

# **SECOND AMENDED AGENDA**

**WILSONVILLE CITY COUNCIL MEETING  
SEPTEMBER 5, 2013  
7:00 P.M.**

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

Mayor Tim Knapp

Council President Scott Starr  
Councilor Susie Stevens

Councilor Richard Goddard  
Councilor Julie Fitzgerald

## **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.

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## **Executive Session is held in the Willamette River Room, City Hall, 2<sup>nd</sup> Floor**

- 5:00 P.M. EXECUTIVE SESSION [15 min.]**  
A. Pursuant to ORS 192.660(2)(f) Exempt Public Records
- 5:15 P.M. COUNCILORS' CONCERNS [5 min.]**
- 5:25 P.M. PRE-COUNCIL WORK SESSION**
- A. TIF Zone (Retherford)
  - B. SMART CNG & Bus Update (Lashbrook) *→ q114*
  - C. Permanent Location for "Apache" (Sherer/Cosgrove)
  - D. Memorial Park Parking Lot Review (Kraushaar)
  - E. Tonquin Quarry (Néamtzu)
- 6:50 P.M. ADJOURN**
- 

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

City Council Agenda September 5, 2013

Page 1 of 3

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- 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. Recognize Michael Carr's Award of the Level 1 Roads Scholar Certificate from ODOT
- B. Mayor's Trip to Kitakata, Japan
- C. Upcoming Meetings

**7:25 P.M. CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS**

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

- A. Council President Starr – Park & Recreation Advisory Board, Chamber/City Leadership.
- B. Councilor Goddard – Library Board, Chamber Board, and Clackamas County Business Alliance
- C. Councilor Fitzgerald – Planning Commission; Committee for Citizen Involvement; and Library Board
- D. Councilor Stevens – Development Review Panels A and B; Wilsonville Seniors

**7:35 P.M. CONSENT AGENDA**

- A. ✓ Resolution No. 2438  
A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Jeff Kersey Construction, Inc. For The Memorial Park Parking Lot Improvements Project (Capital Improvement Project #9142). (staff – Rappold)
- B. Minutes of the July 15, 2013 and August 5, 2013 Council Meetings. (staff – King)

**7:40: P.M. PUBLIC HEARING**

*Continue public hearing to date certain of October 7, 2013*

- A. Villebois Village Master Plan Amendment for Future Study Area (former LEC)  
(staff – Pauly)

**7:50 P.M. CONTINUING BUSINESS**

- A. ✓ Ordinance No. 722 – second reading  
An Ordinance Of The City Of Wilsonville Amending Wilsonville Code Chapter 5, Section 5.210, Prohibited Parking Or Standing. (staff – Kohlhoff)

**8:00 P.M. CITY MANAGER'S BUSINESS**

**8:05 P.M. LEGAL BUSINESS**

**8:10 P.M. ADJOURN**

An Urban Renewal Agency Meeting will  
immediately follow.

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## Oregon Roads Scholar Program

Local governments in the state of Oregon are responsible for maintaining over 33,000 miles of roads and streets. Here in Wilsonville we have over 67 centerline miles of roads, with more being added every year. As the city grows and traffic increases, more diverse skills are needed for roadway maintenance activities.

The Oregon Roads Scholar Program provides local agency transportation workers with the latest information on road maintenance procedures and technology. Through the Roads Scholar Program, local government personnel can enhance their maintenance skill and expand their knowledge by attending training sessions on current procedures and state-of-the-art technologies.

The Oregon Road Scholar Program currently consists of a Level 1 and a Level 2 program. To receive a Level 1 certificate, participants must complete ten core classes within five years. Each class is four hours in length. Examples of the training provide include: Paving Materials and maintenance; Drainage: Keys to Roads that Last; and Environmental Impacts & Erosion Control. In most instances, the T2 Center provides this training free of charge to local government agencies.

The City's latest graduate of the Road Scholar Level 1 Program is Michael Carr, Senior Engineering Technician. Michael has been with the City for 6 years and is the man on-the-ground in charge of our street maintenance program, and is taking on increasingly more responsibility every year. Congratulations to Michael on a job well done.



*Rec'd 9/4/13  
ACh*

August 26, 2013

Wilsonville City Council  
29799 SW Town Center Loop East  
Wilsonville, OR 97070

Dear Councilors,

Thank you for helping to make the **2013 Wilsonville Kiwanis Kids Fun Run** a great success through the generous matching grant from the City from revenues of the Hotel/Motel Room Taxes. We hope you determine that your grant support was a worthwhile investment.

More than two dozen booths offered fun kids' activities and more than 650 kids ran – the largest number of runners yet. We also served about 1,500 lunches, provided by presenting sponsor Albertsons, to runners and their families.

The first heat of third graders set the pace for the rest, organized by age from a determined gaggle of preschoolers to serious 7<sup>th</sup> and 8<sup>th</sup> graders. Every kid who ran received a race medal and a high five from the Wilsonville High Cheer Team, National Honor Society members and event sponsors.

The combination of generous sponsors and enthusiastic runners and families resulted in increased funding that will be available for grants to support youth in our community and especially for our new project: the Imagination Library.

We are pleased to enclose:

- A slide show that provides an over view of the whole event, and
- A collection of marketing materials that recognized the City's sponsorship. Furthermore, our MC acknowledged the City's support several times from the field stage.

On behalf of all of us in the Wilsonville Kiwanis, thank you again for your generous support for the 10<sup>th</sup> annual Kiwanis Kids Fun Run. We hope you will partner with us again next year.

Sincerely,

Donna Bane, Chair, 2013 Fun Run Sponsorship Team  
Gary Wappes, Chair, 2013 Fun Run  
Patrick Duke, President, Wilsonville Kiwanis

Cc: Wilsonville Parks and Recreation Advisory Board

See  
Reid 9/15/13  
Tonquin Quarry



29799 SW Town Center Loop East  
Wilsonville, OR 97070  
Phone 503-682-0411  
Fax 503-682-1015  
TDD 503-682-0843  
Web www.ci.wilsonville.or.us

August 16, 2010

Sandy Ingalls  
Planning Division  
Clackamas County  
150 Beaver Creek Road  
Oregon City, OR 97045

**RE: Comment on Poole Quarry Land-Use Application, File #Z0326-10-C**

Dear Ms. Ingalls:

The City of Wilsonville offers the following comments on the Poole Quarry Land-Use Application, File #Z0326-10-C.

The City's concerns are primarily focused on the natural resource values of the Tonquin Geologic corridor and the off-site surface transportation impacts that could result from the proposed quarry operation. The lack of detail in the applicant's Transportation Impact Analysis relative to Wilsonville City streets is of particular concern to the City, and raises concurrency questions about the timeliness of the application. The City also has some general questions and concerns about the application, stated at the end of this letter.

**1. Natural Resource Values**

On page 22 of their submittal, the applicants have stated that "The Property is not located in a designated wildlife sensitive area." On page 34, the applicants have referred to the County's map of "Scenic and Distinctive Resource Areas" in support of the assertion that the application complies with the requirements of Section 1002.02 of the County's ordinance:

*"All developments shall be planned, designed, constructed, and maintained with maximum regard to significant natural terrain features and topography, such as hillside areas, floodplains, and other significant land forms."*

The City disagrees with the applicants. Attached is a copy of Metro's 2007 map labeled "Natural Landscape Features Inventory." The State of Oregon felt so strongly about the importance of that inventory that it was specifically referenced in the "Factors" established for designating Rural Reserves {OAR 660-027-0060(3)}:

*"When identifying and selecting lands for designation as Rural Reserves intended to protect important natural landscape features, a county must consider those areas identified in Metro's 2007 Natural Landscape Features Inventory."*

Please note that the Tonquin Geologic Corridor, including the subject property, is included in that inventory (please see attached map).

Another document prepared by Metro entitled "Tonquin Geologic Area Goals and Objectives" includes the following description of the area:

*"This area has a unique landscape with extensive evidence of the Bretz Floods (or Missoula Floods) that scoured the Columbia River Gorge and extended into the Willamette Valley multiple times between approximately 13,000 and 15,000 years ago. Receding floodwaters from these events left behind unique geologic formations such as kolk ponds and channels, basalt hummocks and knolls, which are still present throughout the area today. This landscape contains considerable and diverse plant, fish and wildlife habitat. Coffee Lake Creek originates in the Tualatin-Sherwood area and flows south through Wilsonville to the Willamette River. The wetland habitat along the creek supports many important species of migratory and residential wildlife and wetland plants."*

The applicants state that the CCZDO 1002.02 requirement that development be constructed and maintained with maximum regard to significant natural terrain features and topography is met because the County has not designated any significant natural terrain features or topographical elements on the property as shown on County maps of Scenic and Distinctive Resource Areas. This misconstrues the criteria. The Code language does not require that the area be mapped by the County. By its terms, the criteria includes significant natural terrain features and topography "such as hillside areas, floodplains, and other significant land forms" -- areas that may not be mapped as Goal 5 resources -- but are nevertheless generally regarded as significant. Metro and the City of Wilsonville regard the Tonquin Geologic Corridor, of which the subject property is a part, as a significant natural terrain feature. As such, the applicants have failed to demonstrate how the mining of this site will be achieved "with maximum regard" to this significant natural area.

## **2. Volume, Type and Destination of Traffic**

The Transportation Impact Analysis states the following:

*"The proposed Poole Quarry site is expected to generate approximately 450 daily trips (225 inbound and 225 outbound). Of these, approximately 390 trips will be made by trucks (195 inbound trucks and 195 outbound trucks)."*

*"It is estimated that 80 percent of the trips will travel east on Tonquin Road (towards I-5) and the remaining 20 percent will travel west (towards OR 99W)." Page 6.*

Thus the traffic study concludes that 80% of 450 daily trips, or 360 daily trips (312 of which are projected to be trucks), will use area streets to reach I-5. These include Wilsonville's Day Road, which connects Graham Ferry Road with Boones Ferry Road to access the North Wilsonville I-5 interchange, Exit #286.

Day Road is already in severely degraded condition, principally due to existing aggregate operations running trucks from Tonquin-area quarries to the North Wilsonville I-5 interchange. Day Road is reaching such a degraded condition that the City Engineer is considering implementing reduced-weight requirements for traffic on that street. Please note that the City

has, thus far, been unsuccessful in attempts to secure funding to rebuild Day Road. A copy of Wilsonville City Council Resolution 2194 is attached addressing this issue.

The proposed Poole Quarry is located in unincorporated Clackamas County, and therefore unless other arrangements are made, will not contribute in any meaningful fashion to rebuilding City streets, including Day Road.

Therefore, the City respectfully submits that the application fails to comply with the County's concurrency standard for new development (as stated in Section 1022.07 of the County Ordinance). Moreover, the traffic analysis is flawed in that it does not even address the potential impacts of additional heavy truck traffic on a failing City street (Day Road). It would be premature for the County to allow the applicants to begin hauling aggregate on this street until the street has been brought up to heavy truck standards.

The applicants have stated (page 23 of application submittal) that "*potential adverse impacts of the Quarry are minimal, and Applicant will fully mitigate the few impacts that are anticipated.*" The first statement is clearly not accurate. If the commitment contained in the second statement is genuine, the applicants should be required to help pay for reconstructing Day Road before any trucks are allowed to use that route from the proposed quarry.

The applicants limit their analysis of the concurrency requirement and adequacy-of-the-transportation-system criteria to SW Morgan Road and SW Tonquin Road. As noted above, the mining operation has significant impacts on the capacity of Day Road, an essential transportation route that will be heavily used by applicant's trucks. The mere fact that a potential load limitation on Day Road by the City Engineer could affect proposed truck traffic belies the inadequacies of the applicant's analysis. Where, as here, an adjacent jurisdiction (city) articulates an impact directly caused by proposed land use activities in the other jurisdiction (county), Statewide Planning Goal 2 requires that those impacts be considered and accommodated as much as possible by the permitting jurisdiction. Short of a condition that mitigates the effect of applicant's added traffic on city roadways, the applicant fails to demonstrate compliance with the concurrency and transportation criteria.

### **3. Traffic Safety: No Truck-Trailer Rigs**

The Transportation Impact Analysis states that:

*"The proposed site-access on the north side of SW Tonquin Road should be limited to single unit trucks only (no truck-trailer combination vehicles) due to the intersection sight distance limitations."* Page 8 (emphasis added)

For both safety and traffic congestion reasons, the City strongly supports this recommendation. However, when City staff spoke with the applicant's representative on August 2, 2010 the representative was not aware of this condition recommended by the applicant's own consultant.

Therefore, the City respectfully requests that the recommendation cited above be made a condition of the applicant's conditional use permit, if the permit is allowed to go forward.

#### **4. Traffic Safety: Deficient Transportation Facilities**

The Transportation Impact Analysis shows that "existing transportation facilities and roadways in the study" area have no sidewalks, bicycle lanes, on-street parking or paved shoulders.

The proposed Poole Quarry would be an aggregate operation that is, in effect, an industrial use in a rural residential zone. The above-cited conditions of Tonquin Road, the primary route accessing the proposed Poole Quarry, would appear potentially dangerous and deficient to safely accommodate both heavy-duty aggregate trucks with nearby residents. The City understands that nearby residents have expressed concerns over safety issues. The City takes issue with the applicant's statement on page 23 of their submittal that "*primary uses allowed on surrounding properties include rural residential*" and that "*these uses are, by there very nature, compatible with the Quarry.*"

#### **5. Additional Points**

##### **Stormwater:**

- A. The application materials did not appear to include a drainage map indicating the direction of flow and contributing area for on-site drainage basins, and the identification of receiving waters for each basin. The "Westlake Storm Report" says both that "*no point discharge locations are proposed*" and that there are "*natural outlet points.*" It would seem that one statement or the other is in error.
- B. Pursuant to Section 5 of the County's SWMACC Rules and Regulations, a "*downstream analysis shall demonstrate adequate conveyance capacity where the project site contributes less than 15% of the upstream drainage area OR a minimum of 1,500 feet downstream of the project, whichever is greater.*" The application materials did not appear to provide documentation of the downstream analysis.

##### **Wetlands:**

- A. Based on the applicant's Wetland Buffer Assessment Report, they are proposing full impact to on-site wetlands. The application provides no information on what consideration was given to either avoiding or minimizing impacts to these wetlands.

Thank you for providing the City with this opportunity to comment.

Sincerely,

Stephan A. Lashbrook, AICP LEED AP  
Assistant Community Development Director

**Attachments:**

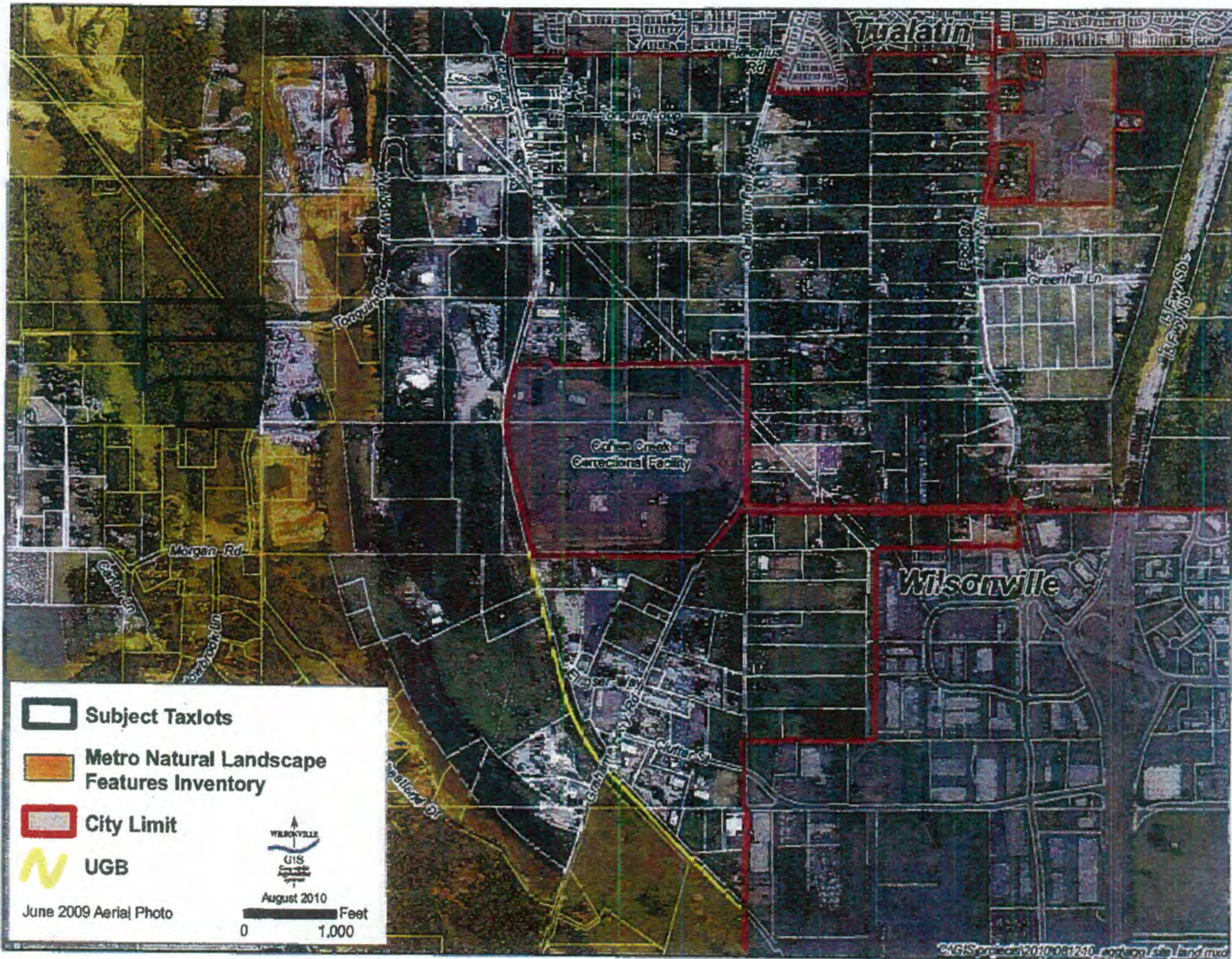
1. Map – subject property relative to Metro’s 2007 Natural Landscape Features Inventory;
2. Map – Wilsonville – Tualatin – Sherwood Region, Metro Natural Resource Map; and
3. City Council Resolution 2194 (July, 2009)

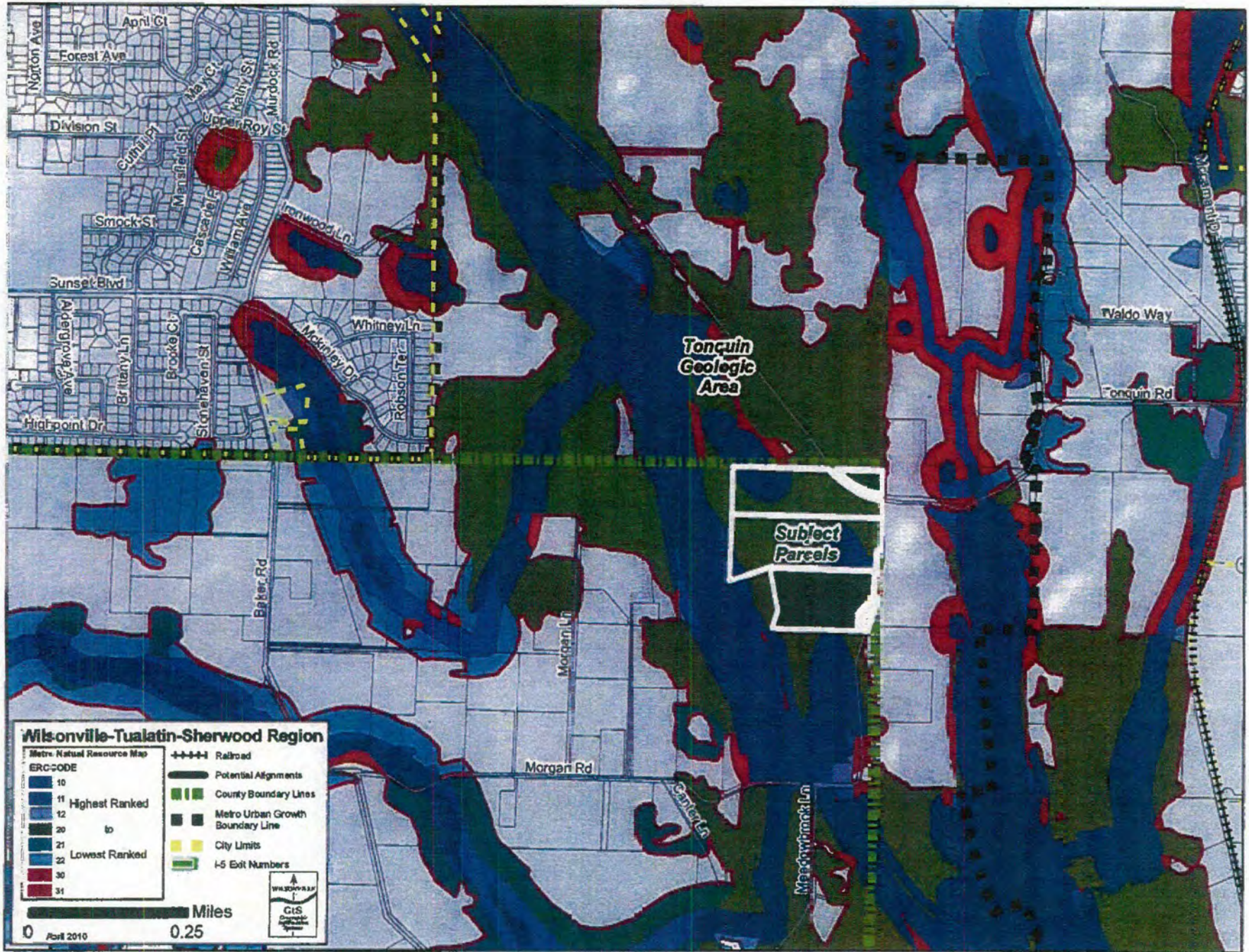
**Copies:**

1. Wilsonville Mayor Knapp and City Council;
2. Arlene Loble, City Manager
3. Michael Bowers, Community Development Director; and
4. Matt Wellner, Applicant



ATTACHMENT 1





C:\GIS\projec\h120170426\g\_msecur\NERC\_RP\10000.mxd

RESOLUTION NO. 2194

**A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING THE SUBMITTAL OF THE DAY STREET (AKA DAY ROAD) RECONSTRUCTION PROJECT FOR INCLUSION IN THE METRO REGIONAL TRANSPORTATION PLAN (RTP) AND THE WASHINGTON COUNTY TRANSPORTATION DEVELOPMENT TAX (TDT) LIST OF ELIGIBLE PROJECTS AND AUTHORIZING THE CITY OF WILSONVILLE TO APPLY FOR FUNDS.**

WHEREAS, Day Street located in Washington County between Grahams Ferry Road and Boones Ferry Road, was first re-constructed in 2001, concurrent with the siting and construction of the Coffee Creek Correctional Facility; and

WHEREAS, Day Street is a principal arterial connecting regionally significant industrial lands between the Cities of Wilsonville, Tualatin and Sherwood which were added to the Urban Growth Boundary in 2002; and

WHEREAS, the necessary further reconstruction of Day Street is not currently listed in the approved Regional Transportation Plan; and

WHEREAS, Day Street was not re-constructed in 2001 to a structural thickness required to handle the heavy volume of truck traffic which has led to damage on Day Street; and

WHEREAS, freight traffic is expected to more than double on Day Street as additional industrial lands are developed on lands designated in 2002 for Urban Growth Boundary (UGB) expansion; and

WHEREAS, if Day Street is not reconstructed and further deterioration occurs the City Engineer, at his discretion is authorized to impose Gross Vehicle Weight limits to preclude hazardous driving conditions; ; and

WHEREAS, if vehicle weight limits are enforced on Day Street, larger freight trips need to be diverted to other facilities in Tualatin, Sherwood and Wilsonville causing congestion bottlenecks elsewhere and inefficiencies for local industries; and

WHEREAS, the RTP Project Description Summary, marked as Exhibit A, attached hereto and incorporated by reference herein, provides the description of the Day Street Reconstruction Project and cost estimate for submission to Metro and Washington County; and

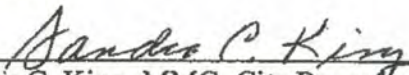
NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS  
FOLLOWS:

1. The City Manager is authorized to submit to Metro the Day Street Reconstruction Project, as referenced and described in the attached Exhibit A, as an addition to the Regional Transportation Plan presently being updated by the Portland Metro Region.
2. The City Manager is authorized to submit the aforementioned described Day Street Reconstruction Project to the Washington County Transportation Coordinating Committee (WCCC) for inclusion in the list of TDT eligible projects for Wilsonville.
3. This Resolution shall take effect upon its adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 6<sup>TH</sup> day of July 2009 and filed with the Wilsonville City recorder this date.

  
\_\_\_\_\_  
TIM KNAPP, MAYOR

ATTEST:

  
\_\_\_\_\_  
Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp - Yes

Councilor Kirk - Excused

Councilor Hurst - Yes

Councilor Ripple - Yes

Councilor Núñez - Excused

**RTP Project Description Summary**

**Project:** Reconstruct Day Street between Coffee Creek Correctional Facility at Grahams Ferry Road and Boones Ferry Road near the Elligsen/I-5 Interchange.

**Estimated Cost:** \$3,200,000 (City match \$320,000)

**Description:** Day Street was constructed to 3 lanes wide in 2001 when the Coffee Creek Correctional Facility was constructed. This arterial connection was not built to accommodate the high volume of freight it is now carrying from unincorporated Washington County and industrial areas in the adjacent cities of Sherwood and Tualatin. This project increases the structural thickness of Day Street from 14 inches of aggregate and asphalt surface to a minimum 22 inches of asphalt and sub-base or 18-inches using a concrete alternative. Day Street is nearing the need to place gross vehicle weight limits on the road due to freight traffic damage on this arterial which is adjacent to expanding industrial lands designated in the 2002 Metro UGB expansion.

**Anticipated fund and budget year:** FY2011/12 Washington County TDT \$960,000 MTIP \$1,920,000

Rec'd  
9/5/13  
AK

September 3, 2013

Mr. Richard McIntire  
Clackamas County DTD  
Land Use and Zoning  
150 Beaver Creek Road  
Oregon City, OR 97045

RE: Tonquin Quarry – Z0287-13-CP, Z0288-13-Z, Z0289-13-MAR

Dear Mr. McIntire:

This letter is written on behalf of the City of Wilsonville to express the City's concerns relating to the proposed development request made by Tonquin Holdings, LLC for approval of the Tonquin Quarry. We understand that a hearing is scheduled for September 16, 2013 to consider this application and ask that this letter be made a part of that record.

This matter first came before the County in 2010 as a Conditional Use application. At that time, the City received numerous inquiries of concern from its citizens, primarily expressing environmental, traffic and safety concerns. The City submitted testimony reflecting these concerns at the Conditional Use hearing. We understand that the conditional use application was approved but highly conditioned and that the applicant appealed the hearing officer's decision to LUBA. LUBA subsequently remanded the matter back to the County but now the applicant has abandoned the conditional use application altogether and has instead elected to pursue an alternative method of approval, directly to the Clackamas County Board, based on Statewide Planning Goal 5.

OAR 660-023-0180(5)(a) states that "the local government shall determine an impact area for the purpose of identifying conflicts with proposed mining and processing activities.... And shall be limited to 1,500 feet from the boundaries of the mining area, *except where factual information indicates significant potential conflicts beyond this distance*" (Emphasis added). The City requests that the County define the impact area for this proposal to include the portions of Day Road and Graham's Ferry Road that comprise the chief route for quarry trucks to access I-5. The application limited the analysis of impacts to a much smaller geographic area, and as a result the analysis is insufficient to address potential impacts and mitigation measures.

Truck traffic is almost always an issue with aggregate mining, especially where the mine is located some distance from the nearest highway and must therefore travel on local roads not built to accommodate heavy truck traffic. In the case at hand, truck traffic generated must travel some distance on local roads before reaching Interstate 5. Thus, chief areas of concern for the City include traffic, safety and infrastructure impact. The rule addresses truck traffic issues at

0180(4)(b)(B), by allowing consideration of impacts as follows: "...Potential conflicts to local roads used for access and egress to the mining site within one mile of the entrance to the mining site *unless a greater distance is necessary in order to include the intersection with the nearest arterial identified in the local transportation plan.*" (Emphasis added.) Conflicts shall be determined based on clear and objective standards regarding sight distance, road capacity, cross section elements, horizontal and vertical alignments, and similar items in the transportation plan and implementing ordinances.

The area where this quarry is proposed to be located is an area already involved in active mining and already generating significant truck traffic. The area also has significant surrounding and potentially conflicting agricultural and residential uses. The City of Wilsonville has serious concerns about adding more heavy truck traffic onto roads that serve a variety of users and were not built to accommodate such a level of truck use as follows:

- The proposed quarry is located roughly equidistant from the Cities of Sherwood, Tualatin, and Wilsonville. However, the route through Wilsonville is the closest connection to I-5, and is the route most frequently taken by the neighboring quarries. The route sees vehicles taking Tonquin Road east to Graham's Ferry Road (the closest local jurisdiction arterial), to Day Road and Boones Ferry Road.
- The applicant's Traffic Impact Study correctly concludes that these roads should operate within acceptable performance standards in 2035 but has only taken into account a very limited portion of that road. However, all of Graham's Ferry Road is classified as a Major Arterial for 2035 purposes, but, unfortunately only the west half of the street is built as a 3-lane cross-section. The eastern half of the road is still a rural road cross-section. Day Road is the next Major Arterial, with 3000 feet presently constructed as a 3 lane cross-section. Constructed in 2001, Day Road has a pavement condition index (PCI) of 53 despite several repairs over the last decade.<sup>1</sup> The road was constructed with an 8-inch section of asphalt. Washington County recently prepared preliminary roadway design for improving part of Day Road, and a 10" section of concrete is required to handle the current loads.<sup>2</sup> Additional axel loads on the roadway will certainly increase its rapid decline. Yet the quarry application does not propose to add or contribute to any improvements to add life or capacity to any of these road segments.
- City engineers also believe the geometry of the existing intersection of Tonquin Road and Graham's Ferry Road is deficient in terms of safety, and the City is concerned that increasing quarry-based truck traffic will increase safety risks. Specifically, significant sight distance limitations exist on Graham's Ferry Road, which has a speed limit of 45 miles per hour. Neither Graham's Ferry Road nor Tonquin Road have left turn lanes, and the combination of limited sight distance and the wide turning radius required by trucks using the area cause frequent conflicts.

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<sup>1</sup> City of Wilsonville "Pavement Management Program Budget Options Report", April 2013, by Capital Asset & Pavement Services, Inc.

<sup>2</sup> Existing pavement depth comes from City as-built drawings, and the 10" pavement section design was calculated by GeoDesign, Inc in a memo dated January 15, 2013.

- Additionally, the roads do not include shoulders or pedestrian facilities.

Based on the foregoing, the City believes that the applicant has not provided sufficient traffic and safety analysis and would request that the County require further study of the roads and intersections described above to determine the project's impact on capacity, safety and infrastructure deterioration. The City's intent in this request is not to oppose the application, but to ensure that the impacts of the development are identified and properly mitigated through conditions.

In considering this application the County Commissioners must consider conflicts with other Goal 5 resources within the impact area that are shown on the list of significant resources. In this case, such other Goal 5 resources which must be considered include 1) fish and wildlife areas and habitats; 2) stream flow and water levels for fish, wildlife, pollution abatement, recreation, aesthetics and agriculture; and significant natural areas that are historically, ecologically or scientifically unique. When more than one Goal 5 resource is impacted there must be a balancing and determination based on evidence in the record as to which may prevail as well as mitigation measures that can be implemented. The City therefore respectfully requests that the County Commission give careful consideration to all of the important information already submitted concerning these other Goal 5 resources under the previous record. In that application serious concerns, which the City shares, were already raised and well documented. We understand those issues may be further and better addressed by others, including the Department of Environmental Quality, the Oregon Water Resources Department, neighboring property owners and the Tualatin River National Wildlife Refuge, which shares a border and some stream/wetland areas with this property.

Thank you for the opportunity to comment on the proposed Tonquin Quarry Application.

Sincerely,

Nancy Kraushaar  
City of Wilsonville Community Development Director and City Engineer

cc Wilsonville City Council and Mayor  
Bryan Cosgrove, City Manager



REC'D 9/15/13 from SPARKLE ANDERSON  
AKK

The Far West CPO meeting was called to order at the Wilsonville Public Library at 6 PM Wednesday, August 28, by President Sparkle Fuller Anderson. She reviewed the following items, about which there were no comments from those in attendance:

Z 0397-13 Howard Aaronson, 268 Forest Cove Rd.

Review for a dock without approval.

Z 0343-13 Allen Smith, 24825 Mountain Rd, West Linn

Two year time extension on 3 lot partition to Measure 49 #133322

Z0343-13-TE Dennis Oldenstadt

Same as above

Sparkle read following applications, Z0287-13-CP, Z0288-13-Z, Z0289-13-MAR, from Tri-County Investments, LLC, requesting 35 acres as a Goal 5 resource, with overlay zoning to extend 1,500 feet beyond the property in a southwesterly direction.

There was no representative for the applicant in attendance. A representative from the proposed overlay properties, Jos Jacobs, spoke on behalf of the neighbors affected by this proposal. Many attendees voiced concerns about negative impacts to the livability of their property, destruction of their property values, loss of well water, and nearby wetlands impacts. Sparkle said the Planning Commission will consider this application at their September 16 meeting, and the County Commissioners will consider it at their October 16 meeting.

After considerable discussion, CPO Vice President John Messner called for a vote to support or oppose the application. His motion was seconded and approved. Attendees opposed the application by a vote of 38 oppose to 0 approve.

Respectfully submitted by:

Judy Messner for Elaine Newland, CPO Secretary

**CITY COUNCIL ROLLING SCHEDULE**  
**Board and Commission Meetings 2013**

**SEPTEMBER**

<b>DATE</b>	<b>DAY</b>	<b>TIME</b>	<b>MEETING</b>	<b>LOCATION</b>
9/5	Thursday	7 p.m.	City Council meeting	Council Chambers
9/9	Monday	6:30 p.m.	DRB Panel A	Council Chambers
9/11	Wednesday	6 p.m.	Planning Commission	Council Chambers
9/16	Monday	7 p.m.	City Council meeting	Council Chambers
9/23	Monday	6:30 p.m.	DRB Panel B	Council Chambers
9/25	Wednesday	6:30 p.m.	Library Board	Library


**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b>  September 5, 2013	<b>Subject: Resolution No. 2438</b> Memorial Park Parking Lot Improvements Project Contract Award – CIP #9142  <b>Staff Members:</b> Kerry Rappold, Natural Resources Program Manager Mike Ward, Civil Engineer  <b>Departments:</b> Community Development	
<b>Action Required</b>	<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input checked="" 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  <b>Comments:</b> Staff presented the concept design to the Parks and Recreation Advisory Board on April 11, 2013. The Development Review Board reviewed and approved the project on June 10, 2013.	
<b>Staff Recommendation:</b> Staff recommends approval of Resolution No. 2438.		
<b>Recommended Language for Motion:</b> I move to approve Resolution No. 2438.		
<b>PROJECT / ISSUE RELATES TO:</b> <i>[Identify which goal(s), master plans(s) issue relates to.]</i>		
<input type="checkbox"/> Council Goals/Priorities	<input checked="" type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

**ISSUE BEFORE COUNCIL:**

A resolution describing the bid solicitation process, recognizing the lowest responsive and responsible bidder, approving the public contracting process, and awarding a construction contract to Jeff Kersey Construction, Inc.

**EXECUTIVE SUMMARY:**

The Memorial Park Parking Lot Improvements project will replace the existing parking lot. Project elements were identified in the City of Wilsonville 2004 Memorial Park Trails Plan and 2012 Stormwater Master Plan.

In July 2013, the city solicited bids for the Memorial Park Parking Lot project in accordance with City of Wilsonville and State of Oregon public contracting code. On August 6, 2013, four bids were submitted (see Exhibit A - Summary of Bids) for the project.

After reviewing the submittals, Jeff Kersey Construction, Inc. was found to be the lowest responsive and responsible bidder. However, all of the bids were above the Engineer's estimate of \$750,000. Staff worked with the contractor to negotiate a revised bid to bring the contract within the project cost estimate. Cost savings were achieved by having Public Works provide the signs and pavement markings, substituting concrete curb stops for standard curb in select locations, substituting a thickened asphalt section for concrete in the bus turnout, and reducing the container size for some of the groundcover plantings.

**EXPECTED RESULTS:**

The project replaces the existing parking lot and will reconstruct failed pavement, improve pedestrian and bicycle connections, reconfigure the parking lot for safer and more efficient circulation, install new lighting, and improve drainage and stormwater runoff quality.

**TIMELINE:**

Construction work will begin in September and be completed by the end of November.

**CURRENT YEAR BUDGET IMPACTS:**

Project #9142 is funded through the Parks SDC and the General Funds. The adopted FY 2013/14 Budget includes \$800,000 for the project contract work based on expected costs when the budget was prepared in April 2013. The construction contract value (\$768,565), the remaining consultant fees (\$101,000), and Public Works charge (\$14,000) total \$883,565. Therefore, a future supplemental budget request will be needed for \$83,565.

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by: \_\_\_\_\_ JEO \_\_\_\_\_ Date: \_\_\_\_\_ 8-23-13 \_\_\_\_\_

A supplemental budget of \$83,565 is needed to increase appropriations to cover the costs of this project, and I have confirmed there are sufficient funds to cover these additional costs.

**LEGAL REVIEW / COMMENT:**

Reviewed by: MEK Date: 8/22/2013

The Resolution is approved as to form.

**COMMUNITY INVOLVEMENT PROCESS:**

The consultant team and staff developed a fact sheet about the project and conducted a virtual open house on the City's website. The open house went online March 25 and concluded on April 8. Comments were compiled and presented to the Parks and Recreation Advisory Board, City Council, and Development Review Board. Staff provided project updates and received direction from the City Council on February 4, April 15, and May 6.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:**

The project will enhance the entry into Memorial Park with an attractive parking lot.

Reconstructing the parking lot will create a more efficient use of the space that is safer for park users. The project will also improve surface drainage, improve lighting, provide a durable pavement structure, and provide for stormwater treatment. The construction will impact park users. This inconvenience is partially mitigated by constructing the project after Labor Day when park use is less than summer peak use.

**ALTERNATIVES:**

Staff discussed three alternatives with the City Council at a work session in April. The alternatives included options related to the perimeter road, parking stall size, drive aisle widths, path widths, number of compact spaces, and extending the parking lot beyond its current configuration. The City Council selected a preferred alternative, and gave staff the approval to move forward with the final design incorporated in the construction contract.

**CITY MANAGER COMMENT:**

**ATTACHMENTS**

- A. Exhibit "A" – Summary of Bids

**EXHIBIT A - SUMMARY OF BIDS**

**BID SUMMARY**

**MEMORIAL PARK PARKING LOT  
OWNER: CITY OF WILSONVILLE  
OPENING DATE: AUGUST 5, 2013 2:00 PM**

**PREPARED BY: CITY OF WILSONVILLE**

Order Opened	Bidder:	Envelope marked: (y/n)	First Tier Sub-Con. (y/n)	Bid Security (10%)		Prop. Items #11-18 (pg. I-13) (y/n)	Adden. 1-5 (pg. I-15) (y/n)	Signature (pg. I-15) (y/n)	Prop. Signed (y/n)	Bid Bond (pg. I-13) (y/n)	Bid Amount: (pg. A4)	Appar. Status:
				Amount	Type							
1	Brown Contracting, Inc.	Y	Y	\$98,846.57	BB	Y	Y	Y	Y	Y	\$988,465.70	4
2	CivilWorks NW, Inc.	Y	Y	\$100,000.00	BB	Y	Y	Y	Y	Y	\$836,302.50	2
3	Jeff Kersey Construction, Inc.	Y	Y	\$81,044.12	BB	Y	Y	Y	Y	Y	\$810,441.20	1
4	Kodiak Pacific Construction	Y	Y	\$84,248.20	BB	Y	Y	Y	Y	Y	\$842,482.00	3

**RESOLUTION NO. 2438**

**A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH JEFF KERSEY CONSTRUCTION, INC. FOR THE MEMORIAL PARK PARKING LOT IMPROVEMENTS PROJECT (CAPITAL IMPROVEMENT PROJECT #9142).**

WHEREAS, the City has planned, designed, and budgeted for the completion of Capital Improvement Project #9142, known as the Memorial Park Parking Lot Improvements project (the Project); and

WHEREAS, the City solicited sealed bids for the Project from qualified contractors in compliance with the City of Wilsonville Municipal Code and Oregon Revised Statute (ORS) 279C - Public Contracting for Public Improvements and Related Contracts; and

WHEREAS, received bids were opened on August 6, 2013, and Jeff Kersey Construction, Inc. submitted a bid of \$810,441 for the project which was subsequently evaluated as the lowest responsive and responsible bid; and

WHEREAS, the responsive bid exceeded the cost estimate, and the City and Jeff Kersey Construction negotiated a revised bid of \$768,565 in compliance with the City of Wilsonville Municipal Code and ORS 279C.

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

1. The procurement process for the Project duly followed City of Wilsonville Municipal Code and Oregon Public Contracting Rules.
2. The contract is awarded to Jeff Kersey Construction, Inc. who submitted the lowest responsive and responsible bid.
3. The City Council, acting as the Local Contract Review Board, authorizes the City Manager to enter into and execute, on behalf of the City of Wilsonville, a construction contract with Jeff Kersey Construction, Inc. for a stated value of \$768,565.
4. This resolution is effective upon adoption.



ADOPTED by the Wilsonville City Council at a special meeting thereof this 5<sup>th</sup> day of September, 2013, and filed with the Wilsonville City Recorder this date.

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TIM KNAPP, MAYOR

ATTEST:

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Sandra C. King, MMC, City Recorder

**SUMMARY OF VOTES:**

Mayor Knapp	_____
Council President Starr	_____
Councilor Goddard	_____
Councilor Fitzgerald	_____
Councilor Stevens	_____

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

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A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, July 15, 2013. Mayor Knapp called the meeting to order at 7:14 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp  
Council President Starr  
Councilor Goddard  
Councilor Fitzgerald  
Councilor Stevens

Staff present included:

Bryan Cosgrove, City Manager  
Jeanna Troha, Assistant City Manager  
Mike Kohlhoff, City Attorney  
Sandra King, City Recorder  
Nancy Kraushaar, Community Development Director  
Katie Mangle, Manager of Long Range Planning  
Steve Adams, Engineer  
Stephan Lashbrook, SMART Director  
Barbara Jacobson, Assistant City Attorney  
Mark Ottenad, Government Affairs Directors  
Dan Pauly, Associate Planner  
Blaise Edmonds, Manager of Current Planning  
Stan Sherer, Parks and Recreation Director  
Delora Kerber, Public Works Director  
Casey Peck, Senior Utility Worker Roads

Motion to approve the order of the agenda.

**Motion:** Councilor Fitzgerald moved to approve the order of the agenda and to remove Resolution No. 2434 to New Business for discussion. Councilor Stevens seconded the motion.

**Vote:** Motion carried 5-0.

#### **MAYOR'S BUSINESS**

A. Parks and Recreation Advisory Board Appointment

Mayor Knapp indicated Council was not prepared to make the Parks and Recreation Board appointment at this meeting, but would do so at the next meeting.

B. Upcoming meetings were announced.

#### **COMMUNICATIONS**

A. Casey Peck, Roads Scholar (staff – Kerber)

Mayor Knapp presented the Oregon Roads Scholar Program award to Casey Peck of the Public Works Street Department. The Oregon Roads Scholar Program provides local agency transportation workers

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

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with the latest information on road maintenance procedures and technologies. Through this program local government personnel can heighten their maintenance skill and enhance their knowledge by attending training sessions on current procedures and state of the art technologies.

**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.

Mayor Knapp clarified to the audience that if their comments were related to a specific application or public hearing later on the agenda, to defer their comments until that point; however, if they wanted to speak in a broader sense they could do so now.

John Ludlow, Clackamas County Commissioner, stated Clackamas County Commissioners had divided the County into five areas; each of the Commissioners were responsible to meet with organizations, agencies and residents in the area to listen and take the information back to the other Commissioners. The area assignments would rotate every six months. Chair Ludlow is the representative for Wilsonville and he can be reached at [jludlow@clackamas.us](mailto:jludlow@clackamas.us).

Mike Shangle, 29220 SW San Remo Court, Wilsonville. Mr. Shangle wanted to know what was driving the high density and apartments being built in Wilsonville. He was concerned with increase in traffic and preferred to see more single family home developments similar to Morey's Landing and Merrifield.

Mayor Knapp commented a housing analysis study has started which would provide detailed information on the housing inventory in the City now. Once the study is completed there will be a policy discussion about the future. There will be multiple chances for public input throughout the process.

Councilor Starr added a many of the developments being built now were approved ten years ago but construction was stalled with the downturn in the economy and developers are finishing their building. The Councilor shared Mr. Shangle's concern.

Councilor Goddard stated some Councilors were asking the same questions. The Councilor felt people from outside the community should not have a say in how Wilsonville develops.

Mr. Shangle encouraged Councilors to review the ECONorthwest study assumptions carefully.

Councilor Fitzgerald added the developments were planned a long time ago and they met a demand for those people who did like living in an area that has more green space and fewer yards. The Jory Trail area has been zoned multi-family for many years, much longer than the time that Villebois was put in, it's just the interpretation of multi-family when you fill it with mobile homes is much different than when you fill it with apartment buildings.

Doris Wehler, 6855 SW Boeckman Road, Wilsonville remarked when the City lost Thunderbird Mobile Court it made sense to build apartments there because they were along the freeway. Ms. Wehler found the Housing Needs Analysis presentation by ECONorthwest accurate and confirmed what many Wilsonville citizens suspected about the ratio of apartments to single family homes. She encouraged Council to challenge the inclusion of the current density to figure out density for the future. Ms. Wehler thought the Frog Pond and Advance Road areas should be developed into single family detached homes

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

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on larger lots and one-level homes for older residents. She encouraged Council to include balancing housing types as a Council Goal.

Bo Wu, 28608 SW Morningside Dr., Wilsonville, OR. Mr. Wu was concerned with the density and apartments which he thought negatively impacted schools and the performance of the students.

Bill Buhrow, 28511 SW Cascade Loop, Wilsonville, OR. Mr. Buhrow distributed a list from the 2007-11 U.S. Census Bureau regarding homeownership, and a page listing the social benefits of homeownership. Mr. Buhrow moved to Wilsonville for the quality of the schools four years ago; however, he would not make the same decision today due to low homeownership rate, density, income, school quality, school test scores, and community standards. The higher density and apartments flood the school with a demographic that requires more effort. He thought a certain demographic of the population was not selecting Wilsonville due to the higher density and he wanted to maintain a balance of housing. Mr. Buhrow asked the Councilors "Do you believe that Wilsonville's current homeownership rate is ideal for creating or sustaining a healthy community, strong schools, and keeping Wilsonville a desirable location for people who are choosing to move? Or, do you believe that it is too high or too low?"

Councilor Fitzgerald stated the City could use more homeownership.

Councilor Goddard did not think it was ideal and the City should spend more time listening to the people who live in the community, not developers.

Mayor Knapp thought the downturn caused more activity in rental housing and the City needs to move back towards a balance. The question is does government build houses or does the private sector build housing, that's part of what this study will figure out. After the data is collected a discussion about the appropriate policy would occur.

Councilor Starr stated zoning added to the growth of multi-family housing. The multi-family to single family housing ratio is out of balance and it was time to start building more single family houses.

Councilor Stevens said the housing analysis will generate the conversation. Planning the Frog Pond and the Advance Road sites will be important as the City deals with the issue.

Don Mole, 31235 SW Willamette Way West, Wilsonville, OR commented the mix of housing was out of proportion and single family homes were in demand in Wilsonville.

Eric Postma, 32220 SW Willows Court, Wilsonville, OR. Mr. Postma thought the policy discussions about density should include the impact of density on schools and the quality of education.

Lonnie Gieber, 10558 SW Sunnyside, Wilsonville, OR expressed concern about the unintended consequences of policy decisions on the education system and the sense of community as more people are put into dense living situations. He asked Council to consider both the qualitative and quantitative sides of policy decisions.

Phillip Rosebrook, 28379 SW Morningside Ave, Wilsonville, OR said his family moved to Wilsonville for the community and the quality of the schools; however, he did not like the direction the community was going.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

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Kurt Godfrey, 10502 SW Sunnyside Dr. Wilsonville, OR, stated he has seen the density getting thicker and he would like to see it go back to what it was when he moved to Wilsonville ten years ago. Mr. Godfrey agreed with the previous comments.

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

Mayor Knapp announced nominations for the Heart of the City Volunteer Awards were due July 31, 2013.

Council President Starr – Park & Recreation Advisory Board, Chamber/City Leadership.  
Councilor Starr thanked the citizens who shared their opinions regarding housing density noted those comments were consistent with last year’s city-wide survey results. He suggested adding housing density balance to the Council Goals.

The Councilor reported the Chamber of Commerce is developing ways to attract new businesses to Wilsonville and to retain the current businesses. Councilor Starr testified before Metro on bringing the Advance Road area into the UGB for a new school. He invited the community to the Fun In The Park event, as well as the Scenic Trolley Tours, and the Wilsonville Farmer’s Market in Villebois.

Councilor Goddard – Library Board, Chamber Board, and Clackamas County Business Alliance stated the Library summer reading program exceeded 2,000 participants for the first time; and announced the Wilsonville History Program to be held at McMenamins. He invited the Community to the Rotary Concerts, and the Kiwanis Kids Fun Run.

Councilor Fitzgerald – Planning Commission; Committee for Citizen Involvement; and Library Board announced the 60<sup>th</sup> anniversary of the Korean War Cease Fire Agreement and Movies in the Park. The Councilor reported the Planning Commission discussed proposed changes to the Villebois Master Plan for a 42-acre single-family home development on the Living Enrichment Center property to be built by Polygon Northwest.

Councilor Stevens – Development Review Panels A and B; and Wilsonville Seniors, announced the next DRB and Wilsonville Seniors meeting dates. She announced the SMART walking group activities, and the North Willamette Research Center open houses.

**CONSENT AGENDA**

- A. **Resolution No. 2431**  
A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Elting Northwest, Inc. For The Rivergreen Drainage Project (Capital Improvement Project #7012).
  
- B. **Resolution No. 2432**  
A Resolution Of The City Council Of The City Of Wilsonville Acting As The Local Contract Review Board, Authorizing The South Metro Area Regional Transit Department (SMART) To Purchase Two Used 30-Foot, Diesel Buses From Transit Sales International.
  
- C. **Resolution No. 2433**  
A Resolution Of The City Of Wilsonville Acting In Its Capacity As Its Local Contract Review Board Authorizing The Execution Of A Professional Services Agreement With Murray, Smith

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

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And Associates To Provide Engineering And Consulting Services For The Wastewater Collection System Projects.

D. **Resolution No. 2434** *removed from Consent Agenda to New Business*

E. Minutes of the June 3 and June 17, 2013 Council Meeting.

Mr. Kohlhoff read the titles of the Consent Agenda items into the record.

**Motion:** Councilor Starr moved to approve the Consent Agenda. Councilor Stevens seconded

**Vote:** Motion carried 5-0.

**PUBLIC HEARING**

A. **Resolution No. 2428** *Continued from June 17, 2013 Meeting – Hearing left open.*

A Resolution Approving a Rate Increase for Republic Services of Clackamas and Washington Counties, for Solid-Waste and Recycling Collection in the City of Wilsonville.

Mr. Kohlhoff read Resolution No. 2428 into the record by title only. The City Attorney noted at the last meeting the Council had questions of Republic Services who provided the answers via letter.

Mayor Knapp stated the June 17, 2013 public hearing to allow for additional public notification and comment.

Mark Ottenad prepared the staff report included here for clarity.

On June 17, 2013, City Council held a public hearing to consider the rate increase requested by the City's solid waste, yard debris and recycling collection franchisee Republic Services ("Franchisee"). City Council continued and kept open that public hearing to July 15, 2013, directing staff to meet again with the Franchisee in order to obtain additional information concerning the rate increase, and to give the Franchisee the opportunity to provide a more in-depth response to questions raised by Councilors and a citizen who testified.

Staff provided detailed information on Wilsonville Code (WC) 8.4 and Ordinance No. 204 of 1982 that govern solid-waste collection and disposal in the June 17 Staff Report. Staff met again with several representatives of the Franchisee on June 25, 2013, to discuss issues around the rate-increase request and City Council members' and citizen concerns, as expressed at the June 17, 2013, hearing. Staff suggested that the Franchisee provide a supplemental letter to better address each Ordinance criteria, to clarify certain information provided at the prior City Council meeting, and to address issues raised by Councilors and a citizen.

Lake Oswego City Council approved the Republic Services rate increase request, as presented, on June 18, 2013. The City of Tualatin City Council has received a rate increase request from Republic Services and has scheduled a hearing on the matter for July 22, 2013.

While not part of the rate-increase request or process, City Council may wish to consider the following related issues at a later date. Specifically, Ordinance No. 204 is 31 years old (passed in 1982). While subsequent ordinances and resolutions (Ordinance 281, 1985; Ordinance No. 424, 1994; Resolution No. 2040, 2007; Resolution No. 2196, 2009; Resolution 2300, 2011) have enlarged the scope of services and increased the rates, the original Ordinance text still governs.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

Staff suggests that Ordinance 281 should be updated to reflect newer information and methods of doing business, changes in governing statutory provisions, the actual basis on which the Franchisee calculates the need for a rate increase (based on prior operating expenses and not on anticipated increases in future operating expenses), liability insurance coverage and changes in law and technology. Staff welcomes Council direction on this issue.

Additionally, through various mergers and acquisitions, the City has done business with the same franchise-holder for over 30 years. While there are no performance issues with the quality of the Franchisee's services and Franchisee has served the community well for many years, the City Council may want to consider opening-up the solid-waste franchise for bid at some point in the future in order to be consistent with competitive public contracting laws and objectives. The current Ordinance requires three years prior notice to the Franchisee from January 1 of any given year before such a process can take place. Staff will await Council direction on this issue at some point in the future.

Metro staff is proposing an amendment to the Metro Administrative Procedures of the Regional Service Standard that would specify glass continue to be collected separately from other recyclable materials, which has been standard practice in the region for two decades. The amendment is directed toward maintaining the high quality of the region's recyclables in order to support local markets for paper and glass. A number of cities and counties have made this a requirement of their haulers, including the cities of Beaverton, Portland, West Linn, Gresham and Washington and Clackamas Counties. Metro is proposing to codify the practice this summer in order to ensure it continues into the future. It should be noted that the City's current Agreement is silent on this issue but that Franchisee has not proposed changing any of its programs in conjunction with this rate increase request.

The Franchisee requested a rate increase effective July 1, 2013. Staff had recommended approving the Franchisee's rate increase request but with an effective date of September 1, 2013, in order to give citizens a more reasonable amount of advance notice of the rate increase. The City will continue to collect a 3% franchise fee from the Franchisee. The overall projected rate increase for the solid-waste services has a minimal positive impact on the city's 2013/14 budget.

Community involvement has included advertising the hearing for Resolution No. 2428 in the June 12, 2013, edition of the *Wilsonville Spokesman* newspaper and on the City's website. The City also produced an article entitled, "City Council Continues Public Hearing to Consider Solid-Waste Collection Rate Increase," in the 11,000-plus circulation, July-August 2013 edition of the *Boones Ferry Messenger* all-city newsletter. City staff received only one public comment as of July 3.

Mr. Ottenad added Republic Services responded to the issues of concern raised by the Councilors which included questions around rates pertaining to certain services provided in other cities. Republic Services provided information showing how the tonnage of waste generated, the types of service, collection frequency, route density and number of loads obtained from a given route, all impact the rate structure. They also provided additional information on why industrial rates in Wilsonville vary due to the number of customers having their own containers. Mr. Ottenad noted the error on page 11 of Attachment "A" had been corrected.

In response to the Mayor's question about the types of fuels used by SMART vehicles Mr. Ottenad explained SMART has 25 diesel, 5 gasoline, and 2 CNG buses. The City is in the process of receiving two additional CNG buses, and two full sized diesel/electric hybrid buses.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

Councilor Goddard asked if there had been substantive changes to the requests of Republic Services as a result of these follow up conversations. Mr. Ottenad said there were not.

Derek Ruckman, General Manager, Republic Services, indicated his staff had spent time with City staff to answer questions and provide greater detail about how rate structures are established. Mr. Ruckman asked that the rate adjustment become effective August 1, 2013.

Councilor Fitzgerald asked how the public would be told of the August 1<sup>st</sup> rate increase.

Mr. Cosgrove thought Republic Services would send notices to their customers; the City did advertise in the Boones Ferry Messenger that rate increases would be before Council. The August first date was a suggestion for meeting the franchisee half way.

Mayor Knapp invited public comment.

Doris Wehler stated she did not mind paying a few dimes more to count on having her garbage picked up.

The public hearing was closed at 8:45 p.m.

**Motion:** Councilor Starr moved to approve Resolution No. 2428 with the increase to begin August 1, 2013. Councilor Goddard seconded.

Councilor Goddard noted for the record that was the same motion he made at the June 17<sup>th</sup> Council meeting and he was pleased to see a second for the motion.

Councilor Staff indicated he did not second the motion in June because he did not have enough information; since he met with Republic Services he feels he has enough information.

**Vote:** Motion carried 4-1.  
Mayor Knapp voting "No".

**B. Ordinance No. 717 – first reading**

An Ordinance Of The City Of Wilsonville To Increase The Number Multi-Family Residential Dwelling Units And To Modify Ordinance No. 703 That Imposed A Limitation On The Number Of Multi-Family Residential Dwelling Units Within Brenchley Estates North. The Subject Property Being Affected By This Ordinance Is Located On Portions Of Tax Lots 105 And 200 Of Section 14A, T3S, R1W, Clackamas County, Oregon. Holland Partner Group/Brenchley Estates Partners, LP, Applicant.

Ordinance No. 717 was read into the record by title only by the City Attorney.

Mayor Knapp declared a recess at 8:45 p.m. and reconvened the meeting at 8:54 p.m.

The Mayor stated the public hearing format and opened the public hearing at 8:54 p.m.

Blaise Edmonds prepared the staff report which is included here for clarity.

In May of 2011, Development Review Board Panel B ("DRB") approved Brenchley Estates (Jory Trail at the Grove). Jory Trail at the Grove which is comprised of 356 residential units divided



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

---

among 14 apartment buildings (324 units), a community building/swimming pool in Phase I, and 32 detached single-family dwellings in Phase II. Jory Trail at the Grove Apartments is approximately 92 percent occupied.

In March of 2012, DRB Panel B approved a modification to the Stage I Preliminary Plan that combined Brenchley Estates-South with Brenchley Estates-North. The combined master planned area is 59.96 acres and was comprised of 71 single-family detached houses and 683 multi-family units, for a total of 754 units. However in April of 2012, City Council adopted Ordinance No. 703 that rezoned Brenchley Estates North from RA-H to PDR-4. Ordinance No. 703 reduced the total number of multi-family units by 39 units and the Applicant agreed to voluntarily age restrict 46 units, to be contained in the next phase of the development, to occupants 50 years or older, excluding 25 market rate single family houses which were not to be age restricted. Ordinance No. 703 resulted in allowing up to 715 total residential units (reduced from 754 units), with 359 of those units in Brenchley Estates North.

**Special Needs Housing:** The Applicant is seeking City Council approval to modify Ordinance No. 703 to gain back the 39 units and add 27 additional units for a total of 66 additional multi-family units. The justification for the request to increase residential density is based on Comprehensive Plan Implementation Measure 4.1.4.v which states; *“Site development standards and performance criteria have been developed for determining the approval of specific densities within each district. Densities may be increased through the Planned Development process to provide for meeting special needs. (e.g., low/moderate income, elderly, or handicapped).”*

The Applicant asserts that the proposed Active Adults At The Grove Multi-Family Project will help meet an unmet demand for rental units for occupants age 55 years or over, including those with disabilities, and will fill a gap between independent and assisted living in the market. The additional 66 multi-family units will be accommodated by using a 4-story building with three elevators. The building will have a total of 112 units. The Applicant has represented that it would not be financially feasible to install the elevators if the building had less units or one less story. The addition of the extra story required the DRB Panel B to approve a height waiver.

The Applicant proposes to make the entire building age restricted for occupants 55 years or older (at least one resident in each unit must be age 55 or older). The Applicant also proposes to increase the number of specially equipped Type “A” American National Standards Institute (ANSI) units from the required 3 units to 12 units, which would provide for meeting the “special needs” of residents with disabilities. The 12 units equates to approximately 10% of the total building unit count. Rent will be at market rates.

DRB Panel B’s primary role was to determine whether or not to approve the Applicant’s proposed site development plan, including a height waiver, based on the applicable criteria for Site Design Review, including the granting of a height waiver. . At the DRB hearing the Applicant testified the height waiver would only be needed if City Council granted the requested density increase. Based on testimony presented, the DRB elected to make a recommendation of approval to City Council.

The proposed modifications to Ordinance 703 are contained in the proposed Ordinance 717.

The proposed Ordinance 717 is being forwarded to the City Council with a recommendation of approval from DRB Panel B to modify Ordinance No. 703. DRB Panel B also approved several companion applications for the proposed Active Adults at the Grove Multi-Family project

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

---

including a modification to the Stage I Preliminary Plan, approving a Stage II Final Plan, a waiver to allow a 47 foot high 4 story building, Site Design Review and a Type 'C' Tree Plan. DRB Panel B determined that the Applicant has met Implementation Measure 4.1.4.v.

Adoption of Ordinance No. 717 would allow for increased density in the development of the proposed Active Adults At The Grove Multi-Family Project. If approved construction would begin this summer.

The proposed Active Adults At The Grove is a private development so the Applicant is responsible to make all public and private improvements and pay City application fees and systems development charges for parks, storm sewer and streets.

**Legal Review / Comment:** The applicant has the burden of proving by a preponderance of the evidence that it meets Comprehensive Plan Implementation Measure 4.1.4.v. for particular needed housing in order to justify an increase density. The Measure uses the terms elderly and handicap. See above. The terms are somewhat archaic in use from the 1980's, and are generally known under more modern terminology. The Applicant proposes all units be age restricted to at least one occupant per unit being 55 or above to ensure the provision of senior housing. Webster's New Collegiate Dictionary (copyright 1977) defines elderly being past middle age. Black's Law Dictionary (Ninth Ed.) defines abuse of the elderly as abuse of senior citizens. Age 55 for many purposes defines senior citizen (HUD uses the age 55 and up for senior housing) and 55 is commonly viewed as just passed middle age. The prior use of the property was a Mobile Home Park, limiting the occupants to seniors 55 and up. When this Measure was recently used to allow a one unit increase in density, age 55 was used as the age determination for the term elderly. Twelve of the units will have additional accessibility features for occupants with disabilities, which equates to the handicap term. Additionally, in determining the need for this type of housing, it is appropriate for the Council to consider the economics of providing such housing in determining the likelihood that need for such housing can be meet. The proposed age restriction and accessibility units meet the Measure terms should the Council determine there is a need to increase density on this site to economically provide for this type of housing. The proposed ordinance is approved as to form, and the required public hearing notices have been sent.

Potential Impacts or Benefit to the Community:

- Help meet the demand for housing of occupants 55 years or over and bridge the gap between market rate independent living apartments and assisted living.
- Provide more customers and clients for City businesses.
- Provide housing that is within walking distance to Wilsonville Town Center.
- The 55 and older population will create fewer traffic impacts.
- Increase transit ridership generated by the project next to a major transit route along SW Parkway Avenue.
- New construction jobs.
- Increase in Annual Property Taxes \$458,788 (Applicant's estimate).

The decision on the site development approval and building height waiver was a DRB quasi-judicial decision. If the additional 66 units are not approved by City Council, the Applicant may not need the height waiver and may elect to redesign the layout and Council may remand the project to the DRB for further review.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

Implementation Measure 4.1.4(v) of the Comprehensive Plan, which reads, "Densities may be increased through the Planned Development process to provide for meeting special needs. (e.g., low/moderate income, elderly, or handicapped)."

Council will be making a policy decision to decide whether or not this project should be granted. The applicant is requesting 66 additional dwelling units over what the Council approved with Ordinance No. 703. Mr. Edmonds showed the location of the site via PowerPoint and provided the history of development of the site.

With the approval of Ordinance No. 703, Council approved a total of 715 units (280 multi-family residences, 46 future multi-family for 50 years and older and 25 single family residents). The current application proposes adding back the 39 units removed last year from the project, plus adds an additional 27 to the original 46, for a total of 781 units.

The applicant is asking the Council to modify Ordinance No. 703 to increase the total density based on Implementation Measure 4.1.4(v) of the Comprehensive Plan that addresses special needs housing for elderly or handicapped people with rent levels at market rate. There will be twelve special equipped Type-A American National Standard Institute ADA units. An argument was made to the Development Review Board the entire building, with the additional 66 units, would be age restricted to 50 and older. Because the residents will be senior citizens there will not be a demand on the school system.

The building will be shaped like an "I" with each unit having a balcony. Open space areas will surround the site and the largest grove of Oregon White Oaks will be retained. A bus turnout and shelter will be conveniently located near the building.

Although the DRB's function is to address site design elements, the issue of density – a Council policy decision – was raised and whether the DRB wanted to make a recommendation to the Council. The DRB recommended the density for the project should be approved; however, the primary discussion was whether the building fit into the site and the other buildings on the site. Mr. Edmonds displayed a height comparison of the Active Adults building to the other apartment buildings on the site. He listed the other four-story buildings in Wilsonville which include: The Bell Tower Old Town Square, Creekside Woods Apartments, The Charleston Apartments in Villebois, and The Alexan Apartments next to the Piazza in Villebois. The applicant is requesting a partition to divide the property into separate parcels; Lot 2, Lot 4 and Lot 5 are vacant and designed for future single family residential homes.

DRB member Cheryl Dorman, was concerned about the discussion Council had in their work session about the balance of single family homes to apartments and felt strongly that was a concern; at the same time she wanted to bring this message to Council in the DRB meeting minutes and hoped the Council would read the minutes of the DRB which explained the reasons for their decision. Mr. Edmonds indicated the DRB panel approved the applications for site development, waivers, and to forward a recommendation to approve the 66 additional units for a total of 112 units for the project.

Councilor Starr asked for clarification of B4. On page 50 of 78 regarding outdoor recreation space. Mr. Edmonds explained the developer is providing 320 square feet of outdoor recreation space for each of the 112 units satisfying the 300 square foot requirement.

Councilor Starr wanted to know more regarding the ODOT statement about exceeding the sound requirement; was ODOT referring to freeway traffic, or the fourth story, or because the sound is so loud to begin with.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

Mr. Edmonds responded ODOT sent a cautionary or disclaimer statement exhibit for the record to protect their liability in the event there was a complaint.

Councilor Fitzgerald wanted to know where the reference was in the DRB minutes for the density discussion. Mr. Edmonds indicated pages 19-21 of the May 30, 2013 DRB Minutes.

Councilor Stevens referred to the slide showing the location of Lots 2, 4 and 5 which would be 27 single family homes and asked how large the lot sizes would be and the size of the back yards.

Mr. Edmonds said that had not been a part of the master plan revision.

Councilor Goddard asked about the commercial space in the original plan and the number of individual lots in the original concept plan. Mr. Edmonds said the commercial didn't meet the test for neighborhood commercial.

Councilor Fitzgerald wanted clarification on page 2 of 4 of the staff report where it states, "...the entire building age restricted for occupants 55 years or older..." was the intent to read 50 years or older.

Mr. Edmonds responded Ordinance 703 approved the 50 years and over.

Mayor Knapp asked how the trees removed to build the project will be replaced and would anything be planted along the sound wall or would ODOT allow trees to be planted in their right of way.

Mr. Edmonds explained when the Thunderbird Mobile Club was first developed; there were no trees save the grove of Oaks, the residents planted all the other trees. The applicant did preserve specimen trees to be replanted on site. He said the garages would be next to the sound wall and he did not know if ODOT would allow trees to be planted.

Councilor Starr asked if the road maintenance fee was a county or City standard. He felt each additional unit was being subsidized by residential.

Mr. Kohlhoff stated this City fee is for road maintenance and is levied against both residential and commercial properties; multi-family buildings have a per unit charge; a standard trip rate for multi-family buildings and residential homes based on the average number of trips during certain times of the day.

Mr. Cosgrove added the methodology used to calculate the rates assumes there are fewer trips from a one-bedroom apartment than a four-bedroom house.

Councilor Starr asked if there would be four-bedroom units. Mr. Edmonds replied there would be 29 one-bedroom units, and 82 two-bedroom units.

Mayor Knapp invited the applicant to make their presentation.

Mr. Kohlhoff said a number of letters had been presented and were made part of the record. Letters were submitted by the following individuals:

Those against:

- Debi Laue, PO Box 147, Wilsonville, OR
- Aelyn Thomas, Wilsonville, OR [aelynthomas@yahoo.com](mailto:aelynthomas@yahoo.com)
- Laura Atanes, 25780 SW Canyon Creek Road, Wilsonville, OR
- Patrick Weis, [patrickweis10@gmail.com](mailto:patrickweis10@gmail.com)

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

- Jennifer Koenig, 7720 SW Summerton St, Wilsonville, OR, [jennkow@msn.com](mailto:jennkow@msn.com), (received via email at 5:40 p.m. on July 15, 2013)
- Rachael Howe, [rachelkhowe@yahoo.com](mailto:rachelkhowe@yahoo.com) (received July 16, 2013 at 12:54 p.m.)
- Don Mole, [donaldmmole@comcast.net](mailto:donaldmmole@comcast.net) (received email with copy of testimony presented at July 15, 2013 Council meeting)

Those in favor:

- Bob Miller, Artistic Auto Body, 29775 SW Parkway Ave, Wilsonville
- Alana Wilson, 8570 Ash Meadows RD #528, Wilsonville, OR
- Mary A. Moffitt, 23545 SW Gage Road, Wilsonville, OR

Clyde Holland CEO, and Chairman, Holland Partner Group, 1111 Main Street, Vancouver, WA provided the background leading to the development before the Council. The goal is to fit into a city and address community housing needs, while providing a quality product and living experience.

Although not required a sound wall was installed. The applicant offered to plant trees on the ODOT right of way if ODOT agreed.

Residents of Jory Trail participated in focus groups to talk about their housing preferences. The group was primarily older, retired or semi-retired adults with no children at home who wanted a quality, comfortable place to call home without the maintenance of a single-family home.

Brenner Daniels talked about what they heard from the residents in the focus groups. Two focus groups made up of a diverse population were held, the first with 11 participants and the second with 19. They learned this demographic desired:

- more space, 1-3 or 4 bedroom units, which are not available in the available senior housing
- true master bedrooms
- storage space
- elevators
- secure access to the building
- concierge service
- walk to transit
- walk in showers

These characteristics are being worked into the building.

Mr. Holland said they feel their proposal would serve an unmet need for housing stock in Wilsonville, is an opportunity for individuals to move into a place where they want a little more service, not maintain a home, but want to remain active and live in the community. The people in the focus groups did not want to have to purchase the mandatory meals and services as traditional retirement communities require. They found the ages of 55 to 70 the primary active retirement years is growing faster than the average total demographic, and the need for that renter is significantly unmet. Having a building that is available with the sized of the units, elevator access, secure building and level of service is not available in town right now.

Mr. Daniels added the focus groups were not interested in owning a home again due to the maintenance.

Regarding natural open space, the amount of trails, green space and walkability of this neighborhood makes it a top neighborhood. The mature landscaping will be brought back and will substantially exceed the replacement standards.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

Don Hanson, OTAK talked about the comprehensive plan and the implementation measure that allows, through the planned development process, to increase density by providing for and meeting special needs. This project will address the independent housing needs of elderly and handicapped individuals who want to remain active and the units will be moderately priced with the unbundling of services. The building will be secure, and each floor will have exercise facilities, hobby and gathering areas, and there will be increased common areas throughout the building. The location of the building works well with the town center concept and is a good transition between the freeway and the properties to the east.

Mr. Holland responded to the question about the size of the single family lots noting the lots on the north will be larger than on the south side. The homes would have the master bedroom on the main level.

Councilor Fitzgerald confirmed the single family homes were to be sold. Mr. Holland affirmed they were for sale.

Councilor Starr questioned if the additional density was not approved, would Mr. Holland still provide this type of housing for active seniors.

Mr. Holland stated to provide elevator access they need to have a minimum number of units. If the density was not approved we would not be able to build this building, we would do more single family homes.

Councilor Starr asked if 50 single family homes would be displaced if the Active Adults building was approved. Mr. Holland said it was about 28-29.

Councilor Starr didn't think the size of the units in the proposed Active Adults building would meet the requests of the focus group for larger units.

Mr. Holland put the size of the Active Adults units into context with the alternatives. The average square feet of a unit in an alternative one-bedroom assisted living is 650-700 square feet, and 900 square feet for a two bedroom unit, a 2-bedroom/den will be between 1300 and 1400 square feet. The Active Adult units would be 50 percent larger than what is available on the market now. The size of the single family homes for the senior section would be about 1800 square feet; primarily one-story with master on the main floor, there may be some two-story homes.

Councilor Goddard asked why the developer had not met that demand with the existing units that are under construction or built and leased out.

Mr. Holland responded there are about 200 individuals 50 years plus that living in those units, but what they really want is an opportunity to live in an age restricted building where they did not have children around. They wanted a secured building and an elevator. So that's a different kind of building and we've looked at that design and brought that design here so we could meet those needs.

Councilor Goddard wanted to know if Mr. Holland was aware of this need before.

Mr. Holland stated they were surprised; we've had a significant number of individuals ask for the secured building, elevators and larger units. We think the 112 units will meet that need for those individuals and provide something not available in the market place at a price they can afford.

Councilor Fitzgerald asked if the single family houses were restricted to those 55 and older; and for Mr. Holland to address the matter of 'affordable;' and describe how that compares to the standard subsidized

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

---

housing.

Mr. Holland said the homes were not age restricted. Regarding subsidized housing, HUD calculates affordability at the median income, 80% of the units on the first floor units at Jory Trail and Terrene meet the HUD median income expectations. Compared to the building alternatives we are not requiring mandatory purchase of meals, services, medical, etc., the rents at this building will be 2/3 of what is available in the market place.

Councilor Starr asked if the approval last year was single family housing for 55 and older only.

Mr. Holland said the Councilor was correct, 49 single family homes were approved and half of those were age restricted. What we've done is double that with respect to what is available to those 55 and older, all of the units that were age restricted in the original approval were included in the Active Adults building and the entire building is age restricted.

Mayor Knapp wanted to know if the applicant was proposing the property be deed restricted so the age category carried forward. How will the rents in this proposed building differ from the rents in the Jory Trail building?

Mr. Holland indicated they were proposing a deed restriction. The units in the Active Adults building will be substantially larger than those in Jory Trail, and the rents will be more than Jory Trail and Terrene because of the increase in square footage. The rents in this project compared to rents in projects that are age restricted with "bundled services" will be 1/3 less on average.

The Mayor wanted to know how the number of ADA units was selected. Mr. Holland essentially our best business judgment was to provide four times the requirement.

Mayor Knapp asked what would happen if the waiver was not granted. Mr. Holland said the building would not be built due to rising construction costs.

The Mayor asked if the proposed building would be more suitable for other locations compared to an "ideal" location.

Mr. Harmon said from a physical standpoint the site is ideal based on its proximity to Town Center, the bus service, and the setting which is not adjacent to a single family neighborhood, or an elementary school, but is a transition from a freeway corridor to other quieter uses.

Mayor Knapp invited public input.

Doris Wehler commented when the project was first proposed she was opposed but she didn't know it would be moved into the site and proposed for elderly housing. When she considered the need and the alternatives of assisted living, the question council needs to ask is how long will it take to allow developers willing to build 112 single level homes.

Laura Atanes, 25780 SW Canyon Creek Road, submitted written comments in opposition to the application. She added there were alternatives that provided the same amenities outlined for the Active Adults at the Grove apartments, in the Bell Tower in Old Town Square, and Domain at Villebois. These alternatives would decrease the density issue and use what is currently in place. Ms. Atanes noted the Active Adult rents would be at market rates and she preferred to see more low-income offerings for adults 50 plus.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

Ken Woods, 8540 SW Ash Meadow Road #118, Wilsonville, lived in Jory Trails and was a participant in the focus groups. As a construction consultant he commented on the high quality of the project, and that the rental rates are competitive for comparably sized units and finishes. He thought Active Adults would be the ideal project and urged Council to approve the project so the applicant can take advantage of the lower construction costs.

Barbara Heuer, 8710 Ash Meadows, Wilsonville, stated she had investigated both the Bell Tower and Villebois and did not find 3-bedroom units, nor were the other renters their peers. She was looking forward to being a resident in Active Adults at the Grove.

Connie Wiley, 8640 SW Ash Meadow Rd #921, favored the proposal and the need it will meet for the future.

Bruce Heuer, 8710 Ash Meadows, Wilsonville, believes the proposal will be beneficial to local businesses and the people who will live there will not use many City services such as schools.

Grant Emigh, 7560 SW Fairway Dr., thought the proposal strongly met a real need and he supported the proposal.

Mayor Knapp invited the applicant to present their summary.

Don Hanson provided clarification on the questions the Mayor asked. The leap from independent housing to assisted living was not discussed, and active adult is in between the two. Regarding the single family lots that are being displaced: if the Active Adults at the Grove were not built, 30 single family homes would be built on the property, and the 27 single family homes that wrap around on two sides. Mr. Hanson said the Active Adult concept has been considered for the past three years, collecting demographic data, conducting focus groups, and doing research on this type of housing project. When siting such a facility a developer would look for a site that is close to a town center, walkability and mobility are necessary, not next door to a single family neighborhood to avoid visual impacts; the right context is needed for this type of facility.

Mr. Holland stated when he said this need wasn't met, he meant for seniors and an age restricted building with units that are adequately sized for the demand in their lifestyle. There are elevator served building at Domain in Villebois which has a waiting list that is long, but those units on average are 50% of the size that we would be building for Active Adults at the Grove. The compared elements are allowing seniors to live with their peers on a consistent basis and an elevator; in the market place in the highest demand overall are 3%, but the vacancy for the units that meet senior's needs is even lower than that because that's where the driving forces are. People want to live on the first floor if possible because of the stairs, when you look at the market place what we try to do is listen very carefully, and be thoughtful and we see this as a need and we see this as a model property that we think is transportable to other communities and it's a business line that given the level of interaction that we've had and the opportunities that we think the success of this building will be a model that can be repeated.

Councilor Starr asked if all of the apartment buildings have been built for the entire development.

Mr. Holland said they are under construction, no other apartments are planned. They were in the leasing phase, and have leased 95% of Jory Trail, and leasing is active at Terrene. Regarding density, ECONorthwest did their study up to December 31, by their count there are about 600 single family units started in 2013 and we are not aware of any multi-family that have been started except for this project.



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

---

The Active Adults at the Grove are built to a salable condominium standard.

Councilor Goddard asked how many residents in the complex work in Wilsonville. In response Mr. Holland would bring back the information and suggested given that 30% of the renters are at or in their retirement years, including have lived in Wilsonville for a long period of time or when they worked were working in Wilsonville.

Councilor Stevens wanted to know if the building went condominium in the future, would the building still be considered multi-family even if they were owner occupied. Mr. Holland said they would be due to the building type and even if the units were sold, the deed restriction would limit purchasers to those over 55 years.

Mayor Knapp asked for a motion to close the public hearing.

Councilor Goddard noted the meeting was 20 minutes past the adjournment time, and indicated a motion was necessary to continue business this evening.

Mr. Cosgrove said that was correct.

Councilor Goddard said he would have to excuse himself in the next ten minutes and we have a couple more agenda items to deal with.

Mr. Cosgrove suggested carrying over the Council Goals to another meeting.

**Motion:** Councilor Goddard moved to close hearing. Councilor Stevens seconded the motion.

**Vote:** Motion carried 5-0.

The public hearing on Ordinance No. 717 was closed at 10:50 p.m.

Mayor Knapp asked Mr. Edmonds to identify the four story buildings along the freeway and their heights.

- AGC building is 4 stories, 52 feet high.
- Holiday Inn is 5 stories and 60 feet 8 inches high
- OIT Building is 67 feet
- Mentor Graphics 3 four-story buildings are 51 feet
- Bell Tower Apartments is four stories and has two different height parapets 42 and 46 feet.
- Wilsonville Suites is 42 feet

Councilor Starr wanted to know the difference in tax revenue there would be for the swap out of the single family homes for the one building.

Mr. Edmonds noted page 4 the staff report contained the following information provided by the applicant: Increase in annual property taxes \$458,788.

Mr. Holland added if a comparison was done it is the \$400,000 additional property tax; 30 homes would be necessary to achieve this number versus 112 apartments. The delta that you will collect is about the \$400,000 and it's about \$600,000 up front on the SDCs, and since everything is built out, and we're not tapping any of the public field that is all incremental revenue for the City.

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

---

**Motion:** Councilor Fitzgerald moved to approve Ordinance No. 717 on first reading. Councilor Stevens seconded.

Councilor Stevens thought this fit a niche in the community that was lacking. What I like most about it is that there will be these consumers who will help the east side businesses, because I think there are some businesses that are struggling now that we've done the development on the west side. The restaurants and the local stores there you can see they are having a little harder time. I'm hoping that this will bring more revenue to those businesses and not have the impact on the services that we have, the schools and fire and police and roads to some degree the traffic. I also think it is important as DRB liaison to respect the work that group has done. I've read through their minutes and they really vetted this issue and asked some really good questions of the applicant. Everybody was involved and participated, all five board panel members were there and they asked many of the same questions we did. There was a lot of concern about density, traffic, and the height of the building and what that would look like. I think they did some really good ground work there and felt comfortable recommending this even though they did not have a voice in it, I respect the fact that we have this citizen panel that we put our trust in and to respect that decision.

Councilor Goddard appreciated the willingness to consider the needs of the aging population and recognize the need in the community for housing to support that population, but the overwhelming majority of the feedback that he received from members of the community is that this project combined as it sits now is so far beyond the scope that people would expect in terms of density and the size and the number of apartments that it is objectionable. The Councilor appreciated the applicants pride in the project and if he were a developer he would be proud also; the developer has accomplished a higher level of density than many housing projects in our community, probably squeezed more units onto this property than many in our community would have ever expected to see on this property. In spite of the sales pitch and the marketing approach that you've taken for your target market, this at the core, is in my view another bite at the apple and the Council took a position on the earlier request for a density increase, I think this is simply another approach to try to get even higher density maybe than you had asked for originally and at the sacrifice of what I believe some of the neighborhood feel that many in our community appreciate. We had a fair amount of discussion this evening about the density in our community. There isn't a single peer community in the Portland metropolitan area that has a higher percentage of apartments than Wilsonville. And your project is singly handedly credited for significantly moving the needle, I believe, in the number of apartments, 715 units, which has pushed us close to 60% apartments in our community. We were closer to 50% before this project came along about 53% which is still higher than many of us believe and many of the people that I hear from in our community would like to see. I appreciate the model you are trying to pursue here, I think under different circumstances it would be a reasonable project but I don't believe this is the right answer or the right project and if it were a standalone project maybe that would be different. In spite of everything that is around it and all that I've heard from our community I'm not compelled that your request for additional density is justified.

Councilor Fitzgerald acknowledged the citizens' concerns about density, and thought there was more to work on as Doris Wehler commented earlier, she asked us how long it would take us to build 112 single story homes. I don't know that because it depends on the builders who come forth, but there are many building permits that have been let since January for single family houses. We are looking at Frog Pond, we are hearing about the Living Enrichment Center and smaller parcels as well. The Councilor has comfort in the fact that there are a lot of single family homes under way and that are being sold. If you step aside from that and look at this piece of land that is sitting right on I-5 she thought it was stretching it a little bit to put single family homes there as close as they are to I-5. She has looked at the property hoping her father in law would move from the far reaches of Clackamas county and we brought him down to look at Jory Trail, and he wasn't brave enough to leave his house yet. But I could hear the stories that people told about how it worked for them, and we could see how it would work for a parent. There is a

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

---

lot to listen to here, we are listening to people being concerned about densities and really needing to see more single family homes; we're also seeing an opportunity to develop this unusual piece of land that was the site of many mobile homes for many years transformed to something else that I have to say presents a very compelling case for a certain aspect of our population. We are going to have more people aged 55 and older, not fewer. For that reason I decided that I would like to make the motion to approve this on first reading and that does give us a chance for another hearing. In looking at the comments from the DRB; and we talked about diversity earlier today, this might be the most diverse DRB ever. There are people of different ages, with children that are young or out of college, ethnic backgrounds, professions, longtime residents and new residents. One of the comments from Mr. Wood of that Development Review Board was, "...the baby boomer population is growing and he believed having this kind of complex would set Wilsonville apart from other cities in a unique and positive way." If we did not approve the density and the building had to be made three stories that would be a whole new situation because there would be no elevators, there is an economy of scale. We could walk away from it and have this opportunity pass, that may be what we end up doing, but I really think it is an opportunity worth looking at, at the same time challenging ourselves to keep a very close eye on how we can increase the single family homes.

Councilor Stevens wanted to make sure everyone understood the imbalance between apartments and single family homes that we saw in the work session does concern her. I think as we move forward with Frog Pond and the other developments in Wilsonville there is a curve that's happened and we need to adjust and fix that issue. But this does have an opportunity for some residents who deserve to have the lifestyle they want to live and we can provide that in this community instead of having them move elsewhere. It is a real opportunity for the city.

Councilor Starr stated a little over a year ago the Council looked at this project in total and agreed with the developer on a density. That density was twice the amount of the past density when it was a mobile home park. Have they met the requirement in my mind of showing us an incredible need for the category at large of 55 and over and the need for that? No. I think that there are still plenty of opportunities in Wilsonville. Have they showed us a niche that is unique to that category? Absolutely. Is it a niche as we look to the future we're going to focus on? I think they've made a good case for that. The thing that I want to remind the new councilors is, we agreed to a density, and I find it intriguing that we're getting this now after everything has been done to make sure that the densities are achieved with the apartments and now we get this over the top. As opposed to having this come to us in lieu of some of the other apartment buildings that maybe didn't have to be built but were already built. If I was in your shoes, I probably would have done the same thing, you're good business people. But I think there is a commitment there and I'm going to live with the commitment that was made. I think it's a good idea and I would have been very intrigued in trading out apartments for something like this, but that's not what came to me. I feel like we are getting back doored and I need to be consistent with what I voted on last year.

Mayor Knapp believed the applicant has made a strong case for the need for a product that is not currently widely available in Wilsonville that would serve a growing market segment. I have heard independent reports from our local retail community that they have noticed an uptick in sales as Jory Trail has leased up and that has been a positive attribute for local business. He did not believe this proposal will have a significant impact on the school system the educational system which we heard some testimony on which I think is believable. But the way this particular proposal is structured I don't believe that it will have a negative impact on the schools, on the contrary the amount of public services that will be consumed by this type of project are relatively lower and that the development as proposed would actually be a net benefit to the overall City and the school district by the additional monies that would be paid in. The Mayor believed that the approach that has been described to figuring out why this was the appropriate

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

thing explains an incremental understanding, a growing understanding of the community and the people that live here and what the needs of this community are and he thought it is a positive approach to an interactive active kind of process to arrive at that understanding. I know from my own experience the very small amount of development work that I have done it's really hard to figure out conceptually what you are going to do and how you are going to do it going forward. And I don't think it's surprising that this has been an iterative process that has developed as trends and needs become clearer through the first phase construction and then moving into subsequent work. I don't criticize someone for being responsive to a changing or growing understanding of what is appropriate and needed in the community. I don't think we have too many opportunities to have a complex that would fulfill the needs in this same way, and I don't think that the impacts on the community are significantly different between the currently approved master plan and what the request is for this modification of that master plan. I believe we need to find ways to facilitate a significant amount of single family home construction, assuming that the private sector finds that doable and profitable I'm hopeful we can find a way to enable that to happen. I don't think that this particular site is particularly advantageous for single family homes. I think the type of neighborhood that the testimony from people tonight and in conversations are advocating for are the type of neighborhood you would build at this location with its constraints. I think we can and should find opportunities for those more expansive single family neighborhoods to go forward and I will work to do that. I don't think need changes the fact this particular project provides benefit to the community and is proposed to be done with a high quality of work and follow through that I'm hearing is characteristic of this applicant. I second comments that I've heard especially from Councilor Fitzgerald and Stevens here tonight. I think we do have work to do going forward and we should commit to doing that. I do believe at the same time that the community would have a net benefit from this project as proposed. I'm not persuaded it would have outsized negative impacts by some marginal change in some average density numbers for the community so I'm in favor of this project at this time.

Mr. Kohlhoff commented after hearing the Council's discussion and given the applicant is willing to have a deed restriction, he was not sure that was included as a condition, and he assumed those who were in favor of it are doing it based that there would be a deed restriction that at least one occupant of the unit be 55 years of age or older; and that it would be part of the motion. Should the deed restriction condition not be included, staff would draft the condition, and bring it forward at the second reading of the ordinance.

Councilor Fitzgerald and Councilor Stevens indicated the deed restriction was their intent.

**Vote:** Motion carried 3-2.  
Councilors Goddard and Starr voting "no".

Councilor Goddard left the meeting at 11:15 p.m.

Council Protocol indicates a motion was necessary to continue the meeting after 10 p.m.

**Motion:** Councilor Fitzgerald moved to extend the meeting to complete business. Councilor Stevens seconded the motion.

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

### **CONTINUING BUSINESS**

- A. **Ordinance No. 720** –2<sup>nd</sup> reading  
An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Public Facility (PF) Zone, And The Exclusive Farm Use (EFU) Zone To The Village (V) Zone On

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

Approximately 28.91 - Acres Comprising Tax Lots 2915, 2922, 2992 And 2995 And Portions Of Tax Lots 2916 Of Section 15, T3S, R1W, Clackamas County, Oregon, Polygon At Villebois II, LLC And Polygon At Villebois III, LLC Applicant.

Mr. Kohlhoff read the title of Ordinance No. 720 into the record for second reading.

**Motion:** Councilor Stevens moved to approve Ordinance No. 720 on second reading. Councilor Fitzgerald seconded.

**Vote:** Motion carried 4-0.  
Council President Starr - Yes  
Councilor Goddard - excused  
Councilor Fitzgerald - Yes  
Councilor Stevens - Yes  
Mayor Knapp - Yes

- B. **Ordinance No. 721** – 2nd reading  
An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Public Facility (PF) Zone To The Village (V) Zone On Approximately 6.83 - Acres Comprising Tax Lot 2919 and Portions Of Tax Lot 2916 Of Section 15, T3S, R1W, Clackamas County, Oregon, Polygon At Villebois III, LLC Applicant.

Mr. Kohlhoff read the title of Ordinance No. 721 into the record for second reading.

**Motion:** Councilor Starr moved to approve Ordinance No. 721 on second reading. Councilor Stevens seconded.

**Vote:** Motion carried 4-0.  
Council President Starr - Yes  
Councilor Goddard - excused  
Councilor Fitzgerald - Yes  
Councilor Stevens - Yes  
Mayor Knapp - Yes

**NEW BUSINESS**

- A. **Resolution No. 2434** *removed from Consent Agenda to New Business for discussion*  
A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Kerr Contractors, For The Boeckman Road Bridge Repair Project (Capital Improvement Project #4177).

Mr. Kohlhoff read the title of the resolution into the record.

This resolution will award a contract for the repair of Boeckman Road across the Coffee Lake Wetlands and rebuild the roundabout to allow passage of oversized farm equipment. This is a critical east-west connection route for Wilsonville and the project is considered a high priority.

The bid advertisement process resulted in Kerr Contractors submitting a sole bid in the amount of \$1,434,790.15 while the Engineer's estimate for the construction contract is \$995,308 and the budget approved for the project construction phase is \$1,215,000. Rather than rebid the project which could

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

jeopardize the project schedule, it was decided to negotiate the bid with Kerr Contractors to bring the bid within reasonable range of the budget estimate and the Engineer's Estimate.

The Council acting as the Local Contract Review Board has the authority to appoint the City Manager as the contract agency for a contract of this amount. In this case, due to the exigency of time to construct and there being only one bidder, the Council is directing City Manager to negotiate a reasonable reduction in the bid amount and project scope to be within a reasonable range of the budgeted amount and if that cannot be negotiated, to terminate going forward with the project at this time.

Mr. Kohlhoff stated the Council would be giving authority to the City Manager to negotiate the contract with the understanding there were areas that were to be value engineered to reduce the amount of the bid. Should the negotiations not be successful Council was authorizing the City Manager to reject the bid.

Councilor Starr wanted the City Manager to have the authority to reject the bid so he had the opportunity to decide what would make the most sense for the City.

Ms. Kraushaar indicated that authority was included in the resolution according to Oregon Contracting Law. She was confident the negotiations would bring the bid close to the budgeted amount.

Mr. Cosgrove added staff would get as close as they could, keep in mind, if the project was not completed, citizens would be upset the road would be closed for another construction season, the City would let the bid a year from now and with the economy picking up those bids may be 20-30 percent higher than today.

**Motion:** Councilor Fitzgerald moved to approve Resolution No. 2434. Councilor Starr seconded.

Mayor Knapp asked if the rebuilding of the roundabout was in response to one farmer who wanted to move a 93 foot piece of equipment without disconnecting any of the pieces.

Mr. Cosgrove stated the farm equipment without any attachment is difficult to navigate through the roundabout. There are three farmers with one acting as the spokesman for them.

Mr. Kohlhoff added state law allows a certain length and attachments; even without the last attachment it was still difficult to maneuver through the area. The farmer believed unhooking and rehooking the attachments the many times he travels through the area would be a loss for his business, because of what the state law provides him which is much greater than it provides any other trucking situation for farmers. So its balancing what the potential claims may be against the cost. The rebuilding of the roundabout is estimated to be \$165,000.

Mr. Adams explained the engineer modeled the farming equipment and assures him the equipment can negotiate the roundabout as it will be reconstructed, with a two foot clearance on either side of the vehicle wheels.

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

#### **CITY MANAGER'S BUSINESS**

Due to late hour, these items will be carried over to the August 5, 2013 Council meeting.

A. Council Goals First Quarterly Report will be discussed at the August 5<sup>th</sup> Council Work Session.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

B. Purchase of Horse Sculpture at Chamber Building

**LEGAL BUSINESS** – There was no report.

**ADJOURN**

**Motion:** Councilor Starr moved to adjourn. Councilor Stevens seconded the motion.

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

The Council meeting adjourned at 11:32 p.m.

Respectfully submitted,

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Sandra C. King, MMC, City Recorder

ATTEST:

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Tim Knapp, Mayor

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

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A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, August 5, 2013. Mayor Knapp called the meeting to order at 7:14 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp  
Council President Starr  
Councilor Goddard  
Councilor Fitzgerald  
Councilor Stevens

Staff present included:

Bryan Cosgrove, City Manager  
Jeanna Troha, Assistant City Manager  
Mike Kohlhoff, City Attorney  
Sandra King, City Recorder  
Mark Ottenad, Government Affairs Director  
Chris Neamtzu, Planning Director  
Blaise Edmonds, Manager of Current Planning  
Stan Sherer, Parks and Recreation Director  
Nancy Kraushaar, Community Development Director

Motion to approve the order of the agenda.

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

**Vote:** Motion carried 5-0.

**MAYOR'S BUSINESS**

A. Parks and Recreation Advisory Board Appointment

Mayor Knapp recommended appointing Steve Benson to fill the unexpired term of Alan Johnson on the Parks and Recreation Advisory Board. The Mayor said making a recommendation was difficult since each candidate would bring particular skills to the Board. The Mayor mentioned he would like to see the Parks Board meet on a monthly basis rather than quarterly.

**Motion:** Councilor Fitzgerald moved to appoint Steve Benson to the Parks and Recreation Advisory Board. Councilor Stevens seconded the motion.

As liaison to the Parks and Recreation Board, Councilor Starr also interviewed the applicants and thought Donna Crace was the strongest candidate who would bring expertise in the area of developing active sports fields.

**Vote:** Motion carried 4-1. Councilor Starr voting "no".



**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

B. Upcoming Meetings

The Mayor announced the upcoming meetings, and the meetings he attended on behalf of the City.

**CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS**

This is an opportunity for visitors to address the City Council on items *not* on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

There was none.

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

Council President Starr – Park & Recreation Advisory Board, Chamber/City Leadership. Councilor Starr participated in the Wilsonville Fun Run and the Fun In The Park events - two hallmark events that make our town stand out. The Councilor announced the “Heart of the City” event to be awarded August 8<sup>th</sup>, as well as the upcoming Rotary Concerts.

Councilor Goddard – Library Board, Chamber Board, and Clackamas County Business Alliance liaison reported the next Library Board meeting date and that the Wilsonville Farmers Market continued each Thursdays into September.

Councilor Fitzgerald – Planning Commission; Committee for Citizen Involvement; and Library Board. The Councilor announced the summer reading program increased 12% over last year’s program and reported the other activities taking place at the Library. The Planning Commission would be discussing the housing needs analysis at their next meeting as well as the tax increment financing zone.

Councilor Stevens – Development Review Panels A and B; Wilsonville Seniors liaison noted the Senior Board visited with other senior programs in neighboring cities to see how those programs are run. The Councilor announced the cancellation of Panel A of the DRB and invited the public to enjoy the Trolley tours and the next Movies In The Park offering.

Mayor Knapp announced National Night Out, August 6. He thanked Councilors for participating in the many community events.

**CONSENT AGENDA**

Mr. Kohlhoff read the title of Resolution No. 2437 into the record.

A. **Resolution No. 2437**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Elting Northwest. Inc. For The Morey’s Landing Stormwater Project (Capital Improvement Project #7044).

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

**Motion:** Councilor Stevens moved to approve the Consent Agenda. Councilor Fitzgerald seconded.

**Vote:** Motion carried 5-0.

**NEW BUSINESS**

Mr. Kohlhoff read the title of Resolution No. 2435 into the record.

A. **Resolution No. 2435**

A Resolution Of The City Of Wilsonville Authorizing The First Addendum To The 2011 Intergovernmental Agreement Between Metro, Washington County, And The Cities Of Tualatin And Wilsonville Acknowledging The Basalt Creek Transportation Refinement Plan.

Chris Neamtzu, Planning Director, prepared the staff report. Adopting Resolution 2435 will formally accept the results of the Transportation Refinement Plan, and approve related updates to the 2011 IGA that will guide collaboration between Washington County, Metro, and the cities of Wilsonville and Tualatin during the Basalt Creek concept planning process.

In 2004, Metro brought 775 acres in the Basalt Creek and West Railroad Planning areas into the Urban Growth Boundary in unincorporated Washington County between the cities of Tualatin and Wilsonville. These areas are intended to urbanize under the governance of the cities of Tualatin and Wilsonville, pending completion of concept planning in conformance with Metro's requirements and the subsequent transfer of planning authority for these areas.

In 2011, the City of Wilsonville entered into an IGA (approved by Resolution 2293) with the City of Tualatin, Washington County, and Metro to engage in a collaborative transportation and concept planning process for this area, known collectively as the Basalt Creek Planning Area. Prior to initiating the Concept Planning process, the jurisdictions agreed to conduct a focused study to resolve the significant transportation issues in the area. In December, 2012 the parties to the IGA completed the Basalt Creek Transportation Refinement Plan, which included conceptual engineering analysis and extensive public outreach.

The 2035 Regional Transportation Plan (2035 RTP) Project List identifies several multimodal projects for this area, including an extension of SW 124<sup>th</sup> Avenue, south of SW Tualatin - Sherwood Road, several projects related to the proposed I-5 to Hwy 99W Connector Project Alternative 7 "Southern Arterial", and the Ice Age Tonquin Trail between Wilsonville and Tualatin.

The 2011 IGA identified an immediate need to further refine two projects related to the "Southern Arterial" specifically 1) the alignment of the generally north-south extension of SW 124<sup>th</sup> from Tualatin - Sherwood Road to the vicinity of Tonquin Road, and 2) a generally east-west connection between SW 124<sup>th</sup> Avenue and Boones Ferry Road, and ultimately extending to the east side of I-5.

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

---

In the First Addendum to this IGA, the parties agree to the recommended multi-modal transportation strategy as described in the Basalt Creek Transportation Refinement Plan, and to:

- Serve the Basalt Creek area with a new five-lane east-west limited-access arterial facility from the SW 124<sup>th</sup> Avenue Extension towards I-5, leaving Tonquin Road to develop as a parallel three-lane road for property access;
- Plan for a future overcrossing of I-5 to connect the Basalt Creek area with urban reserves to the east;
- Incorporate the recommendations into Transportation System Plans and Comprehensive Plans;
- Use dedicated Washington County Major Streets Transportation Improvement Program (MSTIP) 3d funding for the SW 124<sup>th</sup> Avenue extension and the east-west arterial, begin interim improvements and complete design work;
- Develop a funding strategy to implement the east-west alignment concept;
- Implement access management and right-of-way protection and dedication plans;
- Consider the Ice Age Tonquin Trail in the arterial designs and seek funding for it;
- Recognize that agreement to plan for and construct the east-west alignment between SW 124<sup>th</sup> and Boones Ferry Road does not constitute endorsement of a "Southern Arterial" connection to the west of Tonquin Road.

Acceptance, by all parties, of the Basalt Creek Transportation Refinement Plan will ensure consensus on the major transportation issues facing the planning area and will allow the concept planning process to move forward. The concept planning process will address the local transportation network, land uses, urban services, and jurisdictional boundaries.

The Policy Advisory Group approved the Transportation Refinement Plan in December 2012. Washington County approved the First Addendum to the 2011 IGA on July 15, 2013; the City of Tualatin, and Metro are scheduled to consider action on the First Addendum to the 2011 IGA in August 2013.

Staff is currently collaborating with City of Tualatin staff to seek consulting services for the concept planning project. Council will hold a joint work session with the Tualatin City Council tentatively set for September 2013 as work on the Basalt Creek Concept Plan project gets underway.

The Basalt Creek Transportation Refinement Plan was completed in fiscal year 2012. Washington County funded all of the public involvement, technical evaluation and report preparation. The City of Tualatin received approximately \$350K from Metro's Construction Excise Tax (CET) to perform concept planning, which can commence once there is an agreed upon common set of transportation improvements for the Basalt Creek area. The City of Wilsonville has, and will continue to, invest staff time into the process.

The Transportation Refinement Plan project used a wide variety of public outreach methods to reach out to stakeholders and the public. The project provided information and sought feedback via a web site, public open houses, numerous technical staff and policymaker meetings, City Council and Planning Commission work sessions, and in one-on-one meetings with property

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

owners and neighborhood groups.

The east-west alignment recommended in the Transportation Refinement Plan balances short- and long-term traffic operations, overall cost, ability to phase improvements, support for future development, minimization of environmental impacts, and Regional Transportation Plan (RTP) consistency. Staff anticipates that the East-West alignment will allow more capacity for access to businesses in the northern portion of Wilsonville.

During the Transportation Refinement Plan process, several alternative alignments were considered:

- Improve existing – This concept proposed to widen Tonquin Road, Grahams Ferry Road, and Day Road to five lanes, providing a single corridor connection from the 124<sup>th</sup> Avenue Extension to the I-5 / Elligsen Road interchange.
- Diagonal Alignment – This concept proposed to widen Tonquin Road to five lanes and construct a new diagonally-aligned facility between the Tonquin/ Grahams Ferry intersection and the I-5/ Elligsen Road interchange area.

Diagonal Hybrid – This concept proposed to widen Tonquin Road to three lanes, with the new east-west facility between 124<sup>th</sup> Avenue Extension to Grahams Ferry Road. The connection to Boones Ferry Road would occur with a diagonal crossing of the ravine.

The Planning Director identified eighteen projects that will be phased over the next 20-30 years at an estimated cost of \$228-238 million.

Mr. Neamtzu distributed the “Exhibit 2” that was to be included in the packet. The Exhibit contained the PSC agreed upon conditions as amended from those presented in the Alternative 7 Recommendation Memorandum dated February 17, 2009 to accompany the RTP recommendation of Alternative 7. In the IGA, Section B.1.d. reads, “West of the SW124<sup>th</sup> Avenue extension to Tonquin Road, the conditions for the “Southern Arterial”, as defined in the 2035 RTP and attached as Exhibit 2 to this IGA, still apply and the COUNTY will follow these conditions.” The last page of the IGA does not contain the reference to Exhibit 2, and should be included.

Mr. Kohlhoff suggested the following language for an additional “Whereas” clause in the resolution to read: “*Whereas, in agreeing to this first addendum, the City of Wilsonville is not, at this time, endorsing a “Southern Arterial” connection west of the intersection of Tonquin Road and 124<sup>th</sup>.*”

Staff identified the location of the intersection of 124<sup>th</sup> Avenue and Tonquin Road.

Councilor Starr thought including the phrase “at this time” would indicate future Councilors would consider such a connection and he wanted to remove that phrase from the proposed language.

To remedy the concern, Mr. Kohlhoff suggested removing the phrase “at this time” so the whereas clause would read: “*Whereas, in agreeing to this first addendum, the City of Wilsonville is not endorsing a “Southern Arterial” connection west of the intersection of Tonquin Road and 124<sup>th</sup>.*”

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

Councilor Stevens asked if the other parties needed to agree to the change.

Mr. Kohlhoff said Council was authorizing the first addendum to the agreement, and clarifying the City of Wilsonville understands that there is a southern alignment that goes past the area of this intersection and the City is not endorsing the alignment.

Mr. Neamtzu indicated the city of Tualatin would be addressing the IGA and had points to fine tune. Washington County adopted the IGA with reference to Exhibit 2.

Mayor Knapp thought the additional Whereas clause proposed by Mr. Kohlhoff and the inclusion of Exhibit 2 put the City in a stronger position.

Councilor Goddard stated the "Southern Arterial" project was recognized in the 2035 Regional Transportation Plan identifying the need for a connector between I-5 and 99/W. Although the City may not be endorsing the project now, it was included in the RTP.

Councilor Fitzgerald asked if by signing the IGA the City continue to be involved in the planning processes and was the proposed language strong enough.

Mr. Neamtzu clarified the RTP was constantly cycling every five years to update the RTP. Although the western leg is in the RTP, it is not on the constrained funding list and it is not funded; it is a constant cycle of collaboration. Staff is at the table on these issues and will communicate with city administration and Council to develop strategies on how to approach the issues as they come up.

Mr. Kohlhoff did not think the Council needed to do more; they were not endorsing the project. Council was clarifying by accepting the addendum, there were not endorsing going west with the arterial.

Councilor Goddard pointed out by signing the IGA the City was agreeing to plan the two projects crossing over I-5 and connecting to the Basalt Creek area. Council needed to recognize the City's negotiating position would be different after signing the IGA and the City should be aware of the implications.

Mayor Knapp commented while representing Wilsonville at the committee level, there were discussions and in some senses Wilsonville may have compromised in our agreement to this proposal at the committee level in order to collaborate with our neighbors and to try to enable a reasonable program of how to go about bringing Basalt Creek into productive use. Clearly there are challenges and concerns that need to be watched as the process goes forward, but absent a partnering agreement with the other jurisdictions and the County, nothing will go forward. The IGA could be seen as a compromise from many viewpoints. Folding in the protections is appropriate.

**Motion:** Councilor Starr moved to approve Resolution No. 2435 with the additional whereas clause and including Exhibit 2. Councilor Stevens seconded.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

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**Vote:** Motion carried 5-0.

- B. **Ordinance No. 722** – First reading  
An Ordinance Of The City Of Wilsonville Amending Wilsonville Code Chapter 5, Section 5.210, Prohibited Parking Or Standing.

Mr. Kohlhoff read the title of Ordinance No. 722 into the record on first reading.

In an attempt to balance the desires of the vehicle owners or users against neighborhood complaints of parking issues and sleeping overnight in such vehicles, versus the owner's convenience for a reasonable amount of time for loading and unloading, City Council enacted Ordinance No. 713 which now allows for such vehicles to be parked overnight for loading or unloading purposes only.

A recreational vehicle owner was recently ticketed for being parked on the public street for two (2) consecutive nights. The owner protested the tickets and argued he was loading the vehicle on the first night and then unloading it on the second night, following a one day trip. To clarify and give clearer direction to citizens and the police, proposed Ordinance No. 722 would amend Ordinance 713 and Wilsonville Code Chapter 5, Section 5.210 to clarify that the total time allowed to accommodate the loading/unloading, or a combination of both, shall not exceed 48 hours and that at any time thereafter the vehicle will be subject to ticketing and/or towing, in accordance with Code requirements. The expectation is to resolve a point of confusion for citizens and the City's enforcement officers.

**Motion:** Councilor Goddard moved to approve Ordinance No. 722 on first reading. Councilor Stevens seconded.

**Vote:** Motion carried 5-0.

- C. **Resolution No. 2436**  
A Resolution Of The City Of Wilsonville Authorizing Addendum No. 6 To The Development Agreement Of June 14, 2004 By And Between The City Of Wilsonville, The Urban Renewal Agency Of The City Of Wilsonville, Matrix Development Corporation, Property Owners Donald E. Bischof & Sharon L. Lund, Arthur C. & Dee W. Piculell, The Dearmond Family LLC, Louis J. & Margaret P. Fasano, And Valerie & Matthew Kirkendall.

Mr. Kohlhoff read the title of Resolution No. 2436 into the record.

In 2004, the City and the URA entered into the Matrix Development Agreement with Matrix Development Corporation and several property owners. The agreement addresses the subject parties' obligations regarding the development of portions of the Villebois Village Master Plan.

That agreement was since amended by Addenda Nos. 1, 2, 3, 4 and 5 as approved by the City Council and Urban Renewal Agency. These addenda were needed to address refinements to

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

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financial, construction, and maintenance roles and responsibilities for infrastructure and parks. The addenda also added new parties to the agreement.

Addendum No. 6 has now been prepared to address the responsibilities of Lennar Northwest, Inc. in anticipation of their development of property that is subject to the Matrix Development Agreement. Addendum No. 6 applies to the City, the URA, and Lennar and clarifies their respective obligations once Lennar receives permit approvals to develop the portion of the Villebois Village Master Plan referred to as Special Area Plan East, Preliminary Development Plan 2 (SAP-E, PDP-2). Addendum No. 6 addresses the parties' obligations for financing, reimbursement, and construction for parks, roads, sewer, and water improvements. Lennar anticipates construction of the subdivision infrastructure to begin summer 2013, with completion in 2014.

A brief discussion followed regarding the number of single family homes to be built in the area.

**Motion:** Councilor Fitzgerald moved to approve Resolution No. 2436. Councilor Stevens seconded.

**Vote:** Motion carried 5-0.

**CONTINUING BUSINESS**

A. **Ordinance No. 717** – second reading

An Ordinance Of The City Of Wilsonville To Increase The Number Multi-Family Residential Dwelling Units And To Modify Ordinance No. 703 That Imposed A Limitation On The Number Of Multi-Family Residential Dwelling Units Within Brenchley Estates North. The Subject Property Being Affected By This Ordinance Is Located On Portions Of Tax Lots 105 And 200 Of Section 14A, T3S, R1W, Clackamas County, Oregon. Holland Partner Group/Brenchley Estates Partners, LP, Applicant.

Mr. Kohlhoff read the title of Ordinance 717 into the record on second reading. He explained the Council closed the public hearing July 15, 2013. There had been a question during the public hearing regarding three bedroom units and the reply didn't directly answer the question but rather talked in terms of the various costs of assisted living and the units. Staff was under the impression the applicant was asking for one and two bedroom units, when in fact the applicant was proposing 12 three-bedroom units. In addition staff confirmed the parking requirements would be met for the three-bedroom units. Mr. Kohlhoff recommended adding the written record and if Council had points they wanted clarified the applicant and staff was available to respond.

**Motion:** Councilor Fitzgerald moved to reopen the public hearing for the purpose of adding clarification and documentation to the record for Ordinance 717. Councilor Stevens seconded.

**Vote:** Motion carried 5-0

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

Mayor Knapp reopened the public hearing at 8:35 p.m.

Mr. Kohlhoff submitted into the record an email from Jerry Offer of OTAK on behalf of the applicant sent to Chris Neamtzu, which states in part, "Chris you are correct, we had some inconsistencies in our April 19 submittal regarding distribution of unit sizes by number of bedrooms, and therefore the amount of required parking." The email contained the number of proposed units and the number of parking spaces.

Don Hanson, OTAK, stated a mistake was made when referring to "two bedroom plus den units" when in reality they are three-bedroom units. Mr. Offer's letter of July 30 clarified there was enough parking to accommodate these units.

Councilor Starr asked if it was correct that during the last meeting the applicant pointed out there was a significant cost savings to these apartments versus a 'full service' alternative.

Mr. Hanson said that was correct, and the term "unbundling" was used. The residents were not required to pay for services that were bundled together with the rent.

Mr. Hanson commented the Active Adults building is more expensive because construction costs for this building have increased, the building will have onsite management, elevators, and common areas, versus a typical apartment building which has exterior stairways, no interior hallways, and no shared common areas.

Mr. Holland added it would be less expensive than other comparable senior projects but somewhat more expensive than the standard garden apartments. There will be a significant savings compared to other senior projects. The proposed building will have interior air-conditioned hallways, secured access building, each unit is fully handicapped accessible, and the units are larger. The units will be approximately 15-20 percent more expensive, which would be 30-40 percent less than an assisted living/senior project.

Councilor Starr asked what percentage of the projects built Holland has retained ownership of.

Mr. Holland stated they have an ownership interest in 65-70 percent of the total units under management. Of the projects they don't have an ownership in; they built about half of them and then were hired to manage the buildings. Since forming Holland Partners in 2000 we own about 75 percent of the projects we have built. Our goal is to be long term holders of the assets.

Councilor Goddard asked how much an elevator cost.

Mr. Holland replied an elevator has two costs, the upfront purchase and the ongoing maintenance. Upfront elevator cost for a four-story building would cost between \$60,000-70,000. The ongoing maintenance contracts can run several hundred dollars a unit on a monthly basis depending on the type of elevator and how they are serviced.

Councilor Goddard inquired on the number of additional units being created by introducing the fourth floor.



**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

Mr. Holland answered it was not so much additional units, but providing full accessibility to the units. For our garden apartments a 24 unit building would have eight handicapped accessible units, and two floors that require stairs. If you look at the ratio, one-third is accessible while two-thirds are not. In the proposed building one hundred percent of the units will be accessible. One hundred twelve units could be built on the site without elevators, but that is not the goal of the project, the goal is to build units that are on average 40 percent larger than the garden apartments and to address the desires identified by the focus groups.

Councilor Goddard asked for clarification on the comment made during the last meeting that the applicant could not afford to create a 100 percent accessible three-story building, that a fourth story was needed to justify the cost of the elevator. How does the fourth story justify the additional \$70,000 investment you would make in an elevator that you can't justify with a three-story building? And that an elevator could not be introduced into a three-story building because the costs would not pencil out.

Mr. Holland stated it was a different configuration, in order to have an elevator serve the building; there must be interior hallways versus exterior hallways. A condominium quality building has interior hallways which allow access to all four floors via the elevator with an interior hallway to access all units; there are no stairs at all. The interior hallway represents about 15 percent of the square footage in the building, so you're building 15 percent more square footage to allow people to move through, it's not just the elevator, it's the approach, the vertical transportation and horizontal transportation from the elevator area to the individual unit.

Councilor Goddard asked if there was an additional 15 percent living space with a fourth floor.

Mr. Hanson clarified the 15 percent represented the space in the building that a corridor system occupies. Also, the common space in the building will take 20 percent.

Mr. Holland added there would be unique gathering spaces on each floor for socializing.

Councilor Goddard wanted to know why these elements could not be included in a three story building.

Mr. Holland said it could be done, but then more elevators would be needed, and more roof and foundation. The fourth floor takes advantage of the cost savings and provides more open and green space because the footprint is less.

Councilor Fitzgerald pointed out a typographical error in the email, on the bottom of the first page, the last line states 164 parking spaces rather than 161. Mr. Holland said 164 was correct, while 173 was shown on the plans.

Councilor Fitzgerald confirmed the distinction between a standard three-story apartment building with exterior hallways, and the Active Adults building, and that a fair amount of square footage would be devoted to unique shared spaces on each floor.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

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Mr. Holland indicated that was correct, the uses would be different on each floor but the residents would have access to all of the common areas.

Councilor Fitzgerald established the building would be secure, which is not provided in the buildings with exterior entrances and hallways. Mr. Holland said that was correct, anyone wanting access must use the call facility to be let in. A concierge would be available during business hours.

Councilor Fitzgerald asked if the entire building would be accessible. Mr. Holland said every unit would be accessible and twelve of the units will be adaptable.

The Councilor asked for a description of the larger units and how they are larger.

Mr. Holland explained most one bedroom units range from 650-750 square feet, in the Active Adults a one bedroom unit would be 900-1,000 square feet. The average two bedroom unit would range from 950 square feet to 1,050-1,100 square feet, in the Active Adults the largest two bedroom unit is just less than 1,400 square feet. Essentially there are very large master suites, and enhanced kitchen, dining, and dining areas. The average square footage for the entire project is 1,236, where most of the garden apartment projects average between 800-950 square feet.

Councilor Starr stated if the units were forty percent larger and fifteen percent more expensive, the price point for a two bedroom apartment would be approximately \$2,000, and the project is for the more affluent senior.

Mayor Knapp referred to testimony at the last hearing asking how long it would take to approve 112 single family units and asked staff to respond.

Mr. Neamtzu prepared a table showing the projects the Development Board has approved which include single-family homes, attached units, and multi-family units. The table has been made part of the record.

Councilor Starr questioned the numbers on the table and observed the single family developments listed on the table were on small lots in high density areas.

Councilor Fitzgerald asked how long it would take to build 112 single family houses.

Mr. Edmonds explained the permitting process begins with a new application through approval, permit issuing, recording of the final plat, can take 6-8 months.

Mayor Knapp invited public comment, hearing nothing he closed the public hearing at 9:09 p.m.

**Motion:** Councilor Fitzgerald moved to approve Ordinance No. 717 on second reading.  
Councilor Stevens seconded the motion.

Councilor Starr challenged Mayor Knapp's ability to be impartial on the vote since the applicant had made a donation to his campaign. The Councilor also questioned Councils decision to vote for the project on first reading when all of the Councilors agreed during the first reading of the

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

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Ordinance there was an imbalance between the amount of single family housing and multi-family housing in Wilsonville.

Mayor Knapp stated he did not have a conflict of interest on the project. To recuse oneself from every possible connection to any donor to an election campaign in a small town is not possible to do because almost every business is involved in some way.

Councilor Fitzgerald expressed her disappointment in the negative comments. She pointed out every campaign donation is reported and available to the public to review. Comments like those just made might make community businesses reluctant to donate to any future campaign. An elected official is held to a higher code of conduct and is expected to behave in an upstanding manner. The Councilor stated the project presented by Holland fills a specific housing type and demand that is presently not met in Wilsonville and it was a good use of the land abutting the freeway. Because these residents were mature they would not be using as many city services or impact the local schools, while at the same time they would be contributing to the local economy by shopping and dining in local businesses. Councilor Fitzgerald was in favor of the project based on the use of the land next to the freeway, the features in the project and the testimony and observations of this age group that would be moving into this type of housing. The Councilor agreed there needed to be more single family homes; however this was an opportunity that fit a specific need.

Councilor Stevens agreed with Councilor Fitzgerald's comments and added in her experience working with seniors the project would fill a housing need for the independent senior which Wilsonville does not have. She would not have supported the proposal if it had been a traditional apartment without the amenities, age restriction, and common spaces.

Mayor Knapp did not see a contradiction between working on increasing the number of single family homes and saying there is another need in the community a particular project would fulfill; having one does not preclude the other. An analysis has started which would determine the types of housing in the city, and what is needed going forward. This detailed analysis will provide a clear picture of the trends and directions, allowing Council to be in a position to make policy decisions and choices for the future. The Active Adults proposal fits a particular niche and provides different services to a different market segment of the community. The City will be planning the Frog Pond and Advance Road areas which are appropriate for single family homes since they are removed from the city center. The Mayor did not think recognizing specific housing needs and working towards a balanced housing goal were a contradiction.

**Vote:** Motion carried 3-2  
Councilor Starr – No  
Councilor Goddard – No  
Councilor Fitzgerald – Yes  
Councilor Stevens – Yes  
Mayor Knapp – Yes

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

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**CITY MANAGER'S BUSINESS**

A. Purchase of Horse Sculpture at Chamber Building

Mr. Cosgrove stated Jesse Swickard, the artist who created the polished steel sculpture titled "Apache" currently located at the Chamber of Commerce building asked if the City was interested in purchasing the sculpture. Mr. Swickard valued the piece at \$30,000 but is willing to sell it for \$5,000. This type of decision is entirely Council's discretion.

Mayor Knapp thought due to the community involvement with "Oregon Horse Country" and equestrian competitions the piece would be a nice addition.

**Motion:** Councilor Stevens moved to purchase "Apache" for \$5000. Councilor Goddard seconded the motion.

Councilor Starr asked if this was the most suitable location for the piece particularly with the City's connection to Oregon Horse Country.

Mr. Cosgrove thought Mr. Sherer, Park and Recreation Direction, could offer a recommendation for Council to discuss in an upcoming work session.

**Vote:** Motion carried 5-0.

**LEGAL BUSINESS** – There was no report.

**ADJOURN**

The Mayor adjourned the meeting at 9:32 p.m.

Respectfully submitted,

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Sandra C. King, MMC, City Recorder

ATTEST:

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Tim Knapp, Mayor


**CITY COUNCIL MEETING  
 STAFF REPORT**

<b>Meeting Date:</b> September 5, 2013		<b>Subject:</b> Continuation of public hearing for Villebois Village Master Plan amendment for Future Study Area (Former LEC).	
		<b>Staff Member:</b> Daniel Pauly AICP, Associate Planner <b>Department:</b> Planning Division	
<b>Action Required</b>		<b>Planning Commission Recommendation</b>	
<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> 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 type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> None Forwarded (Hearing Continued) <input type="checkbox"/> Not Applicable	
		<b>Comment:</b> Following their review at the August 14 meeting, the Planning Commission continued the public hearing on the proposed Villebois Village Master Plan amendment, necessitating a change in the published date for a City Council public hearing from September 5 to October 7.	
<b>Staff Recommendation:</b> Staff recommends that the City Council continue the noticed public hearing on the proposed Villebois Village Master Plan amendment to date certain October 7, 2013.			
<b>Recommended Language for Motion:</b> I move to continue the public hearing for the proposed Villebois Village Master Plan amendment to October 7, 2013.			
<b>PROJECT / ISSUE RELATES TO:</b> Comprehensive Plan, and Villebois Master Plan.			
<input type="checkbox"/> Council Goals/Priorities	<input checked="" type="checkbox"/> Adopted Master Plan(s) Villebois Village Master Plan	<input type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:** Continuation of public hearing for Villebois Village Master Plan amendment for the property formerly known as the Learning Enrichment Center (LEC).

**EXECUTIVE SUMMARY:**

The Planning Commission held a public hearing on August 14 to consider a recommendation to City Council regarding a Villebois Village Master Plan amendment proposed by Polygon Northwest for the area in the southwest portion of the Villebois Village currently labeled "Future Study Area." The City case file number is LP13-0005. In anticipation of a potential decision by the Planning Commission following the August 14 hearing, a City Council public hearing was scheduled and noticed for September 5. The Planning Commission continued its public hearing

to their next regular meeting on September 11, at which time a recommendation to City Council is expected. Therefore, the next available opportunity for Council to conduct a public hearing is October 7.

Within the current Villebois Village Master Plan, the subject site (former site of the Living Enrichment Center) is designated as Future Study Area. In order to allow for consideration of any specific type of development the Master Plan must be amended. Any such amendment is intended to provide the general land use framework in terms of type or types of uses, open space considerations, circulation and utilities. This general framework is then subject to refinement down to specific and detailed development plans through the subsequent steps established in the Villebois Planning Process. As a legislative matter the amendment is reviewed by the Planning Commission who will make a recommendation to City Council for action on the amendment.

**EXPECTED RESULTS:** Continuation of public hearing noticed for September 5<sup>th</sup> Council Meeting to the October 7<sup>th</sup> meeting.

**TIMELINE:** NA

**CURRENT YEAR BUDGET IMPACTS:** NA

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by: \_\_\_\_\_, Date: \_\_\_\_\_, 2013

**LEGAL REVIEW / COMMENT:**

Reviewed by: \_\_\_\_\_, Date: \_\_\_\_\_, 2013

**COMMUNITY INVOLVEMENT PROCESS:** The City sent public notice for the Planning Commission and City Council public hearings in the same notice. The Planning Commission held an additional public work session on July 10th. The applicant held two neighborhood meetings.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY** NA

**ALTERNATIVES:** NA

**CITY MANAGER COMMENT:**

**ATTACHMENTS:** NA

**ORDINANCE NO. 722**

**AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING WILSONVILLE CODE CHAPTER 5, SECTION 5.210, PROHIBITED PARKING OR STANDING**

WHEREAS, Wilsonville Code Section 5.200 prohibits the storage of motor vehicles or other property on the street for a period in excess of seventy-two (72) hours, without moving at least three vehicle lengths away; and

WHEREAS, Wilsonville Code Section 5.210(2) further prohibits the parking of motor trucks with a gross vehicle weight of more than 8,000 pounds, trailers, travel trailers, or mobile coaches on a street between the hours of 9:00 p.m. and 7:00 a.m. of the following day in front of or adjacent to a residence, motel, apartment, hotel, or other sleeping accommodation; and

WHEREAS, the Council has received citizen testimony that Section 5.210(2) of the Wilsonville Code fails to accommodate events and arrivals and the unloading or loading the next day, and the Council believes the health and welfare of the citizenry is better served for Section 5.210(2) to be amended to accommodate this circumstance;

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

1. Wilsonville Code Chapter 5, Section 5.210, Prohibited Parking or Standing, and subsection (2) shall be amended to read as follows:

**5.210 Prohibited Parking or Standing.** In addition to the state motor vehicle laws, the following regulations regarding parking or standing of the below-described vehicles apply:

\* \* \*

(2). No motor truck with a gross vehicle weight of more than 8,000 pounds, truck trailer, motor bus, recreational vehicle, or utility trailer shall be parked on a street between the hours of 9:00 p.m. and 7:00 a.m. of the following day in front of or adjacent to a residence, motel, apartment, hotel or other sleeping accommodation, except

- (a). as may otherwise be specifically adopted by action of the City Council, or
- (b). to accommodate only the loading/unloading of property belonging to the occupants of or performing a service on the adjacent residence and in

such case, no sleeping is allowed at any time and the maximum period allowed to accomplish performance of the service or such loading, unloading, or a combination of both, shall not exceed 48 hours, thereafter subject to ticketing and/or towing in accordance with Code requirements for any time beyond this maximum service, loading/unloading period.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 5th day of August, 2013, and scheduled for a second reading at a regular meeting of the City Council on the 19<sup>th</sup> day of August, 2013, commencing at the hour of 7 p.m. at the Wilsonville City Hall.

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Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2013, by the following votes:            Yes: \_\_\_\_\_            No: \_\_\_\_\_

DATED and signed by the Mayor this \_\_\_\_ day of \_\_\_\_, 2013.

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TIM KNAPP, MAYOR

**SUMMARY OF VOTES:**

Mayor Knapp  
Council President Starr  
Councilor Goddard  
Councilor Fitzgerald  
Councilor Stevens





# Community Development

## FROM THE DIRECTOR'S OFFICE

In June and July, the department focused on closing out and moving forward with our FY 2012-13 and 2013-14 budgets. The City Council awarded contracts for four projects: Boeckman Road Reconstruction, Morey's Landing Stormwater Retrofit, Rivergreen Stormwater Retrofit, and Wilsonville Road Bridge Erosion Repair. Seven summer construction contracts are now underway with a capital value of \$5.4 million—not to mention the economic wake from the employment, materials, and equipment values.

The construction activity at Villebois remains brisk with DRB approvals, new homes being built in Tonquin Woods II and Legend at Villebois, and clearing—grading underway for Tonquin Woods II, IV, and V and Retherford Meadows.

I am pleased to announce the appointment of Kristin Retherford (previously Urban Renewal Manager) to fill the role of the new Economic Development Manager position. She is already fully engaged in:

- 1) The creation of TIF zones to encourage investment and redevelopment on properties that have been vacant for some time in Wilsonville, and
- 2) A city-wide Urban Renewal Strategic Plan

Building, Planning, and Natural Resources staff are evaluating improvements to our trash enclosure code. They started by touring facilities throughout the City (the good, the bad, and the ugly) and then met with Republic Services, our franchise waste hauler, to learn about their access and circulations needs. This fall, we will bring recommendations from this effort to the City Council for consideration.

Congratulations to Katie and the team that prepared the grant for funding Frog Pond and Advance Road concept planning. Bringing in the full requested \$340,000 allows for sufficient scope to carefully plan these growth areas to complement and connect with the rest of Wilsonville.

Steve Adams is studying the traffic signals on Wilsonville Road with Clackamas County, ODOT, and DKS Associates to reduce delay and congestion west of I-5. One recommendation is to lengthen the signal time at Brown Road to better clear the traffic queues. This will be implemented on a trial basis before school starts.

I met with ODOT in mid-July for a briefing on the Newberg-Dundee Bypass status and to discuss the traffic studies completed for the project to learn about future impacts on Wilsonville Road. I am awaiting a summary memo from them to share with the City Council

Enjoy this most beautiful time of the year in Oregon! Happy summer!

Nancy Kraushaar, PE



## Inside this issue:

Building	2
Engineering, Capital Projects	2-3
Engineering, Private Develop-	3-4
Planning, Current	4-5
Planning, Long Range	6-7
Economic Development	8

## Building Division, Current Projects

### **Major Developments under construction:**

#### **Permits reviewed (2013):**

##### *Single Family:*

Villebois: 123  
Other: 58

##### *Commercial/Industrial:*

Tenant improvements: 79  
Includes grading for Fox Center, Retherford Meadows, and Renaissance Boat Club.

#### **Permits Issued (2013):**

##### *Single Family:*

Villebois: 95  
Other: 43

##### *Commercial/Industrial: 80*



Brenchley Estates North  
Building 1

## Engineering Division, Capital Projects

**Boeckman Road Reconstruction (4177):** Kerr Construction was awarded the contract. Construction is expected to begin in mid-August; re-opening of the roadway is expected in late October/early November.

**Rivergreen Storm Outfall (7012):** Elting NW was awarded the contract. Federal and State permitting was received. Construction is expected to start in late August.

**Morey's Landing Storm Channel (7044):** Elting NW was awarded the contract. Federal and State permitting was received, and construction is expected to start in mid-August.

**Realign Boeckman Creek at Wilsonville Road (4182/7038):** Pacific Excavation was awarded the contract to realign Boeckman Creek away from a bridge pier supporting Wilsonville Road. Construction work started in late July.

**Kinsman Transmission Main Phase 3b (1055):** Kerr Contractors mobilized in June, the corridor is cleared, and pipeline fabrication is underway. Pipe installation will begin in September, with completion scheduled for November.

## Engineering, Capital Projects, cont'd

**Waste Water Treatment Plant DBO (2082):** Construction at approximately 80% complete. On schedule, on budget.

**Autumn Park Sewer (2091):** K & R Plumbing was awarded the contract for \$317,103 and began work in July.

**Annual Street Maintenance (4014):** S-2 Contractors was awarded the project at a price of \$536,016. Work began in July.

**Wilsonville Bridge Erosion (7038):** Pacific Excavation was awarded the contract at \$185,544 and began work in July.

## Engineering, Private Development

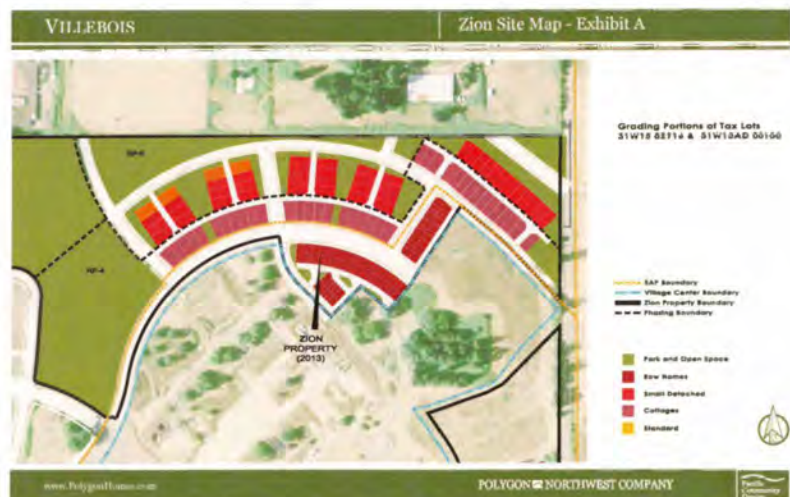


**Villebois North PDP 1 Phase 2 – Polygon NW:** Presently under construction. Work to construct the Grahams Ferry Road @ Barber Street round-about has been completed and Grahams Ferry Road was reopened on July 29.

**Villebois Tonguin Meadow Sanitary Sewer:** PW permit has been issued to construct a sanitary sewer main line to service proposed development in Villebois SAP Central PDP 4 and SAP North PDP 2. Sewer will be located in the open fields east of 110th Ave; construction to begin in mid-August.

### **Villebois North PDP2 / Central PDP 4:**

Project plans are under review for the first phase of this 147-lot subdivision located on the north edge of Villebois Central. Grading permit has been issued with work scheduled to begin August 5. This year's work will also include construction of the next large regional park in Villebois



Continued on next page

# Engineering, Private Development, cont'd

**Villebois East PDP 2—Lennar Homes:** Project plans are under review for this 88-lot subdivision located on the east edge of Villebois. A grading permit has been issued and work has started.

**Renaissance Boat Club:** Project plans are under review for this 33-lot subdivision located adjacent to Memorial Park and the Day Dream Rand subdivision.

**Carl's Jr.:** Construction has started on the Carl's Jr. project located at 95th Avenue and Boones Ferry Road.

## Planning Division, Current

**Memorial Park Parking Lot Improvements:** DRB Panel A approved Site Design Review and Type C Tree Removal applications to improve the parking lot at Memorial Park. City Of Wilsonville, Applicant. Staff: Blaise Edmonds.

Case Files: DB13-0030: Site Design Review & DB13-0031: Type C Tree Removal Plan.



## Planning Division, Current, cont'd



**Villebois No. 2 and Tonkin Woods No. 5 in SAP Central.** DRB Panel A approved a Preliminary Development Plan, SAP Refinements, SAP Amendments, Zone Map Amendment, Tentative Subdivision Plat, Type C Tree Plan, and Final Development Plan for a 57-lot residential subdivision and associated parks and open space and other improvements. Polygon at Villebois II LLC, Polygon at Villebois III LLC, Applicant. Staff: Dan Pauly.

Case Files: DB13-0013 through DB13-0019.



### **Tonquin Woods at Villebois PDP 1Phase 2 North**

At their June meeting, DRB Panel A approved a Preliminary Development Plan, SAP Refinements, SAP Amendments, Zone Map Amendment, Tentative Subdivision Plat, Type C Tree Plan, and Final Development Plan for a 90-lot residential subdivision and associated parks and open space and other improvements. Polygon at Villebois II LLC, Polygon at Villebois III LLC, Applicants. Staff: Dan Pauly.

Case Files: DB13-0020 through DB13-0026

In July, there were no Development Review Board meetings. No meetings are scheduled for August. The next scheduled DRB meeting is September 9, 2013.

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# Planning Division, Long Range

## HOUSING NEEDS ASSESSMENT

The Goal 10 Housing Needs Assessment Project is underway, with the dual objectives of completing a state Periodic Review requirement and providing local information needed to plan for Wilsonville's next neighborhoods. ECONorthwest has completed an analysis of Wilsonville's capacity for development. The project team will discuss the estimated capacity and related development assumptions with the Planning Commission in August.

## BASALT CREEK PLANNING

Staff is collaborating with Tualatin staff to begin the process for hiring a consultant team to lead the Basalt Creek Concept Plan. The RFP was released August 1, and a team will be selected in mid-September. The project will be funded by a Metro CET grant awarded to Tualatin in 2010. A joint meeting between the Wilsonville and Tualatin city councils is planned for September 2013 as work gets underway.

## FROG POND-ADVANCE ROAD

In April the City applied for funding for the Frog Pond-Advance Road Planning Project from Metro's Community Planning and Development (CPD) grant program, which is funded through a Construction Excise Tax (CET). The Metro Chief Executive Officer and the grant award committee have recommended that this project receive its full grant request of \$340,000. The Metro Council will make a final decision on August 15th. This grant amount would allow the City to develop a single concept plan for both the Frog Pond and Advance Road areas, and then create a master plan for development of Frog Pond. It would support all consultant expenses and a significant amount of the cost of Community Development staff time to produce the plans over the next two years.



## WEST LINN-WILSONVILLE SCHOOL DISTRICT PUBLIC HEARING ON A MAJOR AMENDMENT TO THE UGB

The West Linn-Wilsonville School District has made application to Metro for a major amendment to the UGB to add the 40-acre Advance Road school/regional park site to the Urban Growth Boundary. A public hearing before a hearings officer was held on June 27<sup>th</sup>. The hearings officer's recommendation to the Metro Council is due August 9<sup>th</sup>. The Metro Council will review the application on October 10, 2013.

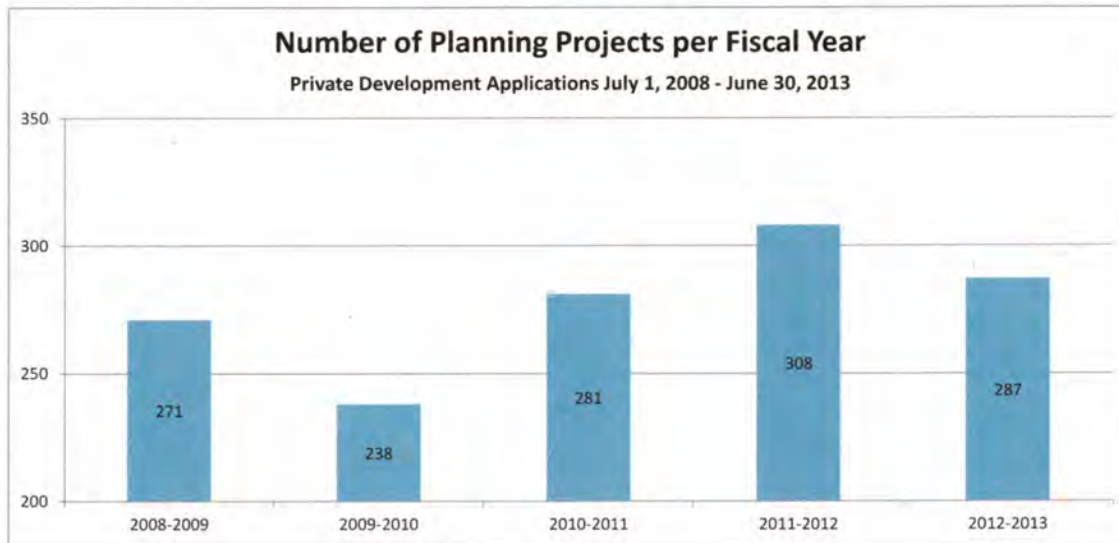
# Planning Division, Long Range, cont'd

## PLANNING COMMISSION

The next Planning Commission meeting is August 14th, 6:00 p.m. City Council Chambers. The Planning Commission will be conducting work sessions on the Housing Needs Analysis and the 5-parcel TIF Zone project.

The Commission will also be conducting a public hearing on amendments to the Villebois Village Master Plan for the future study area (Former LEC site) proposed by Polygon NW. Proposed are medium, standard and large single-family lots with associated infrastructure, streets, parks, open space and trails.

If there are question on any of these projects, please contact Chris Neamtzu, Planning Director or Katie Mangle, Long-Range Planning Manager.



FY Year	Totals	DRB Projects	Administrative Reviews	Sign Reviews	Tree Permits
2008-2009	271	70	75	37	89
2009-2010	238	39	73	40	86
2010-2011	281	45	82	47	107
2011-2012	308	61	66	57	124
2012-2013	287	75	60	49	103

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# Economic Development Division

## **TIF ZONE CREATION**

The City has retained Elaine Howard Consulting LLC to develop the TIF Zone urban renewal plans and reports. Drafts will be distributed to City Council and the Planning Commission in August. A City Council work session and an Urban Renewal Agency meeting is scheduled for September 5, 2013, and a Planning Commission Public Hearing is set for September 11, 2013.

## **URBAN RENEWAL STRATEGIC PLAN**

After undertaking a solicitation for proposals from qualified consultants, the City has retained ECONorthwest to facilitate the development of an Urban Renewal Strategic Plan. ECONorthwest is currently gathering data and information for a summary report of initial findings. Staff is working with ECONorthwest on this effort and has begun contacting potential participants to serve on an Urban Renewal Task Force to provide input into the Urban Renewal Strategic Plan. Potential Task Force members are being invited to participate in a series of three task force meetings throughout the fall. ECONorthwest and staff will present a Summary Report of initial findings to Council at their work session on September 16, 2013, prior to the first Task Force meeting, tentatively scheduled for September 25, 2013 from 6-8 p.m. Task Force Meeting 2 (tentative) is scheduled for Thursday, October 17, 2013, 6-7 p.m. followed by Open House from 7-8:30 that same night which will include opportunity for public input on the TIF Zone urban renewal areas.

## **26755 SW 95<sup>th</sup> Avenue Urban Renewal Plan**



Prepared for the City of Wilsonville  
August 5, 2013





**Patrick Duke**  
Library Director

**LIBRARY BOARD**  
**Hilly Alexander**  
Chair

**La Rue Williams**

**Reggie Gaines**

**Alan Steiger**

**Caroline Berry**

## **Wilsonville Public Library Monthly Report to Council August 2013**

### **Fiscal Year 2013 Report**

This month's report will be a brief overview of Library services in Fiscal Year 2013.

### **FY 2013 Direct Service Highlights**

#### **Checkouts:**

Overall circulation, including e-books and other downloadable material: **515,595 items**. This is down 2.3% from last year.

#### **Bright spots:**

- Young Adult circulation: up 7%
- Children's Fiction circulation: up 5%
- E-books and downloadable: up 19%

#### **Low spots:**

- Children's Nonfiction: down 12%
- Adult Nonfiction: down 7%
- CD Music: down 6%
- Magazines: down 8%

These drops in use reflect the specific areas where the Internet can provide easier access to information as well as change habits. Nonfiction collections are less likely to be used if a credible web source is available, particularly for children's material. And music and magazines are both increasingly web based. Downloading music is now common place, and several magazine titles have stopped printing paper issues.

On the other hand, increases reflect areas where the Library is applying significant energy (children's and teen services) or also reflect the influence of the internet (e-books and downloadable).

It is important to note that while overall circulation is down, it still reflects a level of use that is 50% higher than the average in Oregon.

#### **Programming:**

This past year, **25,670 children, teens and parents attended Youth Services programs. This is down from 29,741 in FY12012.** The drop partially reflects timing of summer reading programming and the close of the fiscal year (the Library had 11 fewer Summer Reading programs in FY13 than FY12, but the same number of programs throughout the summer in 2013 as it did in 2012); the inability of Children's staff to visit each of the, now, three elementary schools in Wilsonville each month, but had to rotate between them; and fewer visits to Wood Middle School.

**Adult programming attendance was 1,830 in FY13, down from 2,005 in FY12.** The Library had 20 fewer adult classes than in FY12, reflecting the loss of a major program series (Northwest Author Series), and some reorganization of the Dewey Talks programs.

Even with losses in both Children's, Young Adult, and Children's programming, this level of activity is still double the per capital programming of other libraries in Oregon.

Over 600 people use the library each day.

### **FY 2013 Accomplishments and New Initiatives**

#### **History Pub:**

The Wilsonville Public Library, the Wilsonville/Boones Ferry Historical Society, and McMenamins have teamed up to present monthly programs focusing on Oregon's rich history. The free programs are at 6:30 PM on the last Tuesday of the month, and have been very popular, averaging over 60 people in attendance at each program.

#### **Oregon Library Association (OLA) Passport Program:**

The OLA Passport Program makes a LINCC library card a "passport" to other participating libraries within Oregon. At a participating library, the user presents their home library card to register for a local library card and have access to that library's materials. For Wilsonville residents, this means they can use the participating library most convenient for where they work, shop, or vacation. Think of it – access to free materials throughout the state!

#### **Young Adult Area Redesign:**

Thanks to the generosity of Wilsonville Fred Meyer, the Young Adult area has had a facelift. New features include: new comfy chairs, new rug, new paint, and a diner booth. New shelving is coming soon.

#### **Newbery Book Discussion Group:**

Youth Services Librarian Steven Engelfried was the chair of the Newbery Medal Committee, which determined the author of the most distinguished contribution to American literature for children in 2012. In conjunction, the Youth Services Dept. held a Newbery Book Discussion Group, where children in grades 3-5 discussed a different Newbery books, read from a list of possible contenders for this year's Newbery Medal, and then voted for the Library's "Mock-Newbery" winning book.

#### **New Adult Clubs:**

FY13 saw the creation of the Genealogy Club and the Writers Group. The Genealogy Club meets monthly, and had a field trip to the Genealogical Forum of Oregon in February. The Writers Group meets twice a month, supporting local amateur writers.

#### **Coffee Creek Book Club:**

Once a month, a Reference Librarian visits Coffee Creek Correctional Facility to lead a discussion on a book the group chose. Members receive free copies of the books to read, courtesy of the Wilsonville Public Library Foundation.

**Book Club Support:**

The Library expanded its book clubs support in local senior care facilities. Staff regularly contact activity directors in order to exchange ideas about books to read, and will obtain appropriate quantities and formats of the books through the LINCC for the residents.

**Upcoming in FY 2014****Wilsonville Reads:**

In collaboration with Wood Middle School, the Wilsonville Public Library will host a community read, where the students and adults will read the same book and discuss it a variety of venues.

**Strategic Planning:**

The Library will embark on creating a new strategic plan to guide the Library forward for the next five years. Library user surveys will be available on the Library website.

**Library support groups****Wilsonville Friends of the Library:**

The Friends of the Wilsonville Library provide \$30,000 each year to the Library from sales at their bookstore, Twice Sold Tales, of books donated by the community. These funds are used for additional Library materials and services, including collection support (\$20,000) as well as the Summer Reading Program, the Adult Winter Reading Program, Spanish Storytime, Book Notes Concert Series, the cultural passes, and movie licenses so the Library can show movies to the public.

**Wilsonville Public Library Foundation:**

The Wilsonville Public Library Foundation provides additional support by funding these collections and programs at the Library: literary seminars, Imagination Library, the Heritage collection, Wilsonville Reads, outreach to Autumn Park residents, Science Adventure, books for Coffee Creek Book Club, Wilsonville History Pub.

# Parks and Recreation Department

July 2013 Report

## Summer Activities Roll On!

July was a continuation of summer programs and community special events. The stretch of July 25th - August 3rd was the busiest of the year with 2 large scale community events, 2 Movies in the Park, a soccer tournament and 10 total shelter rentals.

### Week of July 1:

- \* 4 mile on the 4th race (300 participants)

### Week of July 8:

- \* Movie in the Park at the River Shelter (350 attendees)
- \* Coach Nics Hoop Camp (7 participants)

### Week of July 15:

- \* Rotary Concert at Town Center Park (1,000 attendees)
- \* Coach Nics Hoop Camp (13 participants)
- \* Skyhawks Soccer Camp (11 participants)
- \* Skyhawks Tennis Camp (16 participants)



### Week of July 22:

- \* Library Reading Program at Murase Plaza
- \* Rotary Concert at Town Center Park (700 attendees)
- \* Movie in the Park at the River Shelter (500 attendees)
- \* Coach Nics Hoop Camp (25 participants)
- \* Korean War Ceremony at TownCenter Park (750 attendees)
- \* 3 day soccer tournament in Memorial Park (1500 attendees)
- \* Skyhawks Flag Football Camp (23 participants)
- \* Skyhawks Cheerleading Camp (20 participants)



## Parks Maintenance Staff Update

The Parks staff was busy with activities caused by the normal surge of community and City sponsored events. Staff members made great efforts and took great pride in making sure that the park areas were ready to handle the events being held. With three park areas (Murase Plaza, Memorial Park and Town Center Park) being home to the majority of events and reservation use, staff are often busy with multiple rentals/events several days straight.

Non-routine activities taking place this time of year include mid-summer pressure washing of picnic areas, aeration of heavily used turf areas, asphalt repairs on pathways and the repainting of picnic tables in Memorial Park.

# Parks and Recreation Department

## Fitness Testing - Healthy Bones and Balance



The Wilsonville Center has added the evidence based Senior Fitness Test as an option for individuals aged 60 or better who would like a free fitness assessment. Trainer Brad Moore has been conducting Functional Movement Screenings with participants since July of 2009 and the Senior Fitness Test comes with a software program that will allow him to track the progress of individuals and groups.

A total of 39 class participants in both classes were evaluated on Wed. 7/31. A team of staff members worked with volunteers to conduct a six part fitness test designed for older adults. The test will be completed on class participants every six months with results passed on to track their performance in different areas. Brad would like to expand the fitness testing to offer it to all participants of adult 55+ classes.

The six components of the test are:

- Chair Stand Test — testing lower body strength
- Arm Curl Test — testing upper body strength
- Chair Sit and Reach Test — lower body flexibility test
- Back Scratch Test — upper body flexibility test
- 8-Foot Up and Go Test — agility test
- Step in Place Test (2 minutes) — assess aerobic fitness

## Upcoming Events and New Programs

### Events

- \* August 8 - City Volunteer Recognition Event - Town Center Park at 5:30pm
- \* August 8 - Rotary Concert: Hit Machine - Town Center Park at 6:30pm
- \* August 16 - Movie in the Park - Pirates! Band of Misfits - River Shelter in Memorial Park at dusk
  - \* Free concert prior to the movie by American Idol artist, Candice Russell, at 7pm
- \* August 24 - FARE Food Allergy Awareness Walk - River Shelter in Memorial Park at 9am

### New Programs for Fall

#### Adult 55+

- \* Fitness for Golf
- \* Zumba Gold - Wednesday evenings
- \* Bereavement Support Group

#### Youth

- \* Soccer Shots for 2-5 year olds

#### Family

- \* Infant Massage



# WILSONVILLE PUBLIC WORKS DEPARTMENT

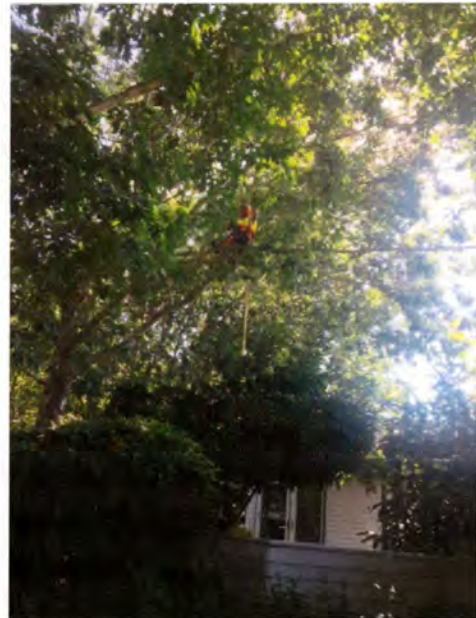
City Council Report, August 2013

## STREET MAINTENANCE

It's time to put a fresh coat of paint on our streets again. In July, Clackamas County will start restriping some of the streets in Wilsonville. Not all street need to be painted every year because of the High Build Traffic Paint that is used. High Build Traffic Paint is formulated for increased durability and retro-reflectivity. The City's road crew will assess the streets each year to determent which ones need to be restriped.



The City's Road crew will be assisting a contracted tree service to removed dead wood from some of the Oak trees on French Prairie Road in Charbonneau. This work is routine maintenance that is scheduled annually. By removing the dead wood it promotes for a healthier tree. It also reduces the chances of limbs falling out of the trees and hitting pedestrians and/or cars.



## UTILITIES

The sewer mainline upgrade through the Autumn Park Apartments has begun. The Vactor crew and Water crew worked together digging up the water lines with the Vactor truck. They identified the location of several waterlines thus ensuring the lines would not get damaged during construction.



The Vactor crew continues with the catch basin cleaning. The City has over 1,900 catch basins that are on a schedule to be cleaned every other year for residential and every year for arterial roads. The crew has also been working on FloDar Monitoring System trouble calls. FloDar tracks the volume of water flow in the sewer system.



The Water crew is pass the half way mark on the Hydrant Flushing Program. Currently, they are on the northern end of the city. They are flushing two days a week in addition to their trouble services calls and work orders.

There was a two inch water mainline leak at the Charbonneau Golf Course Gift Shops that required an emergency repair last week.



The Water crew has been repairing several fire hydrants that are difficult to turn. One hydrant that was hit by a car was repaired.



The Water crew flushes wells weekly and samples the water to ensure quality in case of an emergency and a need to use the wells as a drinking water source..





# SMART

SOUTH METRO AREA REGIONAL TRANSIT

August 2013

## From the Director

The survey results are in. 192 SMART 2X riders and 174 people on-line have responded to a survey conducted by the consultants who are studying ways to improve the efficiency of our transit system (especially as it operates between Wilsonville and Portland). The most gratifying part of the results is the number of people who complimented SMART's drivers and dispatchers for their friendliness, helpfulness and courtesy, and the people who are truly grateful for the service SMART provides.

The results also included a number of suggestions for expanded transit service. Not surprisingly, these include requests for service to Downtown Portland and requests for expanded hours of service in general and more weekend service in particular.

SMART staff and consultants are still evaluating the responses, but there were a few things that really stood out:

- Quite a few of the respondents are not very aware of the services provided by SMART;
- 40% of the on-line respondents said they do not know how to ride the bus;
- Reaffirming past data, more than 90% of people who work in Wilsonville commute into town from other places;
- Almost 60% of those riding the 2X are commuting for work;
- Although many people would like to see SMART providing direct service to Downtown Portland, the actual destinations of 2X riders traveling north are widely spread along Highway 217, Tualatin, Tigard and Sherwood, as well as many other parts of the region.

We still have a lot of work to do to translate the survey results into positive actions, but it is already clear that we need to do more outreach to the public to let them know how we can help them get from point A to point B without having to use their personal cars.

*Stephan Lashbrook, Transit Director*



*The SMART Info booth is at the Wilsonville Farmer's Market every Thursday through Labor Day.*

*Come say hi and get the latest transportation options information available in the south metro area.*



SMART booth at the Kid's Fun Run—2013

## In This Issue

- Operations
- Fleet Update
- Options Programs
- Integration Project



Commuters at SMART Central Station — July 2013

## Options Programs

### Walk Smart

Every Tuesday at 10:00 a.m. through August, Walk Smart will lead a walk around different areas of Wilsonville. The walks vary in length and bring you to familiar areas around town as well as take you off the beaten path.

### Bike Smart

Join fellow bicycle enthusiasts for a 15 mile bicycle tour around Wilsonville to explore some of our many parks. The bike ride begins and ends in Old Town at Boones Ferry Park and will take approximately an hour and a half. This bike ride is best suited for intermediate to advanced riders. Visit the SMART website for a map and more details.

### Regional Travel Options

The Carefree Commuter Challenge wrapped up on July 31, 2013. Results from this metro-wide challenge will be available within the next few weeks.

Find the full summer calendar of walking, bicycling and transit events at [RideSmart.com](http://RideSmart.com)

## Fleet Update

- In preparation for the new bus service on routes 8X and 9X, fleet maintenance staff have finished re-programming destination signs on the SMART fleet of buses and re-designed certain work schedules to accommodate the new service hours.
- The 'new' old buses that were recently given to SMART by Lane Transit were wrapped with decals and logos to fit in with the rest of the SMART fleet. These new buses will be out and about in regular service later this month.



Route 8X Destination Signage

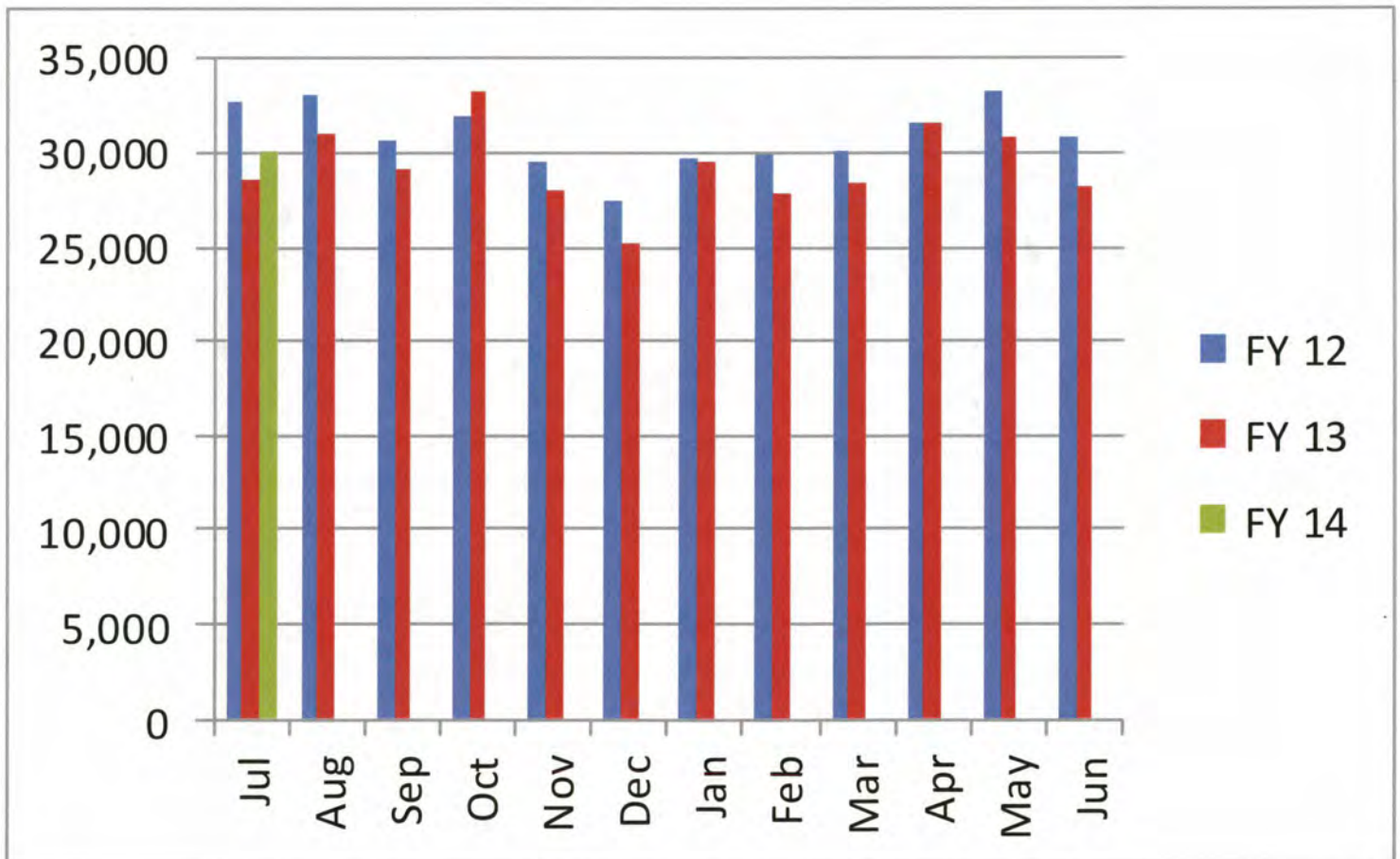
## Operations

Ridership in July climbed 5.5% over July, 2012. Of the 7 fixed routes, all but Route 3 Canby saw increases in ridership. Route 3 has seen a decline in ridership ever since Canby Area Transit ceased mid-day operation of the route. Like the 1X, which is operated by both SMART and Cherriots, Route 3 was operated jointly by both SMART and Canby. The lack of mid-day service has negatively impacted ridership because now there is approximately 6.5 hours between the last morning trip and the first afternoon trip. Ridership is down to 1,066 from last year's 1,240, or 14.1%. All other fixed routes saw increases ranging from 1.5% to 45.4%

**WES Ridership** continues to grow. During the month of July, counts reached 2,000+ rides on multiple days.

In July 2012, WES averaged 1,770 daily trips which was up over 9% from 2011.

Afternoon passenger counts are trending upwards, showing trains operating at 60-70% capacity.



# Transit Integration Project

The main goals of the project are to:

- Explore options to directly connect Wilsonville to downtown Portland
- Develop strategies to integrate fixed-route and dial-a-ride service along the I-5 corridor
- Assure financial sustainability on corridor services

A preliminary draft report is currently being reviewed by the project team. This report contains the “needs assessment” findings stemming from research and activities conducted during phase one of the project.

Stakeholder outreach and community surveys were conducted during the spring of 2013 to gather inputs from vested populations and the general public. On-board surveys of passengers were conducted and additional public outreach events will be held in late August and September 2013 to present the findings of the Needs Assessment report to the public and gather more input.

During the next phase of the project in Fall 2013, the project team will develop strategies to meet the study goals and objectives and to obtain feedback on potential strategies.



Dear Smart Bus,



We wanted to write you and let you know what your awesome service means to our students and staff here at The Victory Academy. Your service has allowed our students to engage in many activities including bowling, grocery shopping, nature walks at the park, and visiting the library. These activities are not only greatly enjoyed by our students but they help to foster independence, language, social and other academic skills that are so important for our kiddos.

The kids love riding the Smart Bus and it keeps them motivated during the day because they know that the Smart Bus is coming later to take them to somewhere fun! The drivers are always patient and kind, and help make the kids and staff feel at ease. We appreciate you so much and love our Smart Bus!

Thank you for everything you have done for our school!  
The Victory Academy

## Contact Us

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503-570-1576  
Lashbrook@ridessmart.com

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**Jen Massa Smith**  
Program Manager  
503-682-4523  
Massa@ridessmart.com

City of Wilsonville  
September 5, 2013 City Council Meeting

SPEAKER CARD

NAME: Justin Dodge

ADDRESS: 13391 SW MORGAN

TELEPHONE: 8971-340-9148 E-MAIL JBDJVT@Gmail.com

AGENDA ITEM YOU WANT TO ADDRESS: Quarry on Tanguin Rd

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Please limit your comments to 3 minutes. Thank you.

City of Wilsonville  
September 5, 2013 City Council Meeting

Oppose quarry -  
wants W to  
also oppose.

SPEAKER CARD

NAME: Lee Patrick

ADDRESS: 12535 SW Morgan Rd

TELEPHONE: Sherwood OR E-MAIL \_\_\_\_\_

AGENDA ITEM YOU WANT TO ADDRESS: Quarry

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Please limit your comments to 3 minutes. Thank you.

City of Wilsonville  
September 5, 2013 City Council Meeting

SPEAKER CARD

Opposes Quarry. Wants will  
to similarly approve - Says  
is primarily about \$ for  
owners. Says owner will  
push the costs onto other people.  
Documented additional delay on other  
traffic. - No recourse after the  
fact.

NAME: JOS JACOBS

ADDRESS: 13365 SW MORGAN RD

TELEPHONE: 971 226 7852 E-MAIL JACOBS.CHECKX@GMAIL.COM

AGENDA ITEM YOU WANT TO ADDRESS: QUARRY APPLICATION

---

Please limit your comments to 3 minutes. Thank you.

Oppose. Party.

City of Wilsonville  
September 5, 2013 City Council Meeting

SPEAKER CARD

NAME: Gary R Dimbat

ADDRESS: 13481 SW Morgan Rd Sherwood

TELEPHONE: 503 675-5645 E-MAIL G Dimbat@AOL.com

AGENDA ITEM YOU WANT TO ADDRESS: Traffic Impact

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Please limit your comments to 3 minutes. Thank you.



City of Wilsonville  
September 5, 2013 City Council Meeting

Agreed w/ Patrick v Tracy  
Testimony + Says 1500' will  
be in "quarry reserve" if it  
approved will never be  
stopped once started.

**SPEAKER CARD**

NAME: TRISTAN HARTFIELD

ADDRESS: 13323 SW MORGAN RD SEASIDE

TELEPHONE: 503 925 9636 E-MAIL \_\_\_\_\_

AGENDA ITEM YOU WANT TO ADDRESS: TONQUIN QUARRY

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Please limit your comments to 3 minutes. Thank you.

Agree w/ Hartfield, Patrick  
& Jacobs.

City of Wilsonville  
September 5, 2013 City Council Meeting

SPEAKER CARD

NAME: Tim Baggs

ADDRESS: 25250 SW Meadowbrook Lane Sherwood OR 97140

TELEPHONE: 503 539 6636 E-MAIL Tim B Tim@timbaggs.com

AGENDA ITEM YOU WANT TO ADDRESS: Rock Quarry - Tongue

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Please limit your comments to 3 minutes. Thank you.

Justin Dodge (?) Opposer quarry. - believes WV  
need to protect our citizens -

