. For areas where pumping is required, one pump station per area was assumed with cost estimates based on rough calculations of total dynamic head and build-out flow projections.

CAPITAL IMPROVEMENT PROGRAM FUNDING

Capital improvements within the City are primarily funded through the following mechanisms:

- The City funds capital improvements impacting existing customers through utility revenues generated from wastewater rates. These costs are allocated to the City’s Sewer Operating Fund.
- Capital improvements for future development, or growth are funded through System Development Charges (SDCs) as allowed under Oregon Revised Statute 223.297 through 223.314. These costs are allocated to the City’s Sewer SDC Fund.
- The City’s current policy requires developers to fully fund/construct sewer line extensions of 8-inches in diameter or smaller. Sewer lines in excess of 8-inches in diameter are considered “oversized” by the City since they typically convey wastewater from properties upstream of the developer. Developers constructing oversized sewer lines are eligible to receive SDC credits above the cost to install an 8-inch sewer. Oversize costs for new infrastructure associated with future development are provided in Table 7-3.

The City may also seek funding and financing of specific projects through these additional internal and external sources:

- Business Oregon, including Community Development Block Grants, the Water/Wastewater program, and the Special Public Works Funds
- Developer dedications
- Oregon DEQ Clean Water State Revolving Fund
- Oregon Immediate Opportunity Program
- Oregon Industrial Development Revenue Bonds
- Oregon Infrastructure Bank
- City General Obligation Bonds
- City Local Improvement Districts
- City Sewer Revenue Bonds
- City Urban Renewal Program

SDCs and Percent Related to Growth

For each improvement project, a growth percentage is provided in the CIP tables to aid the City in establishing SDCs for the collection system. For improvements that benefit both current and new customers, the growth percentage can be applied to the project cost to allocate funding requirements through collection of SDCs.

The method used to calculate growth percentage for a proposed pipe or pump station project employs a formula (shown below) based on the ratio of existing and future flows.

$$\text{Percent Related to Growth} = 1 - (\text{Peak Existing Flow} / \text{Peak Build-out Flow})$$

The growth percentage relates directly to SDC percentage. The percentage not related to growth is funded through wastewater rates (e.g. Sewer Operating Fund).

Table 7-1 Capital Improvement Program, Existing System Capacity Upgrades for Future Development									
Project ID No.	Project Information				Estimated Cost ^{1, 2}	Prioritization Category	Time Frame ³	Driver	Percent Related to Growth ⁵
	Name	Type	Description ⁴	Project Limits					
CIP-01	Coffee Creek Interceptor Railroad Undercrossing	Undercrossing	160 LF 21"Ø, Railroad Undercrossing	Under P&W Railroad	\$480,000	UGB	0-5 Years	The existing undercrossing has capacity to serve Coffee Creek development and approximately 13% of Basalt Creek, West Railroad, and SW Tualatin development prior to improvement. May require bore and jack construction.	65%
CIP-02	Coffee Creek Interceptor Phase 1	Gravity - Pipe Upsizing	1030 LF 27"Ø; 610 LF 30"Ø; 1,020 LF 36"Ø	From Boeckman Road to Barber Street	\$2,600,000	UGB	0-5 Years	Kinsman Road Construction Project. The existing interceptor has capacity to serve Coffee Creek development. Improvements are required for development of Basalt Creek, West Railroad, and SW Tualatin.	60%
CIP-03	Memorial Park Pump Station ⁶	Pump Station + Force Main - Upsizing & Relocation	1,220 LF 16"Ø FM; Pump station relocation/expansion to 3,800 gpm	Pump Station relocation within Memorial Park, Force main from pump station to Rogue Ln	\$5,130,000	UGB	6-10 Years	Flood plain impacts, Frog Pond & Advance Rd School development. Existing pump station can serve Advanced Road School and approximately 40% of Frog Pond development prior to improvement. Existing force main has capacity to serve Advanced Road School, Frog Pond, and Advanced Road URA prior to improvement.	85%
CIP-04	Coffee Creek Interceptor Phase 2	Gravity - Pipe Upsizing	2,000 LF 21"Ø	From P&W Railroad to Boeckman Road	\$1,700,000	UGB	6-10 Years	The existing interceptor has capacity to serve Coffee Creek development and approximately 25% of Basalt Creek, West Railroad, and SW Tualatin development prior to improvement.	65%
CIP-05	Boeckman Interceptor Phase 1	Gravity - Pipe Upsizing	2,320 LF 18"Ø; 920 LF 21"Ø; 970 LF 24"Ø	From High School Interceptor to Memorial Park Pump Station	\$4,270,000	Advance Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond). The existing interceptor has capacity to serve Advance Road School and Frog Pond.	80%
CIP-06	Boeckman Interceptor Phase 2	Gravity - Pipe Upsizing	3,760 LF 18"Ø;	From Boeckman Road to High School Interceptor	\$3,240,000	Advance Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond). The existing interceptor has capacity to serve Advance Road School and Frog Pond.	100%
CIP-07	Master Plan Update	Other	Update the Collection System Master Plan	N/A	\$300,000	URA	6-10 Years	5-10-years or significant URA development	70%
CIP-08	Canyon Creek Pump Station	Pump Station - Upsizing	Pump station expansion to 1,100 gpm	Existing pump station	\$865,000	URA	11-20 Years	URA development	80%
CIP-09	Parkway Interceptor	Gravity - Pipe Upsizing	4,540 LF 12"Ø; 2,150 LF 15"Ø	From Elligsen Road to Boeckman Road	\$4,360,000	URA	11-20 Years	URA development (east of Basalt Creek)	60%
CIP-10	Coffee Creek Interceptor Phase 3	Gravity - Pipe Upsizing	4,090 LF 36"Ø	From Barber Street to Orepac Avenue	\$6,000,000	URA	11-20 Years	URA development (east of Basalt Creek)	65%
				Total	\$28,945,000				

Table 7-2 Capital Improvement Program, Condition Based Improvements							
Project ID No.	Project Information				Estimated Cost ^{1, 2}	Time Frame	Driver
	Name	Type	Description ⁴	Project Limits			
CIP-11	Boberg Diversion Structure ⁶	Diversion Structure - Replacement	Replace Diversion Structure	Boberg Rd	\$150,000	0-5 Years	Condition and capacity (upstream development); overflow operation not fully functional
CIP-12	Memorial Drive Flow Splitter Structure ⁶	Flow Splitter Structure - Replacement	Replace Diversion Structure	I-5 Downstream of Memorial Park Pump Station	\$150,000	0-5 Years	Condition and capacity (upstream development); maximize capacity of dual pipe system
CIP-13	Seely Ditch Undercrossing ⁶	Undercrossing	200 LF 15"Ø, modify slope and connection to downstream interceptor to minimize backwater	Ditch crossing near Industrial Way and Orepac Avenue	\$390,000	0-5 Years	Backwater from downstream interceptor, stagnant conditions. May require bore and jack construction.
CIP-14	Charbonneau District Spot Repair ⁷	Gravity - Pipe Repair	Per <i>Charbonneau Consolidated Improvement Plan</i>	Various	\$442,000	0-5 Years	Pipe Age, Condition (collapse, separation), Root Intrusion, Grade Issues
CIP-15	Charbonneau District Complete Repair ⁷	Gravity - Pipe Repair	Per <i>Charbonneau Consolidated Improvement Plan</i>	Various	\$1,809,000	0-5 Years	Pipe Age, Condition (collapse, separation), Root Intrusion, Grade Issues
CIP-16	Pipe Replacement - (0 To 5 Years) ⁸	Gravity - Pipe Replacement	Approximately 930 LF Annually, Varied Ø	Various, Approximately \$360,000 Annually	\$1,750,000	0-5 Years	Pipe Age, Root Intrusion, Grade Issues (concrete pipe)
CIP-17	Town Center Loop Pump Station	Pump Station - Replacement	Replace Pump Station	Existing pump station	\$440,000	0-5 Years	Priming and debris issues, limited back pressure, excessive maintenance
CIP-18	River Village Pump Station	Pump Station - Decommission	Decommission Pump Station	Existing pump station	\$30,000	0-5 Years	End of pump station service life, electrical equipment failure
CIP-19	Boones Ferry Park Grinder Pump	Pump Station - Restroom Grinder Pump	New grinder pump for park restrooms	Boones Ferry Park	\$30,000	0-5 Years	Service to park restrooms with decommissioning of River Village pump station
CIP-20	Pump Station Rehabilitation - (0 To 5 Years)	Pump Station - Rehabilitation	Rehabilitate aging Pumps/Electrical	Corral Creek and Rivergreen pump stations	\$375,000	0-5 Years	End of pump station service life
CIP-21	Charbonneau District Complete Repair ⁷	Gravity - Pipe Repair	3,500 LF 8"Ø; 790 LF 10"Ø; 680 LF 12"Ø	Various	\$1,275,000	6-10 Years	Pipe Age, Condition (collapse, separation), Root Intrusion, Grade Issues
CIP-22	Pipe Replacement - (6 To 10 Years) ⁸	Gravity - Pipe Replacement	Approximately 930 LF Annually, Varied Ø	Various, Approximately \$360,000 Annually	\$1,750,000	6-10 Years	Pipe Age, Root Intrusion, Grade Issues (concrete pipe)
CIP-23	Pump Station Rehabilitation - (6 To 10 Years)	Pump Station - Rehabilitation	Rehabilitate aging Pumps/Electrical	Charbonneau pump station	\$100,000	6-10 Years	End of pump station service life
CIP-24	Charbonneau District Complete Repair ⁷	Gravity - Pipe Repair	9,835 LF 8"Ø; 1,240 LF 15"Ø	Various	\$3,293,000	11-20 Years	Pipe Age, Condition (collapse, separation), Root Intrusion, Grade Issues
CIP-25	Pipe Replacement - (11 To 20 Years) ⁸	Gravity - Pipe Replacement	Approximately 930 LF Annually, Varied Ø	Various, Approximately \$360,000 Annually	\$3,500,000	11-20 Years	Pipe Age, Root Intrusion, Grade Issues (concrete pipe)
CIP-26	Pump Station Rehabilitation - (11 To 20 Years)	Pump Station - Rehabilitation	Rehabilitate aging Pumps/Electrical	Morey's Landing pump station	\$200,000	11-20 Years	End of pump station service life
				Total	\$15,684,000		

Table 7-3 Capital Improvement Program, New Infrastructure for Future Development

Project ID No.	Project Information				Estimated Cost ^{1, 2}	Oversize Cost ¹⁰	Prioritization Category	Time Frame ³	Driver
	Name	Type	Description ⁴	Project Limits					
CIP-27	Coffee Creek - Clutter Road	Gravity - New Pipe	1,410 LF 15"Ø	From Grahams Ferry Road to Garden Acres Road	\$1,990,000	\$310,000	UGB	0-5 Years	Coffee Creek development
CIP-28	Coffee Creek - Ridder Road	Gravity - New Pipe	910 LF 18"Ø	From Garden Acres Road to BPA Substation	\$1,890,000	\$370,000	UGB	0-5 Years	Coffee Creek development
CIP-29	Coffee Creek - Grahams Ferry Road	Gravity - New Pipe	600 LF 8"Ø; 580 LF 12"Ø	From Clutter Road to Cahalin Road	\$1,100,000	\$70,000	UGB	0-5 Years	Coffee Creek development
CIP-30	Coffee Creek - Garden Acres	Gravity - New Pipe	1,480 LF 8"Ø	From 25450 SW Garden Acres Road to Cahalin Road	\$990,000	\$0	UGB	0-5 Years	Coffee Creek development
CIP-31	Coffee Creek - Day Road	Gravity - New Pipe	2,060 LF 18"Ø; 900 LF 12"Ø	From Grahams Ferry Road to Boones Ferry Road	\$2,790,000	\$580,000	UGB	0-5 Years	Coffee Creek development
CIP-32	Coffee Creek - Kinsman Road	Gravity - New Pipe	3,100 LF 18"Ø	From Day Road to Ridder Road	\$5,390,000	\$1,120,000	UGB	0-5 Years	Coffee Creek development
CIP-33	Frog Pond/Advance Rd URA - SW Boeckman Road	Gravity - New Pipe	2,800 LF 18"Ø	From Stafford Road to Boeckman Creek	\$4,170,000	\$910,000	UGB	0-5 Years	Frog Pond development
CIP-34	Frog Pond/Advance Rd URA - SW Stafford Road	Gravity - New Pipe	2,700 LF 12"Ø	From Kahle Road to Boeckman Road	\$2,520,000	\$300,000	UGB	0-5 Years	Frog Pond development
CIP-35	Frog Pond/Advance Rd URA - Boeckman Interceptor Extension	Gravity - New Pipe	3,350 LF 12"Ø	From UGB to Boeckman Road	\$3,970,000	\$480,000	UGB	0-5 Years	Frog Pond development
CIP-36	Frog Pond/Advance Rd URA - South Of Frog Pond Lane	Gravity - New Pipe	1,800 LF 10"Ø	From Frog Pond Lane to Boeckman Road	\$820,000	\$80,000	UGB	0-5 Years	Frog Pond development
CIP-37	Frog Pond/Advance Rd URA - SW 60th Avenue	Gravity - New Pipe	1,850 LF 10"Ø; 1,250 LF 12"Ø	From 28424 SW 60th Avenue to Advance Road	\$2,180,000	\$210,000	UGB	0-5 Years	Advance Rd School development
CIP-38	Frog Pond/Advance Rd URA - SW 60th Avenue Pump Station	Pump Station + Force Main - New	1,350 LF 8"Ø FM, ~600 gpm pump station	From pump station to 60th Avenue sewer	\$1,360,000	Note 11	UGB	0-5 Years	Advance Rd School development
CIP-39	Area 1 (Basalt Creek - East) ⁹	Gravity - New Pipe	13,100 LF 10-12"Ø	Basalt Creek East - Concept Plan Required	\$10,490,000	\$1,470,000	UGB	6-10 Years	Basalt Creek development
CIP-40	Area 2 (Basalt Creek - Central) ⁹	Gravity - New Pipe	9,900 LF 10-12"Ø	Basalt Creek Central - Concept Plan Required	\$7,920,000	\$1,110,000	UGB	6-10 Years	Basalt Creek development
CIP-41	Area 3 (Basalt Creek - West) ⁹	Gravity - New Pipe	6,600 LF 10"Ø	Basalt Creek West - Concept Plan Required	\$4,930,000	\$380,000	UGB	6-10 Years	Basalt Creek development
CIP-42	Area 4 (SW Tualatin) ⁹	Pump Station + Force Main - New	4,200 LF 8"Ø FM, ~300 gpm pump station	SW Tualatin - Concept Plan Required	\$2,260,000	Note 11	UGB	6-10 Years	SW Tualatin development
CIP-43	Area 5 (West Railroad - North) ⁹	Pump Station + Force Main - New	3,300 LF 12"Ø FM; ~800 gpm pump station	West Railroad North - Concept Plan Required	\$3,060,000	Note 11	UGB	6-10 Years	West Railroad development
CIP-44	Area 6 (West Railroad - South) ⁹	Pump Station + Force Main - New	1,400 LF 6"Ø FM; ~200 gpm pump station	West Railroad South - Concept Plan Required	\$1,170,000	Note 11	UGB	6-10 Years	West Railroad development
CIP-45	Area 9 (South UGB - West) ⁹	Pump Station + Force Main - New	2,600 LF 8"Ø FM; ~400 gpm pump station	South UGB West - Concept Plan Required	\$1,660,000	Note 11	UGB	6-10 Years	South UGB development
CIP-46	Area 10 (South UGB - East) ⁹	Pump Station + Force Main - New	1,300 LF 6"Ø FM; ~200 gpm pump station	South UGB East - Concept Plan Required	\$1,130,000	Note 11	UGB	6-10 Years	South UGB development

Table 7-3 Capital Improvement Program, New Infrastructure for Future Development									
Project ID No.	Project Information				Estimated Cost ^{1, 2}	Oversize Cost ¹⁰	Prioritization Category	Time Frame ³	Driver
	Name	Type	Description ⁴	Project Limits					
CIP-47	Frog Pond/Advance Rd URA - Advance Road	Gravity - New Pipe	1,150 LF 10"Ø; 1,450 LF 15"Ø	From 5696 SW Advance Road to Stafford Road	\$2,110,000	\$300,000	Advance Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond)
CIP-48	Frog Pond/Advance Rd URA - SW Briar Patch Lane	Gravity - New Pipe	1,200 LF 10"Ø	From Newland Creek to Stafford Road	\$1,460,000	\$90,000	Advance Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond)
CIP-49	Frog Pond/Advance Rd URA - North Neighborhood Pump Station 1	Pump Station + Force Main - New	2,400 LF 4"Ø FM, ~200 gpm pump station	From pump station to Briar Patch Lane sewer	\$1,680,000	Note 11	Advance Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond)
CIP-50	Frog Pond/Advance Rd URA - North Neighborhood Pump Station 2	Pump Station + Force Main - New	1,100 LF 4"Ø FM, ~200 gpm pump station	From pump station to Briar Patch Lane sewer	\$1,140,000	Note 11	Advance Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond)
CIP-51	Frog Pond/Advance Rd URA - North Neighborhood Pump Station 3	Pump Station + Force Main - New	860 LF 4"Ø FM, ~200 gpm pump station	From pump station to Advance Road sewer	\$1,050,000	Note 11	Advance Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond)
CIP-52	Area 7 (URA Near Westfall Rd & Grahams Ferry Rd) ⁹	Gravity - New Pipe	13,100 LF 10"Ø	URA West Falls and Grahams Ferry North - Concept Plan Required	\$11,280,000	\$2,220,000	URA	11-20 Years	URA development
CIP-53	Area 8 (URA Near Willamette Way & Wilsonville Rd) ⁹	Pump Station + Force Main - New	1,800 LF 8"Ø FM; ~300 gpm pump station	URA Willamette and Wilsonville - Concept Plan Required	\$1,340,000	Note 11	URA	11-20 Years	URA development
CIP-54	Area 11 (URA Northeast - To Canyon Creek Interceptor - South) ⁹	Gravity - New Pipe	8,200 LF 10-12"Ø	URA Northeast, Canyon Creek Trunk South - Concept Plan Required	\$6,600,000	\$920,000	URA	11-20 Years	URA development
CIP-55	Area 12 (URA Northeast - To Boeckman Interceptor) ⁹	Gravity - New Pipe	14,200 LF 10-15"Ø	URA Northeast, Boeckman Trunk - Concept Plan Required	\$12,240,000	\$2,410,000	URA	11-20 Years	URA development
CIP-56	Area 13 (URA Northeast - To Canyon Creek Interceptor - North) ⁹	Gravity - New Pipe	8,300 LF 10-12"Ø	URA Northeast, Canyon Creek Trunk North - Concept Plan Required	\$6,700,000	\$940,000	URA	11-20 Years	URA development
CIP-57	Area 14 (URA Northeast - To Parkway Interceptor) ⁹	Gravity - New Pipe	8,300 LF 10-12"Ø	URA Northeast, Parkway Trunk - Concept Plan Required	\$6,680,000	\$940,000	URA	11-20 Years	URA development
				Total	\$114,070,000	\$15,210,000			

SUMMARY

This section presents a proposed City CIP for the 20-year period between 2014 and 2034, based on Tables 7-1 through 7-3. Improvements are defined to address condition issues within the existing system, future growth within the UGB, and potential UGB expansion. The total estimated project costs are summarized in Table 7-4.

Table 7-4 Capital Improvement Program Summary (Estimated Total Costs)					
Improvement Category	Prioritization Category	Time Frame (Cost) ^{1, 2, 3}			Total Cost
		0-5 Years	6-10 Years	11-20 Years	
Existing System Upgrades for Future Development⁶	UGB	\$3,080,000	\$6,830,000	---	\$9,910,000
	Advance Road URA	---	\$7,510,000	---	\$7,510,000
	URA	---	\$300,000	\$11,225,000	\$11,525,000
	Total	\$3,080,000	\$14,640,000	\$11,225,000	\$28,945,000
New Infrastructure for Future Development	UGB	\$29,170,000	\$32,620,000	---	\$61,790,000
	Advance Road URA	---	\$7,440,000	---	\$7,440,000
	URA	---	---	\$44,840,000	\$44,840,000
	Total	\$29,170,000	\$40,060,000	\$44,840,000	\$114,070,000
Condition Based¹³	UGB	\$5,566,000	\$3,125,000	\$6,993,000	\$15,684,000

The CIP costs are categorized in Table 7-5 by funding mechanism including the following categories:

- City's Sewer Operating Fund – Condition-based improvements
- City's Sewer Operating Fund – Existing system upgrades [*Operating Fund Cost = Total Cost x (Peak Existing Flow / Peak Build-out Flow)*]
- City's SDC Fund – Existing system upgrades [*SDC Fund Cost = Total Cost x (1 - Peak Existing Flow / Peak Build-out Flow)*]
- City's SDC Fund – New Piping Infrastructure, Oversizing Component
- Developer Direct Contribution – New Piping Infrastructure, Non-oversizing Component
- Developer Direct Contribution – New Pump Stations and Associated Force mains (may require formation of reimbursement district)

Table 7-5 Capital Improvement Program Summary By Funding Mechanism (Estimated Total Costs)

Funding Mechanism ¹²	Prioritization Category	Time Frame (Cost) ^{1, 2, 3}			Total Cost
		0-5 Years	6-10 Years	11-20 Years	
City's Sewer Operating Fund - Condition Based¹³	UGB	\$5,566,000	\$3,125,000	\$6,993,000	\$15,684,000
City's Sewer Operating Fund - Existing System Upgrades	UGB	\$1,208,000	\$1,364,500	---	\$2,572,500
	Advance Road URA	---	\$854,000	---	\$854,000
	URA	---	\$90,000	\$4,017,000	\$4,107,000
	Total	\$1,208,000	\$2,308,500	\$4,017,000	\$7,533,500
City's SDC Fund - Existing System Upgrades	UGB	\$1,872,000	\$5,465,500	---	\$7,337,500
	Advance Road URA	---	\$6,656,000	---	\$6,656,000
	URA	---	\$210,000	\$7,208,000	\$7,418,000
	Total	\$1,872,000	\$12,331,500	\$7,208,000	\$21,411,500
City's SDC Fund - New Piping Infrastructure, Oversizing Component	UGB	\$4,430,000	\$2,960,000	---	\$7,390,000
	Advance Road URA	---	\$390,000	---	\$390,000
	URA	---	---	\$7,430,000	\$7,430,000
	Total	\$4,430,000	\$3,350,000	\$7,430,000	\$15,210,000
Developer Direct Contribution - New Piping Infrastructure, Non-oversizing Component	UGB	\$23,380,000	\$20,380,000	---	\$43,760,000
	Advance Road URA	---	\$3,180,000	---	\$3,180,000
	URA	---	---	\$36,070,000	\$36,070,000
	Total	\$23,380,000	\$23,560,000	\$36,070,000	\$83,010,000
Developer Direct Contribution - New Pump Stations & Associated Force mains	UGB	\$1,360,000	\$9,280,000	---	\$10,640,000
	Advance Road URA	---	\$3,870,000	---	\$3,870,000
	URA	---	---	\$1,340,000	\$1,340,000
	Total	\$1,360,000	\$13,150,000	\$1,340,000	\$15,850,000

Notes for Tables 7-1, 7-2, 7-3, 7-4, and 7-5

Note 1. Cost estimates represent a Class 5 budget estimate, as established by the *American Association of Cost Engineers*. This preliminary estimate class is used for conceptual screening and assumes project definition maturity level below two percent. The expected accuracy range is -20 to -30 percent on the low end, and +30 to +50 percent on the high end, meaning the actual cost should fall in the range of 30 percent below the estimate to 50 percent above the estimate. The cost estimates are consistent with the definition of OAR 660-011-0005(2) and OAR 660-011-035. They are intended to be used as guidance in establishing funding requirements based on information available at the time of the estimate.

Note 2. Cost estimates for existing system upgrades and new infrastructure improvements assume unit costs for new materials and construction. Cost estimates for condition based improvements assume unit costs for replacement materials and construction. All cost estimates include markups for construction contingency, owner administrative costs, and contract costs.

Note 3. The timing for improvement implementation is dependent on development timing. The information presented in the “time frame” column assume the following:

- a. Coffee Creek – 25% developed in 0-5 year timeframe, 75% developed in 6-10 year timeframe, 100% developed in 11-20 year timeframe.
- b. Advance Road School – 100% developed in 0-5 year timeframe.
- c. Frog Pond - 40% developed in 0-5 year timeframe, 95% developed in 6-10 year timeframe, 100% developed in 11-20 year timeframe.
- d. Basalt Creek, SW Tualatin, West Railroad – 0% developed in 0-5 year timeframe, 25% developed in 6-10 year timeframe, 100% developed in 11-20 year timeframe.
- e. Advanced Road URA – 0% developed in 0-5 year timeframe, 25% developed in 6-10 year timeframe, 100% developed in 11-20 year timeframe.
- f. URA – development in 11-20 year timeframe.

Note 4. All improvements are sized for build-out of the upstream service area at a planning level of accuracy based on population, density and land use assumptions described in Section 5 of this document. Prior to implementation, each project should undergo standard engineering design phases to finalize improvement sizing and location.

Note 5. The growth percentage is an estimate of the percentage of the build-out flow associated with future development as of 2014. $\text{Percent related to growth} = 1 - (\text{Peak Existing Flow} / \text{Peak Build-out Flow})$. The growth percentage relates directly to SDC percentage. The percentage not related to growth is funded through wastewater rates (e.g. Sewer Operating Fund).

Note 6. The Boberg diversion (CIP-01), Memorial Drive Flow Splitter (CIP-02), Seely Ditch Undercrossing (CIP-05), and Memorial Park Pump Station (CIP-06) are required for both capacity and condition. The Boberg diversion (CIP-01), Memorial Drive Flow Splitter (CIP-02), Seely Ditch Undercrossing (CIP-05) improvements are listed in Table 7-2, “Condition Based Improvements.” Memorial Park Pump Station is listed in Table 7-1, “Existing System Upgrades for Future Development.”

Note 7. Charbonneau condition improvements (CIP-14, CIP-15, CIP-21, and CIP-24) assume a 20-year improvement schedule.

Note 8. Pipeline replacement cost estimates assume 50% of all concrete piping will be replaced over 20-years. Pipe replacement projects including location and scope will be refined through video inspection and pipe condition inventories.

Note 9. The future development areas without concept plans have been subdivided into 14 sub-basins. Place-holder trunk line or pump station improvements have been identified for each area (CIP-39 thru CIP-46 and CIP-52 thru CIP-57). Cost estimates and improvement sizing for these areas should be refined once additional concept planning has been completed.

Note 10. The City's current policy requires developers to fully fund sewer line extensions of 8-inches in diameter or smaller. Sewer lines in excess of 8-inches in diameter are considered "oversized" by the City and may be eligible to receive SDC credits. The "oversize" cost estimate equals the total project cost minus the cost of the project if sized at 8-inches.

Note 11. Pump station improvements may require formation of a reimbursement district.

Note 12. The CIP costs are categorized in Table 7-5 by funding mechanism including the following categories:

- City's Sewer Operating Fund – Condition-based improvements
- City's Sewer Operating Fund – Existing system upgrades [*Operating Fund Cost = Total Cost x (Peak Existing Flow / Peak Build-out Flow)*]
- City's SDC Fund – Existing system upgrades [*SDC Fund Cost = Total Cost x (1 - Peak Existing Flow / Peak Build-out Flow)*]
- City's SDC Fund – New Piping Infrastructure, Oversizing Component
- Developer Direct Contribution – New Piping Infrastructure, Non-oversizing Component
- Developer Direct Contribution – New Pump Stations and Associated Force mains (may require formation of reimbursement district)

Note 13. Condition based portion of the Memorial Park Pump Station improvement (CIP-06) excluded. Full cost of Memorial Park Pump Station included in "Existing System Upgrades for Future Development."



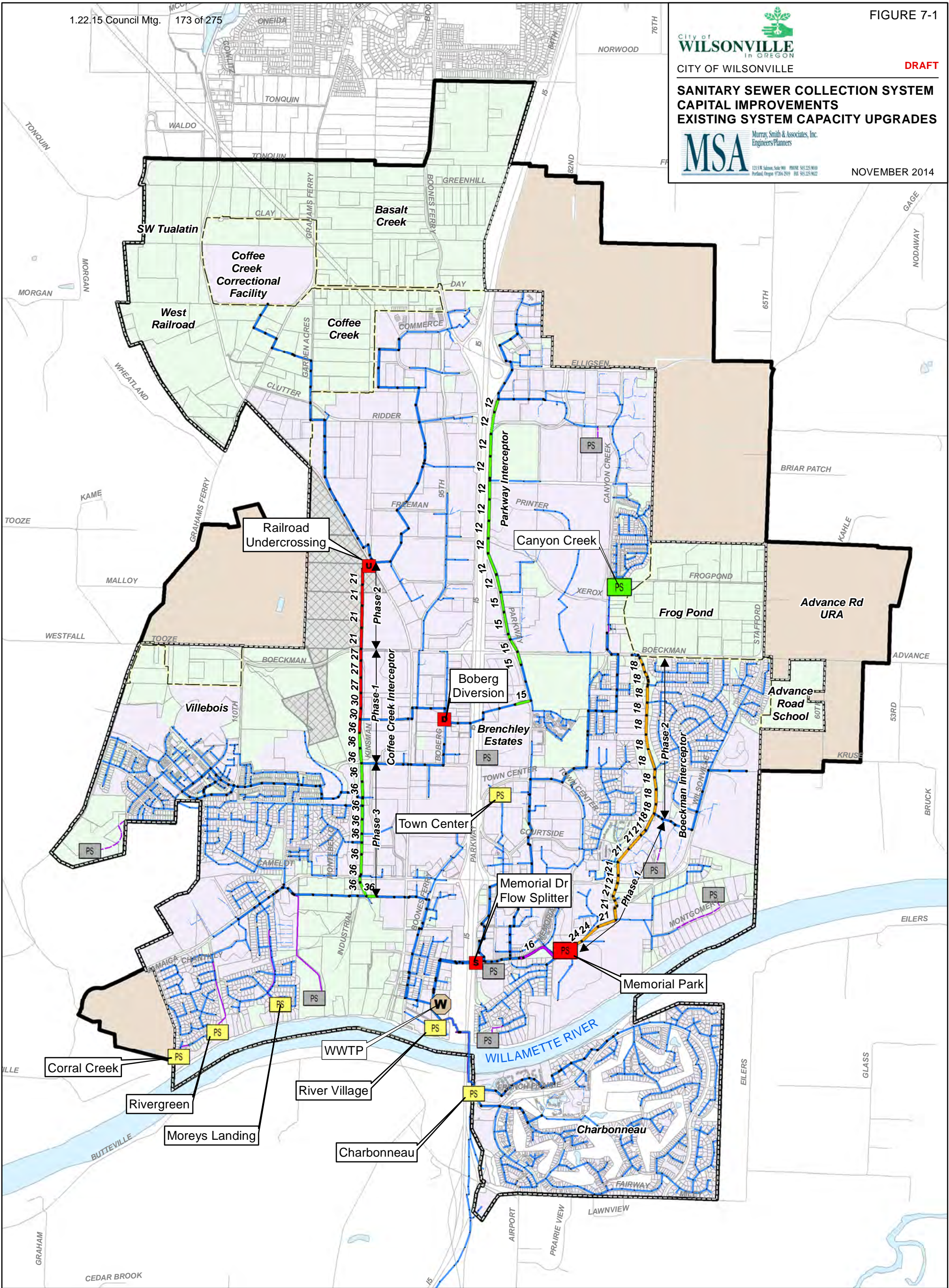
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SANITARY SEWER COLLECTION SYSTEM
CAPITAL IMPROVEMENTS
EXISTING SYSTEM CAPACITY UPGRADES



NOVEMBER 2014



- | | | |
|----------------------|-------------------|---------------------------|
| WWTP | Pipe Public | Urban Growth Boundary |
| Public Pump Station | Pipe Private | City Boundary |
| Private Pump Station | Forcemain Public | Study Area |
| Manhole | Forcemain Private | Metro Open Space |
| | | Development (2014) |
| | | Developed UGB |
| | | Undeveloped UGB |
| | | Urban Reserve |

Other Improvement

- | |
|----------------|
| Flow Diversion |
| Flow Splitter |
| Undercrossing |

Pump Station Improvement

- | |
|-----|
| UGB |
| URA |

Pipeline Improvement

- | |
|-----------------------------|
| UGB, Gravity |
| Advance Road URA, Gravity |
| Advance Road URA, Forcemain |
| URA, Gravity |

0 2,500 5,000 Feet





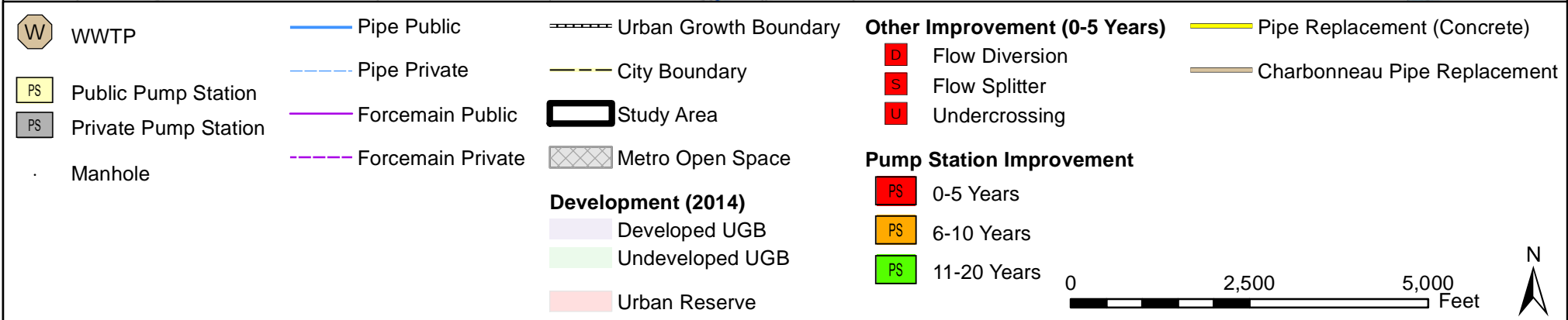
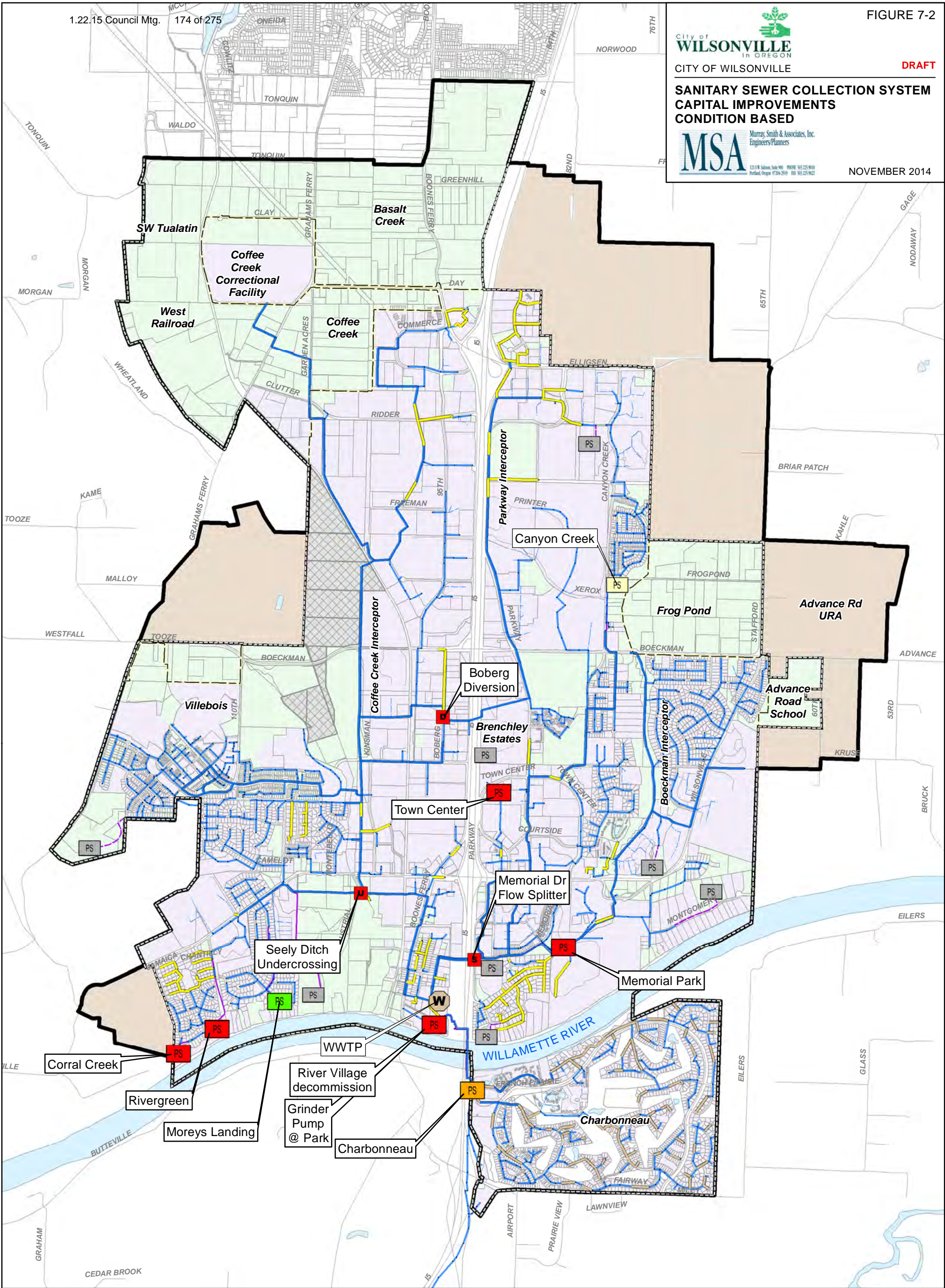
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SANITARY SEWER COLLECTION SYSTEM
CAPITAL IMPROVEMENTS
CONDITION BASED



NOVEMBER 2014





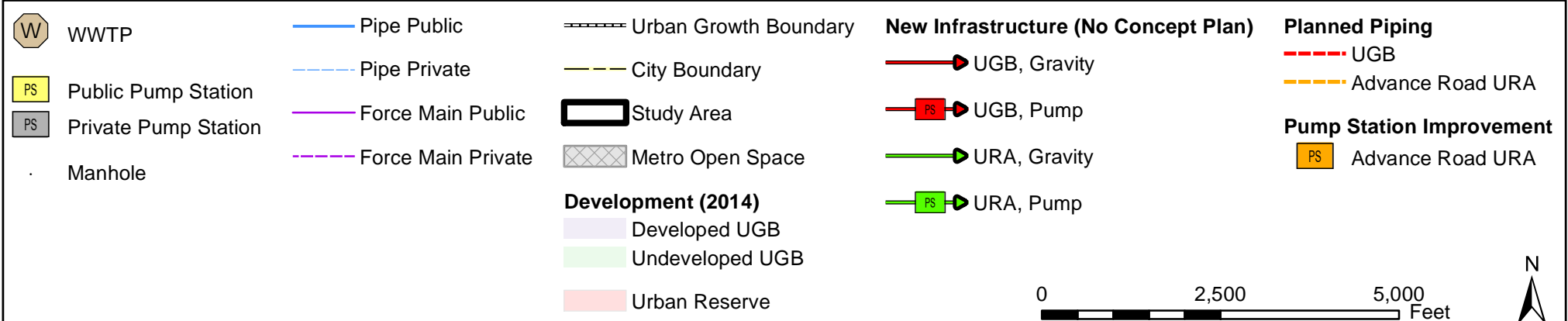
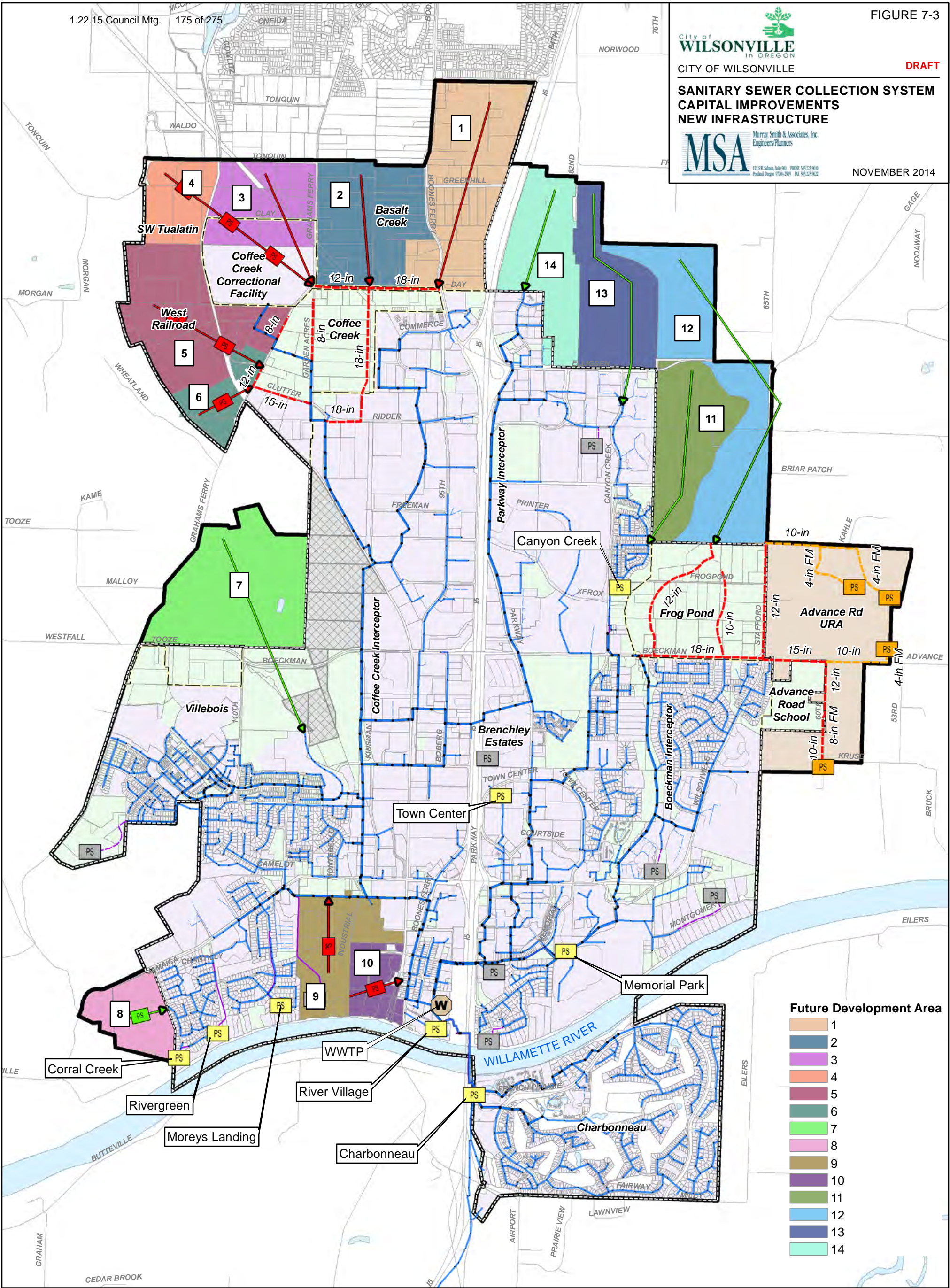
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SANITARY SEWER COLLECTION SYSTEM
CAPITAL IMPROVEMENTS
NEW INFRASTRUCTURE



NOVEMBER 2014



APPENDIX A | MODEL CALIBRATION PLOTS

Appendix A includes plots of metered versus modeled flow rates for the hydraulic model calibration. Figures A-1 through A-10 depict dry weather calibration results. Figures A-11 through A-17 depict wet weather calibration results during the January 2012 storm event.

Figure A-1 | Model dry weather flow calibration for Parkway Interceptor (2012)

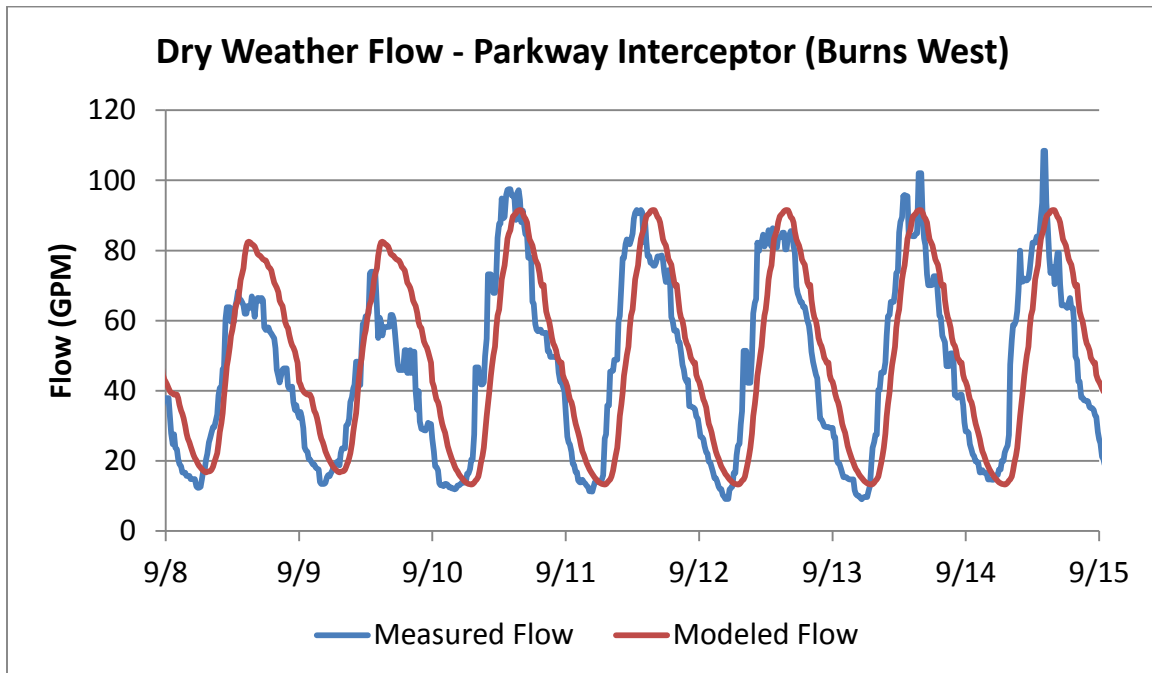


Figure A-2 | Model dry weather flow calibration for Canyon Creek (2012)

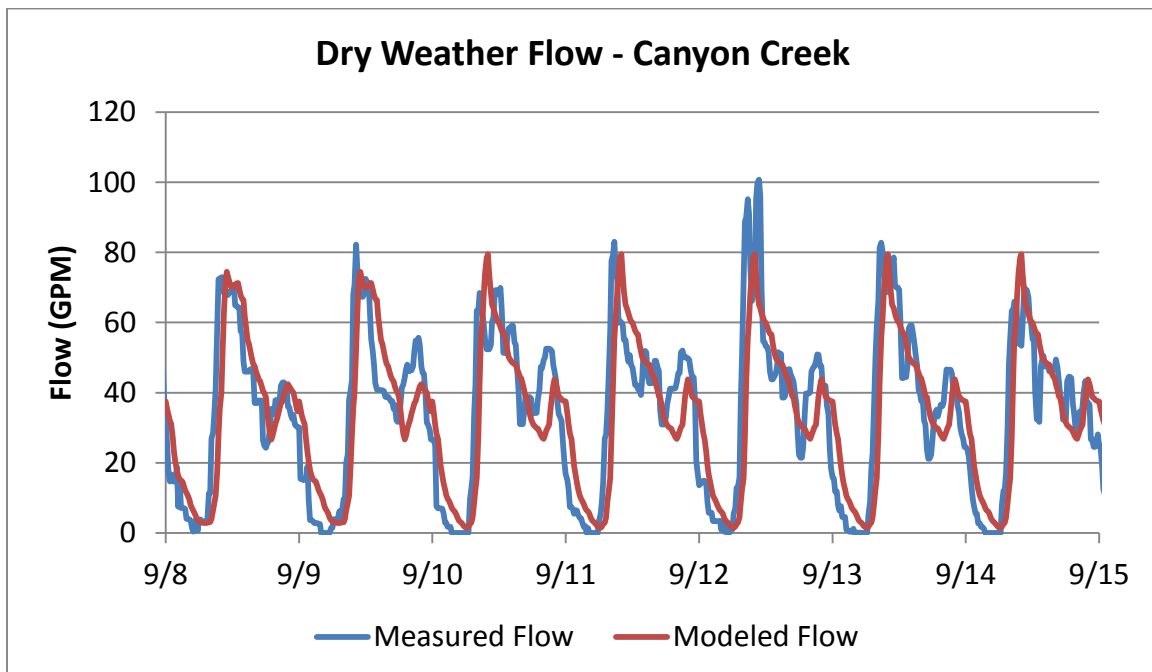


Figure A-3 | Model dry weather flow calibration for Boeckman Interceptor (2012)

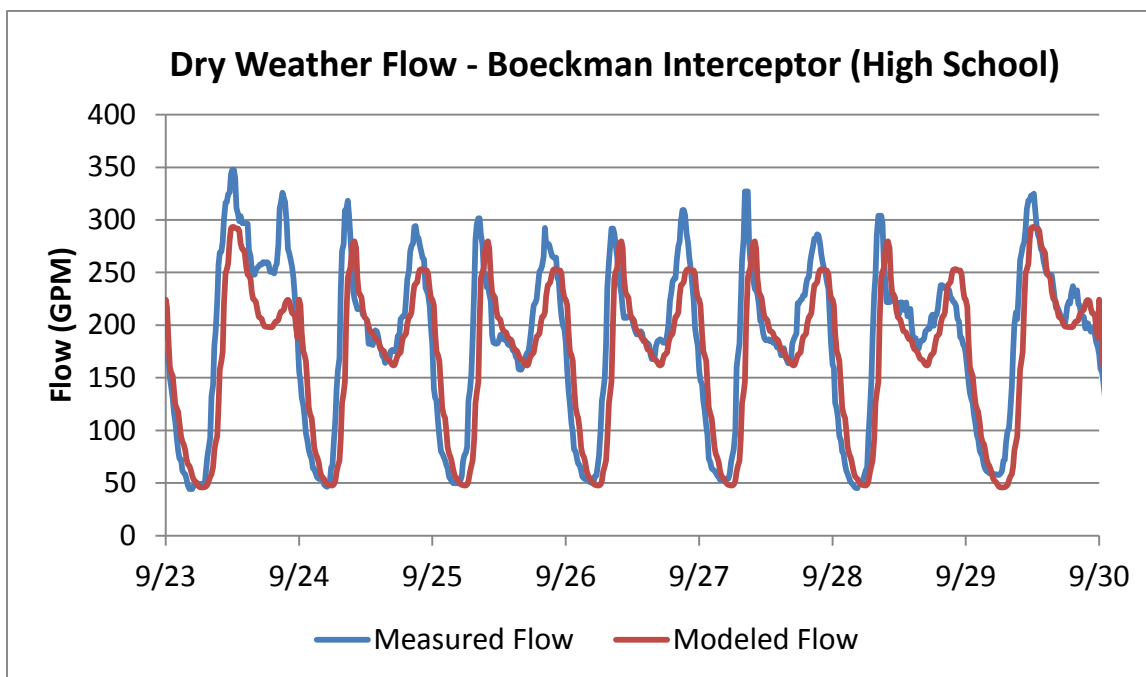


Figure A-4 | Model dry weather flow calibration for I-5 Crossing (2012)

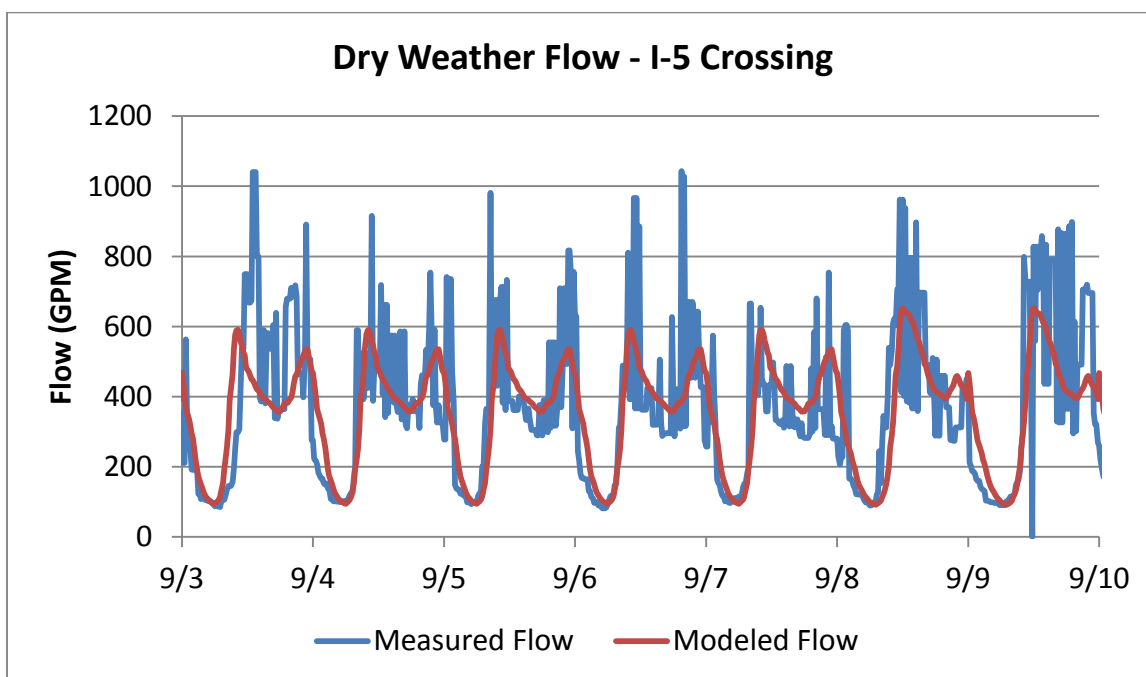


Figure A-5 | Model dry weather flow calibration for Memorial Park Pump Station (2012)

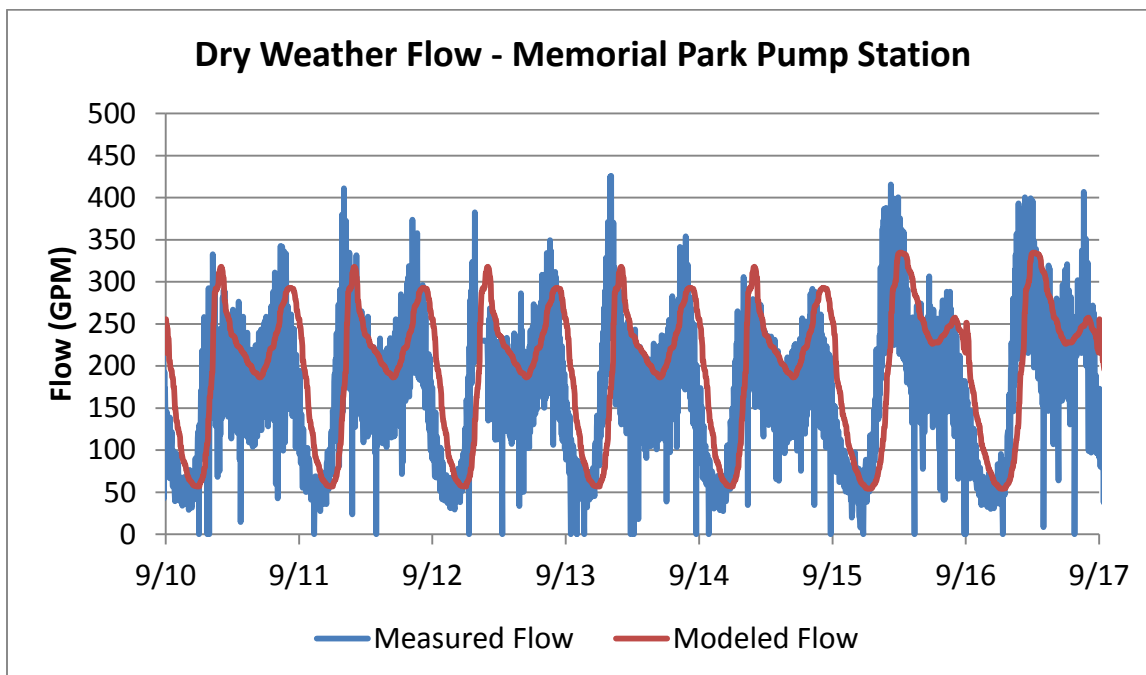


Figure A-6 | Model dry weather flow calibration for Coffee Creek Interceptor North (2012)

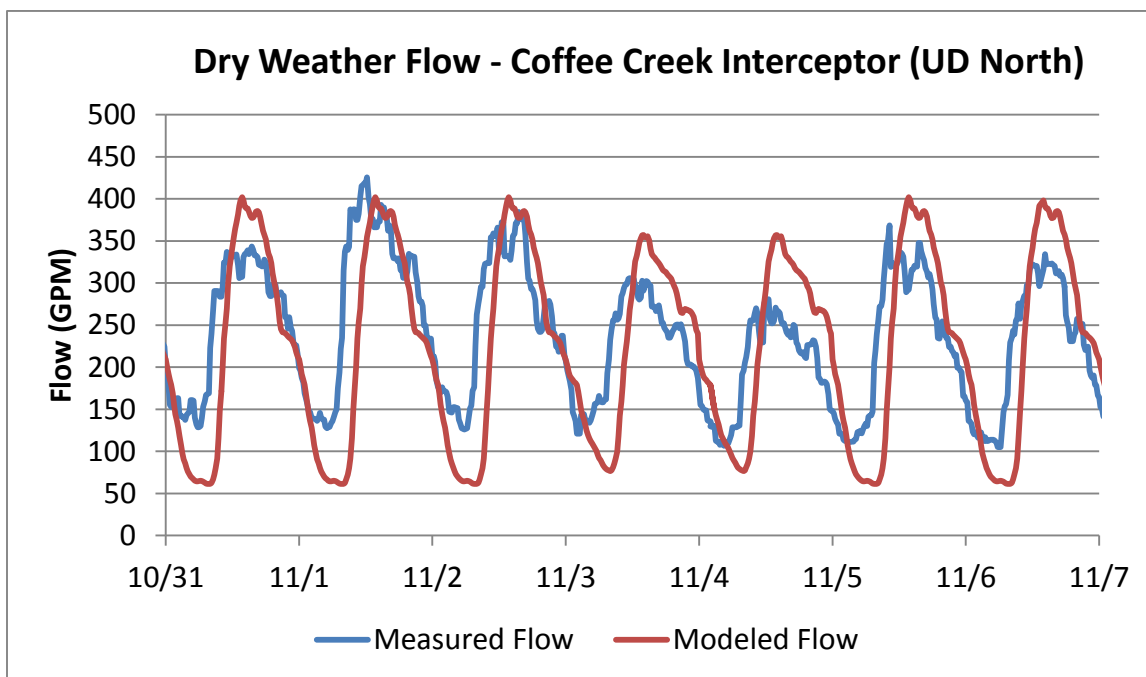


Figure A-7 | Model dry weather flow calibration for Coffee Creek Interceptor South (2012)

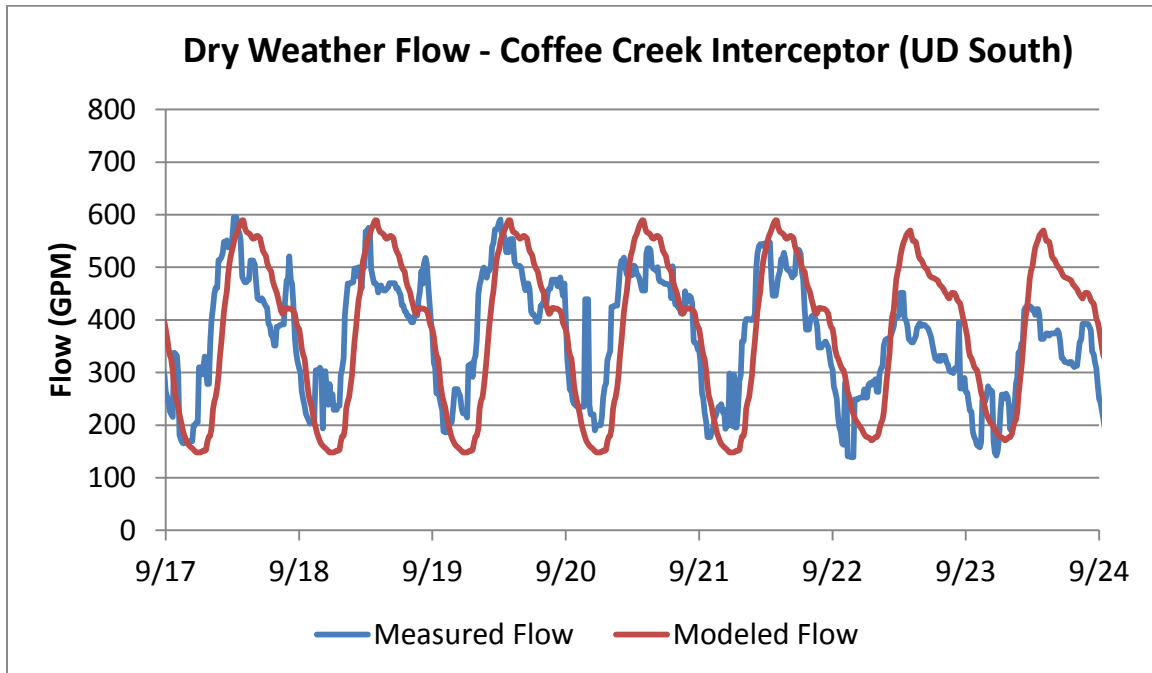


Figure A-8 | Model dry weather flow calibration for Villebois (2012)

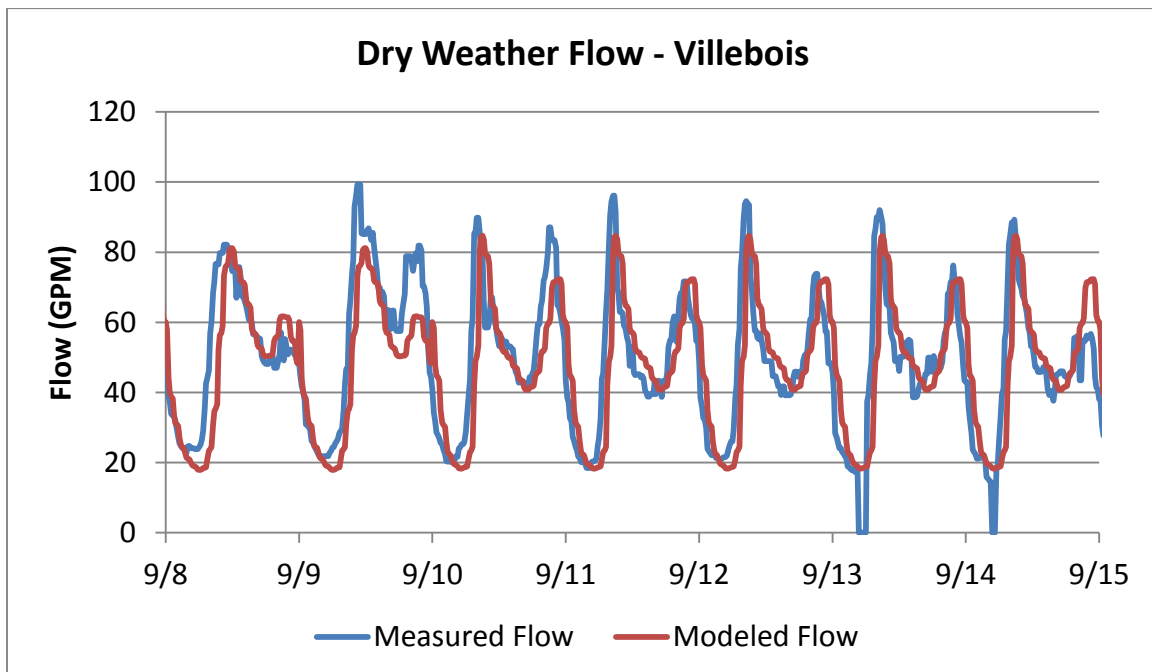


Figure A-9 | Model dry weather flow calibration for Wood School (2012)

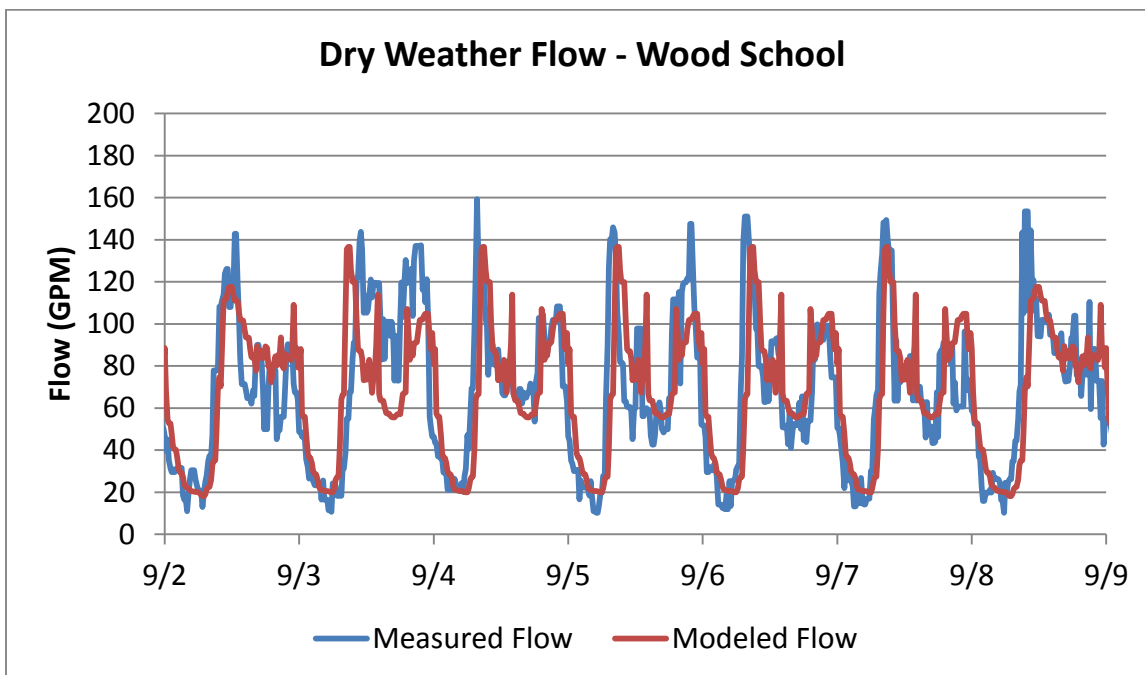


Figure A-10 | Model dry weather flow calibration for WWTP (2012)

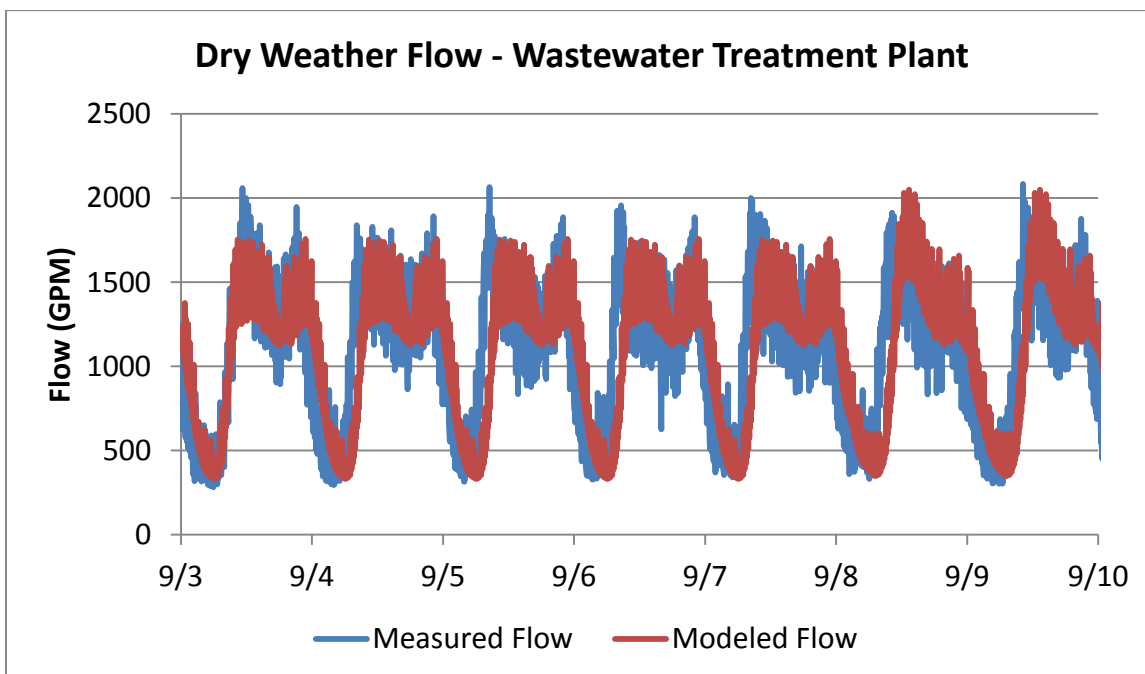


Figure A-11 | Model wet weather flow calibration for Parkway Interceptor (2012)

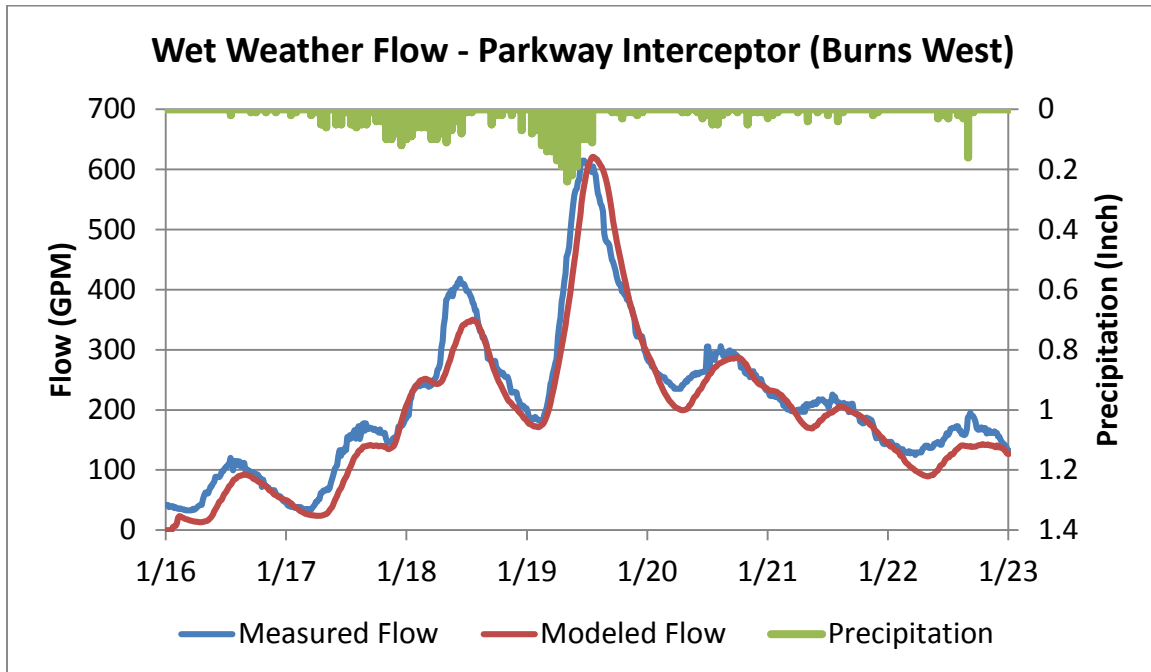


Figure A-12 | Model wet weather flow calibration for Evergreen (2012)

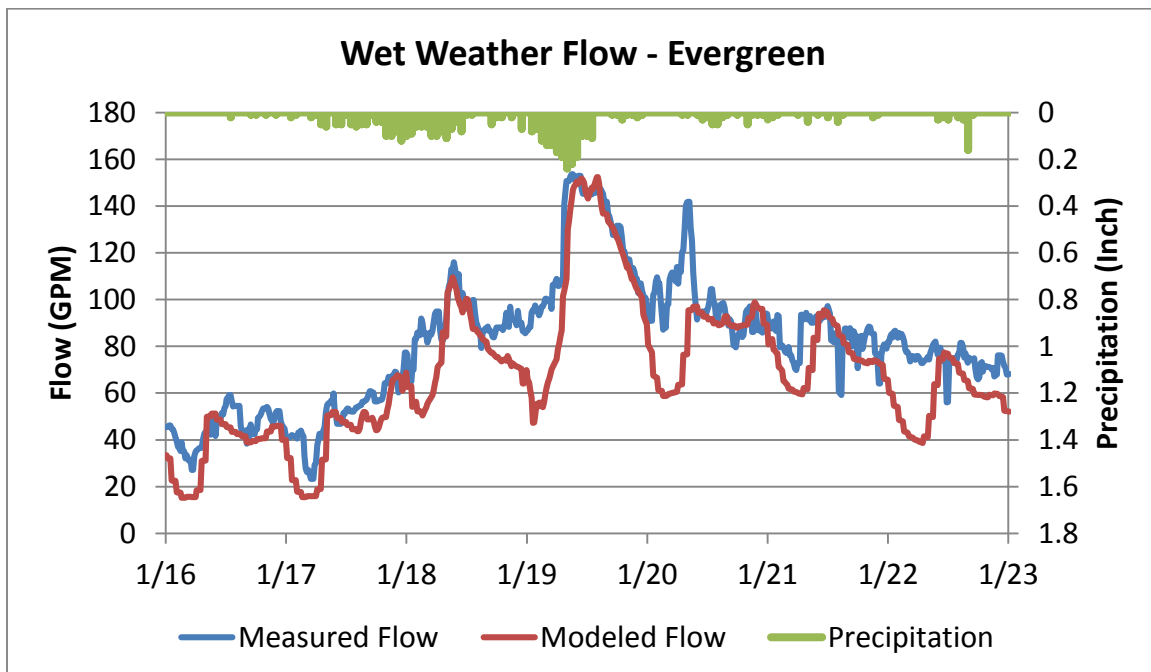


Figure A-13 | Model wet weather flow calibration for Boeckman Interceptor (2012)

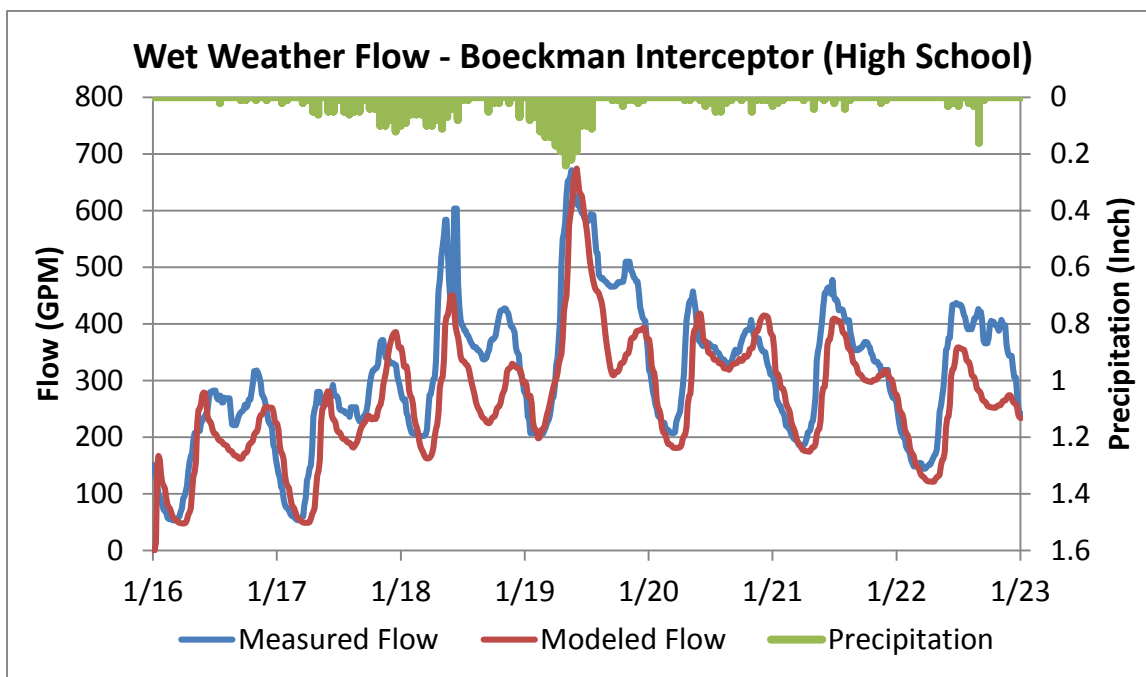


Figure A-14 | Model wet weather flow calibration for Memorial Park Pump Station (2012)

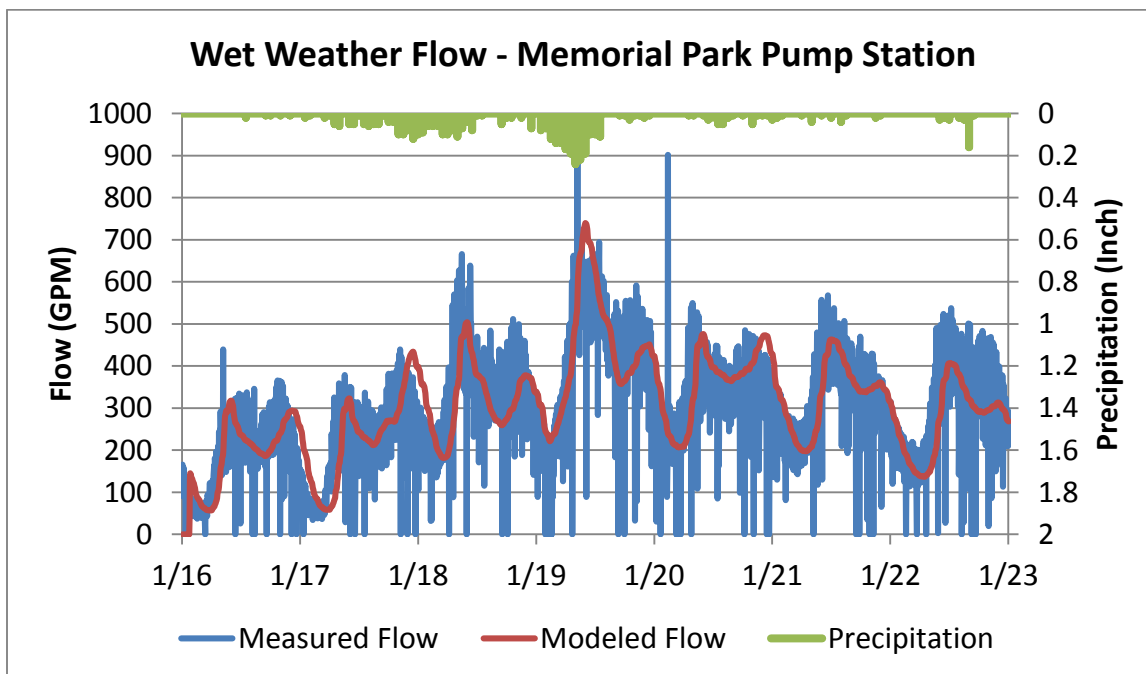


Figure A-15 | Model wet weather flow calibration for Coffee Creek Interceptor North (2012)

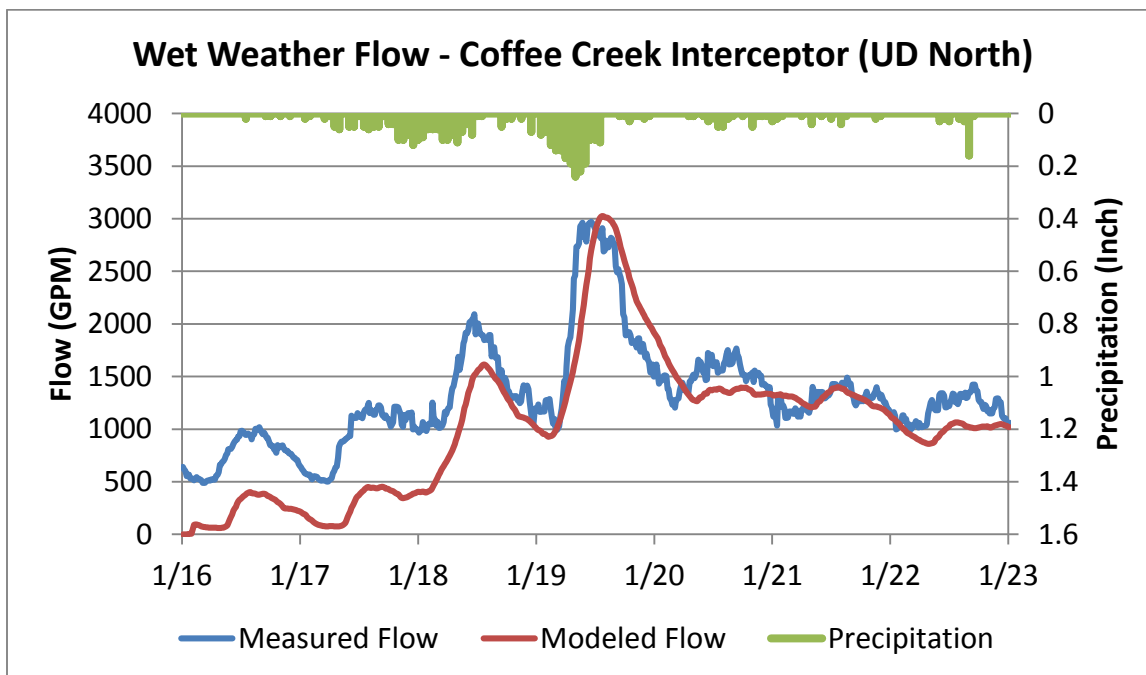


Figure A-16 | Model wet weather flow calibration for Wood School (2012)

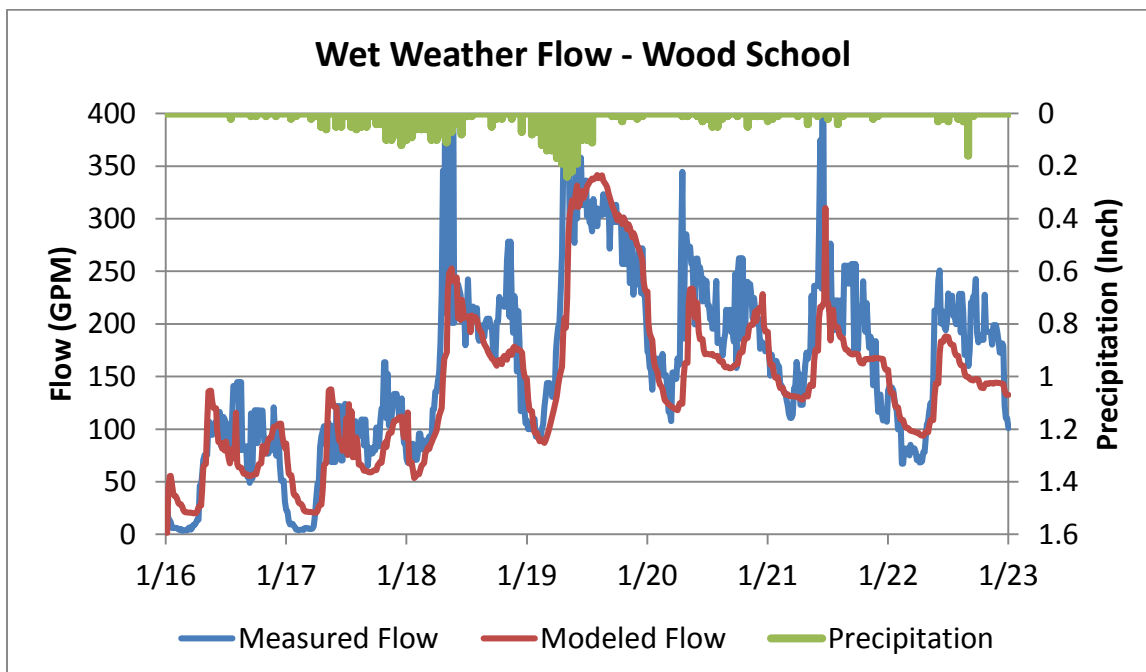
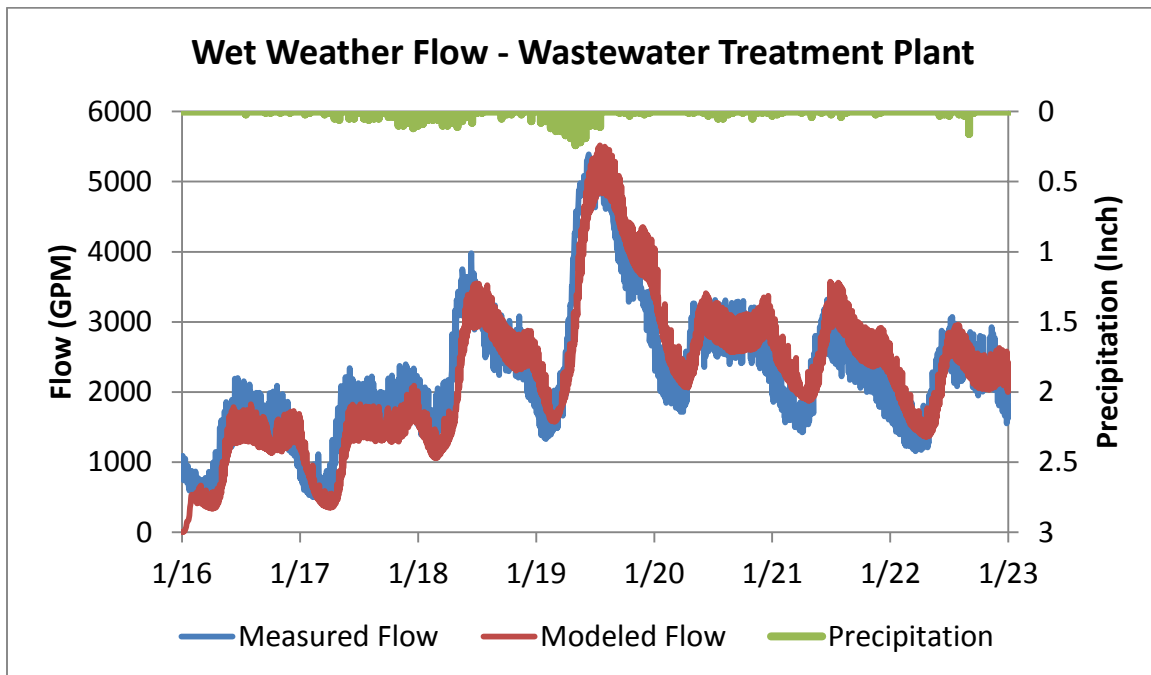


Figure A-17 | Model wet weather flow calibration for WWTP (2012)



APPENDIX B | MODEL RESULTS AND FLOW SENSITIVITY RESULTS MAPPING

Appendix B includes additional model results and flow sensitivity results mapping as referenced in Section 6, “System Analysis.”

- Figure B-1: Existing Dry Weather Flow Scenario (depth/diameter, d/D ratio model results)
- Figure B-2: Build-out Improvements, High Loading (high density sensitivity analysis)
- Figure B-3: Build-out Improvements, Mid Loading (medium density sensitivity analysis)
- Figure B-4: Build-out Improvements, Low Loading (low density sensitivity analysis)
- Figure B-5: Build-out Improvements, UGB Only (high density sensitivity within the UGB)
- Figure B-6: Build-out Dry Weather Flow Scenario (d/D results, no improvements)
- Figure B-7: Build-out Dry Weather Flow Scenario (d/D results, with improvements)



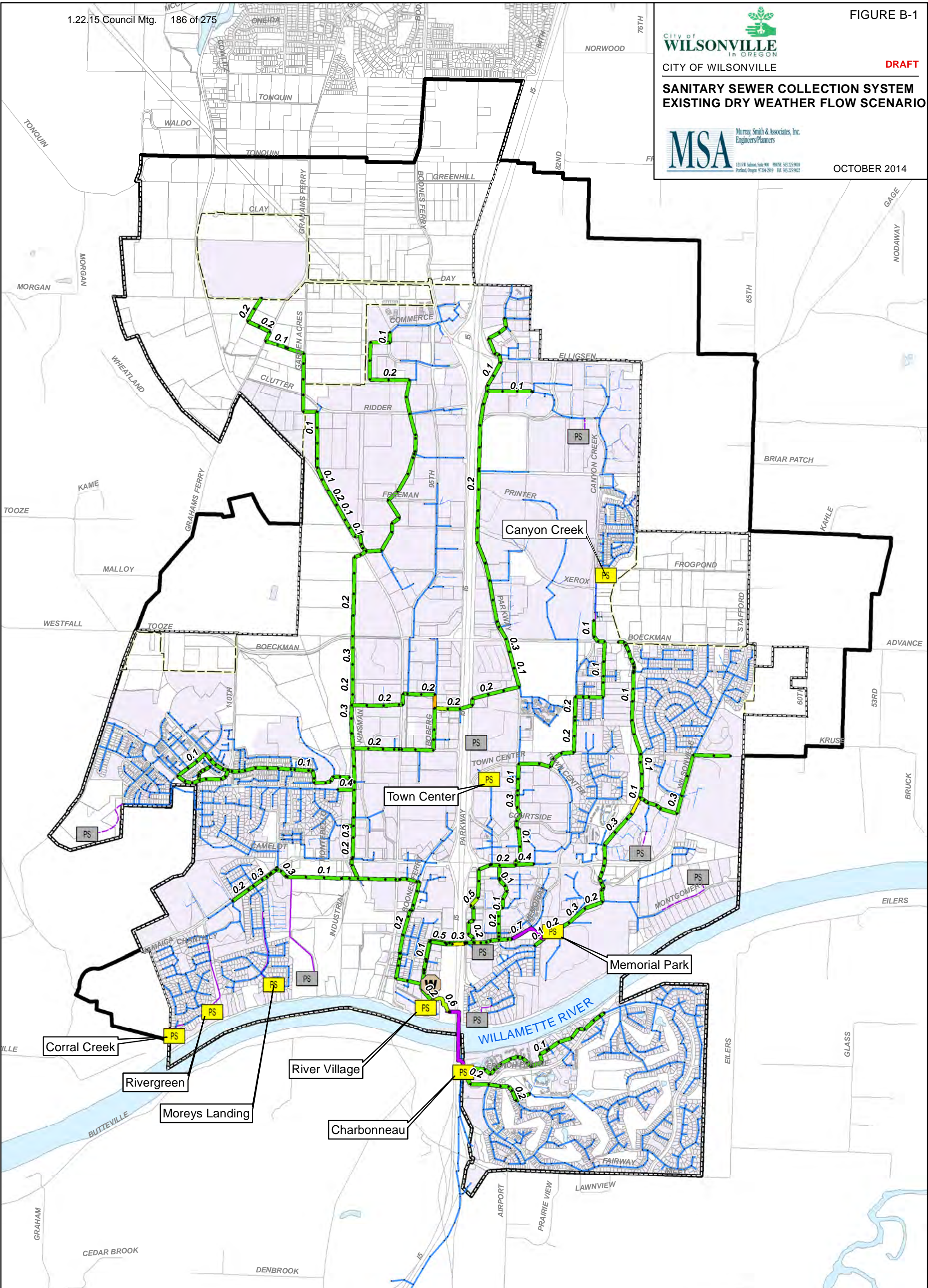
CITY OF WILSONVILLE

DRAFT

SANITARY SEWER COLLECTION SYSTEM
EXISTING DRY WEATHER FLOW SCENARIO



OCTOBER 2014



WWTP

Public Pump Station

Private Pump Station

Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

Urban Growth Boundary

City Boundary

Study Area

Street

Water Body

Developed UGB

Dry Weather Results Modeled Trunk line
depth/diameter ratio

Less than 0.5

0.5 - 0.6

0.6 - 0.7

0.7 - 0.8

0.8 - 0.9

0.9 - 1.0

0 2,500 5,000 Feet





CITY OF WILSONVILLE

DRAFT

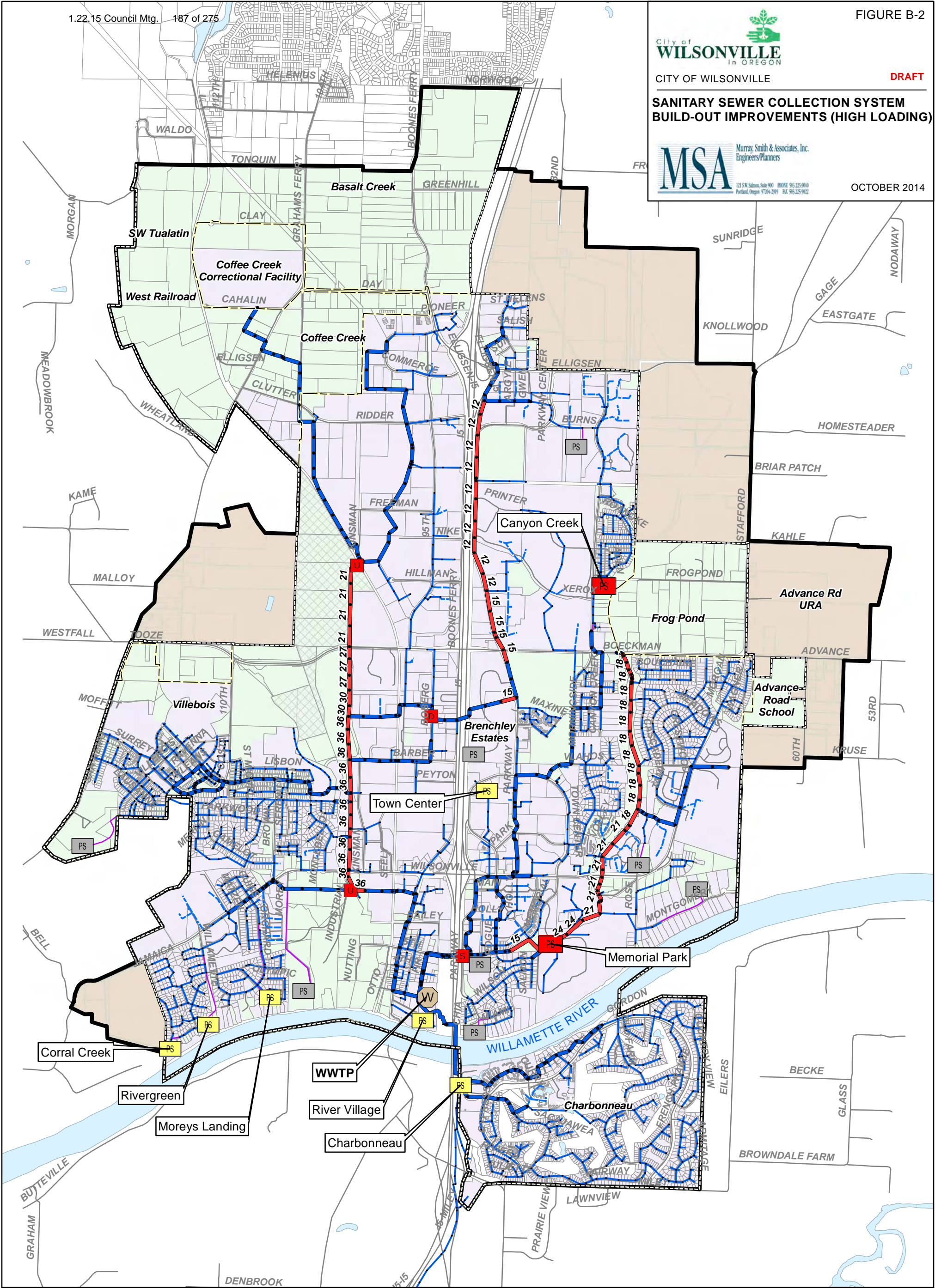
SANITARY SEWER COLLECTION SYSTEM
BUILD-OUT IMPROVEMENTS (HIGH LOADING)



Murray, Smith & Associates, Inc.
Engineers/Planners

121 S.W. Salmon, Suite 900 PHONE 503.225.9000
Portland, Oregon 97204-2919 FAX 503.225.9022

OCTOBER 2014



W WWTP

PS Public Pump Station

PS Private Pump Station

• Manhole
— Pipe Public
- - - Pipe Private
— Force Main

--- Urban Growth Boundary

--- City Boundary

Study Area

Water Body

Street

Metro Open Space

Development (2014)

Developed UGB

Undeveloped UGB

Urban Reserve

D Flow Diversion Improvement

S Flow Splitter Improvement


U Undercrossing Improvement

PS Pump Station Capacity Improvement

— Pipeline Improvement (HIGH LOADING)

0 2,500 5,000 Feet






CITY OF WILSONVILLE
In OREGON

CITY OF WILSONVILLE

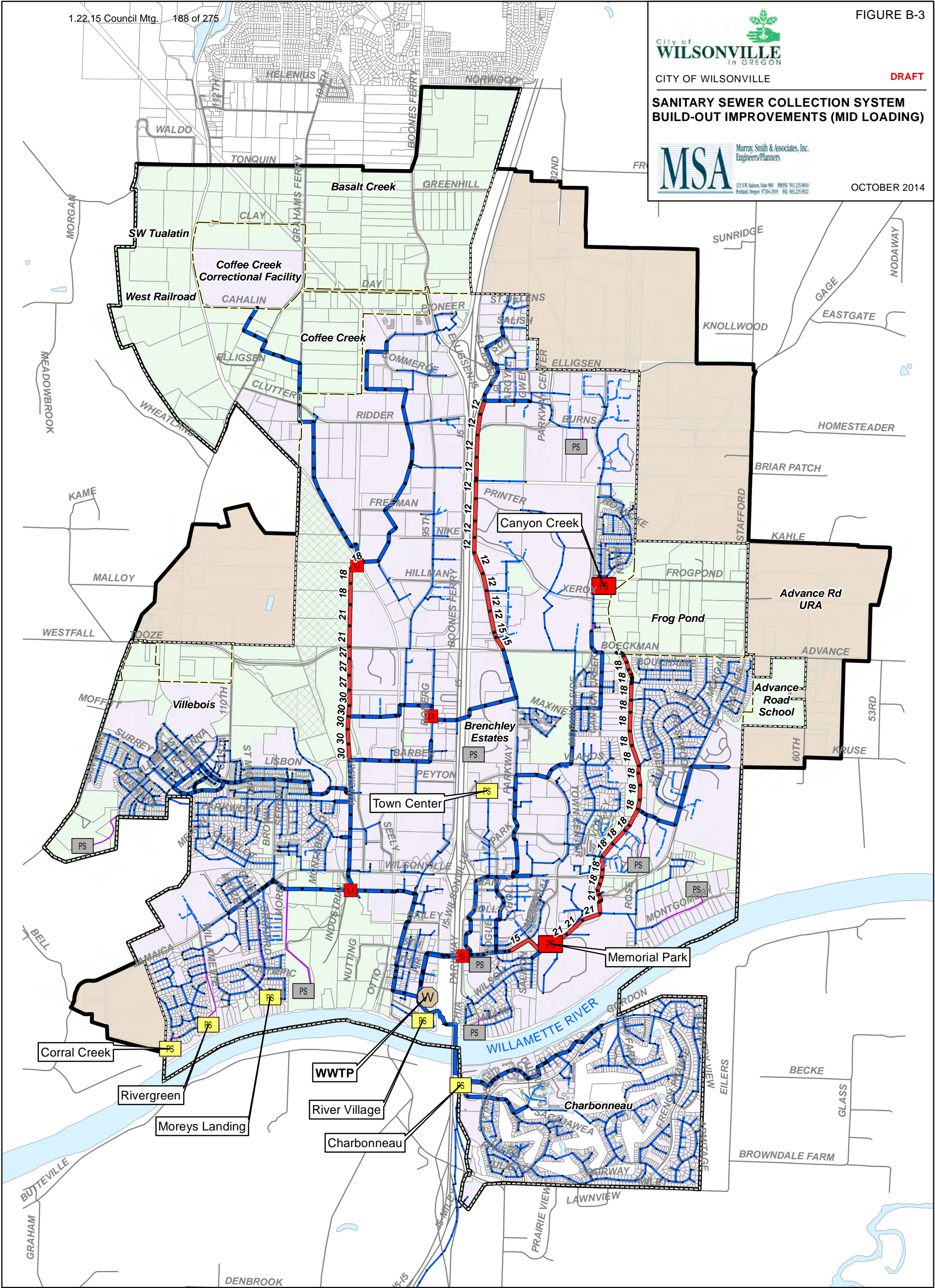
**SANITARY SEWER COLLECTION SYSTEM
BUILD-OUT IMPROVEMENTS (MID LOADING)**




Murray, Smith & Associates, Inc.
Engineers/Planners


OCTOBER 2014

DRAFT







WWTP



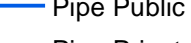
Public Pump Station



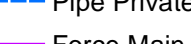
Private Pump Station



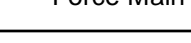
Manhole




Pipe Public



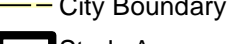
Pipe Private



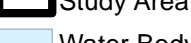
Force Main



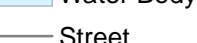
Urban Growth Boundary




City Boundary



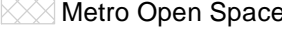
Study Area



Water Body




Street

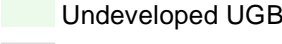


Metro Open Space

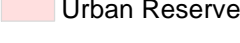
Development (2014)




Developed UGB




Undeveloped UGB




Urban Reserve




Flow Diversion Improvement




Flow Splitter Improvement




Undercrossing Improvement



Pump Station Capacity Improvement




Pipeline Improvement (MID LOADING)



City of
WILSONVILLE
In OREGON

CITY OF WILSONVILLE

**SANITARY SEWER COLLECTION SYSTEM
BUILD-OUT IMPROVEMENTS (LOW LOADING)**

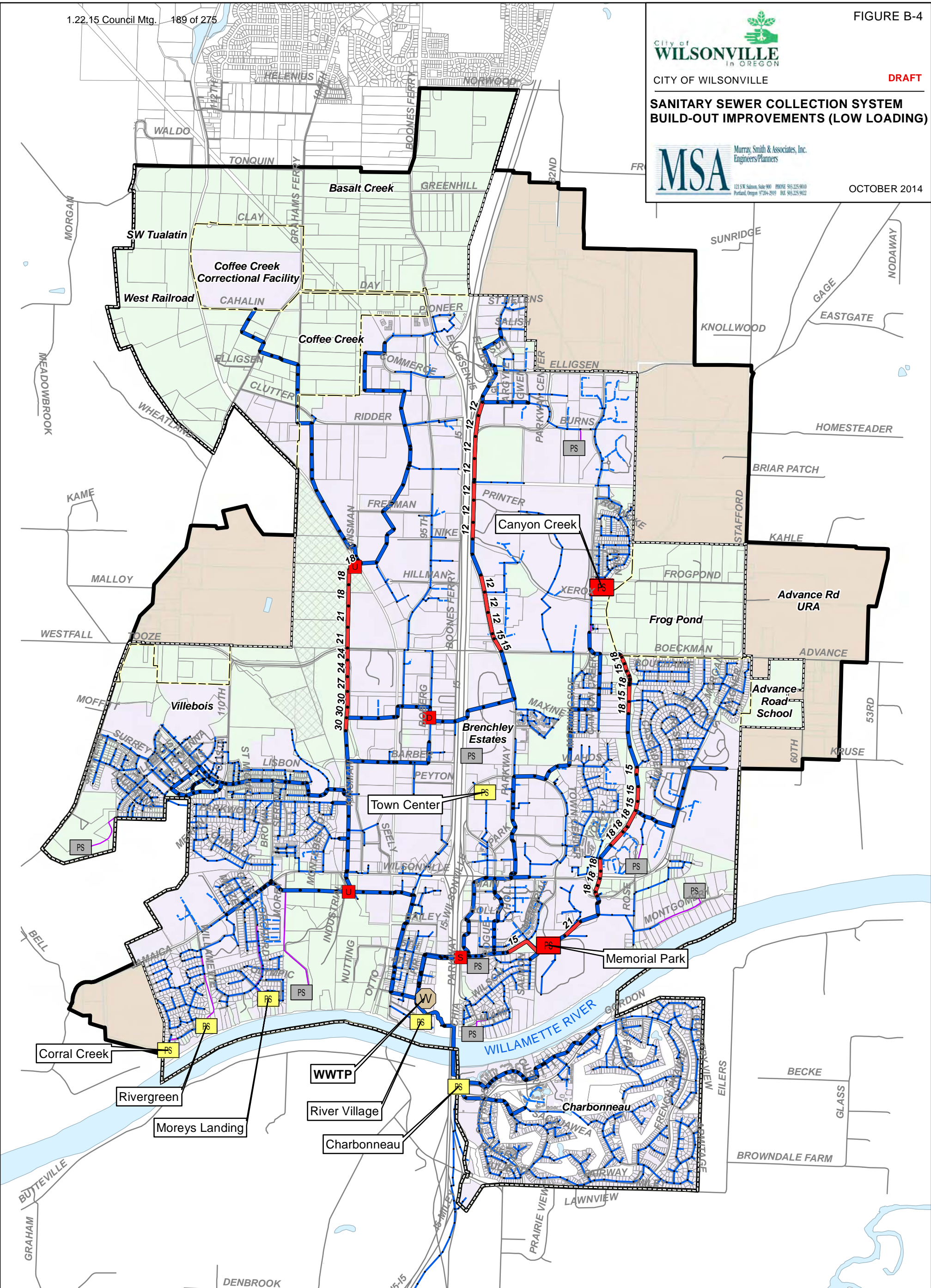


Murray, Smith & Associates, Inc.
Engineers/Planners

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Portland, Oregon 97204-2919 FAX: 503.225.9022

DRAFT

OCTOBER 2014



W WWTP

PS Public Pump Station

PS Private Pump Station

• Manhole
— Pipe Public
- - - Pipe Private
— Force Main

Urban Growth Boundary

City Boundary

Study Area

Water Body

Street

Metro Open Space

Development (2014)

Developed UGB

Undeveloped UGB

Urban Reserve

D Flow Diversion Improvement

S Flow Splitter Improvement

U Undercrossing Improvement

PS Pump Station Capacity Improvement

— Pipeline Improvement (LOW LOADING)

0 2,500 5,000 Feet





CITY OF WILSONVILLE

DRAFT

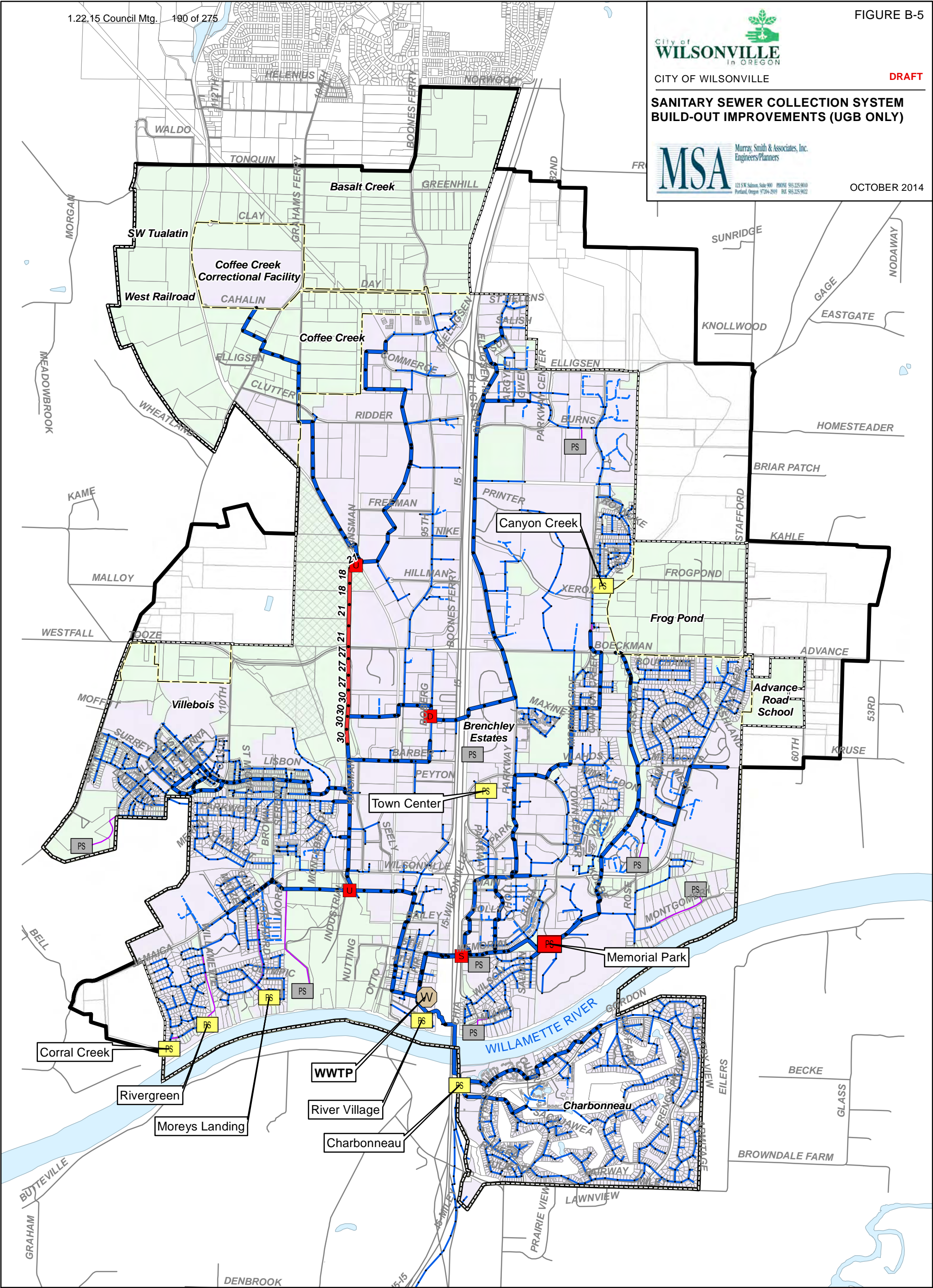
SANITARY SEWER COLLECTION SYSTEM
BUILD-OUT IMPROVEMENTS (UGB ONLY)



Murray, Smith & Associates, Inc.
Engineers/Planners

121 S.W. Salmon, Suite 900 PHONE: 503.225.9000
Portland, Oregon 97204-2919 FAX: 503.225.9022

OCTOBER 2014



W WWTP

PS Public Pump Station

PS Private Pump Station

• Manhole

Urban Growth Boundary

City Boundary

Study Area

Pipe Public

Pipe Private

Force Main

Street

Water Body

Metro Open Space

Development (2014)

Developed UGB

Undeveloped UGB

D Flow Diversion Improvement

S Flow Splitter Improvement

U Undercrossing Improvement

PS Pump Station Capacity Improvement

Pipeline Improvement (UGB Only)

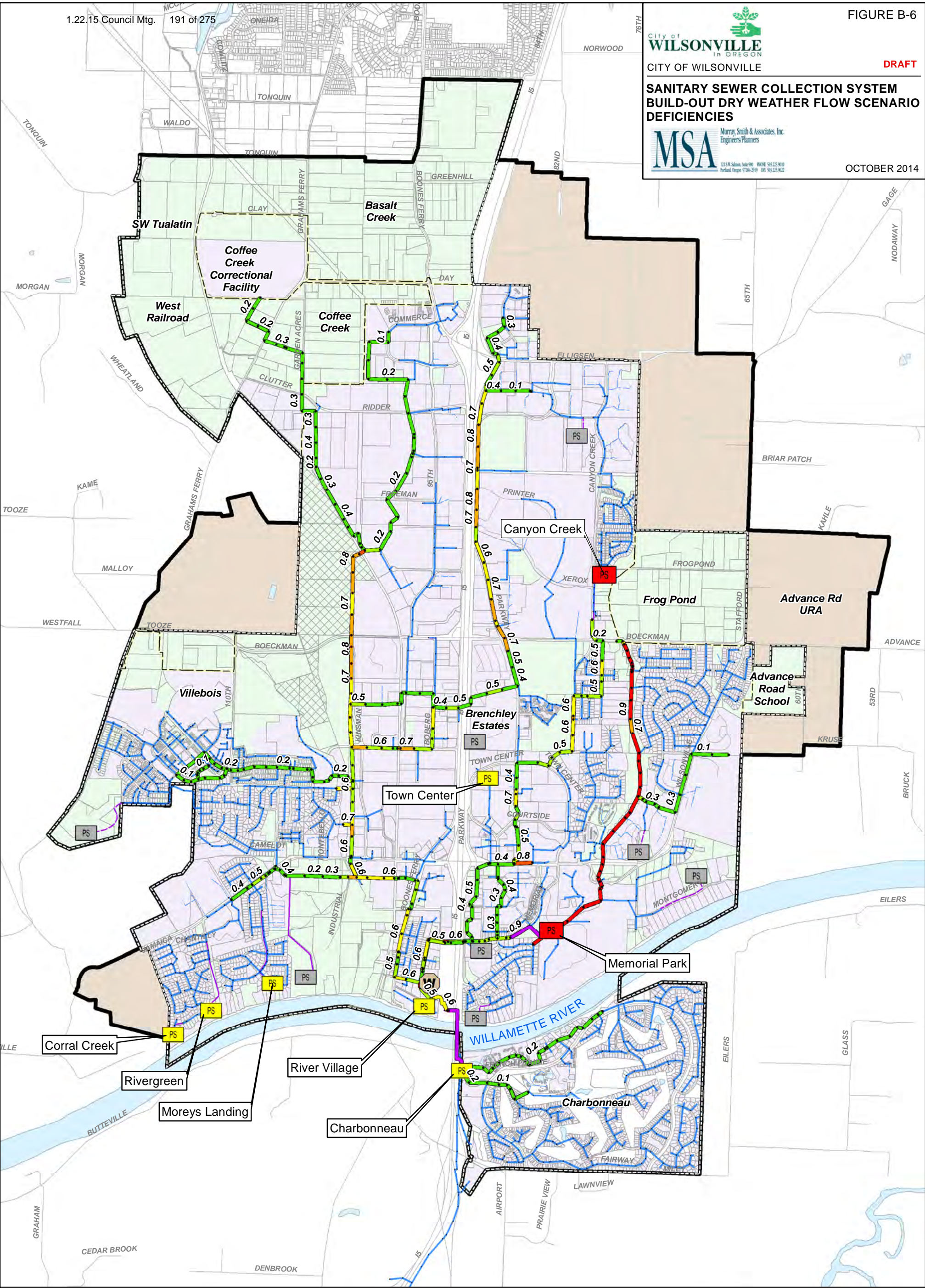
0 2,500 5,000 Feet



**SANITARY SEWER COLLECTION SYSTEM
BUILD-OUT DRY WEATHER FLOW SCENARIO
DEFICIENCIES**

MSA Murray, Smith & Associates, Inc.
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Portland, Oregon 97204-2919 FAX: 503.225.9022

OCTOBER 2014



WWTP

Public Pump Station

Private Pump Station

Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

Street

Water Body

Urban Growth Boundary

City Boundary

Study Area

Metro Open Space

Development (2014)

Developed UGB

Undeveloped UGB

Urban Reserve

Pump Station Capacity Deficiency 0

**Dry Weather Results Unimproved Trunk line
depth/diameter ratio**

Less than 0.5

0.5 - 0.6

0.6 - 0.7

0.7 - 0.8

0.8 - 0.9

0.9 - 1.0

2,500

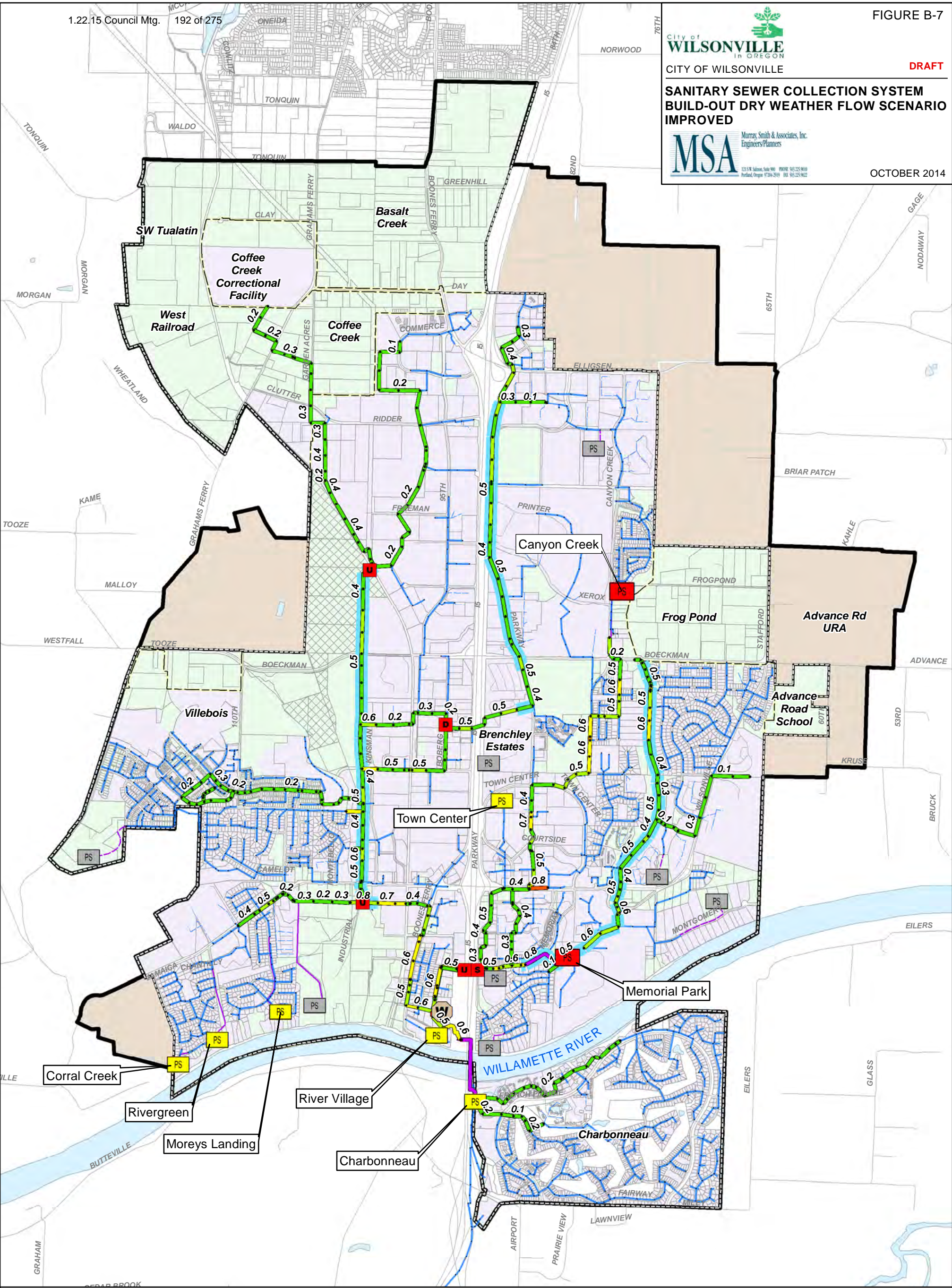
5,000

Feet

N



**SANITARY SEWER COLLECTION SYSTEM
BUILD-OUT DRY WEATHER FLOW SCENARIO
IMPROVED**



W WWTP

PS Public Pump Station

PS Private Pump Station

Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

PS Pump Station Improvement

D Flow Diversion Improvement

S Flow Splitter Improvement

U Undercrossing Improvement

Improved Pipe Segment

Urban Growth Boundary

City Boundary

Study Area

Street

Water Body

Development (2014)

Developed UGB

Undeveloped UGB

Urban Reserve

**Dry Weather Results Improved Trunk line
depth/diameter ratio**

Less than 0.5

0.5 - 0.6

0.6 - 0.7

0.7 - 0.8

0.8 - 0.9

0.9 - 1.0

0 2,500 5,000 Feet

N

APPENDIX C | BASIS OF OPINION OF PROBABLE COST

INTRODUCTION

This section summarizes the approach used in development of unit costs and project costs used in the Capital Improvement Plan (CIP).

All project descriptions and cost estimates in this document represent a Class 5 budget estimate, as established by the American Association of Cost Engineers. This preliminary estimate class is used for conceptual screening and assumes project definition maturity level below two percent. The expected accuracy range is -20 to -30 percent on the low end, and +30 to +50 percent on the high end, meaning the actual cost should fall in the range of 30 percent below the estimate to 50 percent above the estimate.

Cost estimates are intended to be used as guidance in establishing funding requirements based on information available at the time of the estimate. The procedure used to generate cost information presented herein is consistent with the definition of “rough cost estimates” under OAR 660-011-0005(2) and OAR 660-011-035. The final cost of individual projects will depend on actual labor and material costs, site topography, existing utility installations within the limits of work, competitive market conditions, regulatory requirements, project schedule, contractor bidding strategies and other factors. All cost estimates are in 2014 dollars.

Due to the project definition maturity level at this phase in system planning, the following considerations are excluded from the opinion of costs:

- Land or Right-of-Way Acquisition;
- Required improvements or upgrades to the WWTP to accommodate system expansion;
- Studies, planning or modeling of the Transportation System, Collection System, Water System, or Stormwater System;
- Borrowing or finance charges during the planning, design, or construction of assets;
- Improvements to distribution, conveyance, pumping, storage, or treatment facilities in response to changes in regulatory standards or rules;
- Remediation or fines associated with system violations.

PROJECT COST DEVELOPMENT

Project costs were developed through a progression of steps, starting with development of construction costs. Construction costs consist of the sum of materials, labor and equipment of easily identifiable features of a project. The estimated costs for each improvement are based on averages from the *RS Means Heavy Construction Cost Data* (Reed Construction Data, 2014), supplemented with quotes from local suppliers, City input and construction costs for similar projects near Wilsonville. Information from RS Means is derived from a national average of construction cost indexes from over 700 cities. As of the date of

publication, construction costs for labor and materials in proximity to the City of Portland correlate essentially on par with the national average, therefore a city cost index to adjust unit prices from RS Means to Wilsonville was not used. The historical cost index for the date of publication is 202.7 (January 2014).

Component Unit Costs

The unit costs are applied to improvement pipe lengths for varied depths and manhole spacing at approximately 400 feet. The unit costs account for the materials, labor, and equipment necessary to complete the improvements. Unit costs for wastewater collection system improvements are shown in Tables C-1 through C-6. These costs include considerations for:

- Trench saw cutting, excavation and hauling of waste;
- Encountering rock at 10-foot excavation depths;
- Importing and placement of pipe zone bedding;
- Importing and placement of trench backfill when encountering rock excavations;
- Pipe material and installation labor;
- Trench safety systems (temporary shoring or trench box);
- Testing and video inspection;
- Surface restoration of unpaved streets, or paved local versus arterial roads;
- Dewatering;
- Bypass pumping on pipe replacement projects.
- Subcontractor's markup for profit and overhead

The CIP presents projects defined into three categories; existing system capacity upgrades, condition based improvements, and new infrastructure for future development. The unit costs were applied differently depending on the category of project, as summarized below:

- Cost estimates for projects specifying replacement of existing pipes for condition utilize the unit costs tabulated in Tables C-1, C-2, C-3 and C-4.
- Cost estimates for projects specifying pipe trunk line upsizing or new infrastructure utilize the unit costs contained within Tables C-1, C-2, C-5 and C-6.

Table C-1 2014 Unit Costs for Surface Restoration of Pipelines (\$/linear-foot)		
Surface Restoration Cost with Road Category		
Local – 4" Asphalt	Arterial – 6" Asphalt	Unpaved
\$53	\$62	\$5

Table C-2 2014 Unit Costs for Force Mains (\$/linear-foot)		
Pipe Diameter (inch)	Material	Installation and Equipment Cost with Depth Category
		<10 ft
4	\$6	\$126
6	\$11	\$138
8	\$15	\$147
10	\$22	\$158
12	\$26	\$169
16	\$54	\$186
18	\$60	\$204
21	\$63	\$221
24	\$86	\$238

Table C-3 2014 Unit Costs for Condition Based Replacement of Existing Gravity Pipelines (\$/linear-foot)					
Pipe Diameter (inch)	Material Cost	Installation and Equipment Cost with Depth Category			
		<10 ft	10-15 ft	15-20 ft	20-25 ft
8	\$11	\$57	\$94	\$161	\$258
10	\$19	\$62	\$100	\$167	\$265
12	\$26	\$67	\$104	\$172	\$270
15	\$22	\$73	\$112	\$181	\$280
18	\$27	\$81	\$121	\$190	\$290
21	\$30	\$88	\$128	\$198	\$299
24	\$39	\$97	\$137	\$208	\$309
27	\$47	\$110	\$152	\$223	\$325
30	\$62	\$118	\$161	\$233	\$336
36	\$75	\$120	\$164	\$238	\$342
42	\$87	\$132	\$178	\$253	\$359
48	\$117	\$151	\$198	\$275	\$382

Table C-4 2014 Unit Costs for Condition Based Repair of Existing Manholes (\$/each)					
Manhole Diameter (inch)	Corresponding Pipe Size	Installation and Equipment Cost with Depth Category			
		<10 ft	10 to 15 ft	15 to 20 ft	20 to 25 ft
48	Pipe $\varnothing < 24"$	\$735	\$940	\$1,145	\$1,350
60	$24" \leq \text{Pipe } \varnothing < 48"$	\$1,060	\$1,375	\$1,680	\$1,980
72	Pipe $\varnothing \geq 48"$	\$1,825	\$2,620	\$3,485	\$4,415

Table C-5 2014 Unit Costs for New and Upsized Gravity Pipelines (\$/linear-foot)					
Pipe Diameter (inch)	Material Cost	Installation and Equipment Cost with Depth Category			
		<10 ft	10-15 ft	15-20 ft	20-25 ft
8	\$11	\$147	\$267	\$414	\$587
10	\$19	\$158	\$285	\$439	\$619
12	\$26	\$169	\$302	\$463	\$651
15	\$22	\$186	\$331	\$502	\$701
18	\$27	\$204	\$359	\$541	\$750
21	\$30	\$221	\$386	\$579	\$799
24	\$39	\$238	\$415	\$618	\$849
27	\$47	\$260	\$448	\$662	\$903
30	\$62	\$277	\$475	\$700	\$952
36	\$75	\$299	\$519	\$765	\$1,038
42	\$87	\$331	\$572	\$839	\$1,134
48	\$117	\$367	\$629	\$918	\$1,234

Table C-6 2014 Unit Costs for New Manholes (\$/each)									
Manhole Diameter (inch)	Corresponding Pipe Size	Material Cost with Depth Category				Installation and Equipment Cost with Depth Category			
		<10 ft	10 to 15 ft	15 to 20 ft	20 to 25 ft	<10 ft	10 to 15 ft	15 to 20 ft	20 to 25 ft
48	Pipe \varnothing < 24"	\$2,100	\$2,800	\$3,425	\$3,975	\$4,715	\$6,375	\$8,250	\$12,010
60	24" \leq Pipe \varnothing < 48"	\$3,850	\$5,200	\$6,625	\$7,950	\$6,050	\$9,600	\$13,670	\$17,200
72	Pipe $\varnothing \geq 48"$	\$4,950	\$6,985	\$8,860	\$10,580	\$6,250	\$10,700	\$16,360	\$19,170

Unit Cost Notes Applicable to Tables C-1 through C-6:

- Unit costs exclude lateral tie-ins.
- Unit costs exclude utility relocation associated with potential conflicts.
- Road resurfacing assumes:
 - Local = 4-inch AC + 12-inch base course
 - Arterial = 6-inch AC + 12-inch base course
 - Unpaved = 8-inch base course.
- All trench work is assumed to be vertical (no side slope) with either trench box or temporary shoring.
- The pipe material for gravity sewer was assumed to be PVC (ASTM D-3034, SDR 35) for 15-inch diameter pipe and smaller, and Class III (ASTM C-76) reinforced concrete for pipe with a diameter greater than 15 inches.
- The pipe material assumed for new sewer force mains was PVC (AWWA C-900) for 4-inch to 12-inch diameter pipe. Force mains were assumed to be at a minimum cover depth of four feet.
- Manhole installation assumes that surface restoration effort is covered under the surface restoration cost associated with the pipeline (Table A-1).
- The bypass pumping is for above grade application (no trenchwork) and includes the cost of the piping, installation and removal.

Lift Stations

Where improvements to existing pump stations are recommended, costs include allowances for mechanical piping, electrical, and system controls. These estimates exclude expansion of the pump house or wet well. New pump station projects include provisions for architectural housing of the mechanical devices.

New lift station project costs were developed through comparison of recently constructed projects of similar size and scope around the Northwest. The lift stations are served by force mains ranging in diameter from 4 to 12 inches. For conservative planning cost estimates it was generally assumed the lift station would utilize concrete wet well construction and submersible pumping equipment with power provided by a dedicated supply and a backup standby generator. Installations are assumed to include liquid level, pressure and flow monitoring and a bypass pumping port. The costs include basic site, civil, mechanical, electrical, and instrumentation and control conditions and already include mobilization, contractor overhead and profit, contingency, engineering, legal and administration fees.

Rock Excavation

Specific geotechnical investigations were not provided during this master planning effort; however the Natural Resource Conservation Service (NRCS) Soil Survey was referenced for any obvious conflicts for pipe installation with lithic bedrock. Additionally, well logs were referenced from the Oregon Water Resources Department with mixed results. There are numerous domestic water wells within the study area reporting encountering rock within 10 feet of the ground surface. For this reason, unit costs associated with construction of new and upsized pipelines conservatively included rock excavation. Pipeline replacement costs for condition-based improvements excluded rock excavation since presumably any rock encountered during installation of the existing pipeline has been removed and replaced with granular backfill.

Trenchless Construction Methods

Where existing pipes are recommended to be replaced with new larger pipes, upsizing within two pipe diameters of the original pipe size is assumed to be a candidate for pipe bursting. In the absence of site specific geotechnical information which would preclude this construction practice, this trenchless approach is typically less expensive than open trench construction. Pipe bursting costs are highly variable and rely upon site specific influences such as soil type, installation depth, length of construction, and ability to excavate departure and receiving pits.

The information presented in Table C-7 is provided for the City's reference in budgeting future pipe replacement projects utilizing the pipe bursting approach. Due to the absence of geotechnical information for the projects presented in the CIP, these prices have been excluded from use during preparation of project cost estimates.

Table C-7 2014 Unit Costs for Replacing Existing Gravity Pipelines Using Pipe Bursting (\$/linear-foot)			
	From Existing Pipe Dia. To New Pipe Dia. (Inch)	Material Cost	Installation and Equipment Cost
Increase One Pipe Diameter	8 to 10	\$19	\$47
	10 to 12	\$26	\$53
	12 to 15	\$41	\$61
	15 to 18	\$46	\$70
	18 to 21	\$48	\$95
	21 to 24	\$66	\$107
	24 to 27	\$74	\$125
	27 to 30	\$89	\$143
Increase Two Pipe Diameter	8 to 12	\$26	\$81
	10 to 15	\$41	\$90
	12 to 18	\$46	\$102
	15 to 21	\$48	\$115
	18 to 24	\$66	\$155
	21 to 27	\$74	\$172
	24 to 30	\$89	\$198
	27 to 36	\$130	\$225

CONSTRUCTION COST ALLOWANCES

Costs for commonly occurring general work elements in wastewater collection projects were factored into the construction costs through the use of assumed allowances. Table C-8 presents a summary of these allowances, and when they are combined with the unit costs and multiplied by the improvement lengths, create an estimated “bid price” for the work. Detailed information justifying the assumed allowance values is provided below.

Table C-8 Construction Cost Allowances	
Additional Cost Factor	Percent
Traffic Control	2%
Erosion Control	5%
General Contractor's Overhead	10%
General Contractor's Profit	8%
Mobilization	10%

Traffic Control

Traffic control will be required for all projects that occur in roadways. The traffic control mark-up is intended to account for such costs as signage, flagging and temporary barriers, pavement markings, lane delineators and lighting at flagging locations.

Erosion Control

The erosion control mark-up accounts for materials and practices to protect adjacent property, stormwater conveyance systems, and surface water in accordance with regulatory requirements. The City of Wilsonville's NPDES Permit stipulates that construction site runoff control is required for activities that result in a land disturbance exceeding 1,000 square feet. More complex projects may require the development of a stormwater pollution prevention plan, 1200-C permit application and reporting, installation of erosion control best management practices (BMPs), and routine maintenance, testing and inspection of all installed BMPs.

General Contractors Overhead

Overhead costs associated with the General Contractor's day-to-day operations such as staff salary, taxes, benefits, insurance, marketing, and proposal preparation are an inherent cost of running their business. Contractors will typically markup their subcontractor's costs as a management expense as a way to keep their business running.

General Contractors Profit

In addition to the overhead costs, contractors will typically markup their subcontractors to realize a profit for their effort. This is one of the most highly variable parts of a budget and depends upon the type of project, its size, the amount of risk involved, how much money the contractor wants to make, the general market conditions, and bidding strategies.

Mobilization

Before construction of a project may begin, setup and preparatory activities are necessary to become ready to perform the work. Mobilization is a general term that used to capture many variables but typically relates to:

- Moving staff, equipment, supplies, and incidentals to the project site
- Establishing site trailers or offices or other facilities necessary for the project
- Incurring costs as necessary before beginning work on the project. This may include expenses associated with acquisition of bonds and insurance.

PROJECT COST ALLOWANCES

The project cost is the sum of construction component unit costs with additional cost allowances for contingency, engineering, permitting, legal and administration fees. Table C-9 below presents the cost allowances for each additional project cost. These project cost

allowances are factored on top of the total construction cost, not the individual unit costs. The engineering costs include design and surveying. Construction administration is the cost associated with managing the construction of the project. The administration and legal costs are those associated with the City providing financial and legal oversight of the contract.

Table C-9 Project Cost Allowances	
Additional Cost Factor	Percent
Engineering, Legal, Permitting and Construction Services	20%
Contingency	30%
City Internal Overhead	12%

Engineering, Legal, Permitting and Construction Services

This category is intended to capture the costs needed for development of all the upfront project related documentation to make a project bid ready. Construction drawings, specifications and permit applications are both time and resource intensive, often requiring months of preparatory work before a project may be bid. Additional services typically provided by the engineering team during construction include site inspections, assisting the contractor in interpretation of the contract documents and preparation of record drawings.

Contingency

A contingency was included in each project's cost to account for the uncertainties inherent within the preliminary level of the estimate. Contingency is a term used in estimating that refers to costs that will probably occur based on past experience, but with some uncertainty regarding the amount. This factor was applied to all estimated project costs except for the City Internal Overhead. The contingency is provided to account for factors such as:

- Unanticipated utilities;
- Relocation and connection to existing infrastructure;
- Minor elements of work not addressed in component unit cost development;
- Details of construction;
- Changes in site conditions;
- Variability in construction bid climate.

The contingency excludes:

- Major scope changes such as end product specification, capacities and location of project;
- Extraordinary events such as strikes or natural disasters;
- Management reserves;
- Escalation and currency effects.

City Internal Overhead

The City of Wilsonville has an assortment of departments and personnel that are involved in the realization of a construction project. This cost allowance is intended to capture the effort

needed on the part of the City related to project management, plan review, permit processing, code compliance, construction inspections and financial management.

PROJECT COST MULTIPLIER

For simplicity in estimating overall project costs, a multiplier can be applied against the construction costs determined from unit pricing. This multiplier accounts for the allowances for both construction costs and project costs into one easily used factor. An example calculation showing how this multiplier was developed is provided in Table C-10 below.

Table C-10 Project Cost Multiplier		
Construction and Project Cost Allowances	Allowance Factor	Cost
Example Construction Cost Total	-	\$1,000,000
Traffic Control	2%	\$20,000
Erosion Control	5%	\$50,000
Mobilization	10%	\$100,000
<i>Subtotal</i>		<i>\$1,170,000</i>
General Contractor's Overhead	10%	\$117,000
General Contractor's Profit	8%	\$94,000
Engineering, Legal, Permitting and Construction Services	20%	\$234,000
<i>Subtotal</i>		<i>\$1,615,000</i>
Contingency	30%	\$485,000
<i>Subtotal</i>		<i>\$2,100,000</i>
City Internal Overhead	12%	\$252,000
Project Cost Subtotal		\$2,352,000

Project Cost Multiplier	
Total Project Cost divided by	\$2,352,000
Unit Construction Costs	\$1,000,000
= Project Cost Multiplier	2.4



MSA

MURRAY, SMITH & ASSOCIATES, INC.
ENGINEERS|PLANNERS

**Planning Commission
Wastewater Collection System Master Plan Update
Record Index**

November 12, 2014 Committee for Citizen Involvement Open House

- Distributed to PC prior to Open House:
 - Meeting Announcement
 - Draft Executive Summary to the Wilsonville Wastewater Collection System Master Plan.
 - PowerPoint to be presented at the Open House: November 2014 Wilsonville Wastewater Collection System Master Plan

THE WILSONVILLE PLANNING COMMISSION*

In its role as the

Committee for Citizen Involvement (CCI)

is hosting:

**Wastewater Collection System Master Plan
Public Open House**

**Wilsonville City Hall Council Chambers
29799 SW Town Center Loop East**

**Wednesday, November 12, 2014
6:00 p.m.**

The Committee for Citizen Involvement invites you to a public Open House to learn about, ask questions, and comment on the future planning for this piece of essential City infrastructure. To help ensure there is a system to meet the City's needs over the next 20 years, the City would like the community to become aware of and give their input on the wastewater collection system plan and projects.

The project will result in a Wastewater Collection System Master Plan that will identify system needs and a 20-year list of prioritized capital improvement projects that will be used to efficiently program improvements and maintain infrastructure with long-term capacity to serve the City over time.

*** The regular November 12, 2014 Planning Commission meeting has been cancelled.**

EXECUTIVE SUMMARY

INTRODUCTION

The purpose of this wastewater Collection System Master Plan (CSMP) is to provide the City of Wilsonville (City) a guidance document that summarizes the needs of the collection system and assists in its sound stewardship. The primary goals of this CSMP are to: present criteria required for evaluating the system; identify current and future system deficiencies and describe recommended improvements to correct them; and provide planning-level cost information for general budgeting and the development of a prioritized Capital Improvement Program (CIP).

Study Area

The study area for the CSMP, presented in Figure ES-1, includes the urban growth boundary (UGB), where the City currently provides wastewater collection service. Also included within the study area are urban reserve areas (URAs) identified by the Metropolitan Service District (METRO). Build-out of the UGB is estimated to occur over the next 20 years. Over the planning horizon, consideration will be given to incorporating the adjacent URAs into the UGB. Because wastewater flows from the URAs would likely impact the collection system, these future growth areas are also included within the study area.

The study area has been delineated at the northern border with the City of Tualatin, allowing service by gravity conveyance based on topography. The exact delineation of the Tualatin/Wilsonville service area will be further refined as future planning of the Basalt Creek Planning Area continues over the next several years.

Wastewater Collection System and Sewer Basins

Wastewater generated within Wilsonville is conveyed through a City-owned and operated sewer collection system. These wastewater flows are transmitted through both gravity and pumped pipelines to the Wilsonville Wastewater Treatment Plant (WWTP). The existing and future wastewater service areas are divided into seven primary basins, covering nearly 12 square miles. The primary basins and associated main interceptors are identified in red text in Figure ES-2.

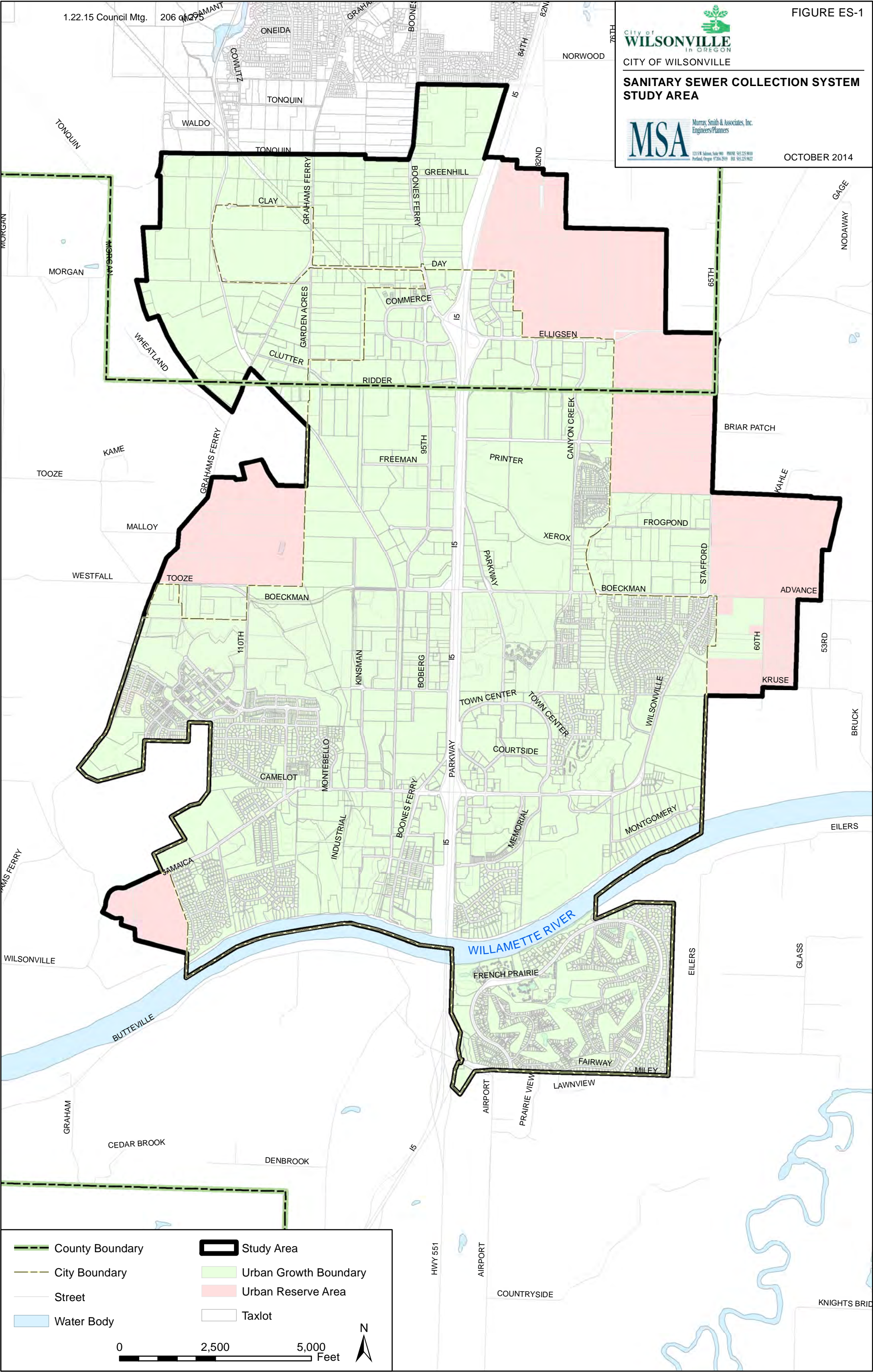
The collection system is comprised of gravity pipes between 4 and 36 inches in diameter. The total length of the gravity collection system is approximately 69.5 miles, nearly 70% of which consists of pipelines 8-inches in diameter and smaller. The oldest portion of the collection system is referred to as Old Town and is located around the WWTP, Boones Ferry Road, Town Center and Charbonneau areas. The pipes within these areas are 35 to 40 years old and comprised primarily of original concrete pipe and manholes. As the collection system has expanded over time, newer piping generally consists of polyvinyl chloride (PVC) with concrete manholes.



**SANITARY SEWER COLLECTION SYSTEM
STUDY AREA**



OCTOBER 2014



The City owns and operates eight public pump stations (lift stations) of various sizes, which discharge wastewater through pressurized force main piping to the gravity trunk system. The largest and most significant pump station within the system is the Memorial Park Pump Station. In addition to these public pump stations, there are several privately-owned pump stations within the City maintained by their respective owners. Figure ES-2 shows the pump station locations throughout the system.

Flow Projection and Capacity Analysis

The CSMP documents existing wastewater flows and future flow projections based on designated land use. For future flow assumptions, all currently unsewered parcels within the UGB were assumed to be sewerred. The capacity of the collection system was evaluated using an estimate of the total peak wastewater flow projected for both existing and future conditions.

The peak wastewater flow is a combination of dry weather flow (DWF), groundwater infiltration (GWI), and wet weather flow (WWF). DWF is the assumed wastewater base flow contributed by residents and businesses, and varies throughout the day in response to personal habits and business operations. GWI is water which enters the collection system through defective pipes, pipe joints, and manhole walls. GWI varies with groundwater depth and is generally seasonal in nature. WWF is stormwater inflow which enters the collection system during or immediately following a precipitation event. This water enters the system through leaky manhole covers and defective underground pipes, as well as through illegal direct connections such as roof drains, yard and area drains, and storm drains. Figure ES-3 illustrates how these flow components are combined to estimate the peak wastewater flow for all areas in the collection system.

Existing peak wastewater flows were derived from water usage records and flow measurement data collected at the wastewater treatment plant and at 11 flow measurement sites over the past 7 years. Future flows were estimated assuming complete build-out of the City, including all parcels within the City limits and UGB, and development of specific areas of the URA, as currently defined by the City. Future peak wastewater flows used in analysis of the system were generated using a hypothetical winter rainfall event with a reoccurrence interval once in 10 years, or 10 percent probability, in accordance with City standards.

Three scenarios assuming relative low, medium and high development densities were applied to undeveloped areas, with the medium density scenario representing the average development potential. The low and high density scenarios were used to characterize system sensitivity to higher or lower peak flows, and provide an overall range of capacity-related improvements anticipated to be necessary as the City develops.

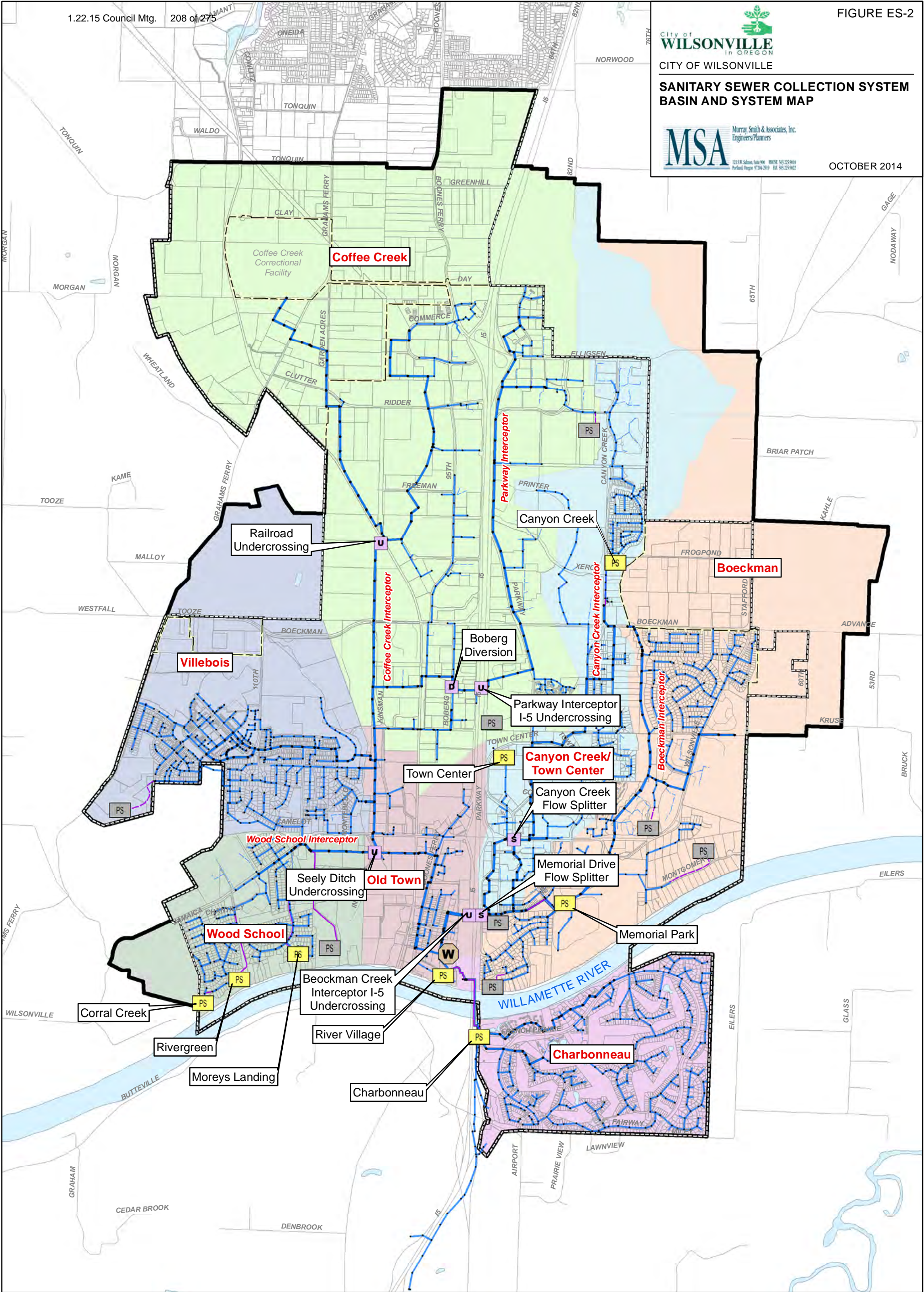
A computer model of the collection system was created using the Innovyze InfoSWMM software package to evaluate the capacity of the various system components under peak wastewater flows. To maximize accuracy of the analysis, the model was first calibrated using flow measurement data collected by the City during the most significant winter storm event in the recent past, the January 18-19, 2012 storm.



**SANITARY SEWER COLLECTION SYSTEM
BASIN AND SYSTEM MAP**



OCTOBER 2014



WWTP



Public Pump Station



Private Pump Station

Manhole

Flow Diversion

Flow Splitter

Undercrossing

Pipe Public

Pipe Private

Forcemain Public

Forcemain Private

Study Area

Urban Growth Boundary

City Boundary

Street

Water Body

Sewer Basin

Charbonneau

Canyon Creek/Town Center

Coffee Creek

Boeckman

Villebois

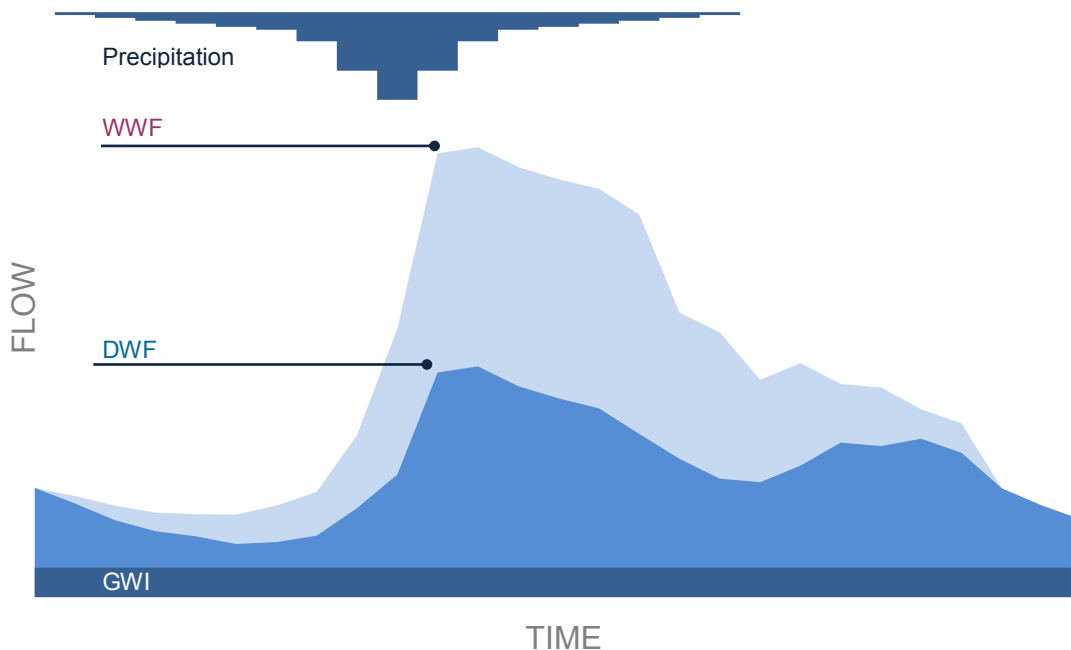
Old Town

Wood School

0 2,500 5,000 Feet



Figure ES-3 | Generic Schematic of Wastewater Flow Components



The system analysis identified components which do not meet minimum criteria as defined by City Public Works Standards and the Oregon Department of Environmental Quality (DEQ). The primary standard is that the depth of flow in all pipes must be less than the pipe diameter at peak flow. Where the pipe is flowing at greater than full depth, this condition is called "surcharged", and the pipe is considered to be capacity-deficient. Pump stations are considered deficient when they are not able to handle the peak flow with their largest pump out of service. Other criteria were also evaluated to identify areas where additional maintenance and flushing may be required due to low pipeline velocities.

Historic and Future Population Data

For consistency purposes, this wastewater CSMP utilized population projections previously developed for the City's 2012 Waster Master Plan (WSMP). Based on land use and densities outlined in the WSMP, a population build-out condition of 52,400 residents for the study area may be reached in the year 2045, assuming an annual growth rate of 2.9%.

The City selected the high density growth scenario for capital improvement selection and sizing. The peak total flow projections (DWF+WWF) at build-out conditions under the high density scenario are 17.9 million gallons per day (mgd) within the UGB and 23.5 mgd within the UGB and potential URA. Those improvements identified in the high density scenario, but not identified in the medium and low density scenarios were given lowest priority in the CIP. Improvements identified in all three scenarios or to serve future areas within the UGB were given highest priority in the CIP. Sizing improvements based on these flow projections

accommodates the future population projections as well as industrial and commercial growth potential.

Condition Assessment Results

A general condition assessment for the gravity piping and pump stations was conducted. The majority of the City's gravity piping system is reported to function in good condition; however, known problem areas were identified within the Charbonneau basin and select areas containing concrete piping installed in the 1970s. Several pump stations that require regular maintenance were indicated. All of the City's pump stations are projected to require some level of condition-based upgrades within the CIP timeframe due to the wear of mechanical and electrical components.

Capacity Analysis Results and Capital Improvement Plan Summary

The capacity analysis indicated that there are no capacity-related restrictions under existing development conditions. To accommodate full build-out of the UGB, the collection system requires capacity upgrades at an estimated cost of \$9.9 million over the next ten years. The collection system would require an additional \$19.1 million of capacity upgrades over the next 20 years to accommodate areas within the URA but outside the UGB. Capacity upgrade improvements related to future growth are funded by development through system development charges (SDCs). Memorial Park Pump Station, diversion structure, and flow splitter improvements in the CIP are required for both capacity and condition-based issues. The capacity portion of these improvements are also funded by development through SDCs. An additional \$15.0 million in condition-based only improvements were identified over the 20-year planning horizon. The recommended CIP for the short-term period (next 5 years) includes \$8.0 million in capacity and condition-based improvements.

Placeholder costs for new collection system infrastructure needed to serve future development within the study area were estimated. The new infrastructure costs will be entirely paid for by new development through a combination of SDCs and infrastructure constructed by developers. These costs are estimated at \$114 million and are currently under review.

The overall CIP cost estimates for the 20-year period between 2014 and 2034 are summarized in Table ES-1. Capital improvements are illustrated in Figures ES-4 (capacity upgrades), ES-5 (condition-based improvements), and ES-6 (new infrastructure).

It is recommended the City implement the short-term improvements identified in the CIP to address capacity and condition issues. It is also recommended that the City continue to improve the quality of available collection system information, through continued flow monitoring, and maintaining a consistent program of performing closed-circuit television (CCTV) inspections of all pipelines. Additionally, it is recommended the City reassess long-term improvements (beyond 6 years) by periodically updating the hydraulic model using actual development conditions and additional flow monitoring information.

Table ES-1 Capital Improvement Program Summary (Estimated Costs) ¹					
Improvement Category	Prioritization Category	Time Frame (Cost)			Total Cost
		0-5 Years	6-10 Years	11-20 Years	
Existing System Upgrades for Future Development²	UGB	\$3,100,000	\$6,830,000	---	\$9,930,000
	Advance Road URA	---	\$7,510,000	---	\$7,510,000
	URA	---	\$500,000	\$11,225,000	\$11,725,000
	Total	\$3,100,000	\$14,840,000	\$11,225,000	\$29,165,000
Condition Based	UGB	\$4,876,000	\$3,125,000	\$6,993,000	\$14,994,000
New Infrastructure for Future Development³	UGB	\$29,170,000	\$32,620,000	---	\$61,790,000
	Advance Road URA	---	\$7,440,000	---	\$7,440,000
	URA	---	---	\$44,840,000	\$44,840,000
	Total	\$29,170,000	\$40,060,000	\$44,840,000	\$114,070,000

Note 1. Cost estimates represent a Class 5 budget estimate, as established by the *American Association of Cost Engineers*. This preliminary estimate class is used for conceptual screening and assumes project definition maturity level below two percent. The expected accuracy range is -20 to -30 percent on the low end, and +30 to +50 percent on the high end, meaning the actual cost should fall in the range of 30 percent below the estimate to 50 percent above the estimate.

Note 2: Capacity upgrade improvements related to future growth are funded by development through SDCs. Memorial Park Pump Station, diversion structure, and flow splitter improvements in the CIP are required for both capacity and condition-based issues and listed in the “Existing System Upgrades for Future Development” category. The capacity portion of these improvements are also funded by development through SDCs.

Note 3: New infrastructure costs are funded through SDCs and infrastructure constructed by developers. These cost estimates are under review.

Note: See Section 7, “Capital Improvement Program” for additional cost assumptions and notes.



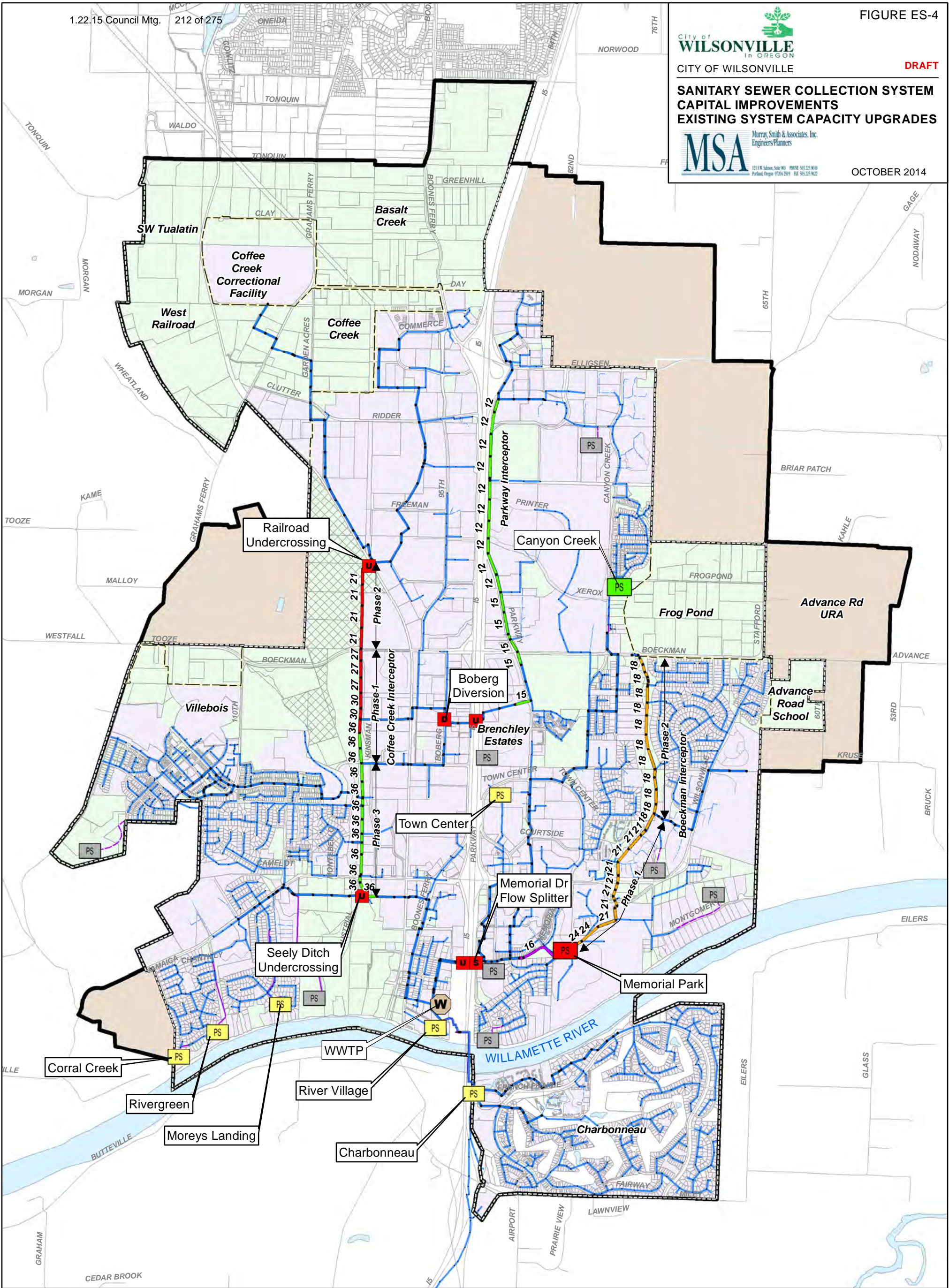
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SANITARY SEWER COLLECTION SYSTEM
CAPITAL IMPROVEMENTS
EXISTING SYSTEM CAPACITY UPGRADES



OCTOBER 2014



- WWTP

Public Pump Station

Private Pump Station

Manhole
- Pipe Public

Pipe Private

Forcemain Public

Forcemain Private
- Urban Growth Boundary

City Boundary

Study Area

Metro Open Space
- Development (2014)**

Developed UGB

Undeveloped UGB

Urban Reserve

- Other Improvement**

Flow Diversion

Flow Splitter

Undercrossing
- Pump Station Improvement**

UGB

URA
- Pipeline Improvement**

UGB, Gravity

Advance Road URA, Gravity

Advance Road URA, Forcemain

URA, Gravity

0 2,500 5,000 Feet





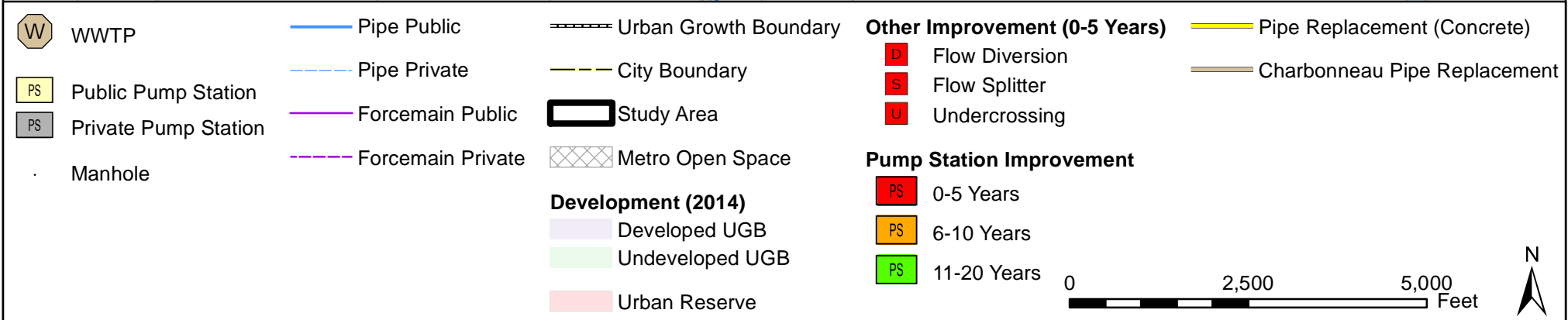
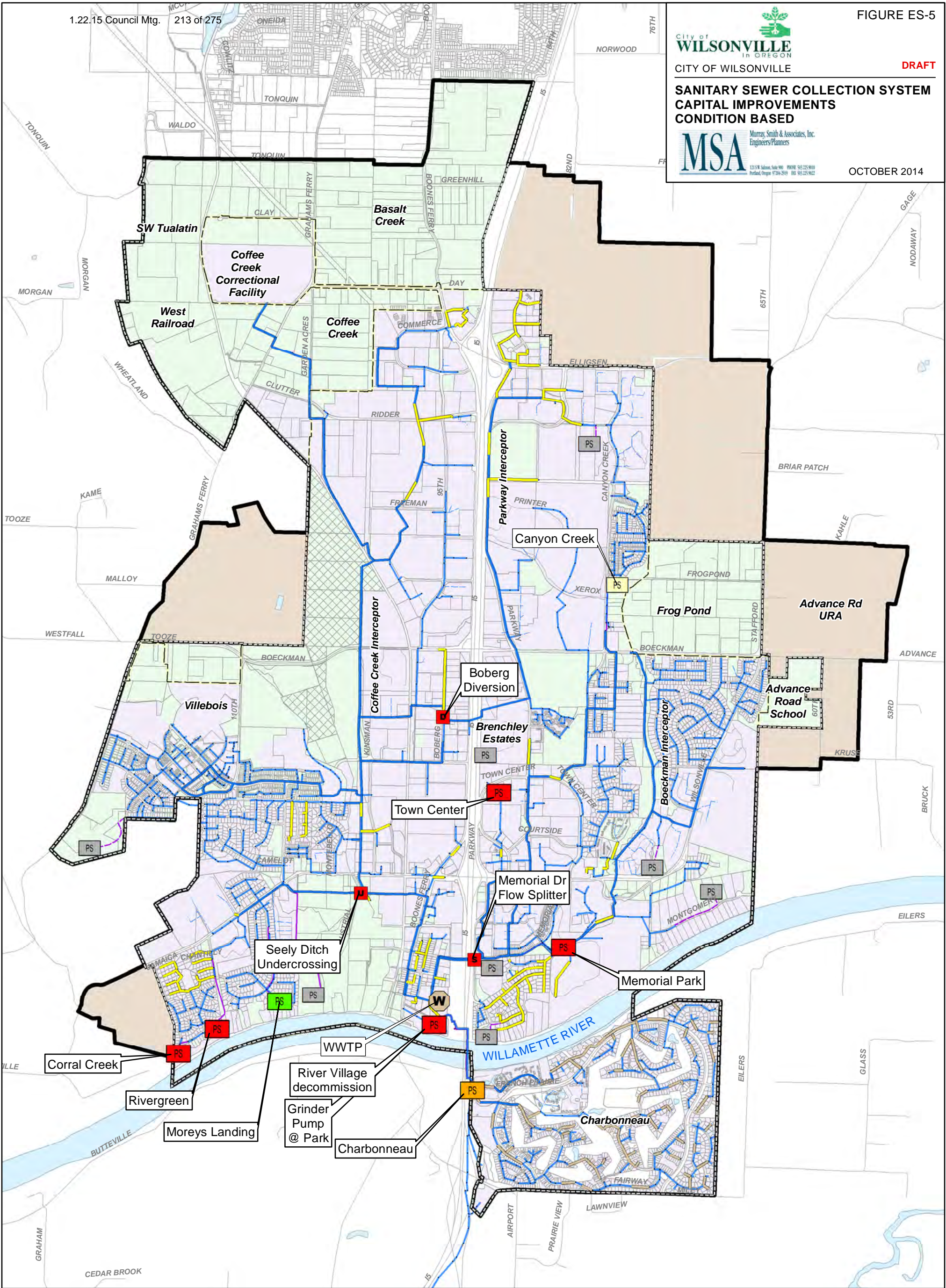
CITY OF WILSONVILLE

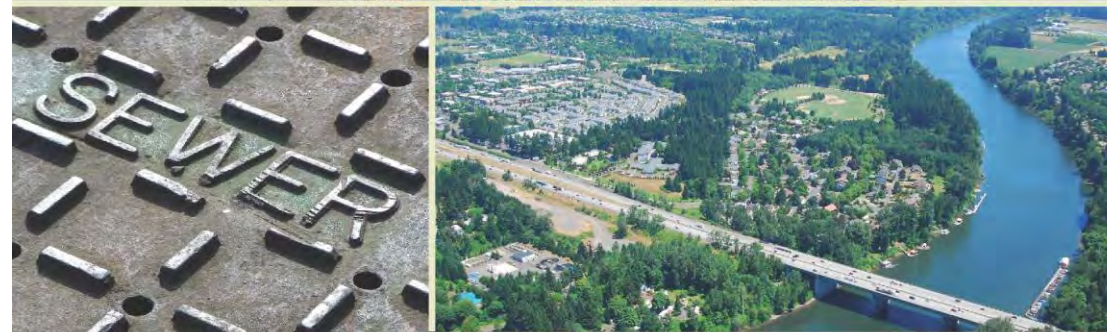
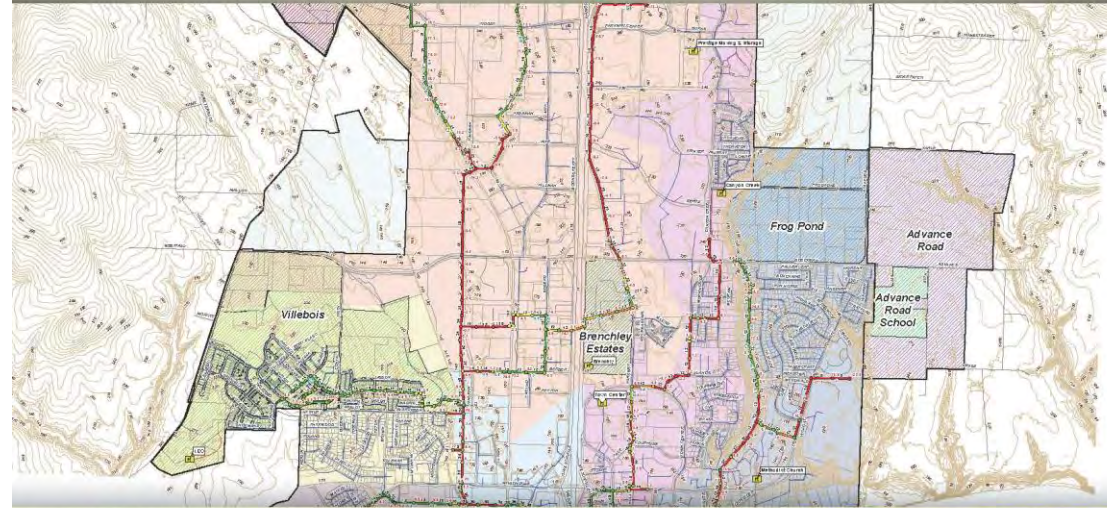
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SANITARY SEWER COLLECTION SYSTEM
CAPITAL IMPROVEMENTS
CONDITION BASED



OCTOBER 2014





CITY OF WILSONVILLE
WASTEWATER COLLECTION SYSTEM
MASTER PLAN

November 2014



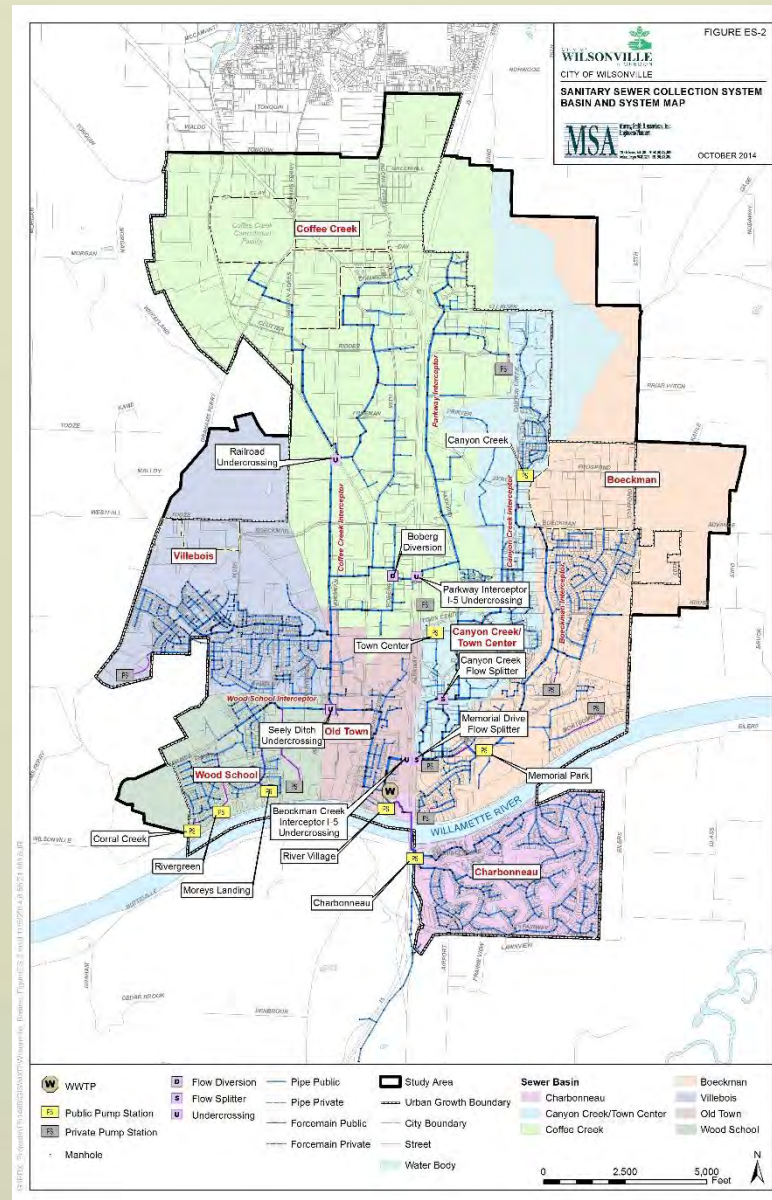
Wastewater Collection System Master Plan

- Describes the existing wastewater collection system
- Present criteria for evaluating the system
- Identifies current and future system deficiencies & improvements
- Develops a prioritized Capital Improvement Program
- Contains planning level cost information for budgeting
- Provides a tool for informing City leaders, staff, customers, and others
- Facilitates logical planning decisions and utility coordination
- Incorporates community values and priorities through public process

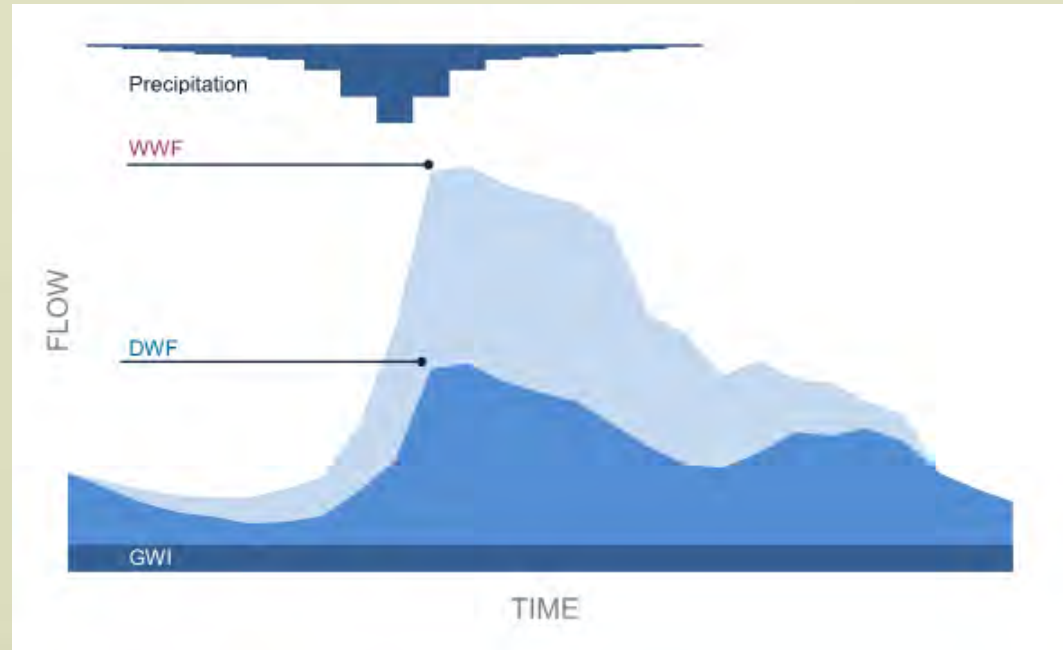


Existing System Description

- Basins
- Interceptors
- Piping
- Pump Stations



Flow Definition



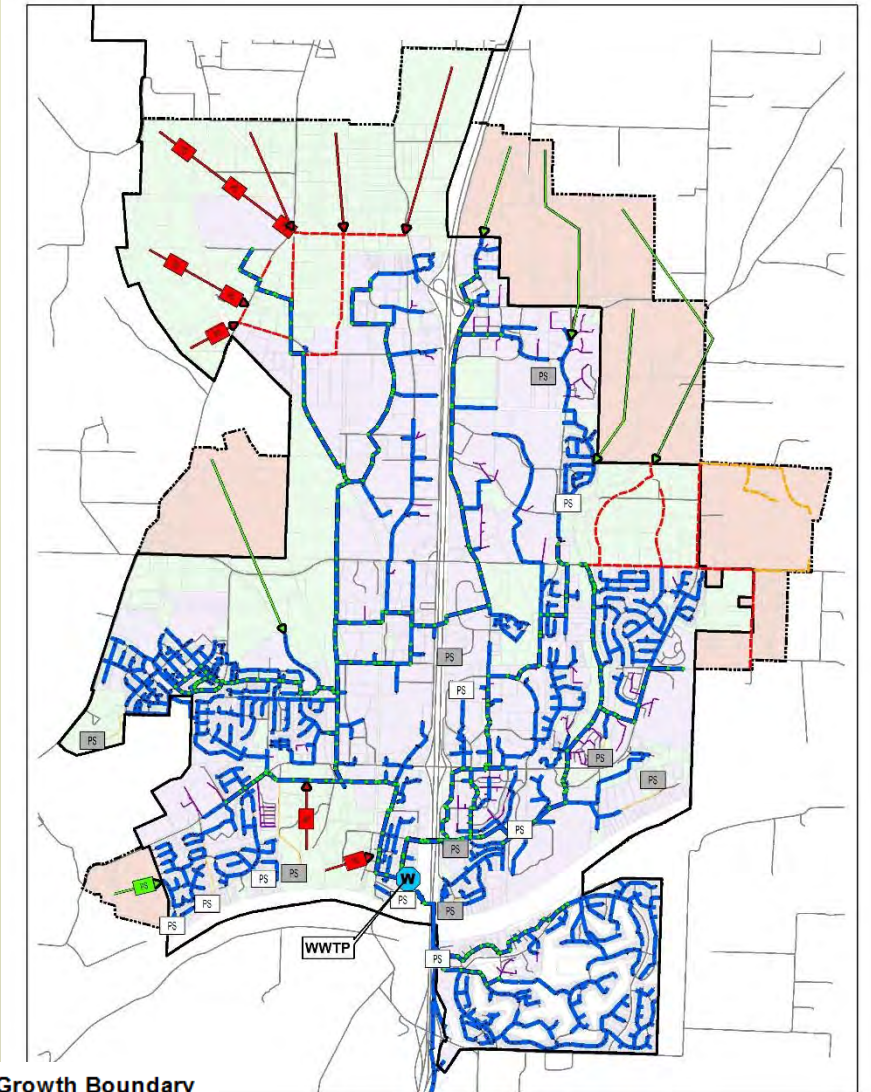
- Dry Weather Flow (DWF) – base flow contributed by residents and businesses
- Groundwater Infiltration (GWI) – groundwater enters system through pipe joints and walls
- Wet Weather Flow (WWF) – stormwater enters the system through leaky manholes or defective pipes

Existing and Future Flows

- Flow Monitoring
- Design Storm
- Future Unit Flow Factors
- Sensitivity Analysis

Land Use	Land Use Description	High Density		Medium Density		Low Density	
		Equivalent Dwelling Units per Acre	Unit Load (gpad)	Equivalent Dwelling Units per Acre	Unit Load (gpad)	Equivalent Dwelling Units per Acre	Unit Load (gpad)
Commercial							
CN	Neighborhood Commercial		1,000		750		500
PF	Public Facilities		1,000		750		500
Industrial							
IC	Campus/Industrial/Business Park		1,000		500		350
IH	Heavy Industrial		1,000		500		350
IL	Light Industrial		1,000		500		350
RI	Rural Industrial		1,000		500		350
Residential and Mixed-Use							
SFR1	Single Family 1 acre lot	1	166	1	166	1	166
SFR3	Single Family 10,000 sqft lot	3	498	3	498	3	498
SFR5	Single Family 7,000 sqft lot	5	831	5	831	5	831
SFR7	Single Family 5,000 sqft lot	7	1,163	7	1,163	7	1,163
SFR10	Single Family 3,500 sqft lot	10	1,662	10	1,662	10	1,662
MFR1	Multi-family Very Low Density	12.3	2,044	12.3	2,044	12.3	2,044
MFR2	Multi-family Low Density	17.8	2,958	17.8	2,958	17.8	2,958
MUR1	Mixed Use	11.2	1,861	11.2	1,861	11.2	1,861
Variable Density (Re-Zoning)							
EFU	Exclusive Farm or Forest Use	15	2,492	10	1,662	6	997
FUD	Future Urban Development	15	2,492	10	1,662	6	997
RRFU	Rural Residential	15	2,492	10	1,662	6	997

Note: Unit loads for land use classifications with equivalent dwelling units are calculated assuming 67 gpcd and 2.48 people per unit.



Urban Growth Boundary

Existing
Future

Urban Reserve

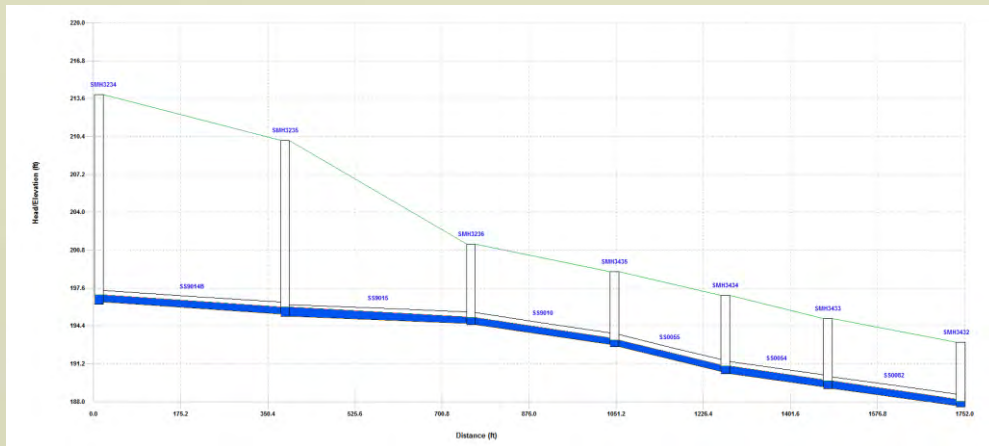
Future



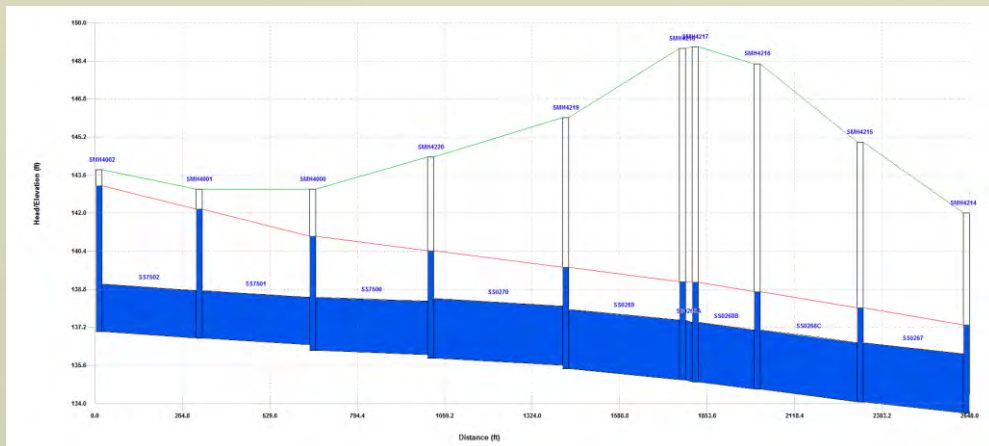
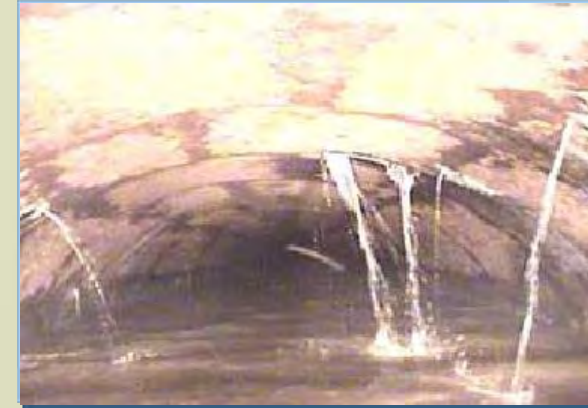
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Evaluation Criteria

Capacity

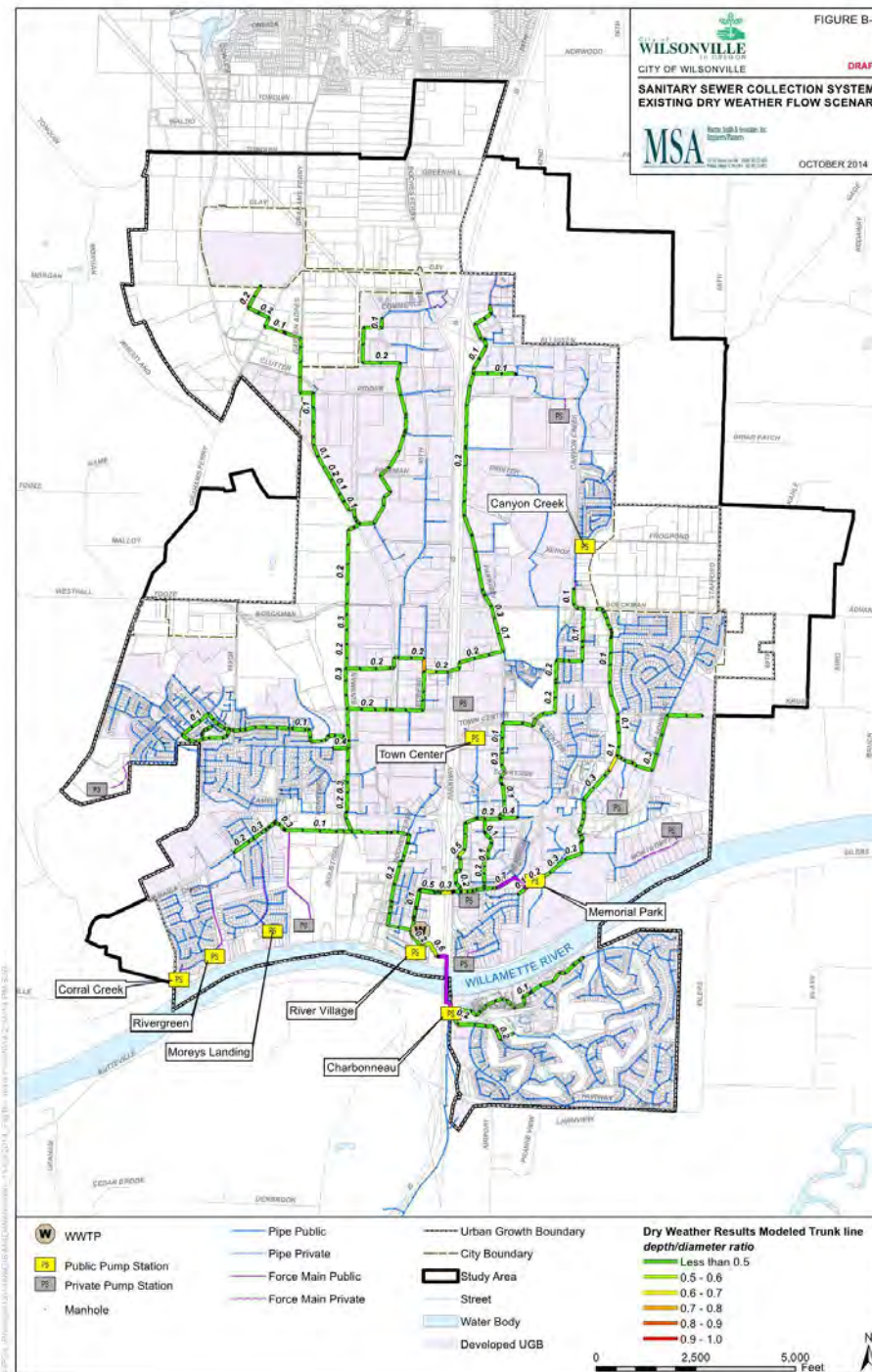


Condition



Existing System Capacity

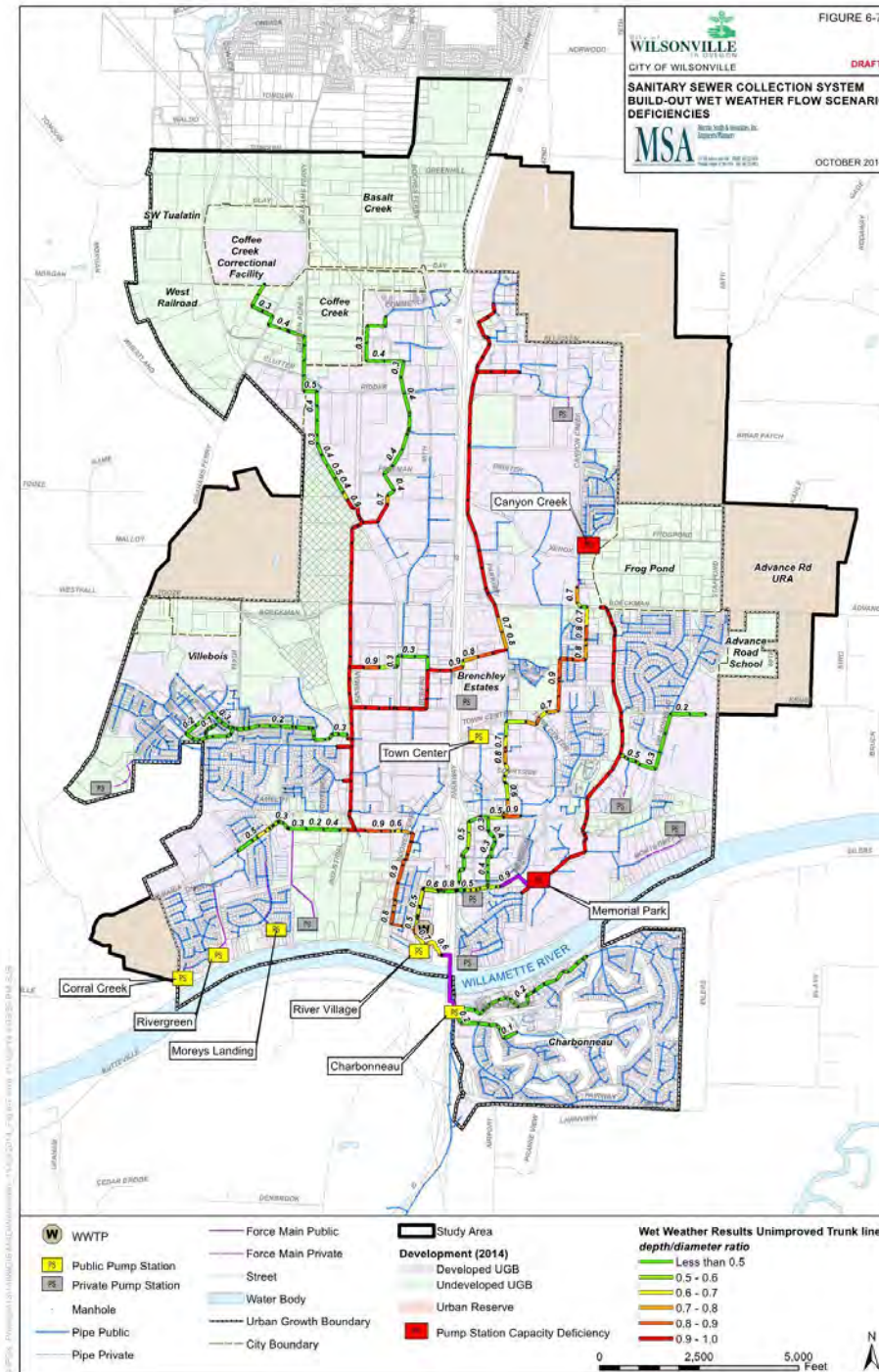
1.22.15 Council Mtg 222 of 275



City of
Wilsonville
in Oregon

Future System Capacity

122.5 Council Mtg. 223 of 275



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Wilsonville
in Oregon

Improvement Types

- Existing System Capacity Upgrades
- Condition Based
- New Infrastructure for Future Development

Prioritization Category

DEVELOPMENT AREA

- UGB
- Advanced Road URA
- URA

TIMING

- 0-5 Years
- 5-10 Years
- 10-20 Years

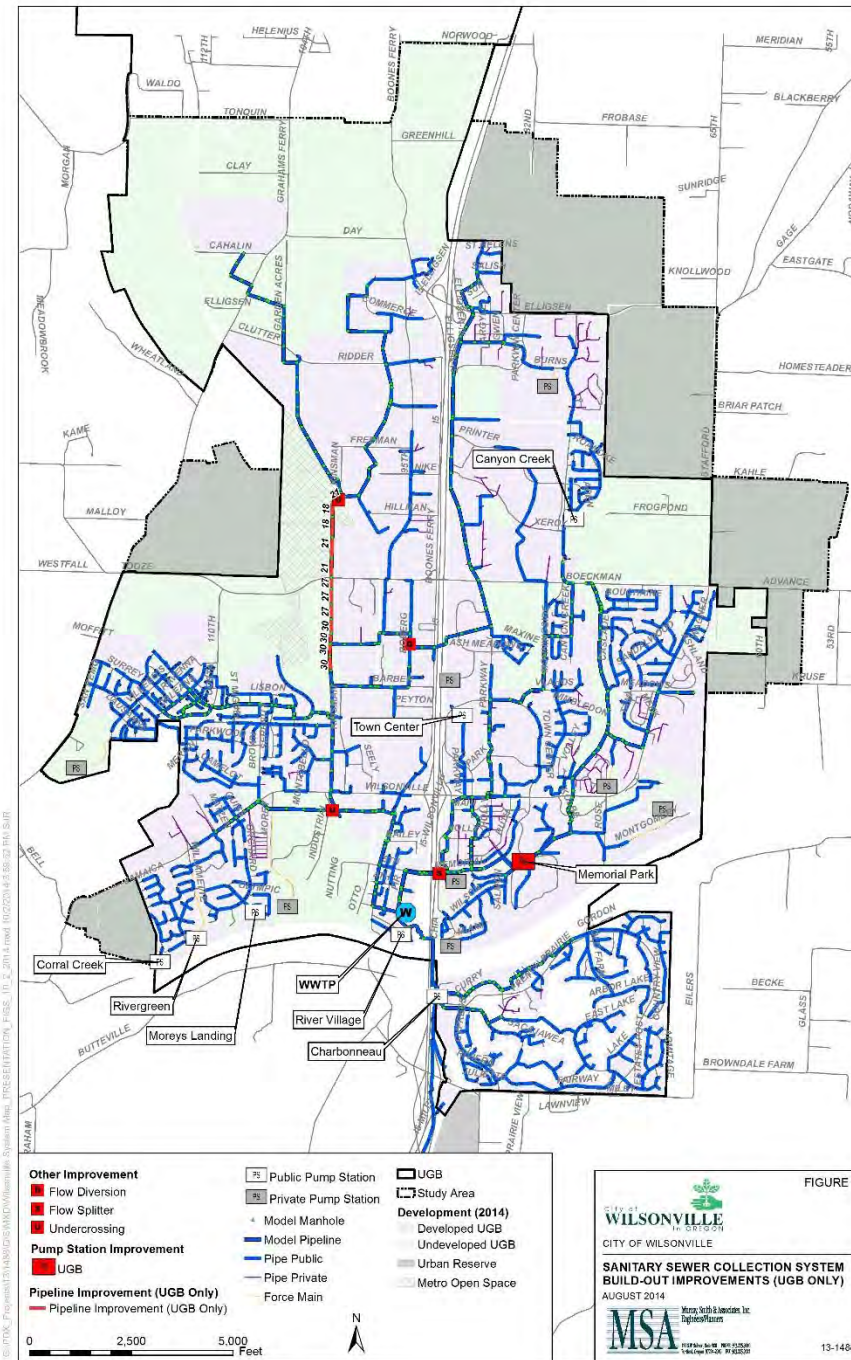
OTHER INFORMATION

- Project Drivers
- Growth Percentage

CIP Existing System
Upgrades
UGB Only

\$9.9 Million
over 10 years

SDC and Rate
Funded



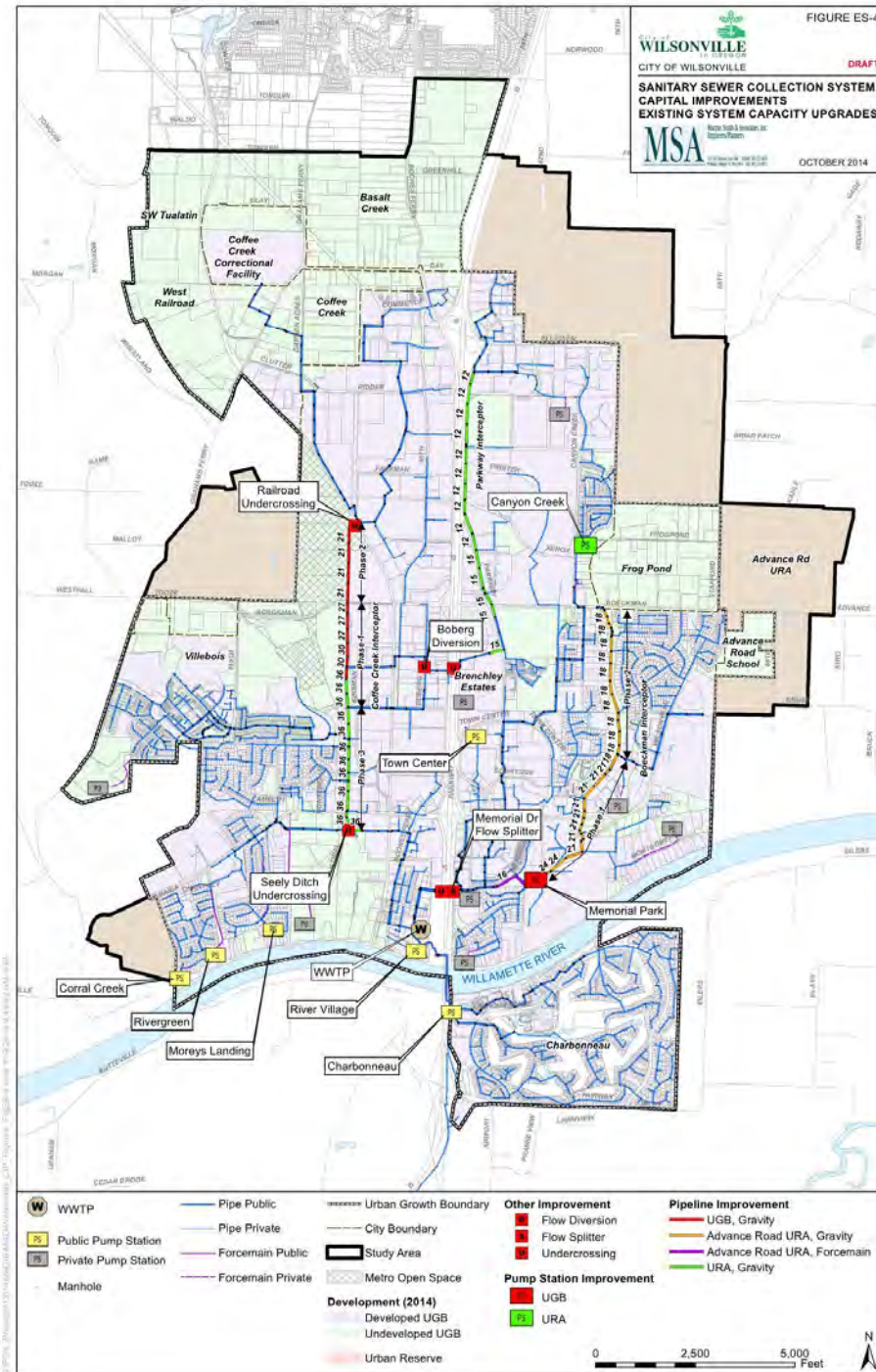
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CIP – Existing System Upgrades

\$9.9 Million
over 10 years
within UGB

\$19.1 Million
over 20 years
outside UGB
(URA)

SDC and Rate
Funded

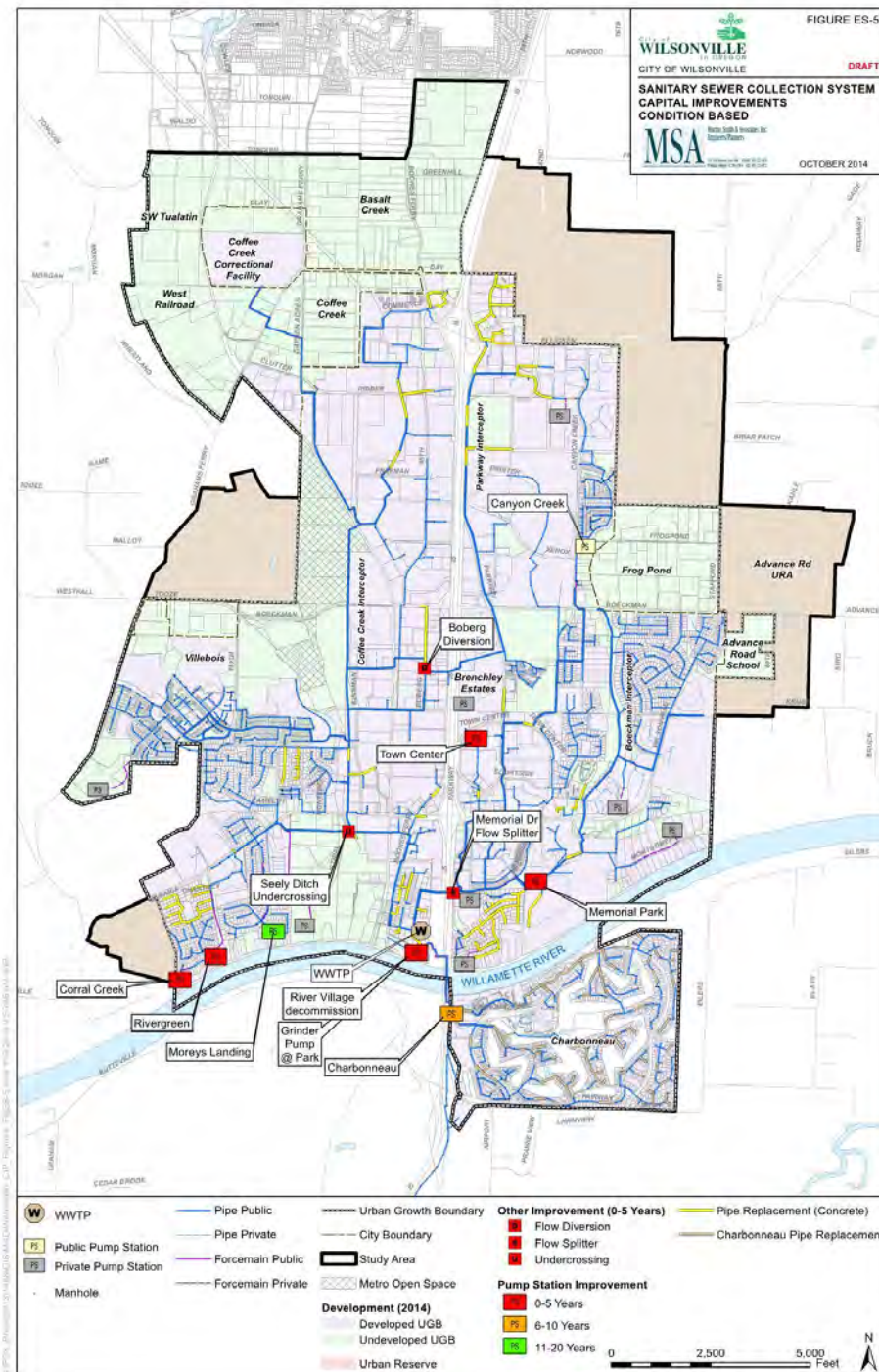


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CIP – Condition Based

\$15.0 Million
over 20 years

Rate Funded

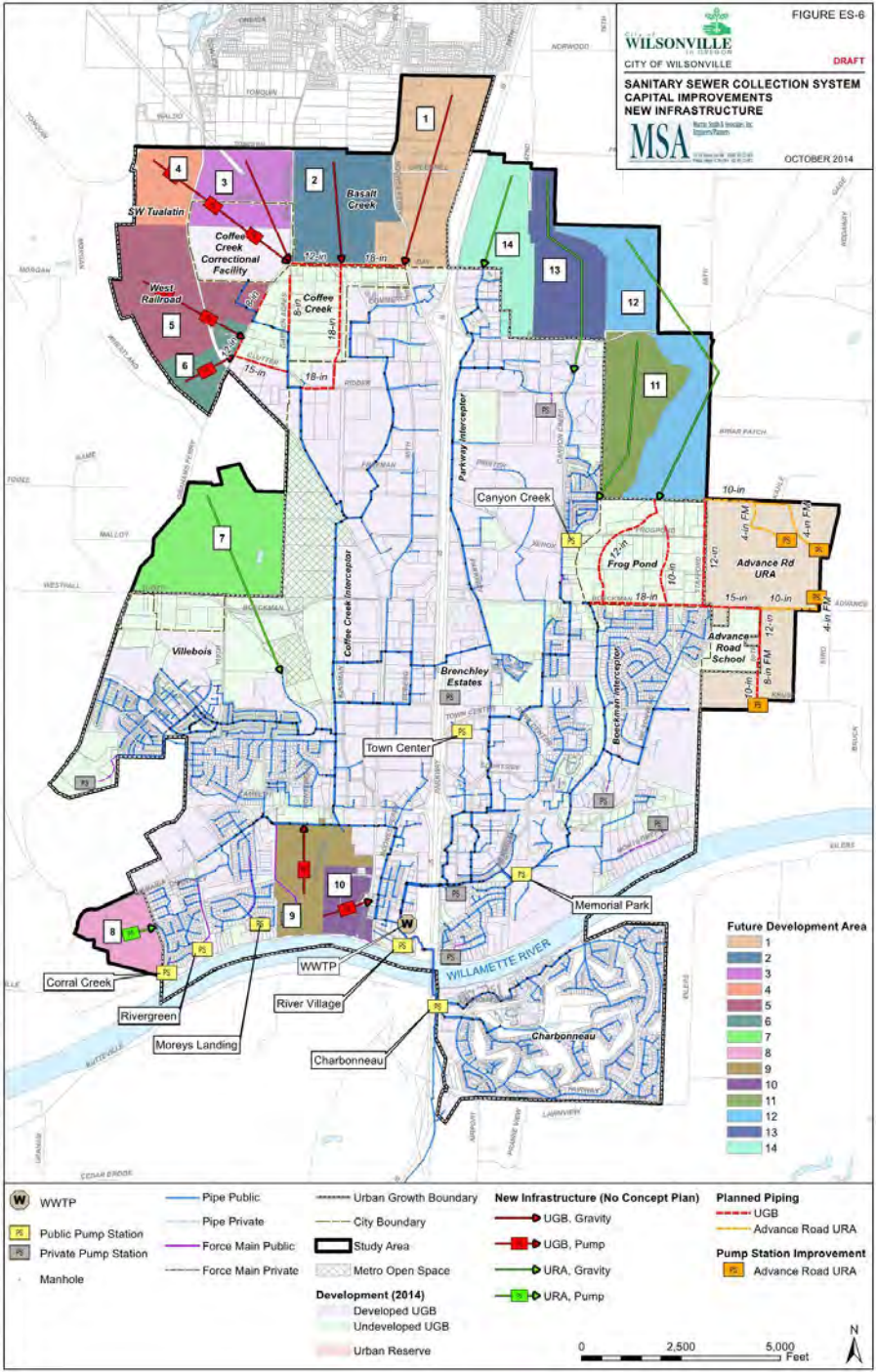


City of
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CIP – New
Infrastructure
for Future
Development

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Development
Funded



City of
Wilsonville
in Oregon

Cost Summary

Capital Improvement Program Summary (Estimated Costs)			
Improvement Category	Prioritization Category	Total Cost	Comment
Existing System Upgrades	UGB	\$9.93 million	SDC and Rate Funded
	Advance Road URA	\$7.51 million	
	URA	\$11.73 million	
	Total	\$29.17 million	
Condition Based	UGB	\$15.0 million	Rate Funded
New Infrastructure for Future Development	Development Funded		SDC

**Planning Commission
Wastewater Collection System Master Plan Update
Record Index**

Planning Commission Work Session Documents:

October 8, 2014 Planning Commission Work Session:

- Meeting Minutes Excerpt
- Handout of draft tables and their related notes from the Capital Improvement Program (CIP), which included:
 - Table 7-1 Existing System Capacity Upgrades for Future Development
 - Table 7-2 Condition Based Improvements
 - Table 7-3 New Infrastructure for Future Development
 - Table 7-4 Capital Improvement Program (CIP) Summary
- Set of maps titled Figures 7-1, 7-2, and 7-3 reflecting the improvements identified in Tables 7-1 through 7-3.
- A memorandum for the October 8, 2014 Planning Commission meeting, from Mike Ward, regarding Wastewater Master Plan with attached:
 - PowerPoint to be shown at the August 13, 2014 PC Work Session

**PLANNING COMMISSION
WEDNESDAY, OCTOBER 8, 2014
6:00 P.M.**

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

Approved
December 10, 2014

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Altman called the meeting to order at 6:02 p.m. Those present:

Planning Commission: Ben Altman, Marta McGuire, Eric Postma, Al Levit, Jerry Greenfield, and City Councilor Susie Stevens. Peter Hurley and Phyllis Millan were absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, and Mike Ward

VI. WORK SESSIONS

A. Sanitary Sewer Master Plan (Kraushaar/Ward)

The following items were distributed to the Planning Commission:

- Handout of draft tables and their related notes from the Capital Improvement Program (CIP), which included:
 - Table 7-1 – Existing System Capacity Upgrades for Future Development
 - Table 7-2 – Condition Based Improvements
 - Table 7-3 – New Infrastructure for Future Development
 - Table 7-4 – Capital Improvement Program (CIP) Summary
- Set of maps titled Figures 7-1, 7-2, and 7-3 reflecting the improvements identified in Tables 7-1 through 7-3.

Chris Neamtzu, Planning Director, stated that Community Development Director Nancy Kraushaar, City Civil Engineer Mike Ward, and the consultant team from Murray Smith and Associates have been working diligently to study the City's wastewater collection system. Public engagement and review of the Sanitary Sewer Master Plan document would occur next month in preparation for the Master Plan's adoption.

Chad Roundy, Murray, Smith & Associates, Inc., presented the Wastewater Collection System Master Plan via PowerPoint, which was included in the packet. He noted that since the Commission's presentation in August, the Capital Improvement Program had been developed, which included the prioritization of those improvements and their associated costs.

Key comments from Staff and the consultants, including responses to clarifying questions from the Commission, were as follows:

- In the Design Criteria, the maximum water depth to diameter ratio during dry conditions was the level within the pipe that only included sanitary flows from homes and commercial, not rainfall. A pipe would be considered deficient if it was above 80 percent full.
- The distributed maps did not assume the future city limits would extend deeper into the Basalt Creek Concept Area, but the study boundaries were selected to have good information about the possible gravity flows from Basalt Creek. Information about the flows from the Basalt Creek Concept Area was uncertain, so the study tried to capture as many of the gravity flows as possible to be able to understand the impact on the

City of Wilsonville's collection system and foresee any potential challenges should the cities decide to have the Wilsonville service those areas. The northern boundary of the study area followed the contours to allow everything to flow south by gravity so no substantial pumping was required. The study area did not include existing neighborhoods north of the Basalt Creek Concept Area.

- Although the area north of Elligsen Rd and Frog Pond would be developed far into the future, including these areas in the study was important to avoid redundant improvements.
- Numbers shown along the sewer lines in the Low, Medium and High Load Scenarios indicated the size of the pipes required to meet the City's criteria.
- Because projects like the Memorial Park Pump Station and Boberg Diversion Structure addressed both condition and capacity issues, these projects were shown both as Condition Based and Capacity Upgrade Improvements.
- The Memorial Park Pump Station project was critical. While no sewage bypasses occurred when the station flooded in 1996 and the capacity would not be needed until Frog Pond was built out, the City did not want a critical piece of infrastructure in a flood plain. In terms of funding, the team was trying to determine the best time to replace the pump station, which would be very expensive.
 - The Parks Department was starting a Memorial Park Master Plan, so a decision about where to put the pump station would be coming forward. The project was important for the Commission to be aware of as discussions continue about Memorial Park and the location of the pump station, which was a critical piece of infrastructure for the entire city. The wastewater from about 40 percent of the homes in Wilsonville ran through the Memorial Park Pump Station. The distance, elevation, and piping associated with moving the pump station would impact the cost considerable.
 - The entire Advance Road school and about 40 percent of Frog Pond could develop before the Memorial Park Pump Station had to be improved for capacity reasons.
- Pump station capacity was not a consideration when Metro considered the City's future urban growth boundary (UGB) applications. The City already identified the need when the Advance Road school site was brought in, and the area also had flood plain issues. The City would simply tell Metro that the improvement was needed just to develop all of Frog Pond, so the capacity would not impact future decisions.
 - System Development Charges (SDCs) would also contribute to pay for that needed capacity, so as more land is brought in, more SDCs would contribute sooner rather than later; although expanding the UGB created problems, it created solutions as well.
 - Project CIP-06 on Table 7-1 indicated that 86% of the Memorial Park Pump Station project was related to growth, so a significant amount of the project could be paid for with SDCs, if available.
- The Coffee Creek Interceptor Project, CIP-04 on Table 7-1, did run along one of the proposed routes Tualatin Valley Water District (TVWD) was considering for the expansion of the water treatment plant. The City put the existing water line mostly under Kinsman Rd from Barber St south on one side of the road, but there was still room to put the sewer line extension, whether a duplicate 18-in line or one, 30-in line, between Barber St and Boeckman Rd.
 - The Kinsman Road Project was in design and anticipated for construction in two years. The City would ensure space was available for the TVWD line and told TVWD that if they wanted to use that alignment, the City preferred that TVWD installed their line during the construction of Kinsman Rd between Barber Rd and Boeckman Rd. The City wanted to partner with TVWD financially, but could not put off construction of the new road for too long based on TVWD's schedule. The City was working on that partnership with TVWD. Such partnerships were not unprecedented; for example TVWD was installing water line sections as Washington County was currently constructing 124th Ave and Basalt Creek Rd between Wilsonville and Tualatin.
- Conditions driving the Condition Based pipeline improvements were the age of the pipe, leaks resulting from root intrusion in concrete pipes, and capacity issues when ground water leaks into the pipes. The sewer system was susceptible to rain events, primarily due to condition issues which result in inflow during rain events, so that additional flow must be conveyed and treated. Pipeline condition repairs would reduce capacity and treatment requirements.
- Figure 7-2 showed a large number of concrete pipes identified for replacement in the Daydream Ranch neighborhood. Substantially large trees were creating very significant root intrusions amongst the homes in

Daydream Ranch and the issue was getting worse into the street as well. To what extent did that impact the prioritization of pipe replacement projects in the city?

- Generically, an annual cost was given for repairing/replacing those pipelines, but the actual prioritization and selection of the improvements would occur through the ongoing TV review program. Public Works routinely videos the City's lines to ensure the sewer and water systems were working properly.
- Videoing the lines would indicate any breaks in the system now, but not six months from now, which created an interesting scenario because the City would start seeing significant root intrusions in the Daydream Ranch neighborhood in the next two years to an extent not yet seen, and in fact, failures were already occurring. Those areas would become more critical than the common condition problems because it was an ongoing problem that would get worse on a daily basis.
- From the TV review program, the team's best guess at this point was that half the pipes would not need improved, but some areas would require more repairs as concrete was more susceptible to root intrusion.
- An emergency situation due to root intrusion in the main line of a street could be fixed with a spot repair. The TV inventory of the entire system enabled the City to observe incidents that occur in the data set and then develop a rate program to address problems in a fairly planned approach, understanding that some street repairs might occur sooner given certain situations. While the team did its best to estimate, it was understood that the plan would change.
- The mapping tried to highlight all the concrete pipes within a specific area, such as Daydream Ranch, so the City would be aware to look at the broader area should any issue occur, potentially spending that year's funding there instead of in another area.
- The legend of Figure 7-3 was incorrect; only 14 development areas existed, not 19 areas.
- Based on general knowledge, timeframes for new infrastructure projects for future development had been identified in Table 7-3. Improvements for Coffee Creek were anticipated 0 to 5 year timeframe; Basalt Creek/SW Tualatin in 6 to 10 years; and Advance Road Urban Reserve Area (URA) in 6 to 10 years, primarily to generate the funding for Boeckman Creek Rd, but that could occur sooner. It was presumptuous to estimate when development would occur in the Advance Road Urban Reserve Area since it was not in the UGB yet.
- With the UGB Report not resulting in a demonstrated need for growth of the UGB, City Staff was less than optimistic about this URA coming in; politically it did not look good.
- The next UGB expansion cycle would be six years beyond the end of 2015 and even then, no certainty existed in the process, and the 2015 UGB Report findings were unknown. Mr. Neamtzu believed the team's estimates were reasonable at this point in time given what was known.
- Other than the Advance Road URA, the timing was unknown for the URAs, so the furthest time category was assigned.
- After this Master Plan was completed, the City would need to consider its sanitary sewer rates to determine if any future adjustments were necessary. A solid sanitary sewer fund would be required to address the problems listed in the Master Plan. Currently, the fund was in good shape, but it would be interesting to see if, and to what extent, the new project list would impact the rates.
- Next steps for the Master Plan included a public open house and Committee for Citizen Involvement (CCI) meeting on November 12th to engage the community and receive public input to help shape the draft Plan in preparation for a public hearing anticipated in December for a recommendation to City Council. Associate Planner Daniel Pauly was working with the team on writing some of the planning findings.

Mr. Neamtzu suggested that the team work to boil down the Master Plan's highly technical terms and create a glossary to better describe the terminology to a layperson. The Commission also appreciated a well-written, layperson's Executive Summary as an introduction to the document.

- Using pictures of root intrusion, sagging pipes, high ground water, etc. was also suggested to make the open house visually interesting and educational. He encouraged the team to consider the types of questions that might be expected from citizens to explain what the Master Plan would mean to them in

context of citizen in their home, such as rate impacts, why these improvements were needed now, and why they should care about the Master Plan.

Further comments and discussion from the Commission regarding the Master Plan were as follows:

- Executive Summary should be plain and simple. Anyone wanting more information could review the data in the back of the Plan; most of the public would not care.
- At the open house, the team should have definitive answers about any cost impacts for homeowners to connect to any sewer pipes that are replaced, and whether a tree would be removed if their roots were intruding into the pipes.
 - Visuals were also important. The team was encouraged to think in terms of details to communicate what would interest typical homeowners. For example, an 80 percent pipe level capacity; it made sense that if a pipe was already full when the weather was dry, there would be problems in wet weather.
 - Give indication of what the improvement would look like; for example, identifying the impacts for improving capacity under Kinsman Road such as road closures, the timeframe for traffic disruption and other things that would impact citizens.
 - The team did a good job of showing what would be paid for by new development, which would be important to people living in Wilsonville today. The cost figures were daunting, but a large amount would be paid by new development, not tax dollars.
 - Explaining what was covered by rates versus new development would be important.
 - A summary table could be created that separated and discussed rate versus development costs.
 - Tying pipe capacity to the amount paid for by private development was suggested.
 - Gross numbers might not be as important as delineating pipe replacement costs between that paid for by development versus rates. For example, 80 percent of a replacement project might be paid for by development and 20 percent by rates.
 - Explaining the relationship regarding costs related to improving existing capacity versus increasing capacity would be helpful. Graphically showing a pipe that was 80 percent full would be related to existing development, and not new development. New development would contribute more capacity so a bigger pipe would be needed and upsizing would be paid for by new development.
- Whether concrete pipes were reinforced or replaced depended on conditions. Larger trunk pipelines of reinforced concrete were common, but the old concrete pipelines had root intrusion issues. Initially, the team assumed all new PC/HDPD pipes would be used for replacement, but Deputy City Engineer Eric Mende wanted larger pipelines, major interceptors 18 to 36 inches, to be concrete due to the huge cost savings in materials.
- The interiors of the pipelines were very smooth, especially on major interceptors which also have a minimal surface area. The smoothness of the interior and surface area to area diameter of pipe was more important on smaller pipes.
- Ductile iron is the best water pipeline material to use in treed areas; however, sewer lines are often deeper than tree roots, for a time. Pipe material does influence where roots intrude. Roots intrude at the joints. Concrete pipe lengths are heavier and shorter resulting in more joints and more opportunities for intrusion. PVC is lighter so longer lengths can be installed. The number of joints would influence where roots come in, so it was function of the quality of the pipe's joint. Concrete cracks unless reinforced, so reinforced concrete pipe was important to use to keep cracks from forming where the roots intrude. Concrete pipes with sagging issues were a result of poor construction techniques.
 - For pipes with cracks and roots coming in, the roots could be removed and the pipes lined with plastic liners to prevent root intrusion without digging up the street. Such sanitary sewer rehabilitation techniques were used quite a bit for root intrusion and to prevent the resulting infiltration that occurred.
 - When doing projects, Staff would consider different alternatives and choose the best method depending on the specific conditions and what was most feasible.
- For purposes of the Master Plan, the team made some gross assumptions since no real specific data was available yet.

- Much of the work in Charbonneau had to do with pipe construction methods, which affect longevity of the pipe system and future repairs. Proper pipe bedding and backfill are very important for achieving uniform points of contact with the subgrade. In some areas of Charbonneau, sand and gravel were not used for the bedding and rock was thrown on top of the pipe. TV videos showed rock intruding into the side of a pipe.
- The City has had very good Public Works Standards for many years, but in older areas like Daydream Ranch and Charbonneau, those standards were not yet in place at the time of construction.
- Videoing of the sewer lines was ongoing, but not enough had been done to incorporate the results into the CIP, which was why an Annual Pipe Replacement Budget was included. The CIP would be fine-tuned as more data and a more complete picture of the system became available.

Table 7-1 Capital Improvement Program, Existing System Capacity Upgrades for Future Development

Project ID No.	Project Information				Estimated Cost ^{1, 2}	Prioritization Category	Time Frame ³	Driver	Percent Related to Growth ⁵
	Name	Type	Description ⁴	Project Limits					
CIP-01	Boberg Diversion Structure ⁶	Diversion Structure - Replacement	Replace Diversion Structure	Boberg Rd	\$70,000	UGB	0-5 Years	Condition and capacity (upstream development); overflow operation not fully functional	64%
CIP-02	Memorial Drive Flow Splitter Structure ⁶	Flow Splitter Structure - Replacement	Replace Diversion Structure	I-5 Downstream of Memorial Park Pump Station	\$100,000	UGB	0-5 Years	Condition and capacity (upstream development); maximize capacity of dual pipe system	83%
CIP-03	Coffee Creek Interceptor Railroad Undercrossing	Undercrossing	160 LF 21"Ø, Railroad Undercrossing	Under P&W Railroad	\$200,000	UGB	0-5 Years	The existing undercrossing has capacity to serve Coffee Creek development and approximately 13% of Basalt Creek, West Railroad, and SW Tualatin development prior to improvement.	66%
CIP-04	Coffee Creek Interceptor Phase 1	Gravity - Pipe Upsizing	1030 LF 27"Ø; 610 LF 30"Ø; 1,020 LF 36"Ø	From Boeckman Road to Barbur Street	\$2,620,000	UGB	0-5 Years	Kinsman Road Construction Project. The existing interceptor has capacity to serve Coffee Creek development. Improvements are required for development of Basalt Creek, West Railroad, and SW Tualatin.	61%
CIP-05	Seely Ditch Undercrossing ⁶	Undercrossing	200 LF 15"Ø, modify slope and connection to downstream interceptor to minimize backwater	Ditch crossing near Industrial Way and Orepac Avenue	\$140,000	UGB	0-5 Years	Backwater from downstream interceptor, stagnant conditions	60%
CIP-06	Memorial Park Pump Station ⁶	Pump Station + Force Main - Upsizing & Relocation	1,220 LF 16"Ø FM; Pump station relocation/expansion to 3,800 gpm	Pump Station relocation within Memorial Park, Force main from pump station to Rogue Ln	\$5,150,000	UGB	6-10 Years	Flood plain impacts, Frog Pond & Advance Rd School development. Existing pump station can serve Advanced Road School and approximately 40% of Frog Pond development prior to improvement. Existing force main has capacity to serve Advanced Road School, Frog Pond, and Advanced Road URA prior to improvement.	86%
CIP-07	Coffee Creek Interceptor Phase 2	Gravity - Pipe Upsizing	2,000 LF 21"Ø	From P&W Railroad to Boeckman Road	\$1,710,000	UGB	6-10 Years	The existing interceptor has capacity to serve Coffee Creek development and approximately 25% of Basalt Creek, West Railroad, and SW Tualatin development prior to improvement.	66%
CIP-08	Boeckman Interceptor Phase 1	Gravity - Pipe Upsizing	2,320 LF 18"Ø; 920 LF 21"Ø; 970 LF 24"Ø	From Hathaway Park to Memorial Park Pump Station	\$4,310,000	Advanced Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond). The existing interceptor has capacity to serve Advance Road School and Frog Pond.	81%
CIP-09	Boeckman Interceptor Phase 2	Gravity - Pipe Upsizing	3,760 LF 18"Ø;	From Boeckman Road to Hathaway Park	\$3,260,000	Advanced Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond). The existing interceptor has capacity to serve Advance Road School and Frog Pond.	97%
CIP-10	Master Plan Update	Other	Update the Collection System Master Plan	N/A	\$500,000	URA	6-10 Years	5-10-years or significant URA development	70%
CIP-11	Canyon Creek Pump Station	Pump Station - Upsizing	Pump station expansion to 1,100 gpm	Existing pump station	\$865,000	URA	11-20 Years	URA development	78%
CIP-12	Parkway Interceptor	Gravity - Pipe Upsizing	4,540 LF 12"Ø; 2,150 LF 15"Ø	From Elligsen Road to Boeckman Road	\$4,420,000	URA	11-20 Years	URA development (east of Basalt Creek)	60%
CIP-13	Coffee Creek Interceptor Phase 3	Gravity - Pipe Upsizing	4,090 LF 36"Ø	From Barbur Street to Orepac Avenue	\$6,060,000	URA	11-20 Years	URA development (east of Basalt Creek)	65%
				Total	\$29,405,000				

Table 7-2 Capital Improvement Program, Condition Based Improvements

Project ID No.	Project Information				Estimated Cost ^{1, 2}	Time Frame	Driver
	Name	Type	Description ⁴	Project Limits			
CIP-14	Charbonneau District Spot Repair ⁷	Gravity - Pipe Repair	925 LF 8"Ø; 505 LF 10"Ø	Various	\$442,000	0-5 Years	Pipe Age, Condition (collapse, separation), Root Intrusion, Grade Issues
CIP-15	Charbonneau District Complete Repair ⁷	Gravity - Pipe Repair	2,465 LF 8"Ø; 530 LF 10"Ø; 2,050 LF 12"Ø; 195 LF 15"Ø	Various	\$1,809,000	0-5 Years	Pipe Age, Condition (collapse, separation), Root Intrusion, Grade Issues
CIP-16	Pipe Replacement - (0 To 5 Years) ⁸	Gravity - Pipe Replacement	Approximately 930 LF Annually, Varied Ø	Various, Approximately \$360,000 Annually	\$1,800,000	0-5 Years	Pipe Age, Root Intrusion, Grade Issues (concrete pipe)
CIP-17	Town Center Loop Pump Station	Pump Station - Replacement	Replace Pump Station	Existing pump station	\$440,000	0-5 Years	Priming and debris issues, limited back pressure, excessive maintenance
CIP-18	River Village Pump Station	Pump Station - Decommission	Decommission Pump Station	Existing pump station	\$30,000	0-5 Years	End of pump station service life, electrical equipment failure
CIP-19	Boones Ferry Park Grinder Pump	Pump Station - Restroom Grinder Pump	New grinder pump for park restrooms	Boones Ferry Park	\$30,000	0-5 Years	Service to park restrooms with decommissioning of River Village pump station
CIP-20	Pump Station Rehabilitation - (0 To 5 Years)	Pump Station - Rehabilitation	Rehabilitate aging Pumps/Electrical	Corral Creek and Rivergreen pump stations	\$375,000	0-5 Years	End of pump station service life
CIP-21	Charbonneau District Complete Repair ⁷	Gravity - Pipe Repair	3,500 LF 8"Ø; 790 LF 10"Ø; 680 LF 12"Ø	Various	\$1,275,000	6-10 Years	Pipe Age, Condition (collapse, separation), Root Intrusion, Grade Issues
CIP-22	Pipe Replacement - (6 To 10 Years) ⁸	Gravity - Pipe Replacement	Approximately 930 LF Annually, Varied Ø	Various, Approximately \$360,000 Annually	\$1,800,000	6-10 Years	Pipe Age, Root Intrusion, Grade Issues (concrete pipe)
CIP-23	Pump Station Rehabilitation - (6 To 10 Years)	Pump Station - Rehabilitation	Rehabilitate aging Pumps/Electrical	Charbonneau pump station	\$100,000	6-10 Years	End of pump station service life
CIP-24	Charbonneau District Complete Repair ⁷	Gravity - Pipe Repair	9,835 LF 8"Ø; 1,240 LF 15"Ø	Various	\$3,293,000	11-20 Years	Pipe Age, Condition (collapse, separation), Root Intrusion, Grade Issues
CIP-25	Pipe Replacement - (11 To 20 Years) ⁸	Gravity - Pipe Replacement	Approximately 930 LF Annually, Varied Ø	Various, Approximately \$360,000 Annually	\$3,600,000	11-20 Years	Pipe Age, Root Intrusion, Grade Issues (concrete pipe)
CIP-26	Pump Station Rehabilitation - (11 To 20 Years)	Pump Station - Rehabilitation	Rehabilitate aging Pumps/Electrical	Morey's Landing pump station	\$200,000	11-20 Years	End of pump station service life
				Total	\$15,194,000		

Table 7-3 Capital Improvement Program, New Infrastructure for Future Development

Project ID No.	Project Information				Estimated Cost ^{1, 2}	Oversize Cost ¹⁰	Prioritization Category	Time Frame ³	Driver
	Name	Type	Description ⁴	Project Limits					
CIP-27	Coffee Creek - Clutter Road	Gravity - New Pipe	1,410 LF 15"Ø	From Grahams Ferry Road to Garden Acres Road	\$2,010,000	\$300,000	UGB	0-5 Years	Coffee Creek development
CIP-28	Coffee Creek - Ridder Road	Gravity - New Pipe	910 LF 18"Ø	From Peters Road to BPA Substation	\$1,910,000	\$360,000	UGB	0-5 Years	Coffee Creek development
CIP-29	Coffee Creek - Grahams Ferry Road	Gravity - New Pipe	600 LF 8"Ø; 580 LF 12"Ø	From Clutter Road to Cahalin Road	\$1,110,000	\$60,000	UGB	0-5 Years	Coffee Creek development
CIP-30	Coffee Creek - Garden Acres	Gravity - New Pipe	1,480 LF 8"Ø	From 25450 SW Garden Acres Road to Cahalin Road	\$1,010,000	\$0	UGB	0-5 Years	Coffee Creek development
CIP-31	Coffee Creek - Day Road	Gravity - New Pipe	2,060 LF 18"Ø; 900 LF 12"Ø	From Grahams Ferry Road to Boones Ferry Road	\$2,810,000	\$560,000	UGB	0-5 Years	Coffee Creek development
CIP-32	Coffee Creek - Kinsman Road	Gravity - New Pipe	3,100 LF 18"Ø	From Day Road to Ridder Road	\$5,460,000	\$1,120,000	UGB	0-5 Years	Coffee Creek development
CIP-33	Frog Pond/Advance Rd URA - SW Boeckman Road	Gravity - New Pipe	2,800 LF 18"Ø	From Stafford Road to Boeckman Creek	\$4,210,000	\$890,000	UGB	0-5 Years	Frog Pond development
CIP-34	Frog Pond/Advance Rd URA - SW Stafford Road	Gravity - New Pipe	2,700 LF 12"Ø	From Briar Patch Lane to Boeckman Road	\$2,570,000	\$310,000	UGB	0-5 Years	Frog Pond development
CIP-35	Frog Pond/Advance Rd URA - Boeckman Interceptor Extension	Gravity - New Pipe	3,350 LF 12"Ø	From UGB to Boeckman Road	\$4,040,000	\$490,000	UGB	0-5 Years	Frog Pond development
CIP-36	Frog Pond/Advance Rd URA - South Of Frog Pond Lane	Gravity - New Pipe	1,800 LF 10"Ø	From Frog Pond Lane to Boeckman Road	\$830,000	\$80,000	UGB	0-5 Years	Frog Pond development
CIP-37	Frog Pond/Advance Rd URA - SW 60th Avenue	Gravity - New Pipe	1,850 LF 10"Ø; 1,250 LF 12"Ø	From 28424 SW 60th Avenue to Advance Road	\$2,220,000	\$220,000	UGB	0-5 Years	Advance Rd School development
CIP-38	Frog Pond/Advance Rd URA - SW 60th Avenue Pump Station	Pump Station + Force Main - New	1,350 LF 8"Ø FM, ~600 gpm pump station	From pump station to 60th Avenue sewer	\$1,380,000	Note 11	UGB	0-5 Years	Advance Rd School development
CIP-39	Area 1 (Basalt Creek - East) ⁹	Gravity - New Pipe	13,100 LF 10-12"Ø	Basalt Creek East - Concept Plan Required	\$10,680,000	\$1,500,000	UGB	6-10 Years	Basalt Creek development
CIP-40	Area 2 (Basalt Creek - Central) ⁹	Gravity - New Pipe	9,900 LF 10-12"Ø	Basalt Creek Central - Concept Plan Required	\$8,060,000	\$1,130,000	UGB	6-10 Years	Basalt Creek development
CIP-41	Area 3 (Basalt Creek - West) ⁹	Gravity - New Pipe	6,600 LF 10"Ø	Basalt Creek West - Concept Plan Required	\$5,020,000	\$390,000	UGB	6-10 Years	Basalt Creek development
CIP-42	Area 4 (SW Tualatin) ⁹	Pump Station + Force Main - New	4,200 LF 8"Ø FM, ~300 gpm pump station	SW Tualatin - Concept Plan Required	\$2,300,000	Note 11	UGB	6-10 Years	SW Tualatin development
CIP-43	Area 5 (West Railroad - North) ⁹	Pump Station + Force Main - New	3,300 LF 12"Ø FM; ~800 gpm pump station	West Railroad North - Concept Plan Required	\$3,110,000	Note 11	UGB	6-10 Years	West Railroad development
CIP-44	Area 6 (West Railroad - South) ⁹	Pump Station + Force Main - New	1,400 LF 6"Ø FM; ~200 gpm pump station	West Railroad South - Concept Plan Required	\$1,190,000	Note 11	UGB	6-10 Years	West Railroad development
CIP-45	Area 9 (South UGB - West) ⁹	Pump Station + Force Main - New	2,600 LF 8"Ø FM; ~400 gpm pump station	South UGB West - Concept Plan Required	\$1,690,000	Note 11	UGB	6-10 Years	South UGB development
CIP-46	Area 10 (South UGB - East) ⁹	Pump Station + Force Main - New	1,300 LF 6"Ø FM; ~200 gpm pump station	South UGB East - Concept Plan Required	\$1,150,000	Note 11	UGB	6-10 Years	South UGB development

Table 7-3 Capital Improvement Program, New Infrastructure for Future Development

Project ID No.	Project Information				Estimated Cost ^{1, 2}	Oversize Cost ¹⁰	Prioritization Category	Time Frame ³	Driver
	Name	Type	Description ⁴	Project Limits					
CIP-47	Frog Pond/Advance Rd URA - Advance Road	Gravity - New Pipe	1,150 LF 10"Ø; 1,450 LF 15"Ø	From 5696 SW Advance Road to Stafford Road	\$2,130,000	\$290,000	Advanced Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond)
CIP-48	Frog Pond/Advance Rd URA - SW Briar Patch Lane	Gravity - New Pipe	1,200 LF 10"Ø	From Newland Creek to Stafford Road	\$1,490,000	\$90,000	Advanced Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond)
CIP-49	Frog Pond/Advance Rd URA - North Neighborhood Pump Station 1	Pump Station + Force Main - New	2,400 LF 4"Ø FM, ~200 gpm pump station	From pump station to Briar Patch Lane sewer	\$1,710,000	Note 11	Advanced Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond)
CIP-50	Frog Pond/Advance Rd URA - North Neighborhood Pump Station 2	Pump Station + Force Main - New	1,100 LF 4"Ø FM, ~200 gpm pump station	From pump station to Briar Patch Lane sewer	\$1,160,000	Note 11	Advanced Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond)
CIP-51	Frog Pond/Advance Rd URA - North Neighborhood Pump Station 3	Pump Station + Force Main - New	860 LF 4"Ø FM, ~200 gpm pump station	From pump station to Advance Road sewer	\$1,070,000	Note 11	Advanced Road URA	6-10 Years	URA development (adjacent to Advance Road and Frog Pond)
CIP-52	Area 7 (URA Near Westfall Rd & Grahams Ferry Rd) ⁹	Gravity - New Pipe	13,100 LF 10"Ø	URA West Falls and Grahams Ferry North - Concept Plan Required	\$11,370,000	\$2,140,000	URA	11-20 Years	URA development
CIP-53	Area 8 (URA Near Willamette Way & Wilsonville Rd) ⁹	Pump Station + Force Main - New	1,800 LF 8"Ø FM; ~300 gpm pump station	URA Willamette and Wilsonville - Concept Plan Required	\$1,360,000	Note 11	URA	11-20 Years	URA development
CIP-54	Area 11 (URA Northeast - To Canyon Creek Interceptor - South) ⁹	Gravity - New Pipe	8,200 LF 10-12"Ø	URA Northeast, Canyon Creek Trunk South - Concept Plan Required	\$6,720,000	\$940,000	URA	11-20 Years	URA development
CIP-55	Area 12 (URA Northeast - To Boeckman Interceptor) ⁹	Gravity - New Pipe	14,200 LF 10-15"Ø	URA Northeast, Boeckman Trunk - Concept Plan Required	\$12,330,000	\$2,320,000	URA	11-20 Years	URA development
CIP-56	Area 13 (URA Northeast - To Canyon Creek Interceptor - North) ⁹	Gravity - New Pipe	8,300 LF 10-12"Ø	URA Northeast, Canyon Creek Trunk North - Concept Plan Required	\$6,820,000	\$960,000	URA	11-20 Years	URA development
CIP-57	Area 14 (URA Northeast - To Parkway Interceptor) ⁹	Gravity - New Pipe	8,300 LF 10-12"Ø	URA Northeast, Parkway Trunk - Concept Plan Required	\$6,800,000	\$960,000	URA	11-20 Years	URA development
				Total	\$115,720,000	\$15,110,000			

Table 7-4 Capital Improvement Program Summary

Improvement Category	Prioritization Category	Time Frame (Cost) ^{1, 2, 3}			Total Cost
		0-5 Years	5-10 Years	10-20 Years	
Existing System Upgrades for Future Development	UGB	\$3,130,000	\$6,860,000	--	\$9,990,000
	Advanced Road URA	--	\$7,570,000	--	\$7,570,000
	URA	--	\$500,000	\$11,345,000	\$11,845,000
	Total	\$3,130,000	\$14,930,000	\$11,345,000	\$29,405,000
New Infrastructure for Future Development	UGB	\$29,560,000	\$33,200,000	--	\$62,760,000
	Advanced Road URA	--	\$7,560,000	--	\$7,560,000
	URA	--	--	\$45,400,000	\$45,400,000
	Total	\$29,560,000	\$40,760,000	\$45,400,000	\$115,720,000
Condition Based	UGB	\$4,926,000	\$3,175,000	\$7,093,000	\$15,194,000

Notes for Tables 7-1, 7-2, 7-3, and 7-4

Note 1. Cost estimates represent a Class 5 budget estimate, as established by the *American Association of Cost Engineers*. This preliminary estimate class is used for conceptual screening and assumes project definition maturity level below two percent. The expected accuracy range is -20 to -30 percent on the low end, and +30 to +50 percent on the high end, meaning the actual cost should fall in the range of 30 percent below the estimate to 50 percent above the estimate. The cost estimates are consistent with the definition of OAR 660-011-0005(2) and OAR 660-011-035. They are intended to be used as guidance in establishing funding requirements based on information available at the time of the estimate.

Note 2. Cost estimates for existing system upgrades and new infrastructure improvements assume unit costs for new materials and construction. Cost estimates for condition based improvements assume unit costs for replacement materials and construction. All cost estimates include markups for construction contingency, owner administrative costs, and contract costs.

Note 3. The timing for improvement implementation is dependent on development timing. The information presented in the "time frame" column assume the following:

- a. Coffee Creek – 100% developed by 5-years
- b. Advanced Road School – 100% developed by 5-years
- c. Frog Pond - 40% developed by 5-years, fully built-out by 10-years. If development is more aggressive in Frog Pond, Memorial Park Pump Station (CIP-06) improvements should be accelerated into the 0-5 year time frame.
- d. Basalt Creek, SW Tualatin, West Railroad – 25% developed by 5-years, fully built-out by 10-years. If development is more aggressive, Coffee Creek Interceptor Phase 2 (CIP-07) improvements should be accelerated into the 0-5 year time frame.
- e. Advanced Road URA – 0% developed by 5-years, fully developed by 10-years. If development is more aggressive, Boeckman Interceptor Phases 1 and 2 (CIP-08 and CIP-09) should be accelerated into the 0-5 year time frame.
- f. URA – development beyond 10 years.

Note 4. All improvements are sized for build-out of the upstream service area at a planning level of accuracy based on population, density and land use assumptions described in Section 5 of this document. Prior to implementation, each project should undergo standard engineering design phases to finalize improvement sizing and location.

Note 5. The growth percentage is an estimate of the percentage of the build-out flow associated with future development as of 2014. $\text{Percent related to growth} = 1 - (\text{Peak Existing Flow} / \text{Peak 20-year Flow})$

Note 6. The Boberg diversion (CIP-01), Memorial Drive Flow Splitter (CIP-02), Seely Ditch Undercrossing (CIP-05), and Memorial Park Pump Station (CIP-06) are required for both capacity and condition; however, improvements are only listed in Table 7-1.

Note 7. Charbonneau condition improvements (CIP-14, CIP-15, CIP-21, and CIP-24) assume a 20-year improvement schedule.

Note 8. Pipeline replacement cost estimates assume 50% of all concrete piping will be replaced over 20-years. Pipe replacement projects including location and scope will be refined through video inspection and pipe condition inventories.

Note 9. The future development areas without concept plans have been subdivided into 14 sub-basins. Placeholder trunk line or pump station improvements have been identified for each area (CIP-39 through CIP-46 and CIP-52 through CIP-57). Cost estimates and improvement sizing for these areas should be refined once additional concept planning has been completed.

Note 10. The City's current policy requires developers to fully fund sewer line extensions of 8-inches in diameter or smaller. Sewer lines in excess of 8-inches in diameter are considered "oversized" by the City and may be eligible to receive SDC credits. The "oversize" cost estimate equals the total project cost minus the cost of the project if sized at 8-inches.

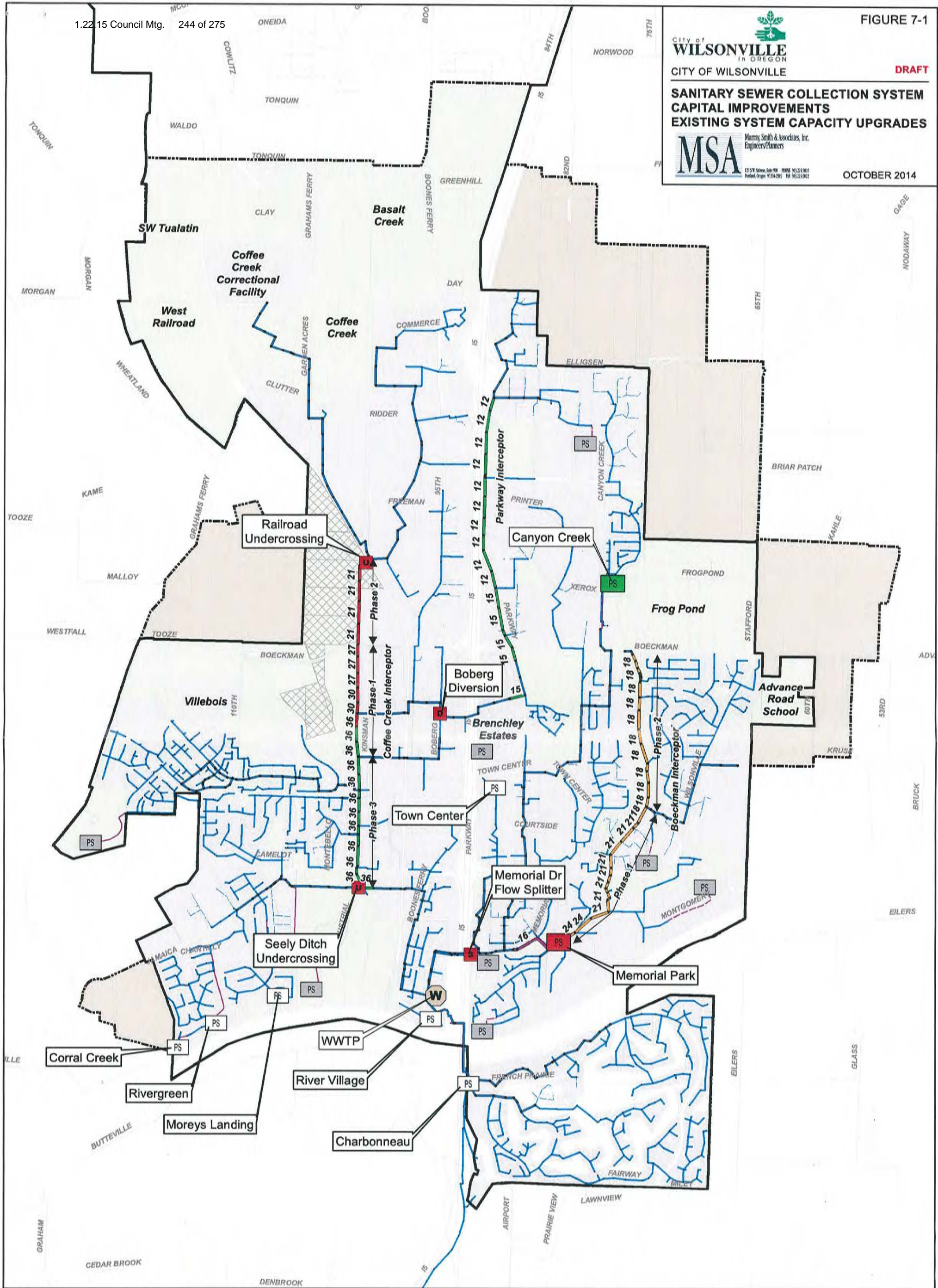
Note 11. Pump station improvement may require formation of a reimbursement district.

**SANITARY SEWER COLLECTION SYSTEM
CAPITAL IMPROVEMENTS
EXISTING SYSTEM CAPACITY UPGRADES**



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OCTOBER 2014



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|----------------------|--------------------|---------------------------|
| WWTP | Pipe Public | UGB |
| Public Pump Station | Pipe Private | Study Area |
| Private Pump Station | Force Main Public | Metro Open Space |
| Manhole | Force Main Private | Development (2014) |
| | | Developed UGB |
| | | Undeveloped UGB |
| | | Urban Reserve |

- Other Improvement**
- Flow Diversion
 - Flow Splitter
 - Undercrossing

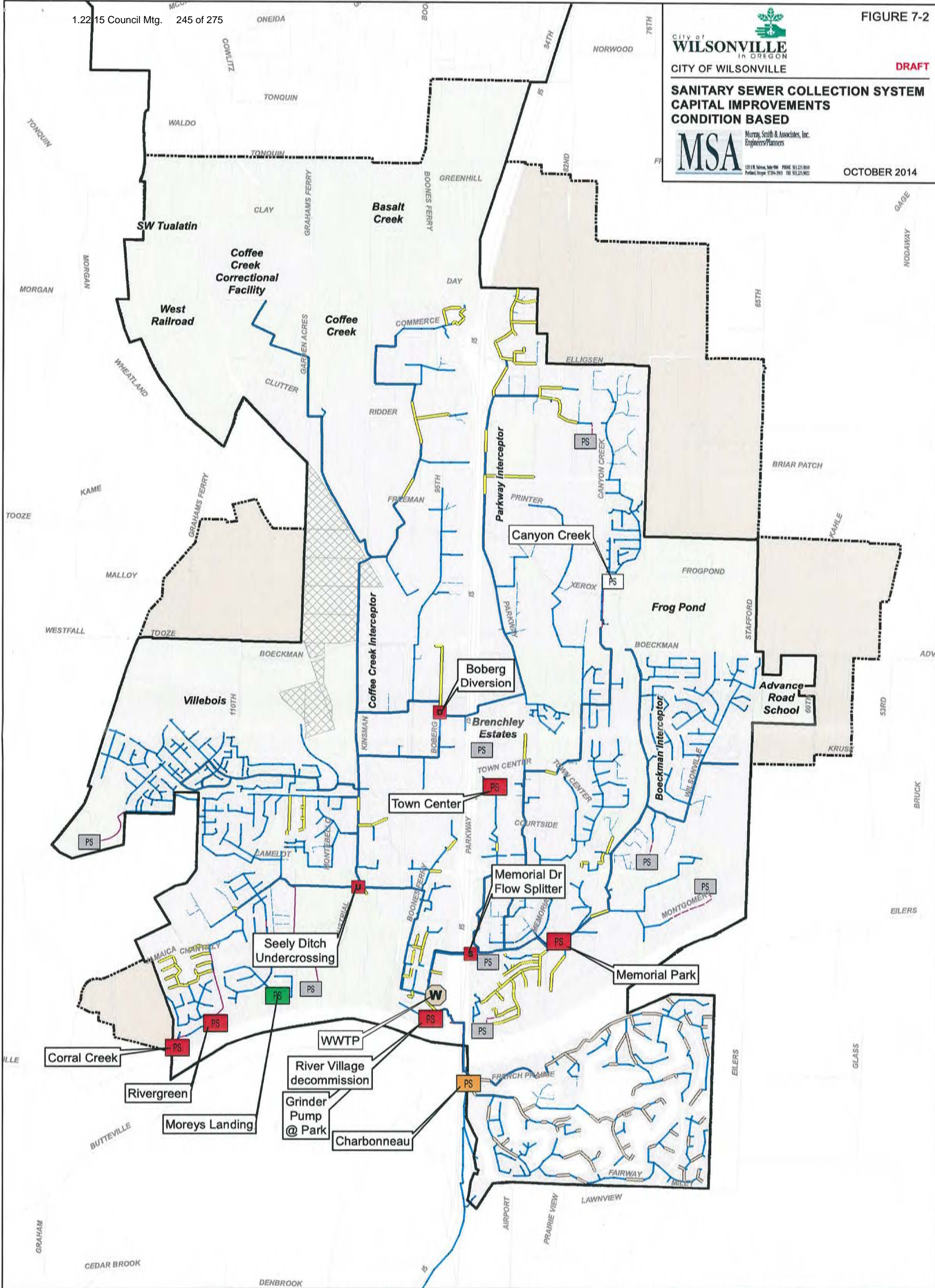
- Pump Station Improvement**
- UGB
 - URA

- Pipeline Improvement**
- UGB, Gravity
 - Advanced Road URA, Gravity
 - Advanced Road URA, Forcemain
 - URA, Gravity

0 2,500 5,000 Feet

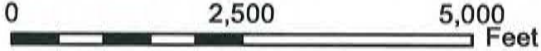


**SANITARY SEWER COLLECTION SYSTEM
CAPITAL IMPROVEMENTS
CONDITION BASED**



- | | | |
|----------------------|--------------------|---------------------------|
| WWTP | Pipe Public | UGB |
| Public Pump Station | Pipe Private | Study Area |
| Private Pump Station | Force Main Public | Metro Open Space |
| Manhole | Force Main Private | Development (2014) |
| | | Developed UGB |
| | | Undeveloped UGB |
| | | Urban Reserve |

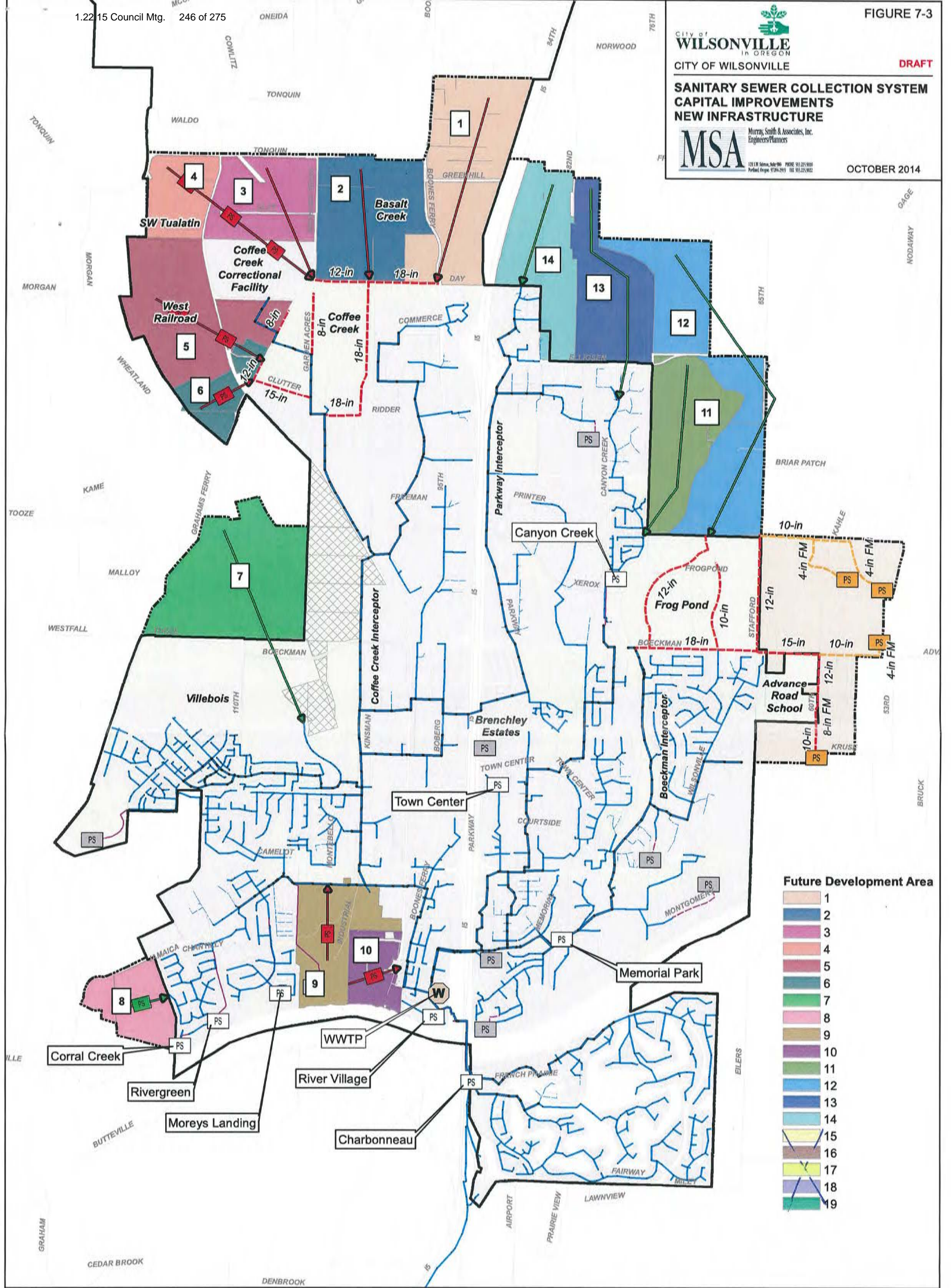
- | | |
|--------------------------------------|------------------------------|
| Other Improvement (0-5 Years) | Pipe Replacement (Concrete) |
| Flow Diversion | Charbonneau Pipe Replacement |
| Flow Splitter | |
| Undercrossing | |
| Pump Station Improvement | |
| 0-5 Years | |
| 6-10 Years | |
| 11-20 Years | |



**SANITARY SEWER COLLECTION SYSTEM
CAPITAL IMPROVEMENTS
NEW INFRASTRUCTURE**

MSA
Murray, Smith & Associates, Inc.
Engineers/Planners
1215 W. Sierra, Suite 100 Portland, Oregon 97204-2913 Phone: 503.221.9000 Fax: 503.221.9022

OCTOBER 2014



Future Development Area

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19

WWTP

Public Pump Station

Private Pump Station

Manhole

Pipe Public

Pipe Private

Force Main Public

Force Main Private

UGB

Study Area

Metro Open Space

Development (2014)

Developed UGB

Undeveloped UGB

Urban Reserve

New Infrastructure (No Concept Plan)

UGB, Gravity

UGB, Pump

URA, Gravity

URA, Pump

Planned Piping

UGB

Advanced Road URA

Pump Station Improvement

Advanced Road URA

025005000

Feet



City of Wilsonville

**PLANNING COMMISSION
WEDNESDAY, OCTOBER 8, 2014
6:00 PM**

VI. WORK SESSIONS

- A. Sanitary Sewer Collection System Master Plan (Kraushaar/Ward)



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: October 8, 2014	Subject: Wastewater Master Plan Staff Member: Mike Ward, P.E., Civil Engineer Department: Community Development
Action Required	Advisory Board/Commission Recommendation
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments:

Staff Recommendation: N/A
Recommended Language for Motion: N/A

PROJECT / ISSUE RELATES TO: <i>[Identify which goal(s), master plans(s) issue relates to.]</i>		
<input checked="" type="checkbox"/> Council Goals/Priorities #6 – Well Maintained Infrastructure	<input checked="" type="checkbox"/> Wastewater Master Plan	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COMMISSION:

Staff has been working on an update to the Wastewater Master Plan with the assistance of Murray Smith & Associates (MSA). Staff desires to engage the Planning Commission to review the results received to date and to provide feedback.

EXECUTIVE SUMMARY:

MSA has modeled wet weather flows throughout the city based on the storm that occurred in January of 2012 and the data associated to impacts on the City's sewer system as read by flow meters. They have compared this information to the flows experienced in dry weather to

determine the amount of infiltration that is experienced by the City. Using this model the capacity of the wastewater collection pipe system was modeled in future growth conditions to determine deficiencies. Staff and consultants will review this process in greater detail, along with the results, in the attached slides.

EXPECTED RESULTS:

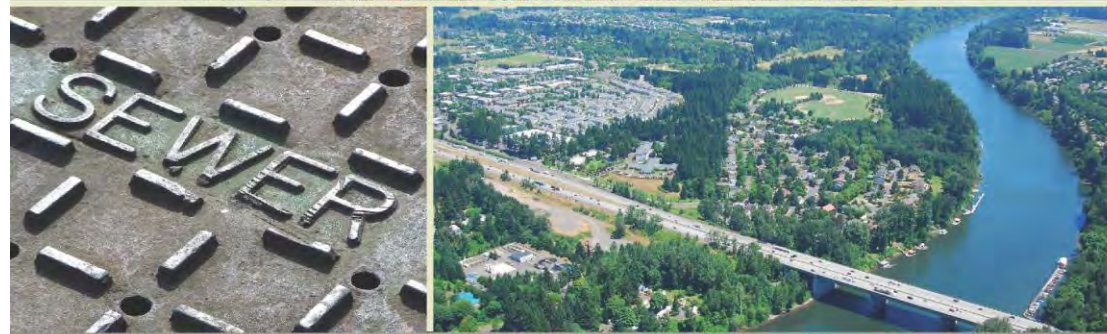
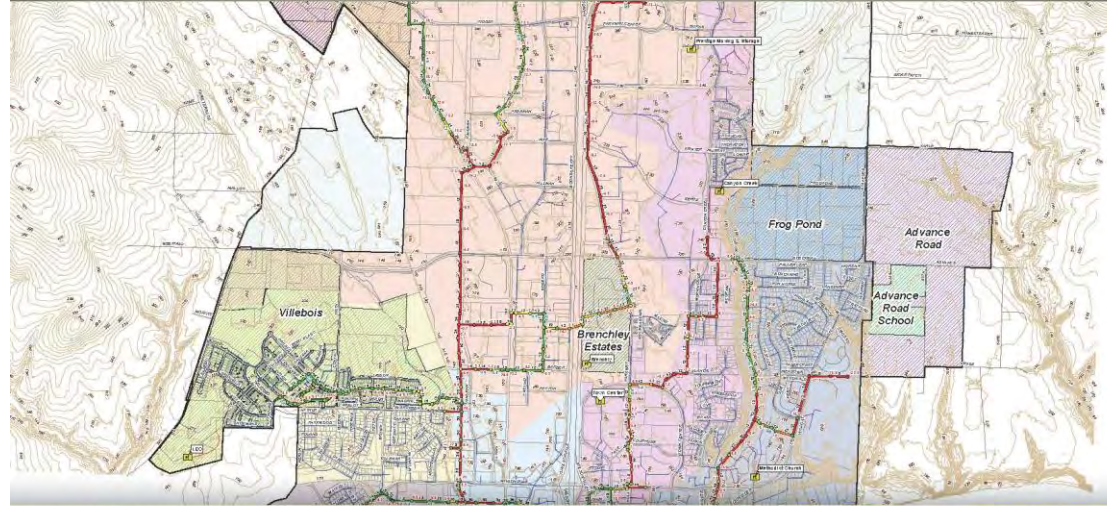
The Master Plan will establish priority of work to the sanitary system, both with new construction, increases to existing capacity and repair of existing pipe. It will also help us estimate the financial impact to the City.

TIMELINE:

Staff anticipates returning to the Planning Commission for their November 12th meeting, to present the report in a Public Hearing.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups):

The Master Plan will help the City to perform work to prepare areas for development as well as continue to provide safe and reliable sanitary sewer service to the community.



CITY OF WILSONVILLE
WASTEWATER COLLECTION SYSTEM
MASTER PLAN

October 2014

Planning Commission - October 8, 2014
Sanitary Sewer Collection System Master Plan
Page 3 of 19



WILSONVILLE
In OREGON

Presentation Outline

PREVIOUS

- System Loading
- Design Criteria
- Existing System Capacity
- Improvement Analysis

CURRENT

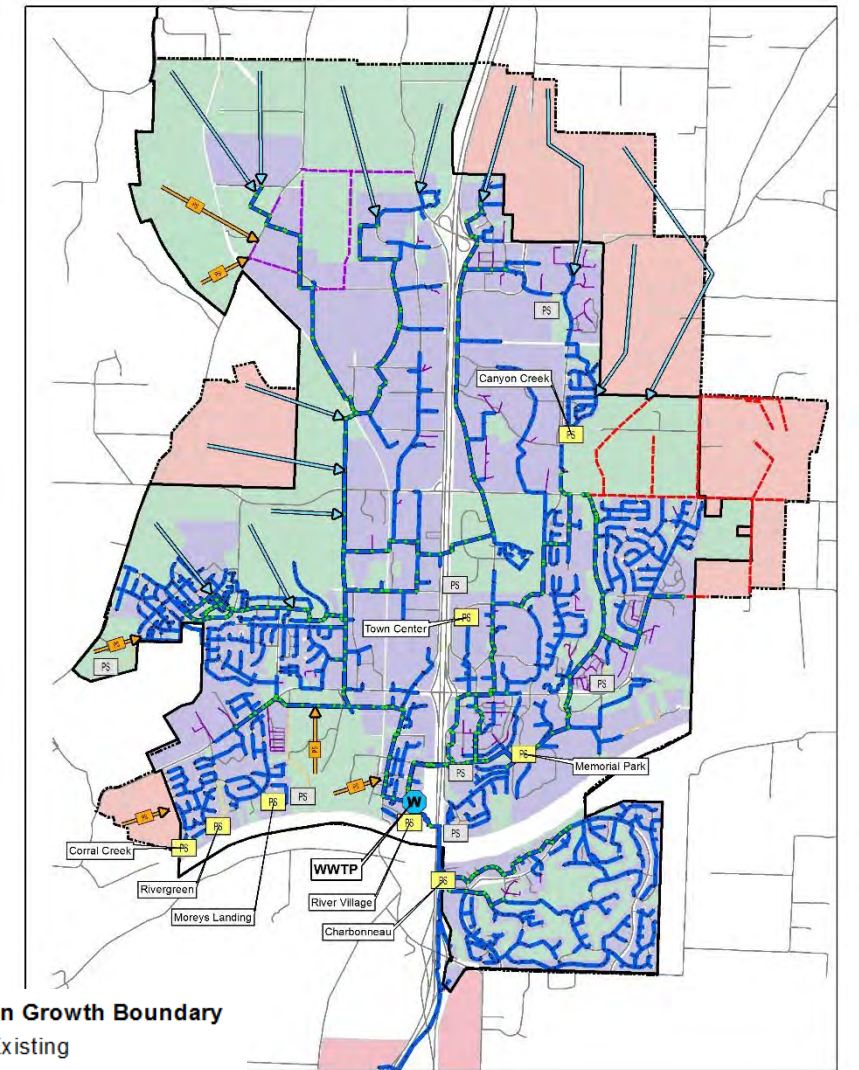
- Improvement Selection
- Costs
- Prioritization



System Loading

Land Use	Land Use Description	High Density		Medium Density		Low Density	
		Equivalent Dwelling Units per Acre	Unit Load (gpad)	Equivalent Dwelling Units per Acre	Unit Load (gpad)	Equivalent Dwelling Units per Acre	Unit Load (gpad)
Commercial							
CN	Neighborhood Commercial		1,000		750		500
PF	Public Facilities		1,000		750		500
Industrial							
IC	Campus/Industrial/Business Park		1,000		500		350
IH	Heavy Industrial		1,000		500		350
IL	Light Industrial		1,000		500		350
RI	Rural Industrial		1,000		500		350
Residential and Mixed-Use							
SFR1	Single Family 1 acre lot	1	166	1	166	1	166
SFR3	Single Family 10,000 sqft lot	3	498	3	498	3	498
SFR5	Single Family 7,000 sqft lot	5	831	5	831	5	831
SFR7	Single Family 5,000 sqft lot	7	1,163	7	1,163	7	1,163
SFR10	Single Family 3,500 sqft lot	10	1,662	10	1,662	10	1,662
MFR1	Multi-family Very Low Density	12.3	2,044	12.3	2,044	12.3	2,044
MFR2	Multi-family Low Density	17.8	2,958	17.8	2,958	17.8	2,958
MUR1	Mixed Use	11.2	1,861	11.2	1,861	11.2	1,861
Variable Density (Re-Zoning)							
EFU	Exclusive Farm or Forest Use	15	2,492	10	1,662	6	997
FUD	Future Urban Development	15	2,492	10	1,662	6	997
RRFU	Rural Residential	15	2,492	10	1,662	6	997

Note: Unit loads for land use classifications with equivalent dwellings units are calculated assuming 67 gpcd and 2.48 people per unit.



Urban Growth Boundary

- Existing
- Future

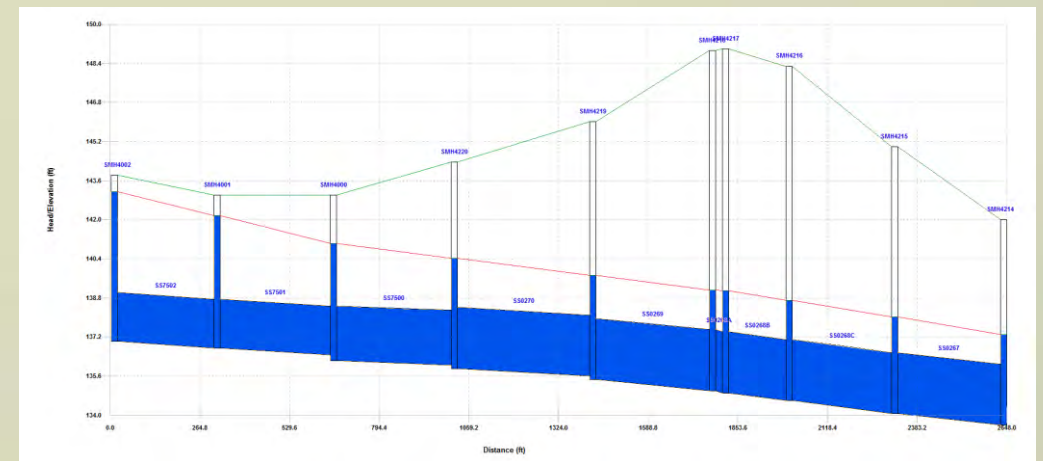
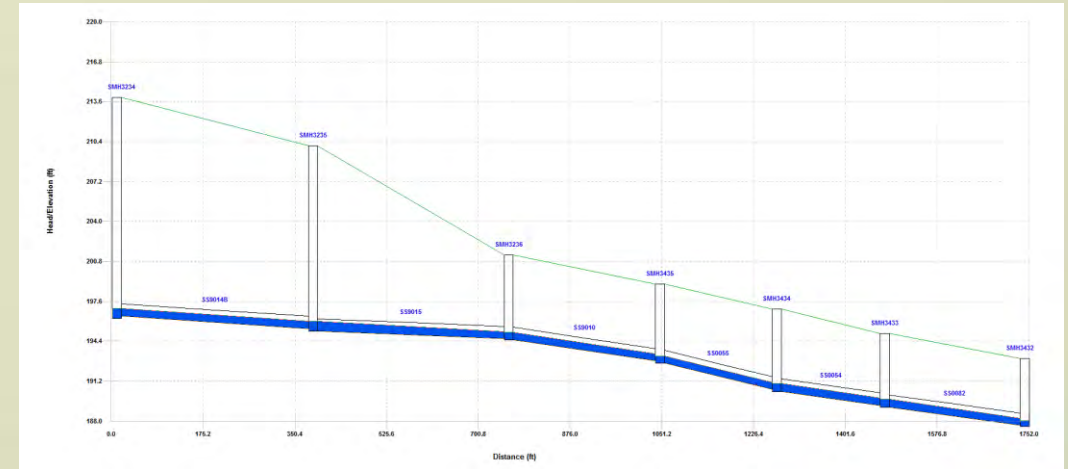
Urban Reserve

- Future



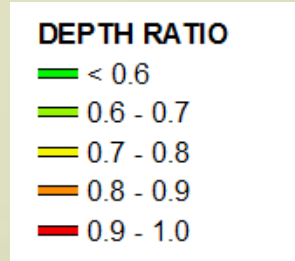
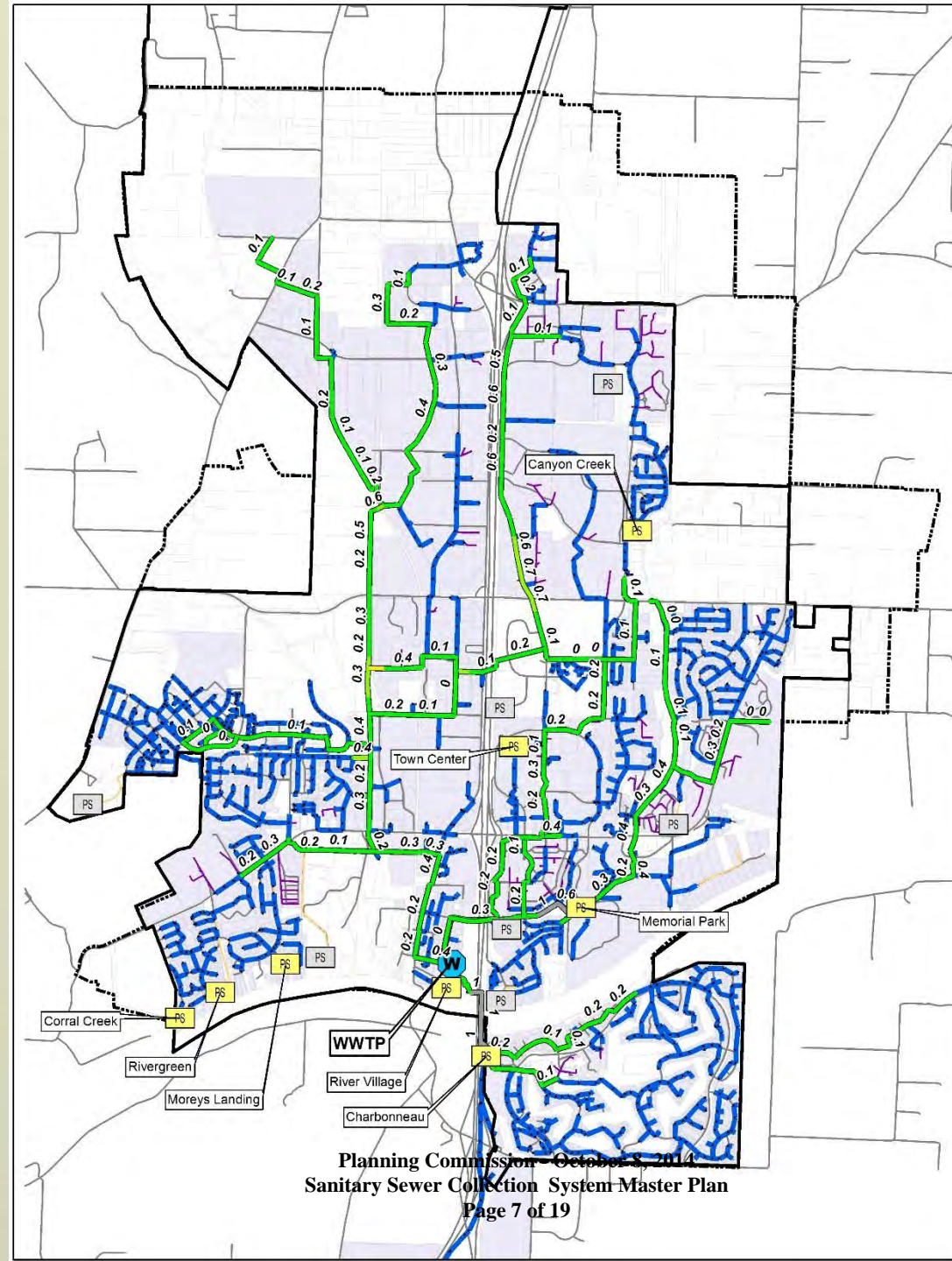
Design Criteria

Standard	Category	Criteria	Explanation
Primary	Maximum water depth to diameter ratio during dry weather conditions	0.8	When the depth to diameter ratio exceeds 0.9, the pipe begins to lose gravity capacity due to greater frictional loss associated with a larger wetted pipe perimeter.
	Minimum freeboard during design storm, (clearance from water surface to manhole rim)	Maximum water depth does not exceed crown of pipe	The City standard is conservative in that it does not allow surcharging during the design storm event.
	Pump Station firm capacity	Lift stations have capacity to pump at flows greater than or equal to peak hour flows with largest pump out of service	The firm capacity criteria protects against loss of service during equipment failure and allows for pump cycling for longer equipment life.
	Maximum force main velocity	8 ft/sec	The velocity criteria protects against excessive head loss and allows pumps to operate efficiently.
Secondary	Maximum gravity pipeline velocity	< 15 ft/sec or anchored appropriately for extreme slopes	The maximum velocity criteria protects pipelines from turbulent flow conditions and excessive air entrainment.
	Minimum cleansing/scouring velocity, gravity pipeline	2 ft/sec	Pipe diameters and minimum slopes should be selected to prevent solids deposition.
	Minimum cleansing/scouring velocity of force mains	3.5 ft/sec	Pipe diameters should be selected to prevent solids deposition.

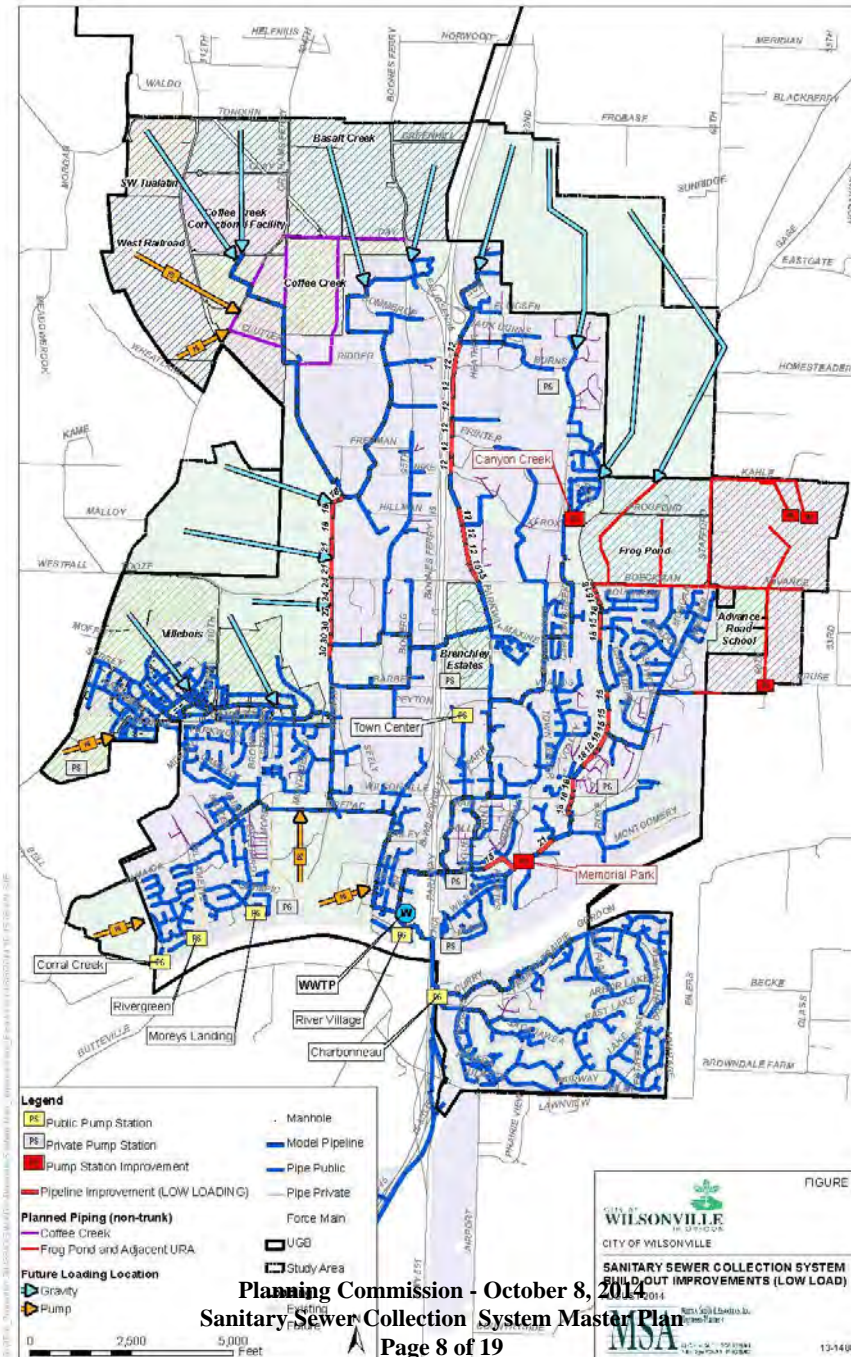


Existing System Capacity

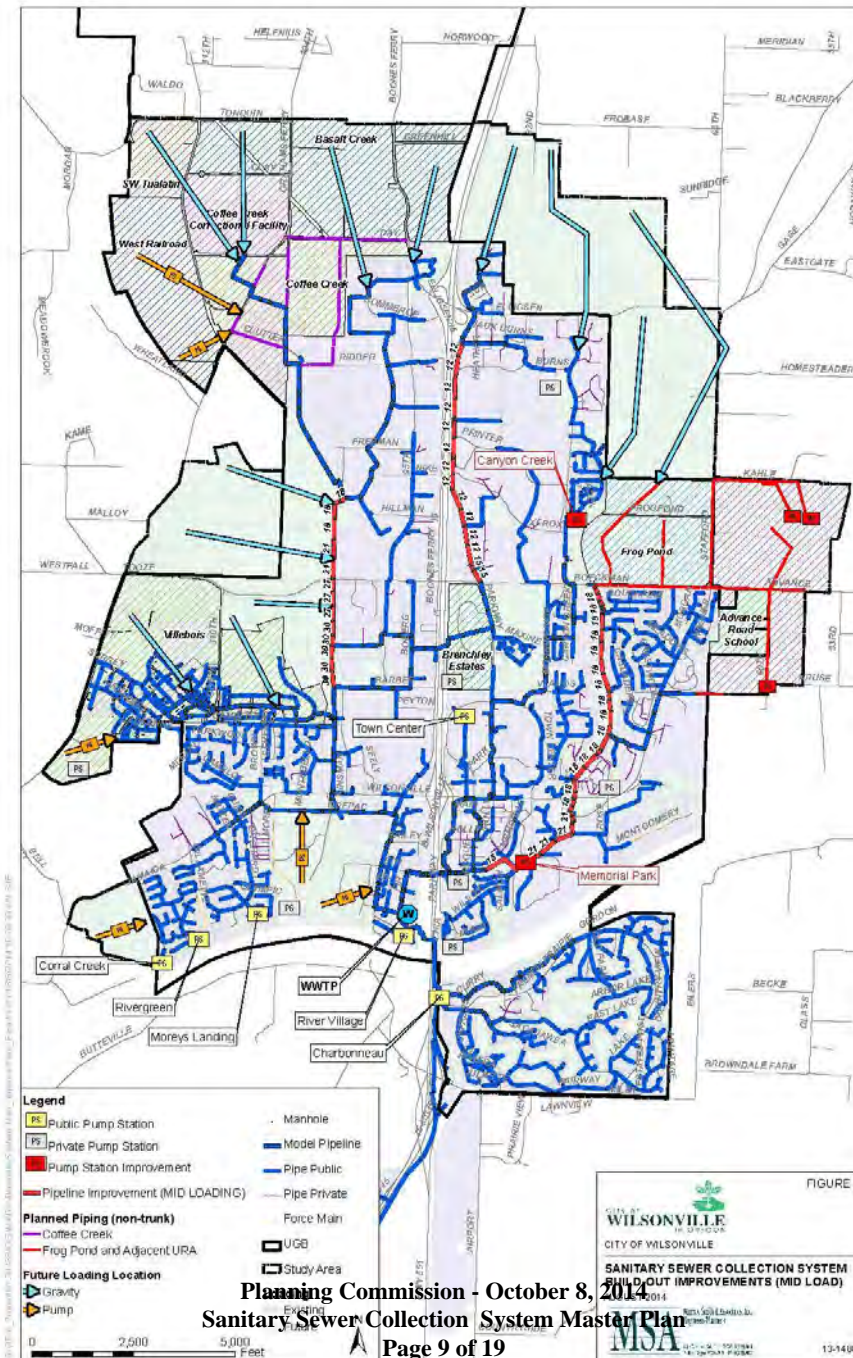
1.22.15 Council Mtg 254 of 275



Low Load Scenario

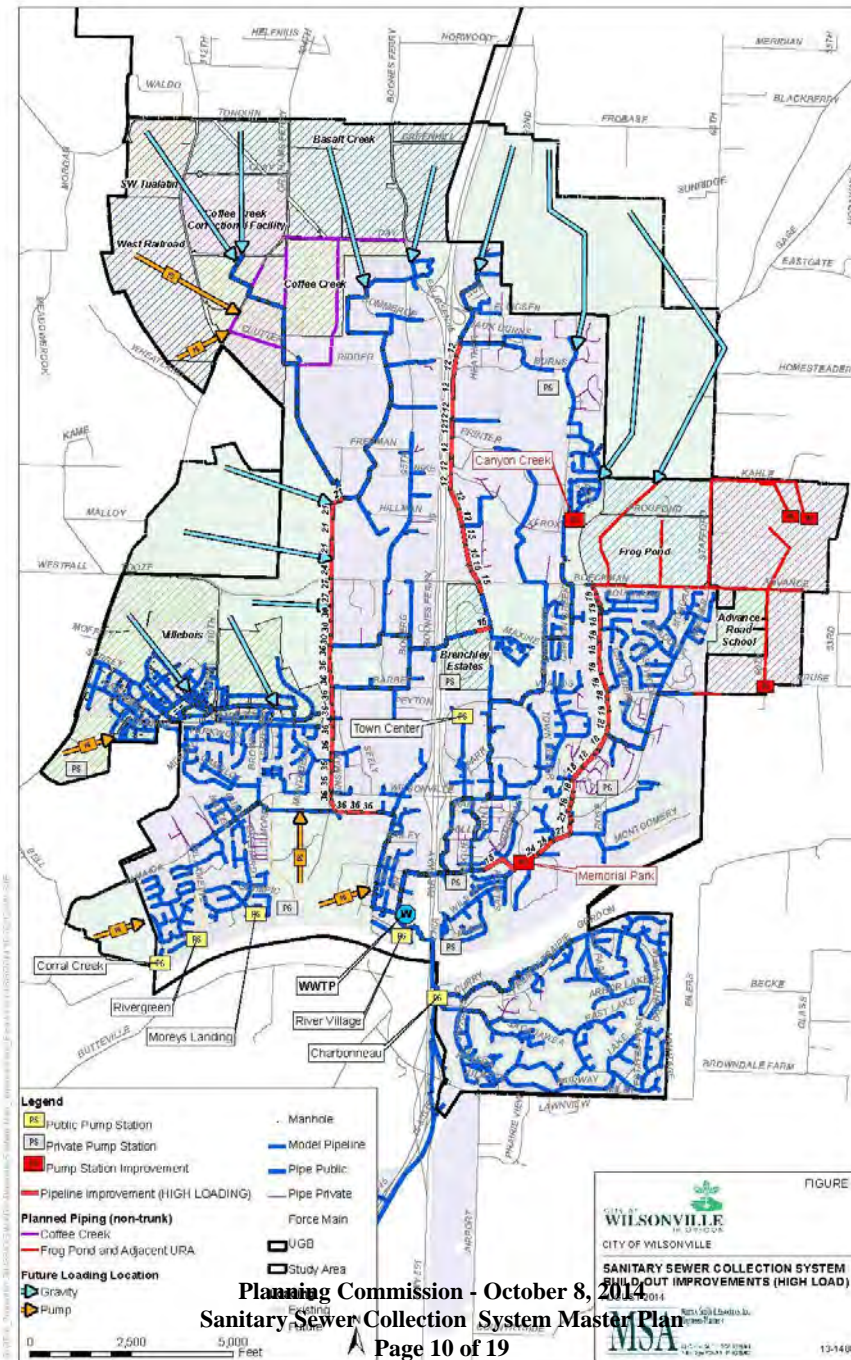


City of
Wilsonville
in Oregon



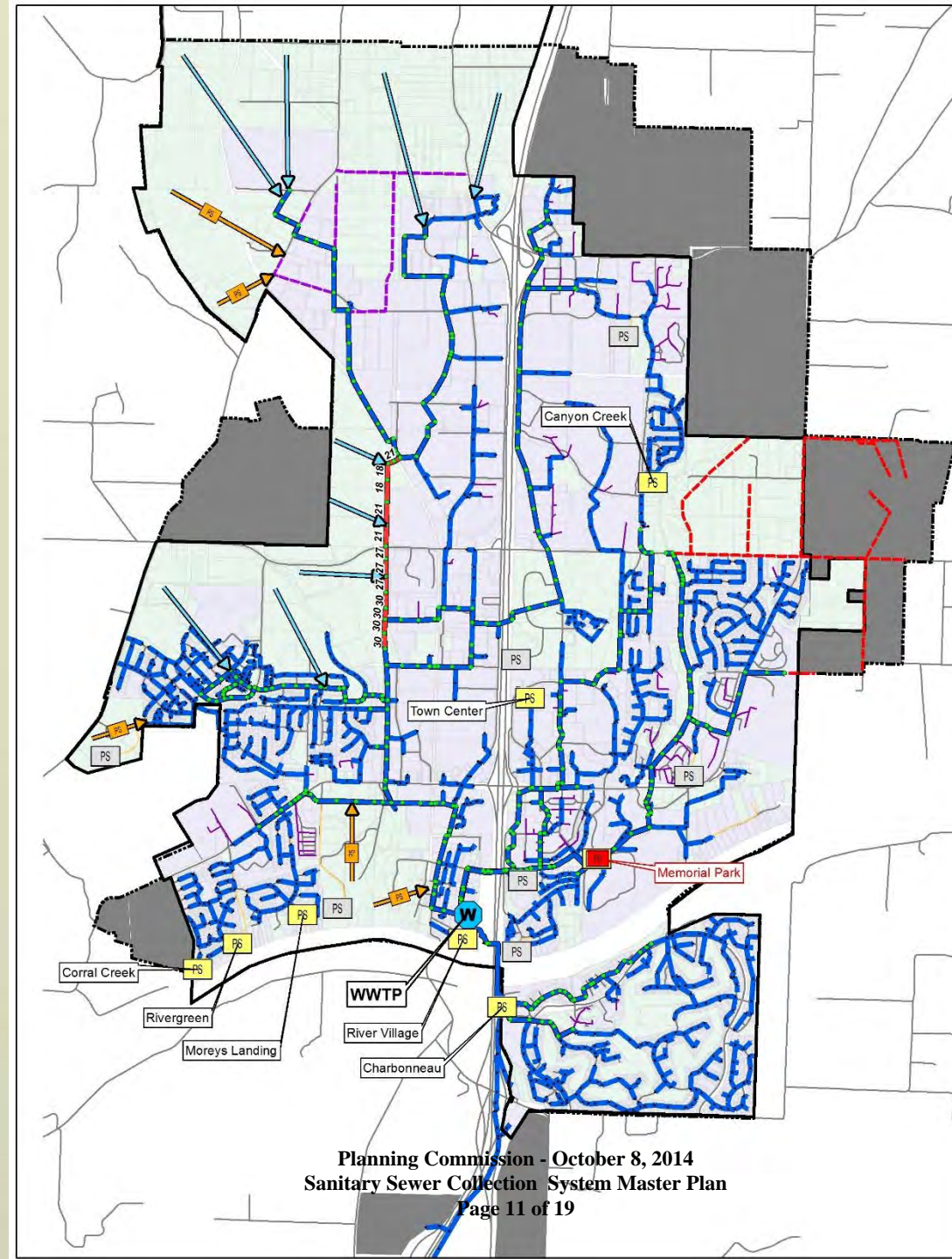
City of
Wilsonville
in Oregon

High Load Scenario



UGB & Planned Improvements (Build-out)

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Planning Commission - October 8, 2014
Sanitary Sewer Collection System Master Plan
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City of
Wilsonville
in Oregon

Project Type

- Existing System Capacity Upgrades
- Condition Based
- New Infrastructure for Future Development

Prioritization Category

DEVELOPMENT BASED

- UGB
- Advanced Road URA
- URA

CONDITION BASED

- 0-5 Years
- 5-10 Years
- 10-20 Years

OTHER INFORMATION

- Project Drivers
- Growth Percentage

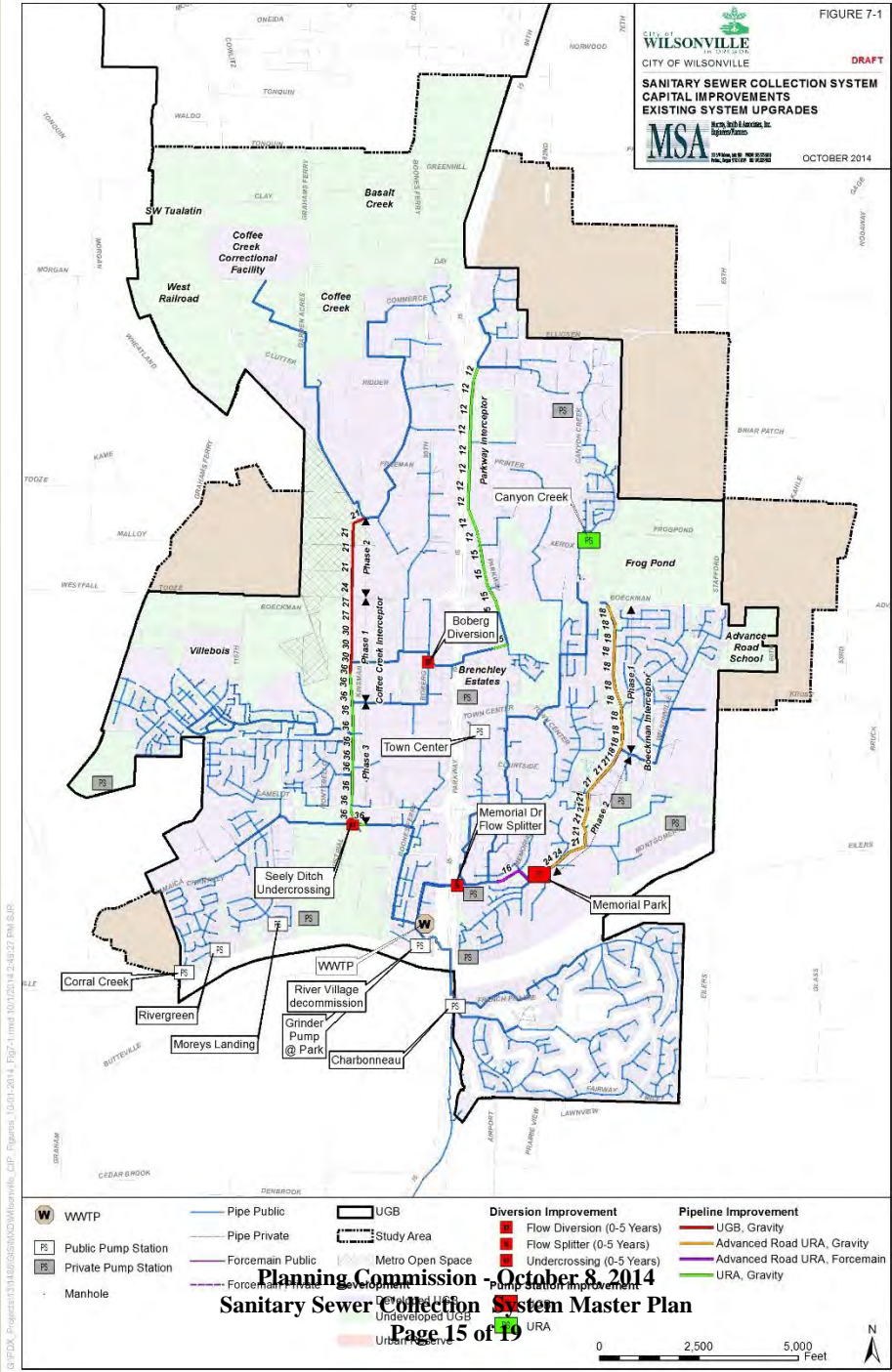
Existing System Capacity Upgrades

- Coffee Creek Interceptor Phases 1, 2, & 3
- Parkway Interceptor
- Boeckman Interceptor Phases 1 & 2
- Memorial Park Pump Station and Force Main
- Canyon Creek Pump Station
- Boberg Diversion Structure
- Memorial Drive Flow Splitter Structure



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CIP – Existing Upsizing for Future Development



City of
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in Oregon

Condition Based Improvements

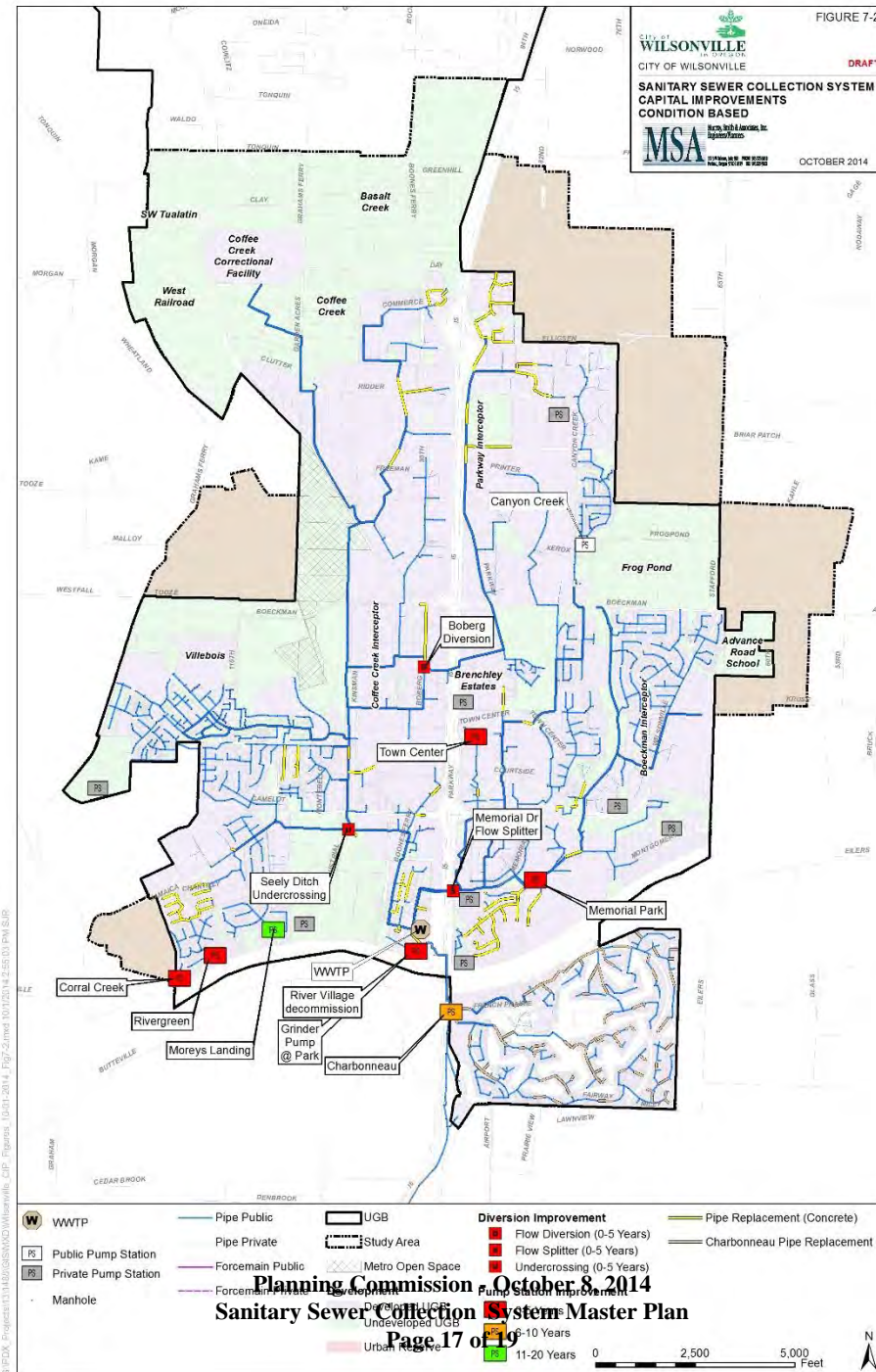
- Annual pipeline replacement program (concrete piping)
- Charbonneau District pipeline program
- Boberg Diversion structure
- Memorial Drive Flow Splitter structure
- Seely Ditch Undercrossing
- Memorial Park Pump Station
- Town Center Loop Pump Station
- River Village Pump Station - Decommission
- Corral Creek Pump Station
- River Green Pump Station
- Charbonneau Pump Station
- Morey's Landing Pump Station



CIP – Condition Based



G:\FDX_Projects\131420\GIS\MapDocs\Wilsonville_CIP_Figures_10-01-2014_Fig7-2.mxd 10/01/2014 2:55:01 PM SJB



City of
Wilsonville
in Oregon

New Infrastructure for Future Development

- Infrastructure identified in concept plans for Frog Pond, Advance Road School, and Coffee Creek within the existing UGB.
- Future development areas that do not currently have concept plans within the UGB.
- Infrastructure identified in concept plans for Advanced Road URA.
- Future development areas that do not currently have concept plans within the URA.

1.22.15 Council Mtg. 266 of 275



City of
Wilsonville
in Oregon

**Planning Commission
Wastewater Collection System Master Plan Update
Record Index**

August 13, 2014 Planning Commission Work Session:

- Meeting Minutes Excerpt
- PowerPoint shown at the August 13, 2014 PC Work Session
- A memorandum dated August 6, 2014, from Nancy Kraushaar, regarding: Sanitary Sewer Collection System Master Plan Update.

**PLANNING COMMISSION
WEDNESDAY, AUGUST 13, 2014
6:00 P.M.**

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

Approved
October 8, 2014

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Vice Chair McGuire called the meeting to order at 6:02 p.m. Those present:

Planning Commission: Marta McGuire, Eric Postma, Al Levit, Peter Hurley, Phyllis Millan, Jerry Greenfield, and City Councilor Susie Stevens. Ben Altman was absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, Katie Mangle, and Mike Ward

VI. WORK SESSIONS

B. Sanitary Sewer Master Plan (Kraushaar)

Nancy Kraushaar, Community Development Director, stated Staff has been working on an update to the Sanitary Sewer Master Plan for more than a year which included preliminary study work to better understand the different components of the system before doing the modeling and other steps needed to do the Master Plan update. The Master Plan had not been updated since 2001, and was especially needed given the proposed future growth in Frog Pond and potentially, the Advance Road and Basalt Creek areas.

- The recently upgraded and improved Wastewater Treatment Plan was not part of the update, only the unseen pipes, as well as the pump stations throughout the community required to pump sewage where gravity pull is unavailable. The existing conditions and capacity were reviewed to look for existing deficiencies and potential improvements. The project team also looked to see how well the current system and pump stations were operating, and then looked at future conditions to understand the future demands on the sanitary sewer collection system.
- Future considerations included the City's uncompleted concept plans, as well as some urban reserves outside the existing UGB that are upstream from the existing pipe system. Determining the impact those areas would have on the system in the future was important when making improvements to the system now so that pipes and facilities were sized correctly to accommodate future growth and prevent doing interim improvement projects that would need redone later.
- She introduced the consultant team, noting that because preparations were beginning for the final draft plan, Staff wanted to present the material for the Commission's comment and feedback.

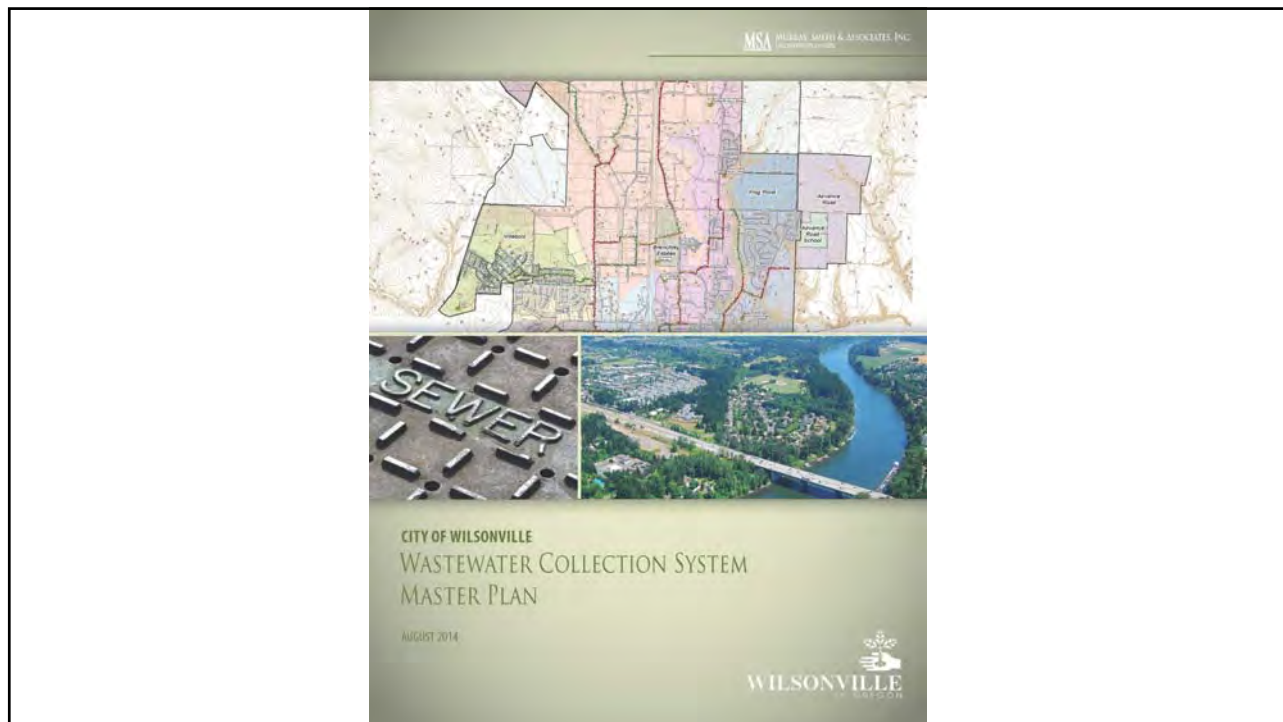
Chad Roundy, Murray, Smith & Associates, Inc. presented the Sanitary Sewer Master Plan via PowerPoint and responded with Staff to clarifying questions from the Commission.

- It was noted that the City's stormwater and sanitary sewer systems are separated. While Wilsonville has a higher water table than some places, the City's system was influenced less by wet weather and was in good condition compared to some adjacent utilities. The existing system had almost no existing capacity constraints, though certain condition issues do exist that would be highlighted at future meetings.

Comments and discussion regarding the Sanitary Sewer Master Plan were as follows:

- Wilsonville was fortunate that most of the proposed sanitary sewer improvements needed for expansion tied in with improvements existing roads that would have to be improved anyway as the concept areas expanded.
 - One good example was section of Parkway Ave that would be in need of repair by the time the area north of Elligsen came into the city/UGB, likely requiring the pipe to be upsized. In addition, as development occurs on vacant properties in the area, the City would have the future planning knowledge to make necessary half-street or sewer line improvements, for example.
- One sewer line improvement near Kinsman Rd was located where no road existed yet. Construction of the next section of Kinsman Rd was planned for 2017, and would include upsizing the pipe when the road work was done.
- A small, 4-inch sewer line ran south of Charbonneau and east side of the highway that was forced gravity most of the way and then fed into the pump station at Charbonneau.
- The City would not consider the areas of Basalt Creek that are part of Tualatin. Horizon Christian School was in the City of Tualatin but the area between Horizon Christian School and the freeway was not.
- Staff was cautiously looking at areas in Basalt Creek because no public discussions have occurred regarding how the infrastructure needs in the area would be served. Sanitary sewer decisions would be based on the system being gravity fed, which might make sense for Wilsonville to do, but the decision could be to use pump stations.
 - Having the information about densities in Basalt Creek would back up how the area might impact the City's sewer system improvements. As information becomes available, the background for the Master Plan could be referenced to help make decisions in the future.

Ms. Kraushaar reviewed next steps, noting the project team planned to return to the Planning Commission in October to present a more comprehensive view of the Master Plan. The Committee for Citizen Involvement would be asked to hold a public meeting in November so the City could ensure public involvement, and then the public hearing would hopefully be held in December.



Collection System Master Plan

- Compiles basic information describing the collection system
- Presents planning and analysis criteria for assessing system capacity
- Identifies existing and future system deficiencies
- Describes improvement recommendations
- Provides planning level cost information for budgeting of a Capital Improvement Program
- Informs City leaders, staff, developers, and public about the proposed improvements
- Facilitates logical planning decisions and utility coordination

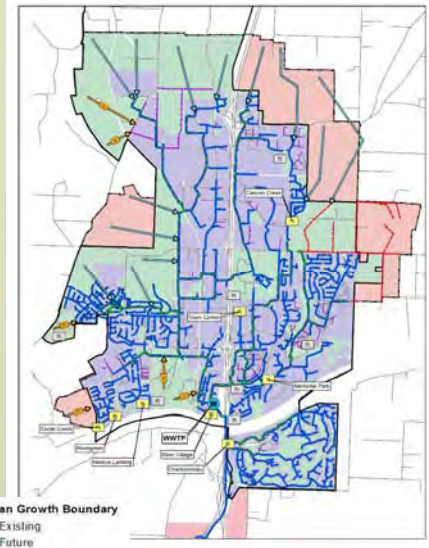


System Loading

Land Use	Land Use Description	High Density		Medium Density		Low Density	
		Equivalent Dwelling Units per Acre	Unit Load (gpad)	Equivalent Dwelling Units per Acre	Unit Load (gpad)	Equivalent Dwelling Units per Acre	Unit Load (gpad)
Commercial							
CN	Neighborhood Commercial		1,000		750		500
PF	Public Facilities		1,000		750		500
Industrial							
IC	Campus Industrial Business Park		1,000		500		350
II	Heavy Industrial		1,000		500		350
IL	Light Industrial		1,000		500		350
RI	Rural Industrial		1,000		500		350
Residential and Mixed-Use							
SFR1	Single Family 1 acre lot	1	166	1	166	1	166
SFR3	Single Family 10,000 sqft lot	3	498	3	498	3	498
SFR5	Single Family 7,000 sqft lot	5	831	5	831	5	831
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MUR1	Mixed Use	11.2	1,861	11.2	1,861	11.2	1,861
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FUD	Future Urban Development	15	2,492	10	1,667	6	997
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Note: Unit loads for land use classifications with equivalent dwellings units are calculated assuming 67 gpd and 2.48 people per unit

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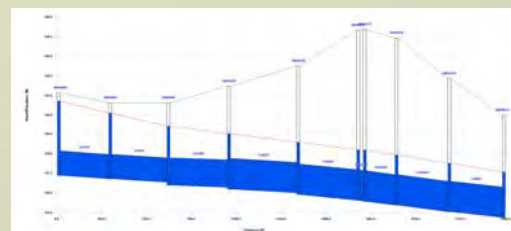
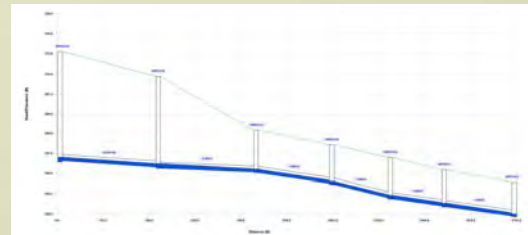
Urban Growth Boundary
Existing
Future
Urban Reserve
Future

City of
Wilsonville
in Oregon

MSA

Design Criteria

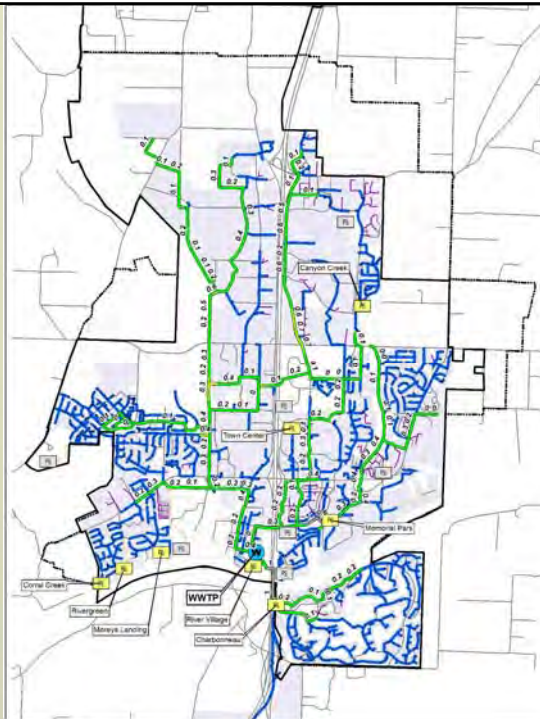
Standard	Category	Criteria	Explanation
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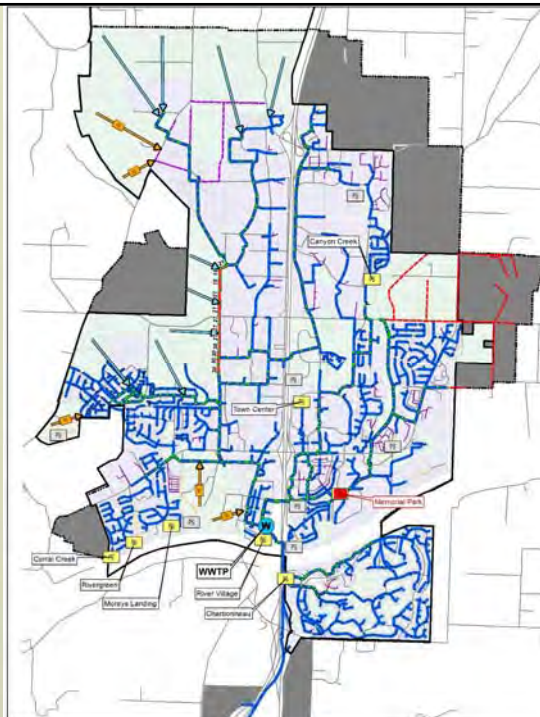
MSA

City of
Wilsonville
in Oregon

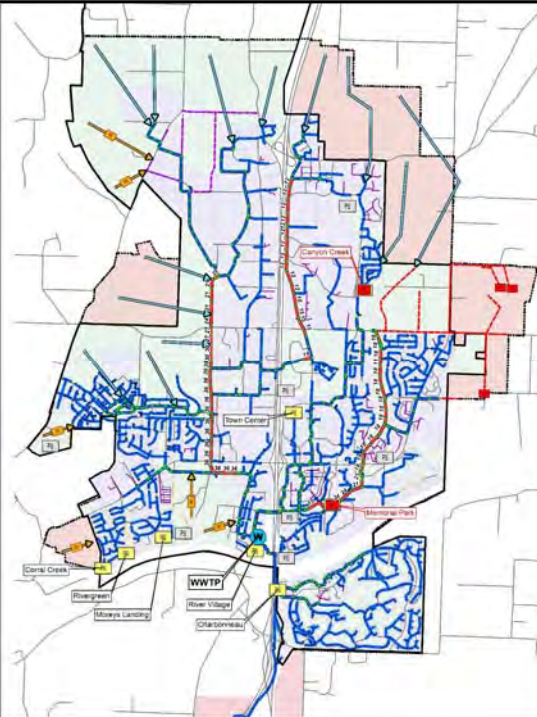
Existing System Capacity



UGB & Planned Improvements (Build-out)



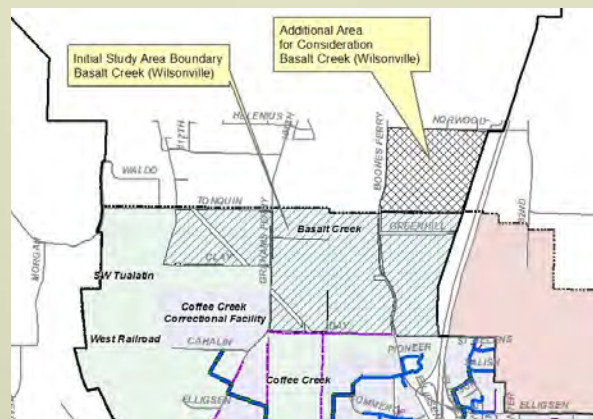
UGB Expansion into
Adjoining URA &
Planned Improvements



MSA

City of
Wilsonville
in Oregon

Basalt Creek



MSA

City of
Wilsonville
in Oregon



Community Development
29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone 503-682-4960
Fax 503-682-7025
TDD 503-682-0843
Web www.ci.wilsonville.or.us

To: Planning Commission
From: Mike Ward, PE, Civil Engineer
Nancy Kraushaar, PE, Community Development Director
Date: August 6, 2014
Subject: Sanitary Sewer Collection System Master Plan Update

At the August 13, 2014 Planning Commission meeting, the project team for the Sanitary Sewer Collection System Master Plan Update will present a brief summary of work performed to date and information regarding upcoming public involvement and the proposed adoption schedule.

The following outline summarizes the work plan that has been underway for the Sanitary Sewer Master Plan Update project.

Task 1 – Project Management

Task 2 – Data Collection and Review

- a. Information compilation and review
- b. Current Plan evaluations and general planning criteria review

Task 3 – Planning and System Analysis Criteria

- a. Population and land use
- b. Planning criteria, population projections and regulatory requirements
- c. Hydraulic criteria

Task 4 – Existing Sewer Collection System Description and Evaluation

- a. Technical description and evaluation of facilities
- b. System inventory and existing system conditions
- c. Conceptual analysis of unserved areas
- d. Collection system map
- e. Review basin delineation

Task 5 – Wastewater Characterization and Forecasting

- a. Wastewater evaluations
- b. Flow forecasts
- c. Flow monitoring analysis

Task 6 – Infiltration and Inflow Evaluation

- a. Develop plan for additional flow monitoring
- b. I&I review flow measurements
- c. I&I summary
- d. I&I reduction plan

Task 7 – System Analysis

- a. Wastewater system model development
- b. Model calibration

- c. Hydraulic grade line analysis

Task 8 – Develop Wastewater Alternatives

- a. Develop preliminary alternatives
- b. Wastewater alternatives analysis workshop
- c. Environmental review of alternatives
- d. Evaluation of sewage collection and conveyance alternatives

Task 9 – Evaluate Alternatives

- a. Operational alternatives
- b. Infrastructure alternatives

Task 10 – Selection of Preferred Alternatives

Task 11 – Capital Improvements Plan and Implementation Program

- a. Capital Improvement Plan (CIP)
- b. Improvement prioritization and CIP coordination

Task 12 – Report Preparation

Task 13 – Final Plan Review and Adoption

- a. Final review process
- b. Planning Commission review, community meeting, Planning Commission public hearing
- c. Prepare final recommended system plan and conduct City Council public hearing
- d. Submit final adopted plan

Task 14 – Coordinate with Rate Consultant

- a. Develop rate scenarios with rate consultant
- b. Review System Development Charge relative to adopted CIP
- c. City Council meetings

It is necessary to update the City of Wilsonville Wastewater Collection System Master Plan which was adopted in 2001. The update project completes a comprehensive review of the existing wastewater system conditions and identifies deficiencies and needed improvements. The City's sanitary sewer trunk pipe network and pump stations are evaluated for capacity and operating conditions. In addition, the system is evaluated for future conditions to prepare for build out within the current urban growth boundary (UGB). Further, the plan reviews potential system needs for future UGB expansion areas adjacent to the City of Wilsonville.

The resulting Sanitary Sewer Collection System Master Plan (Plan) will provide a clear understanding of system needs and a 20-year list of prioritized capital improvement projects that will be used to efficiently program for well-maintained infrastructure with long-term capacity to serve the City over time.

**PLANNING COMMISSION
WEDNESDAY, DECEMBER 10, 2014
6:00 P.M.**

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

Approved
January 14, 2015

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Altman called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Ben Altman, Eric Postma, Peter Hurley, Al Levit, Jerry Greenfield, and City Councilor Susie Stevens. Marta McGuire and Phyllis Millan were absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, Daniel Pauly, Mike Ward

VII. PUBLIC HEARING

A. Waste Water Collection System Master Plan Update (Kraushaar/Ward)

The Waste Water Collection System Master Plan is a City-wide plan that guides waste water collection policies and project schedule.

Planning Commission decisions are in the form of a recommendation to City Council.

The public hearing was opened at 6:20 pm. Chair Altman read the conduct of hearing format into the record and called for the Staff report.

Chris Neamtzu, Planning Director, noted the applicable approval criteria, which respond to statewide planning goals, Oregon Revised Statutes, and Comprehensive Plan citations, were included in the Staff Report. He introduced the project team, noting Associate Planner Daniel Pauly and Civil Engineer Mike Ward, the Project Manager, had prepared the findings. He noted there had been a bit of a challenge obtaining citizen input on the project, and he hoped the citizens in attendance would share some of their thoughts about the plan.

- While the Commission had seen the presentation before, it was being presented again because it was important to get all of the information on the record. For anyone who might be new and watching from home, or for those who had not yet heard the presentation and were not familiar with the topic, the project team would go through the slides one more time. He appreciated the Commission's patience and indulgence.

Mike Ward, City Civil Engineer, introduced Michael Carr and Shad Roundy, consultants with Murray, Smith & Associates, who would brief the Commission on the work that had been done.

Shad Roundy, Murray, Smith & Associates, presented the Waste Water Collection System Master Plan via PowerPoint with these key additional comments:

- He described the purposes for the Master Plan, which included identifying potential deficiencies in the system, based on existing and future conditions, as well as identifying system improvements and their costs, so the City could budget making those improvements over a 20-year period.
 - The Master Plan itself was also a tool to inform the public, City leaders, Staff, and customers about the City's plans for the collection system and facilitated a logical decision process in implementing each of the improvements.

- The Study Area included areas within the existing urban growth boundary (UGB) that would develop as well as a potential expansion of the UGB to some urban reserves identified by Metro.
- The existing collection system included all of the piping and pump stations that convey wastewater to the treatment plant, but not the treatment facility itself. The map on Slide 4 showed the various basins where the flow was collected; the major piping system, called interceptors or trunk lines; some smaller piping; and the pump stations, which collect flow from a low elevation and convey it to a higher elevation.
- Various components of flow that impacted the collection system were defined as follows:
 - Dry Weather Flow (DWF): A base flow of wastewater collected from residents as well as commercial and industrial businesses.
 - Groundwater Infiltration (GWI): As the groundwater table rose, groundwater could infiltrate into the piping and contribute to the flow in the pipe.
 - Wet Weather Flow (WWF): Although the collection system was not intended to take in a lot of rainwater, it would receive some contribution from rainfall because of cracks and defects in the piping, so some contribution from a precipitation event had to be accounted for.
- A number of things were done to determine flow in the existing system and plan for the future system including flow monitoring which looked at existing contributions from customers as well as what occurred during a rain event. To determine future flows, a range of planning densities and land uses within the areas that had not developed were used to produce three scenarios that considered varied densities and the difference in the potential improvements required for the range of future growth density.
 - The table on Slide 6 described the range of the existing densities and the future flows based on different land use classifications.
- Capacity and condition evaluation criteria used to determine what deficiencies exist (Slide 7).
 - A capacity deficiency occurs when the flow exceeds the capacity of the pipeline and a surcharge condition is created where the water rises up in the manholes and a risk of overflow exists.
 - The top left profile showed a pipe with adequate capacity, where all of the water was contained within the pipe itself. The lower profile showed a pipe that did not have enough capacity, so as one went further upstream in the pipe, sewage could be seen in the manhole and rising close to the surface elevation with a potential for overflow. The City wanted to avoid such conditions and ensure the pipe was sized large enough to convey all of the flow within the pipe itself.
 - Two generic examples illustrating the condition evaluation were displayed on the right side of Slide 7. The top example showed cracks in the pipe itself, which meant water inflow was coming in, either from groundwater or rainwater. The bottom pipe showed root intrusion, as oftentimes roots come through the pipe and effectively block the flow causing potential upstream problems and overflows.
- Identifying the Existing System Capacity involved evaluating the depth of water in the pipeline and the legend on Slide 8 indicated that anything in green was less than 60 percent full. Under existing conditions, the collection system looked very good with no capacity issues to serve existing customers.
- Identifying Future System Capacity included growth within the UGB and the potential for UGB growth expansion. With that additional sanitary flow from future customers, the pipelines shown in red (Slide 9) would begin flowing full or exceeding their capacity and, therefore, some form of improvements would be needed. A few pump stations, also highlighted in red, would also require improvement.
- Improvement Types. Existing system upgrades and condition based improvements were considered for enlarging or replacing existing pipelines to serve more people. New infrastructure was also considered for areas not currently served, as new pipes or pump stations would be required to serve those areas.
- Prioritization Category. The improvements were prioritized by considering what was driving the improvement such as growth, condition, growth within the UGB, or expansion of the UGB. Based on those drivers, some priorities and timing, occurring in five-year increments, for the various improvements were developed.
- CIP Existing Upgrades UGB Only. Slide 12 showed the improvements required to serve growth within the UGB. The improvements were primarily located along the Coffee Creek interceptor and would serve development in the northern part of the city. The Memorial Park pump station was another key improvement that would be required for additional development in the Frog Pond area and infill growth on the east side.

- These improvements were funded by a combination of system development charges (SDCs), so developers were paying to develop and contributing to the system, as well as rates based on existing customer flows for the pipe segments.
- When considering expansion of the UGB, more substantial improvements would be needed. Improvements shown in red on Slide 13 would be a higher priority because they were meant to serve future customers in the UGB versus those shown in green, which were meant to serve future customers in expansion areas. Those additional improvements were located along the Parkway Interceptor, which would serve areas to the north, and the Boeckman Interceptor, which would serve areas in the northeast, as well as the Advance Rd urban reserve, in addition to customers in Frog Pond. A few additional improvements would be made to pump stations, including the Canyon Creek Pump Station.
- CIP – Condition Based. The City had two programs for condition based improvements, which were identified through closed-circuit television, where a television camera was sent into a pipeline to actually inspect for defects. The Charbonneau area had already been analyzed by the City and had been included in the Capital Improvement Program and Master Plan. This improvement program included various projects slated over a 20-year period.
 - The other program, covering the rest of the city, was for repair and replacement, primarily of concrete piping where condition issues had been identified through the TV inspection.
 - Condition based improvements would be funded through rates.
 - When pump stations exceed their useful life, they need to be replaced and so they were also lumped into the condition based improvements.
- CIP – New Infrastructure for Future Development. A number of new basins were identified and while some of the areas already had concept plans, such as Frog Pond, others did not. Specific improvements from those concept plans were highlighted, as well as placeholder improvements in areas that had not yet been planned. These new infrastructure improvements were developer funded, either through direct contributions or SDCs.
- The cost summary consisted of the various components, such as existing system upgrades, condition based improvements and new infrastructure.
 - Growth within the UGB, which was partially funded by SDCs and partially funded by rates, cost approximately \$10 million over the 20-year horizon. Costs outside of the UGB would be another \$19 million over that period.
 - The condition based improvements cost \$15.7 million over the 20-year period.
 - The Master Plan broke all the costs out a little more specifically by timeframes: zero to five years, five to ten, and then, ten to 20 years, which was also depicted in the final slide.

Commissioner Levit:

- Noted the maps for both the Waste Water Collection System Master Plan and Basalt Creek were included in the meeting packet, but it did not appear that the Master Plan included all of Basalt Creek.
 - Mr. Ward confirmed it did not, and explained the Master Plan predominantly covered the same amount of area covered in the Water Master Plan as well as a bit more on the east side along I-5, where gravity flowed in Wilsonville's direction as a conservative approach. The City knew Tualatin would want some of that land, but regardless of what happened, Staff wanted to be confident that the City could service an appropriate area, so that was what they considered, more or less. He added it was an average, and the City would want to refine the model as soon as Basalt Creek had defined areas.
- Asked if the numbers on Slide 15 indicated a rough guess of when they would be developed sequentially.
 - Mr. Roundy replied not necessarily. Other than Frog Pond and Coffee Creek, he was not sure a complete understanding existed of when the areas would develop.
 - Mr. Ward agreed, adding they were included more for readability.
- Commended the consultants on a great report.
 - Mr. Ward agreed, adding the report was very readable, followed one step to the next logically, and made it very easy to understand what was needed and how they got there.

Chair Altman called for public testimony on the Waste Water Collection System Master Plan. Seeing none, he closed the public hearing at 6:42 pm and called for Commissioner comments. There were none.

Jerry Greenfield moved to adopt Resolution LP14-0002 recommending that the City Council adopt an Update to the Waste Water Collection System Master Plan. Peter Hurley seconded the motion, which passed unanimously.

CITY COUNCIL MEETING STAFF REPORT

Meeting Date: February 2, 2015	Subject: Ordinance No. 767 An Ordinance of the City of Wilsonville Amending Section 3.410 of the Wilsonville City Code Staff Member: Michael Kohlhoff, City Attorney Christopher Griffith, Legal Intern Department: Legal
Action Required	Advisory Board/Commission Recommendation
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable Comments: This amendment will allow the City to provide additional flexibility to ensure that users of City rights of way pay their fair share.
Staff Recommendation: Staff recommends Council adopt Ordinance No. 767.	
Recommended Language for Motion: I move to approve Ordinance No. 767	
PROJECT / ISSUE RELATES TO: <i>[Identify which goal(s), master plans(s) issue relates to.]</i>	
<input type="checkbox"/> Council Goals/Priorities	<input type="checkbox"/> Adopted Master Plan(s)
<input checked="" type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Should the City Council amend the Wilsonville City Code to clarify the City's authority to vary franchise agreements according to the impacts of various users?

EXECUTIVE SUMMARY:

While the current version of the Code allows for imposition of different franchise terms to the extent allowed by law, the amendment seeks to prevent challenges to varying terms by codifying

a common reason for varied terms. The City is increasingly encountering potential franchisees that vary widely in their impacts on City infrastructure, their goals in Wilsonville, and their relationship with the City. The proposed amendment will allow the City to better account for those differences when negotiating and implementing franchise agreements.

EXPECTED RESULTS:

The amendment would explicitly allow the City of Wilsonville to vary the terms of franchise agreements according to the differing users' impacts on City infrastructure and any other reason allowed by law.

TIMELINE:

N/A

CURRENT YEAR BUDGET IMPACTS: N/A

FINANCIAL REVIEW / COMMENTS:

Reviewed by: ___SCole___ Date: ___1/26/15___

LEGAL REVIEW / COMMENT:

Reviewed by: MEK Date: 1/26/15
Author of report.

COMMUNITY INVOLVEMENT PROCESS: N/A

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups):

ALTERNATIVES:

Leave Ordinance as it is.

CITY MANAGER COMMENT:

ATTACHMENTS

A. Ordinance No. 767

ORDINANCE NO. 767

AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING SECTION 3.410 OF THE WILSONVILLE CITY CODE

WHEREAS, the City of Wilsonville seeks to clarify its authority to regulate the use of City owned rights of way; and

WHEREAS, the City retains authority to administer the rights of way in the manner allowed by state and federal law; and

WHEREAS, the City recognizes that users affect rights of way to varying degrees and do not uniformly impact City infrastructure;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

1. Section 3.410 Franchise Required is amended and replaced to read as follow:

“Section 3.410 Franchise Required

“(1) Unless exempted by state or federal law, User shall enter into a non-exclusive Franchise agreement with the City for cable services and other services as specifically set forth in City Code. To the extent allowed by law, the requirements of this chapter may be varied or waived by the provisions of a franchise agreement to account for the different impact of various user’s facilities on the City’s rights of way; provided, however, that no such franchise or similar authorization shall contain material terms which are substantially more favorable or less burdensome than the material terms and conditions of other franchise agreement users with the same impacts.

“(2) To the extent that this Ordinance is not in conflict with, and can be implemented with, User’s existing Franchise agreements, this Ordinance shall apply to all such Franchise agreements for use of the public rights of way or public easements.

“(3) Severability. In the event any provisions of this Ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.”

2. The City Recorder is directed to amend Wilsonville Code Chapter 3, as approved above, and to make such format, style, and conforming changes to match the format and style of the Right-of-Way and Public Easement Management section of the Wilsonville Code.
3. Except as set forth above, Chapter 3 of the Wilsonville City Code remains in full force and effect, as written.

SUBMITTED to the Wilsonville City Council and read for the first time at a meeting thereof on the 2nd day of February, 2015, and scheduled for second reading on February 19, 2015, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the ____ day of _____, 2015, by the following votes: Yes: ____ No: ____

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this ____ day of _____, 2015.

TIM KNAPP, MAYOR

SUMMARY OF VOTES:

Mayor Knapp
Council President Starr
Councilor Fitzgerald
Councilor Stevens
Councilor Lehan

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**City Council Activities
October through December 2014**

Permit Number	Permit Description	Applicant/Staff	Meeting Date(s) / Actions
Work Session	BASALT CREEK CONCEPT PLAN UPDATE	Neamtzu	Dec 1
Work Session	JOINT WORK SESSION WITH CITY OF TUALATIN CITY COUNCIL: BASALT CREEK CONCEPT PLAN	Neamtzu	Dec 2
Work Session	FROG POND AREA PLAN UPDATE	Neamtzu	Oct 6 Dec 15
Ordinance No. 761	DEVELOPMENT CODE SECTION 4.022 APPEAL AND CALL-UP PROCEDURES	Neamtzu	City Council Hearings: Nov 17 Dec 1 Ord. No 761 Adopted
Ordinance No. 763	CITY OF WILSONVILLE Class 3 Annexation: Quasijudicial Review Annexation for Tooze Road and Grahams Ferry Properties 11650 SW TOOZE RD	CITY OF WILSONVILLE Pauly	Council Work Session: Dec 1 City Council Hearing Dec. 1 Jan 5 Ord No. 763 Adopted
Ordinance No. 764	CITY OF WILSONVILLE Quasijudicial-Zone Map Amendment Tooze Rd and Grahams Ferry Properties, Zone Map Amendment 11650 SW TOOZE RD	CITY OF WILSONVILLE Pauly	Council Work Session: Dec 1 City Council Hearing Dec. 1 Jan 5 Ord No. 764 Adopted

**Planning Commission Activities
October through December 2014**

Permit Number	Project Description	Applicant/Staff	Meeting Date(s) / Actions
Work Session	Frog Pond Area Plan	Neamtzu	Oct 8 Dec 10
LP14-0002	Sanitary Sewer Collection System Master Plan	Kraushaar Ward	Work Session: Oct 8 Public Hearing Dec 10 Recommendation of adoption to City Council
Open House	Committee for Citizen Involvement hosted an Open House for the Sanitary Sewer Collection System Master Plan	Ward Kraushaar	Nov 12
Work Session	Basalt Creek Concept Plan	Neamtzu	Dec 10

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**Development Review Board Panel A Activities
October through December 2014**

Permit Number	Permit Description	Applicant/Staff	Hearing Date(s) / Actions
DB14-0064	CITY OF WILSONVILLE Class 3 Annexation: Quasijudicial Review Annexation for Tooze Road and Grahams Ferry Properties 11650 SW TOOZE RD	CITY OF WILSONVILLE	Hearing: Nov. 10 Recommendation of adoption to City Council City Council Hearing: Dec. 1
DB14-0065	CITY OF WILSONVILLE Quasijudicial-Zone Map Amendment Tooze Rd and Grahams Ferry Properties, Zone Map Amendment 11650 SW TOOZE RD	CITY OF WILSONVILLE	Hearing: Nov. 10 Recommendation of adoption to City Council City Council Hearing: Dec. 1
DB14-0057	CHATEAU VILLEBOIS Villebois SAP Central Refinement DB14-0058 - SAP Central PDP 2 Modification DB14-0059 - Class 3 Variance: Front Setback Variance DB14-0060 - Class 3 Variance: Height Variance DB14-0061 - Final Development Plan (FDP) and adjacent Pocket Park DB14-0062 - FDP for 3 Carriage Homes north of Toulouse. Lot 74	SAGE GROUP LLC	 Dec 8 Approved
DB14-0066	RIDDER HOUSE OFFICES: Conditional Use Permit to use Residential Facilities as light duty professional office space for family business (Wilsonville Concrete, Bernert Nursery, Marine Industrial Constructino and KJD Properties)	KJD PROPERTIES	 Dec 8 Continued to Jan 12

**Development Review Board Panel B Activities
October through December 2014**

Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
DB14-0063	SOUTHERN WINE & SPIRITS Class 3 Site Design Review Southern Wine & Spirits 9805 SW BOECKMAN RD	SOUTHERN WINE & SPIRITS	 Nov 24 Approved

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**Pending City Council Activities
Planning Projects Scheduled for Hearings / Work Sessions during 2014 Fourth Quarter**

Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
Work Session	Basalt Creek Concept Plan Update	Neamtzu	TBD
Work Session	Basalt Creek Concept Plan – Joint Wilsonville City Council/Tualatin City Council work session		TBD
Work Session	Joint Meeting with the Planning Commission for the Frog Pond Area Plan	Neamtzu	Jan 22
Work Session	Coffee Creek Industrial Area Form-Based Code	Neamtzu	TBD

**Pending Planning Commission/CCI Activities
Planning Projects Scheduled for Hearings/Work Sessions during 2014 Fourth Quarter**

Permit Number	Project Description	Staff	Work Sessions/ Public Hearings
Work Sessions	<p>Projects being actively worked on in preparation for future PC Work Sessions:</p> <ul style="list-style-type: none"> • Basalt Creek Concept Planning • Climate Smart Communities • Density Inconsistency Code Amendments • Frog Pond Area Plan • Coffee Creek Industrial Area Form-based Code • Code amendments relating to Statewide Planning Goal 10 Residential Land Study • French Prairie Bicycle/Pedestrian Bridge 	NEAMTZU	

**Pending Development Review Board Activities
Planning Projects Scheduled for Hearings / Work Sessions during 2014 Fourth Quarter**

Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
DB14-0069	CALAIS AT VILLEBOIS LLC (POLYGON) Class 3 Temporary Use Permit-DRB Review 5 Year Temporary Use Permit for Calais Sales Office and Model Home Complex 11800 SW TOOZE RD	POLYGON WLH, LLC OREGON PERMIT	Jan 26
DB14-0067	VILLEBOIS SAP CENTRAL PDP 2: CARVALHO ROW HOUSES Villebois Final Development Plan (FDP)	J.T. ROTH CONSTRUCTION INC.	Feb 9
DB14-0068	VILLEBOIS SAP CENTRAL PDP 2: SEVILLE ROW HOUSES Villebois Final Development Plan (FDP) Seville Row Houses	J.T. ROTH CONSTRUCTION INC.	Feb 9

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**Scheduled Pre-Application Meetings
October through December 2014**

Number	Description
PA14-0015	Proposed training yard improvements, including installation of multiple poles and a 75 foot 28m type tower
PA14-0016	Change in use permit at the old Montessori School.
PA14-0017	New Community Building at Autumn Park
PA14-0018	AS three-story self storage facility proposed at the corner of Vlahos Dr. and Town Center Loop E.

**Administrative Reviews
October through December 2014**

Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
AR13-0059	RENAISSANCE BOAT CLUB/WILLAMETTE LANDING/ABELE Planning Class I Review Subdivision Final Plat Review - 33-Lot Planned Development (Originally known as Willamette Landing). 8455 SW METOLIUS LN	RENAISSANCE CUSTOM HOMES, LLC	Recorded
AR14-0019	TONQUIN MEADOWS Planning Class I Review Final Plat	POLYGON PAYMASTER, LLC	Issued
AR14-0026	WEST COAST HOME SOLUTIONS Planning Class I Review Reduced Setback Agreement 7' to 5' for 2 stories on east property line 6987 SW CEDAR POINTE LN	WEST COAST HOME SOLUTIONS	Issued
AR14-0038	GRANDE POINTE AT VILLEBOIS Planning Class I Review Final plat review 29500 SW GRAHAM'S FERRY RD	POLYGON PAYMASTER, LLC	Pending
AR14-0040	CALAIS AT VILLEBOIS Planning Class I Review Final Plat Review 11800 SW TOOZE RD	POLYGON PAYMASTER, LLC	Issued
AR14-0041	TONQUIN WOODS AT VILLEBOIS NO. 6 Planning Class I Review Final Plat Review	POLYGON PAYMASTER, LLC	Issued
AR14-0055	TONQUIN WOODS AT VILLEBOIS NO. 7 Planning Class I Review Final Plat Review	POLYGON AT VILLEBOIS III,	Issued
AR14-0062	VILLEBOIS VILLAGE CENTER NO. 4 - SEVILLES Planning Class I Review Final Plat Review For Lots 44-51 11375 SW BARBER ST	RCS-VILLEBOIS DEVELOPMENT LLC	Pending
AR14-0063	VILLEBOIS VILLAGE CENTER NO. 5 - CARVALHO Planning Class I Review Final Plat Review of Lots 5 & 6	RCS-VILLEBOIS DEVELOPMENT LLC	Pending

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**Administrative Reviews
October through December 2014**

Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
AR14-0064	VILLEBOIS VILLAGE CENTER NO. 6 - CARVALHO Planning Class I Review Final Plat Review for Lot 4	RCS-VILLEBOIS DEVELOPMENT LLC	Pending
AR14-0065	RENAISSANCE CUSTOM HOMES, LLC Planning Class II Review Partition into 3 parcels 28375 SW CANYON CREEK RD S	RENAISSANCE CUSTOM HOMES, LLC	Issued
AR14-0068	HYDRO-TEMP Planning Class I Review Final Partition Plat property 28465 SW BOBERG RD	KENNETH TROYER	Pending
AR14-0069	REPUBLIC SERVICES Planning Class II Review Review of screening along Ridder and Garden Acres per Condition of Approval PDC 2 DB14-0032 to DB14-0035 10925 SW RIDDER RD	REPUBLIC SERVICES	Issued
AR14-0070	REPUBLIC SERVICES Planning Class I Review Review of Bike Parking per Condition of Approval PDB 7&9 DB14-0032 and DB14-0035 10925 SW RIDDER RD	REPUBLIC SERVICES	Issued
AR14-0071	Planning Class I Review Zoning verification letter 7875 SW VLAHOS DR	PLANNING & ZONING RESOURCE COR	Issued
AR14-0072	CITY OF WILSONVILLE/MENTOR GRAPHICS Planning Class I Review Grading	CANBY EXCAVATING INC	Issued
AR14-0073	Planning Class I Review Final Plat Review 7525 SW SCHROEDER WAY	FIRENZE DEVELOPMENT, INC	Pending
AR14-0074	Planning Class I Review Final Plat Review 7525 SW SCHROEDER WAY	FIRENZE DEVELOPMENT, INC	Pending
AR14-0075	Planning Class I Review Zoning verification letter 8755 SW ILLAHEE CT	PLANNING & ZONING RESOURCE COR	Issued
AR14-0076	Planning Class I Review Zoning verification letter. 25300 SW PARKWAY AVE	BRIGGS AND MORGAN	Issued
AR14-0077	Planning Class II Review Tentative Partition Plat 28205 SW CANYON CREEK RD	RONALD DOWNS	Issued
AR14-0078	Planning Class I Review Class I AR: Reduced Setback Agreement 28205 SW CANYON CREEK RD	RONALD DOWNS	Pending
AR14-0079	Planning Class I Review Zoning Verification Letter 8750 SW ASH MEADOWS RD	ZONING-INFO, INC	Pending
AR14-0080	Planning Class I Review Zoning Verification Letter 32200 SW FRENCH PRAIRIE RD	ZONING-INFO, INC	Pending

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**Administrative Reviews
October through December 2014**

Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
AR14-0081	TONQUIN WOODS NO. 6 Planning Class I Review landscape plan revisions	ACCOUNT POLYGON WLH, LLC OREGON PERMIT	Issued
AR14-0082	RENAISSANCE CUSTOM HOMES, LLC Planning Class I Review Final Plat for Canyon Creek II Subdivision 28325 SW CANYON CREEK RD S	RENAISSANCE CUSTOM HOMES, LLC	Pending
AR14-0083	CALAIS AT VILLEBOIS LLC (POLYGON NW) Planning Class I Review Minor Park Revisions for Calais FDP (DB14-0015) 11800 SW TOOZE RD	ACCOUNT POLYGON WLH, LLC OREGON PERMIT	Pending
AR14-0084	CANYON CREEK APARTMENTS Planning Class I Review Zoning Verification Letter for 26310 SW CANYON CREEK RD N	PLANNING & ZONING RESOURCE COR	Issued

**Sign Reviews
October through December 2014**

Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
SR14-0003	MILEX & MR. TRANSMISSION Planning Class 1 Sign Review Temporary Banner 9760 SW WILSONVILLE RD	SECURITY SIGNS INC	Pending
SR14-0020	GREAT CLIPS Planning Class 1 Sign Review Temporary Sign Permit for less than 15 days: April 23 - May 2, 2014. Two (2) vinyl banners; one on each tenant frontage. 30060 SW BOONES FERRY RD	DENISE LEGRANDE	Pending
SR14-0046	CONVERGYS Planning Class 1 Sign Review Tenant Signs 9275 SW PEYTON LN	SHARYL HERIGSTAD	Issued
SR14-0052	MACK TRUCKS Planning Class 1 Sign Review Replacement Signage 7950 SW BURNS WAY	CARLSON SIGN COMPANY	Issued
SR14-0053	D1 SPORTS Planning Class 1 Sign Review New Signs 26277 SW 95TH AVE	PROFESSIONAL SIGN& GRAPHICS	Issued
SR14-0054	WORLD OF SPEED Planning Class 1 Sign Review 27490 SW 95TH AVE	CASCADE SIGNS & NEON	Issued
SR14-0056	NEW RED ROBIN Class II Sign Permit Signage 8403 SW MAIN ST	RAMSAY SIGNS	Issued

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**Sign Reviews
October through December 2014**

Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
SR14-0057	PORTERA AT THE GROVE (ACTIVE ADULT AT THE GROVE) Planning Class 1 Sign Review 28035 SW PARKWAY AVE	TUBE ART DISPLAYS, INC.	Issued
SR14-0058	ALLIANCE DOOR PRODUCTS Planning Class 1 Sign Review New Sign 26099 SW 95TH AVE	RAMSAY SIGNS	Issued
SR14-0059	WINDFIELD VILLAGE Planning Class 1 Sign Review 30 day temporary use permit for signs 8170 SW VLAHOS DR	BROOKDALE	Issued
SR14-0060	LAMB'S THRIFTWAY Planning Class 1 Sign Review Change "Thriftway" channel letters to "Nature's Choice" cabinet 8255 SW WILSONVILLE RD	HOLMAN ENTERPRISES LLC	Issued
SR14-0061	WORLD OF SPEED Planning Class 1 Sign Review Banner Signs 27490 SW 95TH AVE	AMBROSINI DESIGN LTD	Issued
SR14-0062	WORLD OF SPEED Planning Class 1 Sign Review Review of directional signs. 27490 SW 95TH AVE	RUDNICK ELECTRIC SIGNS LLC	Issued
SR14-0063	WILSONVILLE ROAD BUSINESS PARK/NEIGHBOR DUDES Planning Class 1 Sign Review Grand Opening Banner 9740 SW WILSONVILLE RD	NEIGHBOR DUDES LLC	Issued
SR14-0064	THE Y Planning Class 1 Sign Review 8406 SW MAIN ST	SECURITY SIGNS INC	Issued
SR14-0065	WOOD MIDDLE SCHOOL Planning Class 1 Sign Review 10 lawn signs	LAURA LAJOIE BISHOP	Issued
SR14-0066	PORTERA AT THE GROVE (ACTIVE ADULT AT THE GROVE) Planning Class 1 Sign Review Temporary Sign: 12/17/2014 - 1/16/2015 Sign Area: 24 square foot vinyl banner 8945 SW ASH MEADOWS CIR	BRENCHLEY EST. PART. PHASE III	Issued
SR14-0067	PORTERA AT THE GROVE (ACTIVE ADULT AT THE GROVE) Planning Class 1 Sign Review Temporary Sign: 1/17/2015 - 2/16/2015 Sign Area: 24 square feet vinyl banner 8945 SW ASH MEADOWS CIR	BRENCHLEY EST. PART. PHASE III	Issued

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**Tree Reviews
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Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
TR14-0035	Type A Class 1 Tree Removal Permit One Cherry Tree. 29600 SW MONTEBELLO DR	MILLER ROBERT W	Pending
TR14-0070	Type A Class 1 Tree Removal Permit Split trunk close to the house with a split trunk in danger of falling in a wind storm. 31305 SW KENSINGTON DR	MITCHELL TERRY	Pending
TR14-0081	Type A Class 1 Tree Removal Permit Three birch trees 7355 SW MONTGOMERY WAY	CHARLES JOHNSON	Pending
TR14-0097	GRANDE POINTE AT VILLEBOIS Type C Tree Removal Permit 29500 SW GRAHAMS FERRY RD	POLYGON PAYMASTER, LLC	Issued
TR14-0106	Type B Class II Tree Removal Permit 7660 SW THORNTON DR	WHITE DARALYN R	Issued
TR14-0107	Type B Class II Tree Removal Permit Removal of street tree. 7669 SW THORNTON DR	WHITE DARALYN R	Issued
TR14-0132	Type B Class II Tree Removal Permit Replace 6 Shore Pine with Cedar 25100 SW PARKWAY AVE	AL KADER SHRINE GENERAL FUND	Issued
TR14-0148	VILLAGE AT MAIN STREET Type B Class II Tree Removal Permit Remove six (6) trees on two parcels. 8599 SW Main Street & 8639 SW Main Street.	VILLAGE COMMERCIAL LLC	Issued
TR14-0152	Type B Class II Tree Removal Permit Removal of one parking lot tree 9415 SW WILSONVILLE RD	FRITZ HUMMELT	Issued
TR14-0153	SOUTHERN WINE & SPIRITS Type A Class 1 Tree Removal Permit Remove one (1) 19" maple tree 9805 SW BOECKMAN RD	SOUTHERN WINE & SPIRITS	Issued
TR14-0155	Type A Class 1 Tree Removal Permit Removal of cedar in side yard 10885 SW PARKWOOD CT	SINCLAIR MARY E FAMILY TRUST	Issued
TR14-0156	Type A Class 1 Tree Removal Permit Removal 1 Maple 31546 SW ORCHARD DR	SHELDON DAVID J	Issued
TR14-0157	TOWN CENTER PARK Type A Class 1 Tree Removal Permit Removal of holiday tree due to health. To be replaced with large specimen Colorado Blue Spruce. 29600 SW PARK PL	CITY OF WILSONVILLE	Issued
TR14-0158	RENAISSANCE AT CANYON CREEK II Type C or Type D Class 1 Tree Removal Permit Remove 20 trees. 28325 SW CANYON CREEK RD S	RENAISSANCE CUSTOM HOMES, LLC	Issued
TR14-0159	Type A Class 1 Tree Removal Permit Removal of two cottonwood trees 8005 SW BOECKMAN RD	MENTOR GRAPHICS CORP	Issued

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Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
TR14-0160	Type A Class 1 Tree Removal Permit Remove 2 diseased trees 10823 SW PARKVIEW DR	BARRY SEAN P	Issued
TR14-0161	Type A Class 1 Tree Removal Permit Removal of one tree in side yard 29709 SW LANCELOT LN	KIMBERLY HERR	Issued
TR14-0163	Type A Class 1 Tree Removal Permit Removal of three trees in back yard (cedar and two cherries) 29749 SW LANCELOT LN	CRAMER THOMAS D & SANDRA L	Issued
TR14-0164	Type A Class 1 Tree Removal Permit Removal of three trees (two willows in back) and one tree in side yard. 28405 SW WILLOW CREEK DR	ROCHE CHRISTOPHER J & KRISTIN	Issued
TR14-0165	Type A Class 1 Tree Removal Permit Removal of one pine tree (not street tree). 28660 SW CRESTWOOD DR	LEINEWEBER ROBERT J & ROBIN E	Issued
TR14-0166	Type B Class II Tree Removal Permit Removal of one Douglas Fir with damaged roots, leaning directly over garage, in SROZ. 30625 SW INDUSTRIAL WAY	THOMAS BERNERT	Issued
TR14-0167	CALAIS AT VILLEBOIS Type C or Type D Class 1 Tree Removal Permit Removal of 2 Additional "Likely to Be Removed" Trees 11800 SW TOOZE RD	PNW HOME BUILDERS, LLC	Issued
TR14-0168	Type A Class 1 Tree Removal Permit Removal of one aspen tree (fell during storm) 28639 SW CRESTWOOD DR	MILLER MATTHEW F & SARAH H	Issued
TR14-0169	Type A Class 1 Tree Removal Permit Remove 2 Pear Trees in Rear Yard 29790 SW JACKSON WAY	ROJEK MARK A & PAMELA I	Issued
TR14-0170	Type A Class 1 Tree Removal Permit Removal of two alders and one ash in the back yard, outside of the SROZ. 7681 SW THORNTON DR	CARNAHAN KAREN L	Issued
TR14-0171	BRENCHLEY ESTATES - NORTH Type C Tree Removal Permit Tree #222 Brenchley Estates North 8940 SW ASH MEADOWS CIR	LENNAR NORTHWEST INC	Issued
TR14-0172	Type A Class 1 Tree Removal Permit Removal of three trees in backyard. 28184 SW WILLOW CREEK DR	SUPPRESSED NAME	Issued
TR14-0174	MURASE PARK Type A Class 1 Tree Removal Permit Removal of one Red Oak that lost a larger limb without warning.	CITY OF WILSONVILLE	Issued
TR14-0175	CITY OF WILSONVILLE Type B Class II Tree Removal Permit Topping one Big Leaf Maple in the SROZ to leave for habitat. Tree is hazardous. 10350 SW ARROWHEAD CREEK LN	CITY OF WILSONVILLE	Issued

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Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
TR14-0176	Type A Class 1 Tree Removal Permit Removal of three fir trees in side yard. One is hazard. 30636 SW KENSINGTON DR	SEDLAK RICHARD J & ROBERTA K	Issued
TR14-0177	Type A Class 1 Tree Removal Permit Remove 2 Japanese Maples in sideyard 10968 SW MATZEN DR	CARMAN LISA A & BRYCE D	Issued
TR14-0178	Type B Class II Tree Removal Permit Retroactive: One cherry has already fallen. Other cherry is a hazard. Street trees. 10872 SW ARTHUR CT	KENYON KATHERINE ANNE	Pending
TR14-0179	Type A Class 1 Tree Removal Permit Remove one (1) pine tree 10600 SW EVERGREEN AVE	JOHNSON CAROL	Issued
TR14-0180	MEMORIAL PARK Type A Class 1 Tree Removal Permit Raywood Ash failed in wind storm 7950 SW MEMORIAL DR	CITY OF WILSONVILLE	Issued
TR14-0181	MEMORIAL PARK Type A Class 1 Tree Removal Permit Blue Atlas Cedar, lost leader during recent wind storm, hazard tree 7950 SW MEMORIAL DR	CITY OF WILSONVILLE	Issued
TR14-0182	Type A Class 1 Tree Removal Permit Remove Cedar Tree in sideyard 28395 SW WILLOW CREEK DR	SMITH ROBERT ZANE	Issued
TR14-0183	Type A Class 1 Tree Removal Permit Removal of two birch trees. 8352 SW METOLIUS LOOP	KRAIG LEMAY	Issued
TR14-0184	Type A Class 1 Tree Removal Permit Removal of one poplar tree in front yard (not street tree) 29773 SW LEHAN CT	TUCKER SHEPARD S & LYNDI K	Issued
TR14-0185	Type A Class 1 Tree Removal Permit Removal of one spruce in front yard (not a street tree) 30560 SW MAGNOLIA AVE	TUCKER SHEPARD S & LYNDI K	Issued
TR14-0186	Type A Class 1 Tree Removal Permit Removal of one Douglas fir in side yard. An adjacent Douglas fir fell over, and damaged the roots of the one still waiting to come down. 30450 SW PARKWAY AVE	AMERICAN LEGION DEPT OF OR	Issued
TR14-0187	Type A Class 1 Tree Removal Permit Removal of one Deodora Cedar in backyard. 7837 SW GRASS CT	GUYETTE BENNETT VIRGINNIA L & THOMAS L	Issued
TR14-0188	Type A Class 1 Tree Removal Permit Removal of one flowering plum in front yard. 31432 SW OLYMPIC DR	VISTA TREE SERVICE, LLC	Issued
TR14-0189	Type A Class 1 Tree Removal Permit Removal of three silver maples in the backyard. 29655 SW COURTSIDE DR	TREE CARE UNLIMITED	Issued
TR14-0190	Type A Class 1 Tree Removal Permit Removal of raywood ash street tree (hazard) and replacing with deciduous tree recommended by the city 7815 SW RACQUET CT	MILLS HOWELL S & MARLENE S	Issued

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Permit Number	Permit Description	Applicant	Hearing Date(s) / Actions
TR14-0191	Type A Class 1 Tree Removal Permit Removal of three Birch trees that have been infested by Emerald Birch Borer. 28702 SW GLENWOOD CIR	SHOTOLA-HARDT CHRISTOPHER A	Issued
TR14-0192	Type A Class 1 Tree Removal Permit Remove two (2) Douglas-fir impacting building 30700 SW PARKWAY AVE	KOHLHOFF MICHAEL E 1/2	Issued
TR14-0193	Type A Class 1 Tree Removal Permit Removal of one pine tree in backyard. 10200 SW BRYTON CT	BANY TROY	Issued
TR14-0194	Type A Class 1 Tree Removal Permit Removal of one apple tree in backyard. 29643 SW YOUNG WAY	HENDERSON DAVID D & TRACEY J	Issued
TR14-0195	Type A Class 1 Tree Removal Permit Remove one (1) blue spruce in side yard 6621 SW ESSEX CT	KIM CHONG DAE & YOUNG SOOK	Issued
TR14-0196	PDP 3 NORTH CALAIS AT VILLEBOIS Type C or Type D Class 1 Tree Removal Permit Supplemental Tree Removal to TR14-0103. 7 trees in upland forest preserve for development of playground; 6 are invasive trees in the natural area. 1 dead/dying white oak being removed due to condition.	ACCOUNT POLYGON WLH, LLC OREGON PERMIT	Pending
TR14-0197	Type A Class 1 Tree Removal Permit Removal of one birch in side yard. 7054 SW CEDAR POINTE DR	STEIGER ALAN L & SHARON P	Issued

**Code Enforcement
October through December**

Permit Number	Code Enforcement Description	Action
CE14-0005	Violation of temporary use permit approval.	Resolved

**Planning Staff Activities, Projects and Meetings
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Recurring Activities

Archiving/Purging of Planning Records	Frog Pond Area Planning
Basalt Creek Area Planning Meetings with Tualatin City Staff	Metro Committee meetings
Building Permit Plans Review	Posting of Public Notices on project sites
Clackamas County Planning Director Meetings	Pre-Construction meetings
Counter and Telephone Customer Service	Project Site Visits/inspections
Conditions of Approval Tracking	Public Works/Engineering Permit Plans Review
Current Planning Application Tracking	Updating of Planning's web pages
Development Coordination Meetings	Villebois Meetings
Eden Permit Tracking	Washington County Planning Directors meetings