



Appendix F:
City of Wilsonville and West Linn-Wilsonville
School District Collaborations

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West Linn-Wilsonville School District Support for Community Arts, Culture and Heritage Activities, Events and Programs

August 2020

School District Hosting of Community Organizations, Events and Programs

- District hosts in school facilities various community uses after school hours and on the weekends that primarily include youth sports, scouting troops, student clubs, ecumenical groups, STEM groups (robotics), childcare and the like.
- Collaboration of City and District on the two-year-long joint “Beauty and the Bridge” Wilsonville Road I-5 underpass public-art/sidewalk-infrastructure project featuring large tiled murals involving 1,000 Wilsonville school students during 2010-2012.
- District provides logistical support for student participation in the annual Festival of the Arts event, as well as storage space at no charge for Wilsonville Arts and Culture Council to store Festival of the Arts supplies.
- Based on community feedback, the District recently incorporated into the design of new schools a community-use room. The District’s two most recent schools, Sunset Primary and Meridian Creek Middle School, incorporate this type of flex-use space.
- Wilsonville High School’s Dia de los Muertos event and the primary schools’ International Night events are popular with both students and their families and community leaders.
- The District’s Community Services Office employs three full-time staff to manage community utilization by Wilsonville and West Linn organizations of District facilities.

School District Community Outreach

- Joint City-District collaboration to hold the public event in October 2019 focused on “Multi-City Equity: A Coalition of Communities Lake Oswego, Tigard, Tualatin, West Linn, & Wilsonville” with municipal governments and school districts.
- District actively participates in Wilsonville Rotary’s annual “Through a Child’s Eyes” or TACE event that utilizes about 350 tables and 700 chairs belonging to the district free of charge; the district pays the \$700 truck rental for delivery at no charge.
- The District has hosted over the last four years a District-Joint Cities Quarterly Safety Breakfast sessions to support and strengthen partnership work with Wilsonville and West Linn law enforcement and TVF&R emergency response personnel.
- The District has hosted for the last three years an annual District-Joint Rotary luncheon with Rotary Club members from both Wilsonville and West Linn touring school facilities and participating in community-based conversations.

City of Wilsonville – West Linn-Wilsonville School District Collaborations Around Arts, Culture and Heritage Programs and Facilities

August 2020

City Council / City Manager

- City Council budget support for funding of School Resource Officer (SRO) program at Wilsonville High School.
- Joint City-District collaboration to hold the public event in October 2019 focused on “Multi-City Equity: A Coalition of Communities Lake Oswego, Tigard, Tualatin, West Linn, & Wilsonville” with municipal governments and school districts.
- Mayor lobbying at State Legislature for increased school funding in general and at Metro for specific UGB expansion for new Wilsonville middle school.
- City and District arrange bi-annual joint work session of City Council and School District Board.
- City and District hold strategic discussions for funding of major infrastructure improvements benefitting both City and District.
- City Council agreement to lease former Wesleyan Church building for several years to District for use as Art Tech High School.
- Collaboration of City and District on the two-year-long joint “Beauty and the Bridge” Wilsonville Road I-5 underpass public-art/sidewalk-infrastructure project featuring large tiled murals involving 1,000 Wilsonville school students during 2009-2010.

Wilsonville Community Development Dept.

- **Joint Infrastructure Planning for Land-Use, Transportation and Municipal Services**
 - Decades of close City-District coordination on residential neighborhood expansions planning for a range of ancillary school services, including education and sports/recreation facilities and programs, for growing population. Recent examples include Villebois and Frog Pond West urban residential expansion areas.
 - Decades of close coordination by local governments on master planning for schools’ infrastructure needs, including water, sewage and stormwater services, transportation access with roads and sidewalks and SMART public-transit access.
 - Work together on components of various City master plans, including the recent 2019 Parks and Recreation Master Plan for joint use of City parks and District sports fields and facilities.
 - Planning Division worked with District on Metro process for major amendment to UGB for siting the Meridian Creek Middle School.
 - Planning Division assists District with Development Review Board planning review process.

- Building Division works with District and contractors on permitting, inspections and certificate of occupancy for new facilities.
- Planning Division participates regularly with District demographers to forecast growth in population, housing and the associated number of anticipated students.
- **Collaborative Events and Educational Programs**
 - Community Development Department works with District to design and implement “Safe Routes to School” activities and plans for various schools.
 - Community Development Department coordinates with the school board regarding the bi-annual joint work session of City Council and School Board.
 - Community Development Department has provided support for District’s “Bond Summit.”
 - Natural Resources Division has done many projects with CREST, as well as district-wide educational programs on stormwater management, pollinator habitat improvement, outdoor laboratories, tree planting and other natural-resources issues.

Wilsonville Parks and Recreation Dept. programs with the School District

- **Shared facility-use by City and community groups of District fields, gyms, etc.**
 - Wilsonville Parks and Rec uses elementary/middle school gym space to run the Mini Hoopers youth basketball program for 1st and 2nd graders October – December.
 - At this time due to Covid-19 the Parks and Recreation Department is not utilizing district fields, classrooms or other facilities.
 - The District “room charge” fee (\$8.20/hr) is waived for gym use; however, a “facility access staff” fee (\$40.00/hr) is charged for weekend rentals.
- **Shared facility-use by District of City parks and streets**
 - Cross-Country Meets at Memorial Park
 - Wilsonville Middle Schools and Wilsonville High School both utilize Memorial Park for their cross-country meets (typically two in the fall each year). Due to the nature and size of the events, they are required to submit the Memorial Park Special Event application, and are charged a \$200 Special Event fee and a \$250 Cleaning/Damage Deposit (refundable).
 - Tennis Practices and Matches at Memorial Park
 - All Memorial Park fees are waived for tennis court use by Wilsonville High School. Use is typically weekdays, 3:30-6:30 pm, from March through May each year.
 - Classes Use of Park Shelters at Memorial Park
 - A class, grade, or other school district group periodically rents a park shelter (*e.g.*, Robotics Team End-of-Year Party), submitting a Memorial Park Shelter Rental application and paying a \$25 processing fee, with all other Memorial Park fees waived.
 - Special School Events on Public Streets and Sidewalk Right-of-Way

- Wilsonville High School submits a Street and Sidewalk Permit application each year for their homecoming parade. All City fees are waived.
- o Special School Events at Fields in Memorial Park
 - Occasionally, Wilsonville High School reserves fields in Memorial Park for special events. All fees are waived except for a \$25 processing fee.
- **Collaborations between City and District**
 - o Gym space is reserved utilizing the District’s online reservation software. Follow-up by phone and email to confirm requested space also occurs.
 - o Parks and Recreation Department attends school functions, including parent’s day and info sessions at the school. Department also takes part in school class visits to City Hall.
 - o Parks and Recreation Department and Administration Department had begun preliminary conversations regarding the two entities co-hosting a “training site” for the now-cancelled 2020 World Track and Field Championships that were to be held in Eugene.
- **Korean War Veterans Association**
 - o Twice yearly, the Parks and Recreation Department in partnership with the Korean War Veterans Association (KWVA) hosts students from Athey Creek Middle School, as well as exchange students from South Korea. The students hear stories from Korean War Veterans at the Park and Recreation Administration Building and visit the Korean War Memorial in Town Center Park.
- **Kitakata Sister City visit**
 - o When students from Kitakata, Japan, come to visit Wilsonville, they typically spend one to two days in the local schools observing what a typical school-day looks like in America. These visits have been coordinated through Wilsonville Sister City Association members and the school district.
 - o In turn, Japanese language students (and others) from Wilsonville High School have the opportunity to travel and visit Kitakata. Again, these events are typically coordinated through teachers in the district and the Wilsonville Sister City Association.
 - o The City helps provide administrative and logistical support, including hosting ‘start-of-day’ and ‘end-of-day’ gathering point for Japanese students and chaperones and host parents, providing ‘Welcome to Wilsonville’ gift bags, and providing an opportunity for recognition before the Wilsonville City Council.

Wilsonville Public Library programs with the School District

- **Events and programs**
 - o Joint City-District cultural, literary-arts and other presentations
 - o Incentive programs for reading and learning (*e.g.*, Summer Reading Program)
 - o Book drops for public library materials at schools (when schools are fully open)
- **Student, class and family services**
 - o Student and class usage of computers, etc.

- Library orientation events for families (*e.g.*, Family Nights, Kindergarten Carnival)
- **Teacher services**
 - Monthly library newsletter for school staff
 - Educator library cards for teachers

Wilsonville Transit Department – South Metro Area Regional Transit (SMART)

- **Educational programs**
 - SMART hosts “Learn-to-Ride” bicycle clinics, a safety “Bike Roadeo” event and pedestrian safety classes.
 - SMART provides public-transit destination-routing services for students.
 - The SMART Art Program works with Wilsonville schools to link art, community collaboration and transportation. Student-created art appears on the outside of SMART buses and other art pieces are displayed on the interior of buses as space allows. SMART Art has had various themes over the years including transportation throughout the ages, sustainable cities, the future of transportation, how you get around and the new “powered by electricity” electric buses.
- **Public-transit service**
 - SMART works with the middle schools and high school on providing transit service to schools, including coordination on routes, timing of bus runs, etc.

City of Wilsonville City Council Resolutions and Cooperative Use Agreement Pertaining to the West Linn-Wilsonville School District

Sept. 15, 2020

- 2007 09 The Year 2000 Plan: Urban Renewal Plan and Program of the City of Wilsonville, September 2007
- 2004 10 06 Memo to Roger Woehl, Superintendent, and School Board From Tim Woodley, Director of Operations, RE” Cooperative Use Agreement Between The West Linn/Wilsonville School District And The City Of Wilsonville for facility use at Boeckman Creek Primary, Boones Ferry Primary, Wood Middle and Wilsonville High, August 2004
- 1997 03 13 Resolution No. 1370: A Resolution Calling For Renewal Of A Three-Year Serial Levy Within The Limits Of Ballot Measure 47 For Street Maintenance, Parks Maintenance, Gang Prevention Programs, And Public Use Of The Wilsonville High School And Sports Fields To Be Voted Upon At The Special Election To Be Held May 20, 1997.
- 1997 03 13 City Council Meeting Packet - Resolution No. 1370 (excerpts)
- 1994 03 07 Resolution No. 1097: A Resolution Calling For A Three-Year Serial Levy For Street Maintenance, Parks Maintenance, Gang Prevention Programs, And Public Use Of The Wilsonville High School And Sports Fields To Be Voted Upon At The Primary Election To Be Held May 17, 1994.
- 1994 03 07 City Council Meeting Packet - Resolution No. 1097 (excerpts)
- 1993 12 06 Resolution No. 1075: A Resolution Authorizing Deferral Of Systems Development Charges For Streets And Sewer From Time Of Issuance Of Building Permit To Time Of Issuance Of An Occupancy Permit For The West Linn/Wilsonville School District 3jt, Wilsonville High School.
- 1993 12 06 City Council Meeting Packet - Resolution No. 1075 (excerpts)
- 1992 21 12 Resolution No. 973: A Resolution Adopting Findings And Conditions Of Approval And Approving A Zone Map Amendment To Change A 60.52 Acre Parcel From Residential Agricultural -1 (Ra-D To Public Facility (Pf); Approving A Stage I Master Plan And Stage Ii Site Development Plan For The First Phase Of Construction Of The West Linn/Wilsonville High School; And Approving A Building Height Variance To Forty-Five (45) Feet For Tax Lot 100, T3s-R1w, Section 13, Clackamas County, Oregon; West Linn/Wilsonville School District, Applicant.
- 1992 21 12 City Council Meeting Packet - Resolution No. 973 (excerpts)
- 1992 07 20 Resolution No. 936: A Resolution Adopting The Clackamas County And The Washington County Canvass Of Votes At The Special Election Of June 30, 1992
- 1992 05 20 Resolution No. 915: A Resolution Calling For An Amended Urban Renewal Plan Which Includes \$2,000,000 For Joint Community/High School Facilities In Wilsonville
- 1992 05 20 Minutes of the May 20, 1992, Special Meeting Of The Wilsonville City Council
- 1992 05 18 Resolution No. 912: 1992 Ballot Measure, Construction Of A High School In Wilsonville
- 1992 05 18 City Council Meeting Packet for Resolution No. 912 (excerpts)

Excerpts from Relative Documents

2007 09 The Year 2000 Plan: Urban Renewal Plan and Program of the City of Wilsonville, September 2007

3) Joint Use of Athletic, Cultural and Public Assembly Facilities at New High School ... Joint use community / high school facilities in Wilsonville, including community recreation such as playing fields with artificial turf, public restrooms, public educational, cultural and assembly facilities, or such other joint use community/high school facilities as may be agreed upon by the West Linn-Wilsonville School District and the Urban Renewal Agency of the City of Wilsonville. (Amended by Ordinance No. 416 - May 17, 1993 and Amended by Resolution No. 1847 -August 18, 2003)

* * * * *

This activity implements a measure approved by Wilsonville voters on June 30, 1992. This measure advised the Renewal Agency to contribute to joint community facilities at a new high school to be constructed within the urban renewal area. Pursuant to an Intergovernmental Cooperation Agreement between the Renewal Agency and the West Linn-Wilsonville School District for Joint Development and Use of Facilities, the Renewal Agency will contribute toward the planning and construction of joint use community/high school facilities in Wilsonville, including community recreation, public educational, cultural and assembly facilities, or such other joint use community/high school facilities as may be agreed upon by the West Linn-Wilsonville School District and the Urban Renewal Agency of the City of Wilsonville.

* * * * *

The current and projected residential and employee population of the urban renewal area is conservatively estimated at 9000-10,000 persons. Joint use facilities at the new high school in the urban renewal area will help provide recreational, athletic and cultural needs for an area population which is comparable in size to that of many Oregon cities.

* * * * *

In June, 1992 Wilsonville voters approved a bond issue to finance construction of a new high school within the urban renewal area. At that election, voters also approved a measure advising the urban renewal agency to contribute funds toward construction of recreation and other facilities at the high school. These facilities would be available for general public use. The Renewal Agency contribution is the basis for an Intergovernmental Agreement between the Renewal Agency, the City and the West Linn School District authorizing public access to athletic facilities and meeting and public assembly facilities at the new high school. This contribution to facilities at the high school is consistent with goals of the City of Wilsonville's Comprehensive Plan, furthers the Goals and Objectives of this Renewal Plan, and provides direct and indirect benefits to the Renewal project area.

2004 10 06 Memo to Roger Woehl, Superintendent, and School Board From Tim Woodley, Director of Operations, RE" Cooperative Use Agreement Between The West Linn\Wilsonville School District And The City Of Wilsonville for facility use at Boeckman Creek Primary, Boones Ferry Primary, Wood Middle and Wilsonville High, August 2004

Attached please find a copy of the Cooperative Use Agreement between District and City of Wilsonville for facility use at Boeckman Creek Primary, Boones Ferry Primary, Wood Middle and Wilsonville High.

The Agreement has been revised per Board instructions in cooperation with City staff

* * * * *

COOPERATIVE USE AGREEMENT BETWEEN THE WEST LINN-WILSONVILLE SCHOOL DISTRICT AND THE CITY OF WILSONVILLE

I. Goals

- A. To recognize all School District facilities and fields as important community resources that should be used year round as many hours of the day as feasible, tempered only by the budgetary constraints of both parties.
- B. To make District facility and field use by the City and the public as simple and user friendly as possible and to facilitate future cooperation between the City and the School District.
- C. To maximize the use of the facilities while eliminating the duplication of resources and programs in order to conserve public funds

II. Priorities

The City of Wilsonville and the West Linn-Wilsonville School District recognize the following priorities for the use of school district facilities (namely, the facilities and fields- at Boeckman Creek Primary School, Boones Ferry Primary School, Wilsonville High School and Wood Middle School). The scheduling of facilities and fields for all activities will remain the responsibility of the School District.

- i. Wilsonville High School Activities and programs
- ii. Regularly scheduled school-sponsored activities for students from other West Linn-Wilsonville Schools
- iii. Community Education Programs
- iv. City of Wilsonville Government sponsored youth leagues and programs
- v. Local community youth sport groups
- vi. Local community adult sports and business groups
- vii. Outside groups

B. Hours of Use

- i. During the school year, District school facilities will be available for nonschool use before classes start in the morning and after classes end in the afternoon and the fields and facilities as available, based on the above priorities.
- ii. All District facilities, when not needed for school programs and which are suitable for public use, shall be made available on a year-round basis.

III. Operational Guidelines and Fees

Because the City has helped fund the creation of the new athletic facilities that will alleviate some of the overcrowding seen at other City/District locations these facilities and fields will also be made available for use by community groups.

It is agreed that the City and School District will work under the following general guidelines subject to the good will and positive working relationship that underlines all of the dealings between the West Linn-Wilsonville School District and the City of Wilsonville.

A. All City of Wilsonville Government sponsored activities, programs, special events and activities are excluded from the regular hourly rental associated with School District facilities.

* * * * *

E. The School District reserves the right to limit and restrict uses on school district property and deny use to any individual user who damages the facility or equipment.

i. Alcohol, tobacco, drugs, weapons and firearms are prohibited on all School District Property.

ii. The West Linn-Wilsonville School District provides equal access to all its facilities.

* * * * *

IV. Maintenance

B. It shall be the City and communities responsibility to leave the facilities and fields in a neat and orderly condition after use.

1997 03 13 Resolution No. 1370: A Resolution Calling For Renewal Of A Three-Year Serial Levy Within The Limits Of Ballot Measure 47 For Street Maintenance, Parks Maintenance, Gang Prevention Programs, And Public Use Of The Wilsonville High School And Sports Fields To Be Voted Upon At The Special Election To Be Held May 20, 1997.

RESOLUTION NO. 1370

A Resolution Calling For Renewal Of A Three-Year Serial Levy Within The Limits Of Ballot Measure 47 For Street Maintenance, Parks Maintenance, Gang Prevention Programs, And Public Use Of The Wilsonville High School And Sports Fields To Be Voted Upon At The Special Election To Be Held May 20, 1997.

* * * * *

WHEREAS, the purpose of this tax levy is to continue funding for street and parks maintenance, programming of Wilsonville High School and sports fields, gang prevention activities for youth, and a full-time DARE School Resource Officer.

1994 03 07 Resolution No. 1097: A Resolution Calling For A Three-Year Serial Levy For Street Maintenance, Parks Maintenance, Gang Prevention Programs, And Public Use Of The Wilsonville High School And Sports Fields To Be Voted Upon At The Primary Election To Be Held May 17, 1994.

Resolution No. 1097

A Resolution Calling For A Three-Year Serial Levy For * * * Public Use Of The Wilsonville High School And Sports Fields To Be Voted Upon At The Primary Election To Be Held May 17, 1994.

* * * * *

WHEREAS, the purpose of this tax levy is to provide funds for street and parks maintenance, programming of Wilsonville High School and sports fields, gang prevention activities for youth, and a full-time DARE officer.

1992 05 20 Resolution No. 915: A Resolution Calling For An Amended Urban Renewal Plan Which Includes \$2,000,000 For Joint Community/High School Facilities In Wilsonville

Resolution No. 915

A Resolution Calling For An Amended Urban Renewal Plan Which Includes \$2,000,000 For Joint Community/High School Facilities In Wilsonville

* * * * *

The measure advises the Urban Renewal Agency that it may amend the Urban Renewal Plan and contribute \$2,000,000 to the cost of a new high school in Wilsonville for joint community facilities, prioritize among the projects and activities described in the plan * * *.

* * * * *

RESOLUTION ENDORSING THE CITY OF WILSONVILLE'S JUNE 30, 1992, ADVISORY VOTE AUTHORIZING THE USE OF URBAN RENEWAL FUNDS, INCLUDING \$2,000,000 FOR THE CONSTRUCTION OF A HIGH SCHOOL IN WILSONVILLE

* * * * *

WHEREAS, the City of Wilsonville is asking that \$2,000,000 of city tax increment funds be used to aid in the construction of public use portions of a high school in Wilsonville;

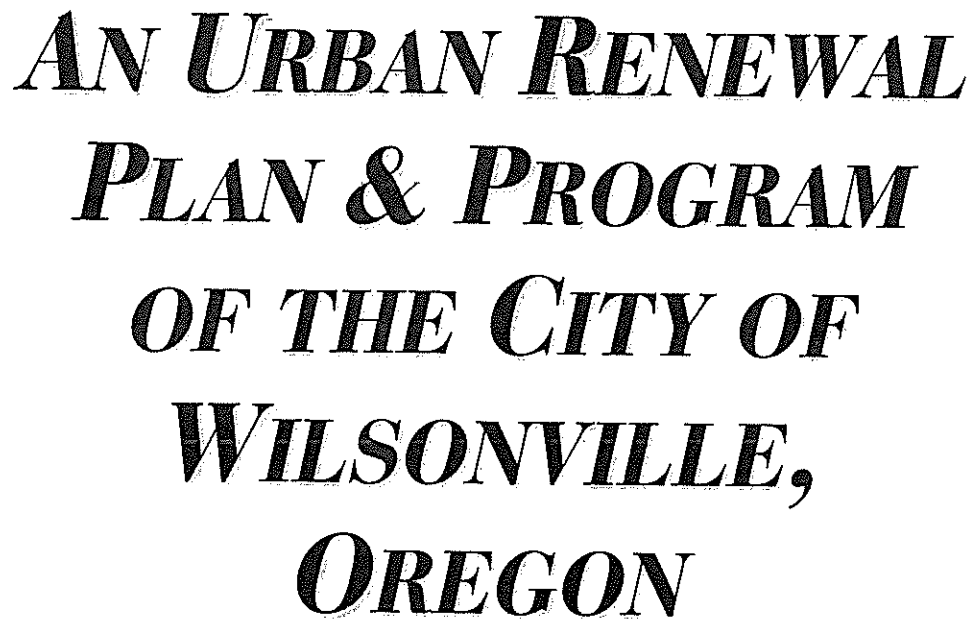
NOW, THEREFORE, THE WEST LINN-WILSONVILLE SCHOOL BOARD RESOLVES AS FOLLOWS:

1. The West Linn-Wilsonville School Board endorses and supports the City of Wilsonville's advisory vote of June 30, 1992, that authorizes the use of urban renewal funds.
2. The West Linn-Wilsonville School Board commends the City of Wilsonville for committing \$2,000,000 of tax increment funds to the construction of public use portions of a high school in Wilsonville.
3. The West Linn-Wilsonville School Board encourages all eligible voters in Wilsonville to vote "yes" on the upcoming June 30, 1992, advisory vote.

Greg McKenzie

Chairman, Board of Directors

THE YEAR 2000 PLAN



AN URBAN RENEWAL PLAN & PROGRAM OF THE CITY OF WILSONVILLE, OREGON

Includes Amendments through September 2007

City of Wilsonville Urban Renewal Plan

2) Memorial Park ... A 102 acre substantially unimproved community park. Improvements shall include addition of land to the park, and both active and passive recreation improvements consistent with the City's Park Master Plan. Improvements shall further include a trail to provide connection for the public through the parkland and to the Willamette River frontage. *(Amended by Ordinance No. 416 - May 17, 1993 and Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001)*



3) Joint Use of Athletic, Cultural and Public Assembly Facilities at New High School ... Joint use community / high school facilities in Wilsonville, including community recreation such as playing fields with artificial turf, public restrooms, public educational, cultural and assembly facilities, or such other joint use community/high school facilities as may be agreed upon by the West Linn-Wilsonville School District and the Urban Renewal Agency of the City of Wilsonville. *(Amended by Ordinance No. 416 - May 17, 1993 and Amended by Resolution No. 1847 - August 18, 2003)*

4) Swim Center ... To be located at Civic Center Park. The facility could be available for joint community and school use. *(Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001)*

5) Neighborhood Park - North (6 to 8 Acres) ... Site not yet identified, inclusion is subject to Comprehensive Plan amendment. Includes property acquisition and park construction.

6) Teen Center ... Site not yet identified, inclusion is subject to Comprehensive Plan amendment. The Teen Center shall be located within the Urban Renewal Area and the Agency may participate in its funding in direct proportion to its benefit to the Urban Renewal Area.

7) Recreation Facilities, Parking and Landscaping at Clackamas Community College Site in Town Center ... Work includes two-hundred and fifty (250) off-street parking spaces, site and parking lot landscaping to allow joint community and college use of all facilities. This work would be subject to an intergovernmental agreement between the City and the College.

8) Tranquil Park ... Of approximately 4.9 acres. Work includes clearing underbrush, constructing trails and sidewalks, picnic areas, security lighting and restrooms. Park development shall retain the maximum number of existing trees possible and the site's natural environmental values. The park shall be developed with a passive, family oriented, natural emphasis. *(Amended by Urban Renewal Agency Resolution No. 59 - June 5, 2000)*

9) Town Center Square (5 to 6 Acres) ... A people-gathering place. Work may include the design and construction of decorative paved and landscaped surfaces, shade shelters, kiosks, night lighting, band shell,

C. Make the following additions and revisions to project activities listed in Section 601 A:

3. **Town Center Loop East Extension**...~~From Wilsonville Road south and then west to Parkway Avenue to the intersection of Trask and Rogue Lane with sanitary sewer extension to City Library and street improvements fronting City Library along Wilsonville Road.~~ Project also includes a new sanitary sewer line from the intersection of Trask Street and Rogue Lane east within existing and proposed sewer easements. Includes storm drain, water and sewer.
4. **Town Center Loop West Extension**...~~From Wilsonville Road southerly to Trask Street, including improvements to Pacific and Holly Streets. A first-phase project extends from Wilsonville Road to Pacific and Pacific west to Parkway Avenue.~~ Includes storm drain, water and sewer.
13. **Wilsonville Road Interchange** ~~-Reconstruct the existing interchange at I-5 and Wilsonville Road. This activity will allow the renewal agency to participate in the interchange improvements. Improvements include replacing the I-5 overcrossing structure with a longer structure. This will allow Wilsonville Road to be widened to carry four travel lanes, two left turn lanes, bicycle lanes, and sidewalks. The new I-5 structure will also be wider to carry the existing six lanes and shoulders plus two future travel lanes.~~

D. Make the following revisions to the descriptions of project activities in Section 601E:

2. **Memorial Park.** A 102 acre substantially unimproved park. Improvements shall include addition of land to the park, and both active and passive recreation improvements consistent with the City's Park Master Plan.
3. ~~Running and Playing Field, Two Ballfields and Night Lighting~~ **Joint Use of Athletic, Cultural and Public Assembly Facilities at new High School**

~~At new High School site if an intergovernmental agreement between the City and School District No. 3 can be consummated, or at Memorial Park. At either site, the facilities could be available for joint community and school use.~~

This activity implements a measure approved by Wilsonville voters on June 30, 1992. This measure advised the Renewal Agency to contribute to joint community facilities at a new high school to be constructed within the urban renewal area. Pursuant to an Intergovernmental Cooperation Agreement between the Renewal Agency and the West Linn-Wilsonville School District for Joint Development and Use of Facilities, the Renewal Agency will contribute toward the planning and construction of joint use community/high school

facilities in Wilsonville, including community recreation, public educational, cultural and assembly facilities, or such other joint use community/high school facilities as may be agreed upon by the West Linn-Wilsonville School District and the Urban Renewal Agency of the City of Wilsonville.

E. Make the following revision to Section 602C:

- C. Property Which May Be Acquired.** ~~No specific property to be acquired has been identified as of the date of approval of this Plan. However, should the Agency subsequently determine that the objectives of this Plan would be furthered by acquiring property, the procedures set forth in Section 603, below, shall govern the Agency's action.~~ The Agency may acquire property either through a substantial plan change, or by the procedures set forth in Section 603 of this Plan. The Agency has determined that the objectives of this Plan would be furthered by acquiring the following listed property:

1. Property to be acquired for Parks and Recreation facilities

<u>Map</u>	<u>Tax Lot Number</u>
<u>3-1W-13CD</u>	<u>600</u>
<u>3-1W-13CD</u>	<u>602</u>
<u>3-1W-13CD</u>	<u>1000</u>

F. Add the following text as a new Section 609:

Section 609 - Project Area Benefits from Construction of Public Buildings

609A - Project Area Benefit from Joint Use Agreements on Recreational Facilities

No developed park and recreational sites currently exist within, or adjacent to, the Project Area. There is little *developed* park and recreational land within the entire City of Wilsonville. Findings made in a 1991 Resolution establishing a Park and Recreation Lands and Facilities System Development Charge noted that Wilsonville had only the equivalent of 24 acres of developed community park land, and only two acres of developed neighborhood park land. Using National Parks and Recreation Association standards, Wilsonville had a deficiency of about 100 acres of *developed* community and neighborhood park and recreation land. Residents and employees in the renewal project area clearly will benefit from Renewal Agency actions to provide recreational opportunities within the project area. To help provide those opportunities, the Renewal Agency will be a party to joint use agreements with the City, and the School District to assist in the construction of recreational facilities within the urban renewal area.

The current and projected residential and employee population of the urban renewal area is conservatively estimated at 9000-10,000 persons. Joint use facilities at the new high school in the urban renewal area will help provide recreational, athletic and cultural needs for an area population which is comparable in size to that of many Oregon cities.

1. Residential Population

Section 107 A of the Report on the 1990 Plan states that approximately 644 people resided within the boundaries of the Urban Renewal Area. The urban renewal area currently could accomodate another 880 dwelling units, and an estimated population of approximately 1748 persons.

2. Employee Population

Wilsonville is a growing employment center in the Portland Metropolitan area. The City currently estimates that Wilsonville's employment total is about 12,000. The employee population of Wilsonville in fact is higher than the full-time residential population, currently estimated at about 9500 persons. Several of the major employers in Wilsonville are located within the urban renewal area, and the great majority of those 12,000 employees work within, or in the immediate vicinity of the urban renewal area. Major employers within the urban renewal area include:

Mentor Graphics

Payless

Sysco Food Services

Incredible Universe

White-GMC

These employers alone provide approximately 1500 jobs in the renewal area.

In June, 1992 Wilsonville voters approved a bond issue to finance construction of a new high school within the urban renewal area. At that election, voters also approved a measure advising the urban renewal agency to contribute funds toward construction of recreation and other facilities at the high school. These facilities would be available for general public use. The Renewal Agency contribution is the basis for an Intergovernmental Agreement between the Renewal Agency, the City, and the West Linn School District authorizing public access to athletic facilities, and meeting and public assembly facilities at the new high school. This contribution to facilities at the high school is consistent with goals of the City of Wilsonville's Comprehensive Plan, furthers the Goals and Objectives of this Renewal Plan, and provides direct and indirect benefits to the Renewal project area. A discussion of those policies, and benefits follows.

I. Comprehensive Plan Policies

Wilsonville's urban renewal plan is intended to conform to, and help implement goals, policies, procedures, and implementing provisions of Wilsonville's Comprehensive Plan.

2. Table 31 of the Appendix to the Report, entitled "Wilsonville Urban Renewal Program..Project List..Cost Estimates" is revised as follows:

Project List	Cost	TIF	Other Sources
A. Roads/utilities where noted			
6. Boeckman Interchange/Ramps	5,750,000		
Engineering	862,500		
Total	6,612,500	3,306,250	3,306,250
		0	6,612,500
10. Parkway Avenue..	490,000		
Engineering	73,500		
Total	563,500	563,500	
		0	563,500
<u>13. (new activity) Wilsonville Rd. Interchange</u>	1,600,000	1,600,000	
E. Park and Recreation			
2. Memorial Park			
<u>Construction and Land Acquisition</u>	1,430,000		
	2,930,000		
Arch./Eng. Fees	214,000		
Total	1,644,000	1,644,000	
	3,144,000	3,144,000	
3. At High School Site...City Use			
<u>Joint use public facilities</u>	541,000	541,000	
	2,000,000	2,000,000	
4. Covered Swimming Pool	3,162,500	3,162,500	
	2,300,000	2,300,000	

Memo



To: Roger Woehl, Superintendent
School Board

From: Tim Woodley, Director of Operations

Date: October 6, 2004

Re: Cooperative Use Agreement
City of Wilsonville

Final Draft

A handwritten signature in black ink, appearing to be "Tim Woodley".

Attached please find a copy of the Cooperative Use Agreement between District and City of Wilsonville for facility use at Boeckman Creek Primary, Boones Ferry Primary, Wood Middle and Wilsonville High.

The Agreement has been revised per Board instructions in cooperation with City staff.

Staff recommends approval.

Thanks tim

COOPERATIVE USE AGREEMENT
BETWEEN
THE WEST LINN-WILSONVILLE SCHOOL DISTRICT
AND
THE CITY OF WILSONVILLE
FOR
CITY AND COMMUNITY USE OF SCHOOL DISTRICT
FACILITIES AND FIELDS
AUGUST 2004

**COOPERATIVE USE AGREEMENT
BETWEEN THE WEST LINN-WILSONVILLE SCHOOL DISTRICT
AND THE CITY OF WILSONVILLE**

I. Goals

- A. To recognize all School District facilities and fields as important community resources that should be used year round as many hours of the day as feasible, tempered only by the budgetary constraints of both parties.
- B. To make District facility and field use by the City and the public as simple and user friendly as possible and to facilitate future cooperation between the City and the School District.
- C. To maximize the use of the facilities while eliminating the duplication of resources and programs in order to conserve public funds.

II. Priorities

The City of Wilsonville and the West Linn-Wilsonville School District recognize the following priorities for the use of school district facilities (namely, the facilities and fields- at Boeckman Creek Primary School, Boones Ferry Primary School, Wilsonville High School and Wood Middle School). The scheduling of facilities and fields for all activities will remain the responsibility of the School District.

- i. Wilsonville High School Activities and programs
- ii. Regularly scheduled school-sponsored activities for students from other West Linn-Wilsonville Schools
- iii. Community Education Programs
- iv. City of Wilsonville Government sponsored youth leagues and programs
- v. Local community youth sport groups
- vi. Local community adult sports and business groups
- vii. Outside groups

B. Hours of Use

- i. During the school year, District school facilities will be available for non-school use before classes start in the morning and after classes end in the afternoon and the fields and facilities as available, based on the above priorities.
- ii. All District facilities, when not needed for school programs and which are suitable for public use, shall be made available on a year-round basis.

III. Operational Guidelines and Fees

Because the City has helped fund the creation of the new athletic facilities that will alleviate some of the overcrowding seen at other City/District locations these facilities and fields will also be made available for use by community groups.

It is agreed that the City and School District will work under the following general guidelines subject to the good will and positive working relationship that underlines all of the dealings between the West Linn-Wilsonville School District and the City of Wilsonville.

- A. All City of Wilsonville Government sponsored activities, programs, special events and activities are excluded from the regular hourly rental associated with School District facilities.
- B. With respect to facilities: The City of Wilsonville will be responsible for the actual cost of administration (application fees) and custodial costs as required for off time uses. "Off time," as used herein means weekends year round and evening and weekends in the summer.
With respect to fields: The City of Wilsonville will be responsible for the actual cost of administration (application fees) and hourly field lighting fees.
- C. The City shall be responsible to provide adequate District-approved supervision for all City of Wilsonville Government sponsored activities or pay the district for the direct custodial costs.
- D. All revenues associated with the rental and janitorial fees of District facilities for non-City sponsored activities shall go to the School District.
- E. The School District reserves the right to limit and restrict uses on school district property and deny use to any individual user who damages the facility or equipment.
 - i. Alcohol, tobacco, drugs, weapons and firearms are prohibited on all School District Property.
 - ii. The West Linn-Wilsonville School District provides equal access to all its facilities.
- F. The School District shall be responsible for unlocking and locking of the school facilities and fields.
- G. The School District and City of Wilsonville shall be entitled to all of the revenues and be responsible for all the expenditures related to respective program offerings.

IV. **Maintenance**

- A. It shall be the School District's responsibility to pay the cost of all utilities and maintenance associated with District facilities and fields.
- B. It shall be the City and communities responsibility to leave the facilities and fields in a neat and orderly condition after use.

V. **Insurance/Hold Harmless**

The City of Wilsonville agrees to indemnify and hold harmless the West Linn-Wilsonville School District from any and all claims, including costs and expenses

necessarily incurred in the defense thereof, inclusive of any appeals, arising out of the City's operations, programs or services conducted on School District property, and caused by the City's negligence or conduct.

The West Linn-Wilsonville School District agrees to indemnify and hold harmless the City of Wilsonville from any and all claims, including costs and expenses necessarily incurred in the defense thereof, inclusive of any appeals, arising out of the City's operations, programs or services conducted on School District Property and caused by the School District's negligence or conduct. In the event a claim or claims are made against both parties, the parties agree to mutually cooperate in the defense thereof and shall pro-rate any claimed liability or cost or expense as they mutually determine to be fair and equitable or as may be adjudged.

Both parties are entitled to certain rights including, but not limited to, limitations of liability for damages and to defenses under the Tort Claims Act, ORS Chapter 30. Nothing in the indemnification clause is intended to or does waive any right provided to either party under the Tort Claims Act including, but not limited to, all damage limitations and defenses provided there under, both as to each other and/or as to any third party.

VI. Duration of agreement

This agreement shall stay in effect until amended by agreement of both parties subject to an annual review at the request of either party under this understanding until the year 2011. At this time, renegotiation of this agreement must occur by both parties.

Charlotte Lehan, Mayor
City of Wilsonville

Tom Bruggere, Chair
West Linn-Wilsonville
School District

10-21-04

Date

Date

Memo



To: Roger Woehl, Superintendent
School Board

From: Tim Woodley, Director of Operations

Date: October 6, 2004

Re: Cooperative Use Agreement
City of Wilsonville

Final Draft

A handwritten signature in black ink, appearing to be "Tim Woodley".

Attached please find a copy of the Cooperative Use Agreement between District and City of Wilsonville for facility use at Boeckman Creek Primary, Boones Ferry Primary, Wood Middle and Wilsonville High.

The Agreement has been revised per Board instructions in cooperation with City staff.

Staff recommends approval.

Thanks tim

CERTIFICATE OF COVERAGE

DATE
7/1/2014

AGENT Brown & Brown Northwest 2701 NW Vaughn St, Ste. 340 Portland, OR 97210 www.bbnw.com	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER OTHER THAN THOSE PROVIDED IN THE COVERAGE DOCUMENT. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS LISTED HEREIN.
NAMED PARTICIPANT West Linn Wilsonville School District #3J PO Box 35 West Linn OR 97068	COMPANIES AFFORDING COVERAGE COMPANY A: Property and Cas Cov for Edu (PACE) COMPANY B: Genesis Insurance Company COMPANY C: COMPANY D: COMPANY E:

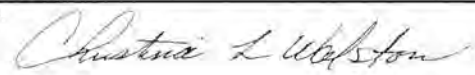
COVERAGES

THIS IS TO CERTIFY THAT COVERAGE DOCUMENTS LISTED HEREIN HAVE BEEN ISSUED TO THE NAMED PARTICIPANT HEREIN FOR THE COVERAGE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THE CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS LISTED HEREIN IS SUBJECT TO ALL THE TERMS, CONDITIONS AND EXCLUSIONS OF SUCH COVERAGE DOCUMENTS. AGGREGATE LIMITS WHICH ARE SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS, SUITS OR ACTIONS. THE TITLES REFERENCED UNDER TYPE OF COVERAGE ARE INSERTED SOLELY FOR CONVENIENCE OF REFERENCE AND SHALL NOT BE DEEMED IN ANY WAY TO LIMIT OR EFFECT THE PROVISIONS TO WHICH THEY RELATE.

CO CTR	TYPE OF INSURANCE	COVERAGE DOCUMENT NUMBER	EFFECTIVE DATE (MM/DD/YYYY)	EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY	29P60167-294	7/1/2014	7/1/2015	GENERAL AGGREGATE	\$ 20,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				EACH OCCURRENCE	\$ 500,000
	<input checked="" type="checkbox"/> PUBLIC OFFICIALS LIABILITY					
	<input checked="" type="checkbox"/> EMPLOYMENT PRACTICES					
	<input checked="" type="checkbox"/> OCCURRENCE					
A	AUTOMOBILE LIABILITY	29P60167-294	7/1/2014	7/1/2015	GENERAL AGGREGATE	\$ 20,000,000
	<input checked="" type="checkbox"/> SCHEDULED AUTOS				EACH OCCURRENCE	\$ 500,000
	<input checked="" type="checkbox"/> HIRED AUTOS					
	<input checked="" type="checkbox"/> NON-OWNED AUTOS					
A	AUTO PHYSICAL DAMAGE	29P60167-294	7/1/2014	7/1/2015	SCHEDULED AUTOS	PER SCHEDULE
	<input checked="" type="checkbox"/> SCHEDULED AUTOS					
	<input checked="" type="checkbox"/> HIRED AUTOS					
	<input checked="" type="checkbox"/> NON-OWNED AUTOS					
B	EXCESS LIABILITY	29P60167-294	7/1/2014	7/1/2015	GENERAL AGGREGATE	\$ 20,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				EACH OCCURRENCE	\$ 9,500,000
	<input checked="" type="checkbox"/> PUBLIC OFFICIALS LIABILITY					
	<input checked="" type="checkbox"/> EMPLOYMENT PRACTICES					
	<input checked="" type="checkbox"/> AUTO LIABILITY					
	PROPERTY					

DESCRIPTION
 Use facilities and fields
 PACE liability policy form effective 7-1-13 applies

CERTIFICATE TYPE EVIDENCE OF INSURANCE CERTIFICATE ADDITIONAL PARTICIPANT CERTIFICATE

CERTIFICATE HOLDER City of Wilsonville 30000 SW Town Center Loop East Wilsonville OR 97070	CANCELLATION SHOULD ANY OF THE COVERAGE DOCUMENTS HEREIN BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, PACE WILL ENDEAVOR TO MAIL WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED HEREIN, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON REPRESENTATIVES. AUTHORIZED REPRESENTATIVE <div style="text-align: right;">  Christina Walston </div>
--	--

Applicable Coverage Document Definitions:

The following definitions are provided solely for convenience of reference and shall not be deemed in any way to limit or affect the provisions to which they relate. For complete details on the terms, conditions and exclusions of applicable Coverage Documents please refer to the PACE Liability Coverage Document.

Participant means:

1. The Named Participant and each of the following while acting within the course and scope of their duties as such:

- a. Members of the Board;
- b. Executive Officers;
- c. Employees;
- d. Volunteers and Agents;
- e. Registered Students whose course study includes on-the-job training, but only while acting under directions and within the scope of their activities performed while in training;
- f. Student Organizations, Parent Teacher Organizations, Booster Clubs and Foundations under the jurisdiction and supervision of the governing board; and
- g. Any person, entity or any organization the Named Participant is required by an Insured Contract to include as a Participant. This coverage will be limited to the extent of coverage and Limits of Liability required by the Insured Contract and will not increase the limits stated in SECTION V. – LIMITS OF LIABILITY or alter any of the terms of coverage stated in this Coverage Document. The Insured Contract must be effective and executed prior to a covered Occurrence or Wrongful Act. In no event shall coverage under this Coverage Document extend to any party for any Claim however or whenever asserted, arising out of such party's sole negligence. (1) The term "Additional Insured" if used in an Insured Contract shall be understood to mean the same as Additional Participant.

2. With respect to:

Mobile Equipment or any Auto, any person is a Participant while driving such Auto or Mobile Equipment with a Named Participant's permission. Any person, entity, or organization responsible for the conduct of such person is also a Participant, but only with respect to Bodily Injury or Property Damage arising out of the operation of the Auto or Mobile Equipment. However, the owner or anyone else from whom a Named Participant hires or borrows an Auto is a Participant only if that Auto is a trailer connected to an Auto a Named Participant owns. However, no person, entity, or organization is a Participant under this paragraph 2. with respect to:

- a. Property Damage to property owned by a Named Participant or the employer of any person who is a Participant under this provision;
- b. Any Auto a Named Participant hires or borrows from one of a Named Participant's Employees, volunteers or members of their households, if they are the owner of such Auto, unless acting within the scope of their duties on a Named Participant's behalf;
- c. Any Auto being used by a person employed in the business of selling, servicing, repairing, or parking Autos unless they are a Named Participant's Employees; or
- d. The movement of property to or from an Auto except a Named Participant, a Named Participant's Employees, lessees or borrowers of such Auto, and any employee of the lessees or borrowers.

Insured Contract means:

1. A legally enforceable contract that includes one or all of the following:

- a. A lease of premises as it relates to tort liabilities assumed by the Named Participant arising out of the lease, such assumption occurring in writing prior to the date of Occurrence;
- b. A sidetrack agreement;
- c. Any easement or license agreement;
- d. An obligation, as required by ordinance, to indemnify a Public Body;
- e. An elevator maintenance agreement;
- f. That part of any other contract or agreement pertaining to the Named Participant's operations (including an indemnification of a Public Body in connection with work performed by or for a Public Body) under which the Named Participant assume the tort liability of another person or entity to pay for Bodily Injury, Property Damage or Personal Injury to a third person or organization, provided the Bodily Injury, Property Damage or Personal Injury occurs subsequent to the execution of the contract or agreement; and
- g. Contracts for services with Public Bodies.

2. An Insured Contract does not include that part of any contract or agreement:

- a. That indemnifies an architect, engineer or surveyor acting as an independent contractor for injury or Damages arising out of professional errors or omissions;
- b. That indemnifies any person or organization for Damages by fire to premises rented or loaned to the Participant; and
- c. That involve the purchase or sale of real property or personal property.

Brown & Brown Northwest
2701 NW Vaughn St, Ste. 340
Portland, OR 97210

MAIL DOCUMENT

Certificate of Insurance Delivery by **ecertsonline™**

City of Wilsonville
30000 SW Town Center Loop East
Wilsonville OR 97070

Sender: Christina Walston

Phone: 503-222-1831

Subject: PACE (02/11) Certificate of Coverage West Linn
Wilsonville School District #3J

Date: 7/1/2014

No. of Pages: 3

URL: www.bbnw.com

THIS MESSAGE IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THE MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA REGULAR POSTAL SERVICE.

RESOLUTION NO. 1370**A RESOLUTION CALLING FOR RENEWAL OF A THREE-YEAR SERIAL LEVY WITHIN THE LIMITS OF BALLOT MEASURE 47 FOR STREET MAINTENANCE, PARKS MAINTENANCE, GANG PREVENTION PROGRAMS, AND PUBLIC USE OF THE WILSONVILLE HIGH SCHOOL AND SPORTS FIELDS TO BE VOTED UPON AT THE SPECIAL ELECTION TO BE HELD MAY 20, 1997.**

WHEREAS, the Wilsonville Budget Committee has recommended to the City Council that they call for a Special Election for a three-year tax rate serial levy of \$.50 per \$1,000 outside of the City's tax base and within the limitations of Ballot Measure 47; and

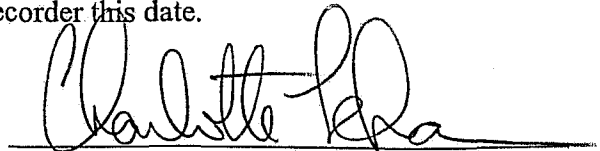
WHEREAS, the purpose of this tax levy is to continue funding for street and parks maintenance, programming of Wilsonville High School and sports fields, gang prevention activities for youth, and a full-time DARE School Resource Officer.

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

1. A Special Election is hereby called for the purpose of submitting to the voters of the City of Wilsonville a three-year tax rate serial levy outside of the City's tax base and within the limits of Ballot Measure 47.
2. The tax rate shall be \$.50 per \$1,000 of assessed valuation, the same rate as the expiring serial levy. This is neither a new nor an additional tax.
3. It is estimated that the levy will raise \$514,000 in year one, \$540,000 in year two, and \$567,000 in year three. The levy will be in effect beginning with the 1997-98 fiscal year.
4. The election hereby called shall be held on May 20, 1997 and shall be held by mail-in ballot.
5. The City Manager is instructed to prepare the ballot title to be filed with the Elections Officer subject to review and approval by the City Attorney.
6. The City Recorder shall cause to be delivered to the Elections Officers of Clackamas and Washington counties the Notice of Measure election not later than

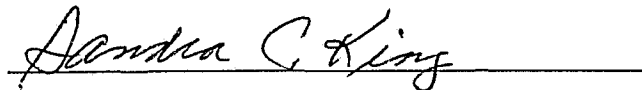
March 20, 1997, which is the filing deadline for ballot measures for the May 20, 1997, Special Election. The Elections Officers shall conduct the election as required by law.

ADOPTED by the Wilsonville City Council at a Special meeting thereof this 13th day of March, 1997, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Mayor

ATTEST:



Sandra C. King, CMC, City Recorder

SUMMARY of votes

Mayor Lehan	Yes
Councilor Barton	Yes
Councilor Helser	Yes
Councilor Luper	Yes
Councilor MacDonald	Yes



30000 SW Town Center Loop E
 Wilsonville, Oregon 97070
 (503) 682-1011
 (503) 682-1015 Fax
 (503) 682-0843 TDD

**A SPECIAL CITY COUNCIL MEETING
 WILL IMMEDIATELY
 FOLLOW THE BUDGET COMMITTEE MEETING**

AGENDA

**WILSONVILLE CITY COUNCIL MEETING
 MARCH 13, 1997, 7 P.M.
 COMMUNITY DEVELOPMENT ANNEX
 8445 SW ELLIGSEN ROAD**

*Mayor Charlotte Lehan
 Council President Lou MacDonald
 Councilor John Helser
 Councilor Bruce Barton
 Councilor Clay Luper*

I. CALL TO ORDER

A. Roll call

II. NEW BUSINESS

A. **Resolution No. 1370**

A Resolution Calling For Renewal of a Three-Year Serial Levy Within the Limits of Ballot Measure 47 for Street Maintenance, Parks Maintenance, Gang Prevention Programs, and **Public Use of the Wilsonville High School** and Sports Fields to be Voted Upon At the Special Election to be Held May 20, 1997. (Staff - Loble)

III. ADJOURNMENT

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



**A SPECIAL MEETING OF THE
WILSONVILLE CITY COUNCIL
MARCH 13, 1997**

A special meeting of the Wilsonville City Council was held at said city at the hour of 7 p.m. on Thursday, March 13, 1997. Mayor Lehan called the meeting to order at 9:39 p.m., followed by roll call.

The following City Council members were present:

Mayor Lehan
Councilor MacDonald
Councilor Luper
Councilor Helser
Councilor Barton

Staff present included:

Arlene Loble, City Manager
Gary Wallis, Finance Director
Mike Kohlhoff, City Attorney
Dave Kanner, Public Affairs Director
Stephan Lashbrook, Planning Director
April-Jewell Hendricks - Finance Secretary

NEW BUSINESS

A. **Resolution No. 1370**

A Resolution Calling For Renewal of a Three-Year Serial Levy Within the Limits of Ballot Measure 47 for Street Maintenance, Parks Maintenance, Gang Prevention Programs, and Public Use of the Wilsonville High School and Sports Fields to be Voted Upon At the Special Election to be Held May 20, 1997.

MAYOR LEHAN read the title of Resolution No. 1370 into the record.

The City Manager noted the ballot title and explanatory statement to be forwarded with Resolution No. 1370, would be consistent with the recommendation of the Budget Committee, subject to final review and approval by the City Attorney.

Motion: Councilor Barton moved to adopt Resolution No. 1370, seconded by Councilor MacDonald.

Vote: Motion carried 5-0.

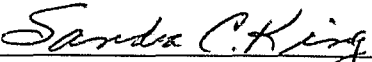
ADJOURNMENT

Motion: Councilor Luper moved to adjourn the meeting, seconded by Councilor Barton.

Vote: Motion carried 5-0.


Mayor Lehan adjourned the meeting at 9:41 p.m..

Respectfully submitted,



Sandra C. King, CMC, City Recorder

ATTEST:



Charlotte Lehan, Mayor

RESOLUTION NO. 1097

A RESOLUTION CALLING FOR A THREE-YEAR SERIAL LEVY FOR STREET MAINTENANCE, PARKS MAINTENANCE, GANG PREVENTION PROGRAMS, AND PUBLIC USE OF THE WILSONVILLE HIGH SCHOOL AND SPORTS FIELDS TO BE VOTED UPON AT THE PRIMARY ELECTION TO BE HELD MAY 17, 1994.


WHEREAS, the Wilsonville Budget Committee has recommended to the City Council that they call for a Special Election for a three-year tax rate serial levy of \$.50 per \$1,000 outside of the City's tax base; and

WHEREAS, the purpose of this tax levy is to provide funds for street and parks maintenance, programming of Wilsonville High School and sports fields, gang prevention activities for youth, and a full-time DARE officer.

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

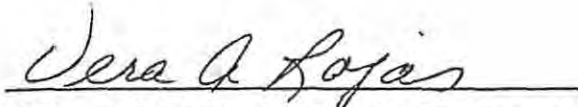
- A. A Special Election is hereby called for the purpose of submitting to the voters of the City of Wilsonville a three-year tax rate serial levy outside of the City's tax base. The tax rate proposed by the levy shall be \$.50 per \$1,000 of assessed valuation. It is estimated that the levy will raise \$500,000 in year one, \$550,000 in year two, and \$605,000 in year three. The levy will be in effect beginning with the 1994-95 fiscal year.
- B. The election hereby called shall be held on May 17, 1994.
- C. The election shall be held by mail ballot.
- D. The City Recorder shall cause to be delivered to the Elections Officers of Clackamas and Washington Counties the attached Notice of Measure election not later than March 17, 1994, which is the filing deadline for ballot measures for the May 17, 1994, Special Election. The Elections officers shall conduct the election as required by law.
- E. The City Recorder shall give notice of the election by posting notice in three public places at least two weeks prior to the election.
- F. The actual ballot title, which is marked "Exhibit A" and incorporated herein, is hereby adopted.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 7th day of March, 1994 and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Benson	<u>AYE</u>
Councilor Hawkins	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Sempert	<u>AYE</u>

EXHIBIT "A"

BALLOT TITLE

THREE YEAR SERIAL LEVY FOR CITY SERVICES IN WILSONVILLE.

QUESTION:

Shall Wilsonville levy \$.50/\$1,000 in 1994-97 outside the tax base for street maintenance, parks maintenance and gang prevention/intervention?

SUMMARY:

This levy partially funds emergency repair of the Wilsonville Road bridge over Boeckman Creek, completion of the Wilsonville Road overlay from Brown Road to the city limits, and repair and slurry seal of French Prairie Road. The levy fully restores parks maintenance services that were cut from Wilsonville's 1993-94 budget. It provides funding for the creation of a community-based gang prevention and intervention program, including the hiring of a full-time DARE officer. The levy also funds community use of the new Wilsonville High School facilities, beginning January, 1995, including programming of ten additional athletic fields.

If the levy fails, none of the above items would be funded.

If approved, this levy would raise an estimated \$500,000 in FY 1995, \$550,000 in FY 1996 and \$605,000 in FY 1997. This levy is subject to the limits of Section 11b, Article XI of the Oregon Constitution and would be used exclusively for street maintenance, parks maintenance, gang prevention programs and community programming of facilities and athletic fields at Wilsonville High School.



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

AGENDA

**CITY COUNCIL MEETING
MONDAY, MARCH 7, 1994
7:00 P.M.**

**WILSONVILLE COMMUNITY DEVELOPMENT ANNEX
8445 S. W. ELLIGSEN ROAD**

6:00 P.M. PRE-COUNCIL MEETING WORK SESSION

- 1. **Parks & Recreation Advisory Board Vacancy and
Transportation Advisory Commission Vacancy**
- 2. **Review of Agenda**

7:00 P.M. REGULAR CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council at its regular session to be held on Monday, March 7, 1994, at 7:00 p.m. at the Wilsonville City Hall Annex. Said legislative matters must have been filed in the office of the City Recorder prior to 10:00 a.m. on March 2, 1994. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting, may be considered therewith except where a time limit for filing has been fixed.

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if requested at least 48 hours prior to the meeting.

The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments
- Qualified bilingual interpreters

To obtain services, please call the City Recorder at 682-1011.

7:00 P.M. - I. CALL TO ORDER

- A. Roll Call
- B. Flag Salute
- C. Swearing-In of New Councilor-Appointee Dean Sempert
- D. Motion to Approve the Following Order of Agenda

7:20 P.M. - II. CITIZENS INPUT - This is an Opportunity for Visitors to Address the City Council on Items Not on the Agenda

7:25 P.M. - III. COMMUNICATIONS

- A. Oral - None
- B. Written - None

7:30 P.M. - IV. MAYOR'S BUSINESS

- A. Appoint Joanna Hawkins as Mentor for Dean Sempert, newly appointed councilor
- B. Election of Council President
- C. Designation of Council Seating Assignments
- D. Liaison Appointments:
 - Planning Commission - Councilor Lehan
 - Design Review Board - Councilor Benson
 - Transportation Adv. Com. - Councilor Hawkins
 - Parks & Recreation - Councilor Sempert
 - Library Board - Councilor Benson
 - FOCUS & Regional Issues - Mayor Krummel
 - West Linn/Wilsonville School District - Mayor Krummel
- E. Up-Coming Meetings

7:45 P.M. - V. COUNCILORS' BUSINESS AND LIAISON REPORTS

- A. Councilor Benson -
- B. Councilor Hawkins -
- C. Councilor Lehan -
- D. Councilor Sempert -

8:05 P.M. - VI. PUBLIC HEARINGS

- * A. Wilsonville Road Alternatives - Continued from February 7, 1994, Public Hearing Only, No Decision (Staff - Johansen)
(Action Taken _____)
- * B. Call-Up of Hazelwood Subdivision (94DR02) Regarding the Bike/Pedestrian Pathway Between Wood Middle School and Hazelwood Subdivision, (Councilor Lehan)
(Action Taken _____)
- * C. Ordinance CB-O-202-94 - An Ordinance Amending the Rules and Regulations for City Parks, Section 3.000 Wilsonville Code, and Amending the Restriction of Consumption of Alcoholic Beverages in Wilsonville Park, Section 3.020 Wilsonville Code, and Amending the Enforcement and Penalty of Such Rules, Section 3.030 Wilsonville Code. (Staff - Milnor)
(Action Taken _____)

9:15 P.M. - B R E A K (10 Minutes)

- * D. Resolution CB-R-789-94 - A Resolution Adopting Fiscal Management Policies as Recommended by the Budget Committee.
(Staff - Jowaiszas)
(Action Taken _____)
- * E. Ordinance CB-O-206-94 - An Ordinance Amending Chapter 4 of the Wilsonville Code to Require Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings. (Staff - Kanner)
1st Reading
(Action Taken _____)
- * F. Interpretation of Plan Map for Living Enrichment Center Open Space
(Staff - Sorensen)
(Action Taken _____)
- * G. Ordinance CB-O-208-94 - An Ordinance Adopting the Proposed City of Wilsonville Wastewater Collection System Master Plan Along With the Wastewater Collection System Map as a Component of the City's Comprehensive Plan; Revoking and Replacing the Sewer System Master Plan, Adopted on May 3, 1982; and Amending Comprehensive Plan Policy 3.1.5 Regarding Sewer Line Extensions and Service. (Staff - Johansen)
1st and 2nd Reading
(Action Taken _____)

10:20 P.M. - VII. CONSENT

- *A. Resolution CB-R-781-94 - A Wilsonville City Council Resolution That Amends the Planning Commission's Condition of Approval No. 17 for Their Approval of Wilsonville Autoparts Wholesale (Case File No. 93 PC 35); REBCO Properties, Applicant. (Staff - Sorensen)
- *B. Resolution CB-R-778-94 - A Resolution of the city of Wilsonville Exempting the City From the Competitive Bidding Requirements and Authorizing the City Manager to Sign a Professional Services Agreement With KPPF Consulting Engineers, Inc., to Provide Professional Services for the Urgently Needed Reconstruction of the Approaches to the Boeckman Creek Bridge on Wilsonville Road. (Staff - Stone)
- *C. Resolution CB-R-785-94 - A Resolution of the City of Wilsonville Exempting the City From Competitive Bidding Requirements and Authorizing the City Manager to Sign a Professional Services Agreement With OTAK Consulting Engineers, Inc., to Provide Engineering Services for the Construction of the Boones Ferry Park-Memorial Park Bikeway. (Staff - Stone)
- *D. Resolution CB-R-786-94 - A Resolution of the City of Wilsonville Exempting the City From Competitive Bidding Requirements and Authorizing the City Manager to Sign a Professional Services Agreement With MacKay & Sposito, Inc., to Provide Engineering Services for the Planned

Overlay of Southwest Town Center Loop West.
(Staff - Stone)

- *E. Resolution CB-R-787-94 - A Resolution Accepting the Oregon Department of Transportation Draft Hearing Study Report for the Wilsonville Road and Stafford Road Interchanges and Repealing Resolution No. 1065. (Staff - Stone)
- *F. Resolution CB-R-777-94 - A Resolution Approving the Bid Process; Accepting the Lowest Responsible Bidder; Verifying Project Funding; and Authorizing Construction of the Wastewater Treatment Plant RBC Blower Project. (Staff - Starner)
- *G. Resolution CB-R-783-94 - A Resolution Approving the Bid Process; Accepting the Lowest Responsible Bidder; Verifying Capital Outlay Funding; Declaring Surplus a 1976 Massey-Ferguson Tractor and a 1987 Rousseu M42, DSP Flail Arm Mower; and Authorizing the Purchase of a Tractor with Flail Head Brush Cutter and a Tractor with Hard Hose Traveler Irrigation System. (Staff - Starner)
- *H. Resolution CB-R-788-94 - A Resolution Appointing Representatives to the West Linn/Wilsonville Intergovernmental Coordinating Committee. (Staff - Loble)
- *I. Resolution CB-R-784-94 - A Resolution Approving the Bid Process, Accepting the Lowest Responsible Bid, Awarding the Contract for Janitorial Services to the Lowest Responsible Bidder, and Verifying Project Funding. (Staff - Munsterman)
- *J. Pipeline Easement, Richard E. Keister & Inez C. Madrid, Grantor, to City of Wilsonville (Staff - Rojas)
- *K. Pipeline Easement, Betty L. Vlahos, Grantor, to City of Wilsonville (Staff - Rojas)
- *L. Approval of Minutes of February 7, 1994, City Council Meeting (Staff - Rojas)
(Action Taken on Consent Agenda _____)

10:25 P.M. - VIII. CONTINUING BUSINESS

10:27 P.M. - IX. NEW BUSINESS

- *A. Resolution CB-R-790-94 - A Resolution Calling for a Three-Year Serial Levy for Street Maintenance, Parks Maintenance, Gang Prevention Programs, and Public Use of the Wilsonville High School and Sports Fields to be Voted Upon at the General Election to be Held May 17, 1994. (Staff - Loble)
(Action Taken _____)

10:47 P.M. - X. CITY MANAGER'S BUSINESS

10:53 P.M. - XI. LEGAL BUSINESS


10:58 P.M. - XII. ADJOURNMENT

Time frames for agenda items are not time certain. (i.e., Agenda items may be considered earlier than indicated. The Mayor will call for a majority vote of the Council before allotting more time than indicated for an agenda item.)

***ITEMS ATTACHED**

MEMO FROM
THE CITY MANAGER' S OFFICE

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ARLENE LOBLE
CITY MANAGER 

RE: NEW BUSINESS

DATE: MARCH 3, 1994

SUBJECT: THREE -YEAR SERIAL LEVY REFERRED FOR THE MAY 17TH
BALLOT

Dave Kanner is still working on the exact wording for the ballot title summary and back-up explanatory material. When we are trying to cover many things in one levy, it requires great skill at word smithing. The ballot caption is limited to 10 words, the ballot question is limited to 20 words, and the summary is limited to 175 words. We will have something for you to look at on Monday, but it isn't ready to include in your packet material today.

The required authorizing resolution is included in your packet. Note that the dollar amounts are higher than the \$450,000 we discussed at the Budget Committee meeting. Therefore, the maximum amount to be collected is intentionally inflated by the amount of uncollectable taxes and to hedge our bets on the as yet unknown increase in assessed valuation for FY 94-95.

al:lb

BALLOT TITLE**THREE YEAR SERIAL LEVY FOR CITY SERVICES IN WILSONVILLE.****QUESTION:**

Shall Wilsonville levy \$.50/\$1,000 in 1994-97 outside the tax base for street maintenance, parks maintenance and gang prevention/intervention?

SUMMARY:

This levy partially funds emergency repair of the Wilsonville Road bridge over Boeckman Creek, completion of the Wilsonville Road overlay from Brown Road to the city limits, and repair and slurry seal of French Prairie Road. The levy fully restores parks maintenance services that were cut from Wilsonville's 1993-94 budget. It provides funding for the creation of a community-based gang prevention and intervention program, including the hiring of a full-time DARE officer. The levy also funds community use of the new Wilsonville High School facilities, beginning January, 1995, including programming of ten additional athletic fields.

If the levy fails, none of the above items would be funded.

If approved, this levy would raise an estimated \$500,000 in FY 1995, \$550,000 in FY 1996 and \$605,000 in FY 1997. This levy is subject to the limits of Section 11b, Article XI of the Oregon Constitution and would be used exclusively for street maintenance, parks maintenance, gang prevention programs and community programming of facilities and athletic fields at Wilsonville High School.

**CITY OF WILSONVILLE
POSSIBLE SERIAL LEVY - MAY 1994**

. DARE/CRIME PREVENTION	75,000
. NEW HIGH SCHOOL	75,000
. PARKS MAINTENANCE	150,000
. STREET MAINTENANCE	<u>150,000</u>
TOTAL RECOMMENDED LEVY	<u>450,000</u>
SERIAL LEVY RATE	\$.50

RESOLUTION NO. 1075**A RESOLUTION AUTHORIZING DEFERRAL OF SYSTEMS DEVELOPMENT CHARGES FOR STREETS AND SEWER FROM TIME OF ISSUANCE OF BUILDING PERMIT TO TIME OF ISSUANCE OF AN OCCUPANCY PERMIT FOR THE WEST LINN/WILSONVILLE SCHOOL DISTRICT 3JT, WILSONVILLE HIGH SCHOOL.**

WHEREAS, under provisions of Section 1 of Article VII of Ordinance No. 386, the West Linn/Wilsonville School District 3JT is obligated to pay systems development charges for streets and sewer in connection with its proposed development of the Wilsonville High School at the time of issuance of building permits; and

WHEREAS, the systems development charges for streets is estimated to be approximately \$80,800, and the systems development charges for the sewer estimated to be approximately \$41,496, and the West Linn/Wilsonville School District 3JT has duly applied to defer payment from the time of issuance of the building permit to the time of issuance of an occupancy permit; and

WHEREAS, Section 4 of Article VII allows that in lieu of payment in cash when due, the City Manager may accept the delivery of a written agreement to pay if the written agreement is secured by collateral satisfactory to the City Manager or his/her designee; and

WHEREAS, collateral may consist of mortgage or trust deeds of real property or an agreement secured by a surety bond issued by a corporation licensed by a state law to give such undertakings, or by cash deposit, letter of credit, or other like security acceptable to the City Manager; and

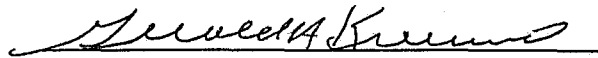
WHEREAS, the Urban Renewal Agency will be contributing approximately 2 million dollars to the West Linn/Wilsonville School District 3JT for construction of recreational and other common facilities which will be used for city activities when not required for school use; and

WHEREAS, the City Manager accepts this arrangement as being an acceptable form of collateral.

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

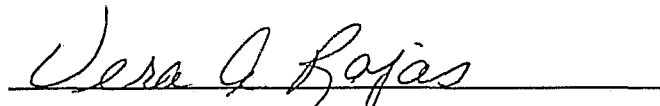
1) That the requested deferral of payment of street and sewer systems development charges from time of issuance of a building permit to time of issuance of an occupancy permit is granted to West Linn/Wilsonville School District 3JT for the Wilsonville High School based upon the aforementioned recitals and findings.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof the 6th day of December, 1993, and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Hawkins	<u>AYE</u>
Councilor Lehan	<u>AYE</u>



City of
WILSONVILLE
In OREGON

AGENDA

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

CITY COUNCIL MEETING
MONDAY, DECEMBER 6, 1993
7:00 P.M.

WILSONVILLE COMMUNITY DEVELOPMENT ANNEX
8445 S. W. ELLIGSEN ROAD

6:00 P.M. PRE-COUNCIL MEETING WORK SESSION

1. Vacancies on Budget Committee, Design Review Board, and Transportation Advisory Commission
2. Review of Agenda

7:00 P.M. REGULAR CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council at its regular session to be held on Monday, December 6, 1993, at 7:00 p.m. at the Wilsonville City Hall Annex. Said legislative matters must have been filed in the office of the City Recorder prior to 10:00 a.m. on December 1, 1993. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting, may be considered therewith except where a time limit for filing has been fixed.

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if requested at least 48 hours prior to the meeting.

The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments
- Qualified bilingual interpreters

To obtain services, please call the City Recorder at 682-1011.

7:00 P.M. - I. CALL TO ORDER

- A. Roll Call
- B. Flag Salute
- C. Motion to Approve the Following Order of Agenda

7:05 P.M. - III. CITIZENS INPUT - This is an Opportunity for Visitors to Address the City Council on Items Not on the Agenda

7:10 P.M. - IV. MAYOR'S BUSINESS

- A. Appointment of Matt Miller to Jim Whitney's Unexpired Term on the Design Review Board to Expire 12-31-94; and Bryan Hurley to Sally Fender's Expired Term, to Expire 12-31-95
(Action Taken _____)
- *B. Resolution CB-R-764-93 - A Resolution Approving Collective Bargaining Agreement Between the City of Wilsonville and Oregon Public Employees Union Local #926
(Staff - Bordreaux)
(Action Taken _____)
- C Up-Coming Meetings

7:25 P.M. V. COUNCILORS' BUSINESS AND LIAISON REPORTS

- A. Councilor Carter -
- B. Councilor Hawkins -
- C. Councilor Lehan -
- D. Council President Van Eck -

7:50 P.M. VI. PUBLIC HEARINGS

- 7:50 *A. A Public Hearing on Yard Debris and Scrap Paper Recycling Program for Single Family Residences in Wilsonville; To Be Continued to December 20, 1993
(Staff - Kanner)
(Action Taken _____)
- 8:00 *B. Wilsonville City Council Call-Up of the Planning Commission's Decision to Approve Chili's Stage II Site Development Plans Based Upon Criteria 4.139(4)(b) WC; Mr. Joe Angel, Applicant. The Parcel Location is Tax Lots 900 and 1000, Section 14D, T3S-R1W, Clackamas County, Oregon. Hearing to be De Novo on Traffic Impacts. (Staff - Kohlhoff)
(Action Taken _____)

9:30 B R E A K

- 9:45 *C. McDonald's Corporation and Capital Realty Corporation's Appeal of The Planning Commission's Decision to Deny Stage II Site Development Permit and to Deny a Stage I Town Center Master Plan Map Amendment from *Central Commercial (CC)* to *Fast Food (FF)* for a McDonald's Restaurant; Case File No. 93PC28; McDonald's Corporation Applicant. The Property is Identified as Pad #8 of Wilsonville Town Center, a Part of Tax Lot 220, T3S-R1W, Section 14D, Clackamas County, Oregon. Hearing to be Limited to the Record.
(Staff - Sorensen)
(Action Taken _____)
- 10:45 *D. Shari's Management Corporation's and Capital Realty Corp's Appeal of Planning Commission's Denial of 93PC30 Application for a Stage I Town Center Master Plan Amendment from *Central Commercial (CC)* to *Food and Sundries (FS)* and a Stage II Site Development Permit for a Shari's Restaurant; Shari's Management Corporation, Applicant. The Property is Identified as Pad #7 of Wilsonville Town Center, a Part of Tax Lot 220, T3S-R1W, Section 14D, Clackamas County, Oregon. Hearing to be Limited to the Record. (Staff - Sorensen)
(Action Taken _____)

11:30 P.M. VII. CONSENT

- * A. Resolution CB-R-758-93 - A Resolution In Support of the City of Wilsonville's Application for a Clackamas County Community Development Block Grant for Community Center Sign. (Staff - Kanner)
- * B. Resolution CB-R-767-93 - A Resolution In Support of the City of Wilsonville's Application for a Clackamas County Community Development Block Grant for Community Center ADA Compliance. (Staff - Kanner)
- * C. Resolution CB-R-759-93 - A Resolution of the City of Wilsonville Exempting the City From Competitive Bidding Requirements and Authorizing the City Manager to Sign a Professional Services Agreement with KPFF Consulting Engineers Inc. to Provide Engineering Services for the Planned Reconstruction of the Memorial Park Sanitary Sewer Lift Station. (Staff - Stone)
- * D. Resolution CB-R-760-93 - A Resolution of the City of Wilsonville Exempting the City From the Competitive Bidding Requirements and Authorizing the City Manager to Sign a Professional Services Agreement with KPFF Consulting Engineers Inc. to Provide Engineering Services for the Planned Charbonneau Sanitary Sewer Lift Station Reconstruction and Charbonneau Domestic Water Pump Station/Reservoir Electrical Upgrade and Modification. (Staff - Stone)
- * E. Resolution CB-R-766-93 - A Resolution Authorizing Deferral of Systems Development Charges for Streets and Sewer From Time of Issuance of Building Permit to Time of Issuance of an Occupancy Permit for the West Linn/Wilsonville School District 3JT Wilsonville High School. (Staff - Johansen)
- * F. Approval of Minutes of November 1, 1993, City Council Meeting and November 1, 1993 City Council Work Session (Staff - Rojas)
- * G. Approval of Amendment to the City Manager's Contract
(Action Taken on Consent Agenda _____)


11:35 P.M. - VIII. CITY MANAGER'S BUSINESS**11:40 P.M. - IX. LEGAL BUSINESS****11:45 P.M. - X. ADJOURNMENT**

Time frames for agenda items are not time certain. (i.e., Agenda items may be considered earlier than indicated. The Mayor will call for a majority vote of the Council before allotting more time than indicated for an agenda item.)

*ITEMS ATTACHED

MEMO FROM
THE CITY MANAGER'S OFFICE

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ARLENE LOBLE
CITY MANAGER 

RE: CONSENT AGENDA

DATE: DECEMBER 2, 1993

SUBJECT: APPLICATIONS FOR FEDERAL COMMUNITY DEVELOPMENT
BLOCK GRANT FUNDING THROUGH CLACKAMAS COUNTY

Communities under 50,000 in population compete for limited federal funds that are available through the Community Development Block Grant program to aid lower income and elderly people. It is the funding source that was originally used to build the Community Center. This year we are submitting two small applications to make improvements at the Community Center. One application will be to bring the restrooms into ADA compliance primarily by installing restroom doors. The second application will be for signage at the Community Center. One sign would be placed on the building itself, and another would be a free-standing sign at the driveway entrance. The grants require a 20% match from the city. These projects are so small in nature that the commitment from the city will be well under \$1,000. These are projects that are very important to the seniors.

SUBJECT: CONTRACT FOR CONSULTING ENGINEERING SERVICES WITH
KPFF CONSULTING ENGINEERS, INC. FOR DESIGN OF THE
RECONSTRUCTION OF THE MEMORIAL PARK SANITARY
SEWER LIFT STATION AND THE CHARBONNEAU SEWER LIFT
AND WATER PUMP STATIONS

Both projects are included in the adopted budget for FY 93/94 in the Capital Improvements section for sewer and water improvements.

The Memorial Park sanitary sewer lift station improvements are budgeted at a total cost of \$290,500 which includes engineering fees. These improvements are essential in order to accommodate the construction of the new high school. The West Linn/Wilsonville School District has been conditioned to pay \$80,000 of the total cost and the Robert Randall Company has been conditioned for the total reconstruction of the lift station prior to beginning the last phase of their proposed development. Since the city will be constructing at least a part of the needed improvements in advance of the final phase of

the Randall project, they will be required to reimburse the city for their share of the improvement cost when and if they develop.

Construction of the Memorial Park improvements is scheduled to be completed during the summer of 1994.

The Charbonneau project for sanitary sewer lift station reconstruction has been budgeted for \$95,000 and improvements to the water pump station has been budgeted for a total cost of \$25,000 both to include engineering services. Construction is scheduled for completion during the summer of 1994.

SUBJECT: DEFERRAL OF SDC CHARGES FOR THE HIGH SCHOOL UNTIL THE TIME OF OCCUPANCY PERMITS

Because of the delay in the schedule for the opening of the high school, the West Linn/Wilsonville School District has asked to defer the timing on their SDC payments. In the spirit of continued cooperation with the School District, the city staff recommends approval of their request and elimination of any requirement of posting any bonds. Given the fact that the Urban Renewal Agency will be paying the School District at some point in time \$2,000,000 for use of the community facilities that will be built at the high school, there will be no problem with guaranteeing full payment of the agreed SDC's but the timing issue is important to the School District.

SUBJECT: AMENDMENT TO CITY MANAGER'S CONTRACT

Council approved a bonus for the City Manager as well as an increase in the contribution to Deferred Compensation a couple of meetings ago. This just makes the changes to the contract to incorporate the actions that Council has already taken.

al:lb

RESOLUTION NO. 973

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL AND APPROVING A ZONE MAP AMENDMENT TO CHANGE A 60.52 ACRE PARCEL FROM RESIDENTIAL AGRICULTURAL - 1 (RA-1) TO PUBLIC FACILITY (PF); APPROVING A STAGE I MASTER PLAN AND STAGE II SITE DEVELOPMENT PLAN FOR THE FIRST PHASE OF CONSTRUCTION OF THE WEST LINN/WILSONVILLE HIGH SCHOOL; AND APPROVING A BUILDING HEIGHT VARIANCE TO FORTY-FIVE (45) FEET FOR TAX LOT 100, T3S-R1W, SECTION 13, CLACKAMAS COUNTY, OREGON; WEST LINN/WILSONVILLE SCHOOL DISTRICT, APPLICANT.

WHEREAS, an application, together with planning exhibits for the construction of the West Linn/Wilsonville High School, has been submitted to the City of Wilsonville in accordance with the procedures set forth in the Wilsonville Code; and

WHEREAS, the Planning Staff has prepared a report on the West Linn/Wilsonville High School which is identified as "Exhibit A" and is a part of the public record; and

WHEREAS, the Wilsonville Planning Commission, after providing public notice, duly held a public hearing on November 9, 1992, at which time they accepted the Staff Report and planning exhibits, together with additional evidence and public testimony, into the public record; and

WHEREAS, all interested parties have been afforded an opportunity to be heard on this matter; and

WHEREAS, the Planning Commission, after careful consideration of all the exhibits, evidence and testimony presented to them, recommends that the Wilsonville City Council approve the Zone Map amendment, variance and development plans presented by the West Linn/Wilsonville School District; and

WHEREAS, the Wilsonville City Council, after reviewing the Commission's public record and holding an additional public hearing, finds that the application of the West Linn/Wilsonville School District should be APPROVED.

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

1. The 60.52 acres of property identified a Tax Lot 100, T3S-R1W, Section 13, Clackamas County, Oregon shall be rezoned from Residential Agricultural - One acre minimum (RA-1) to Public Facility (PF) and

the same is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from the adoption of this Resolution.

2. The applicant shall develop the site, buildings, parking and drives, in substantial compliance with the approved development plans. It is understood that minor revisions in the development will occur prior to and during the construction phase. Minor site development revisions may be reviewed by the Planning Director under a Class I administrative review.
3. Final construction plans shall be reviewed and approved by the Planning Director, City Engineer, the Tualatin Valley Fire and Rescue District, and the City Building Official prior to construction.
4. This approval grants a variance to increase the building height for the gymnasium and auditorium structures to forty-five (45) feet.
5. The applicant shall install temporary fencing at the boundary of the Primary Open Space and wetlands. This condition is intended to preserve Primary Open Space and wetlands from removal of vegetation, discarded debris and fill and erosion during construction of the high school and athletic fields.
6. All construction workers shall park on site and not on Wilsonville Road.
7. The applicant shall waive right of remonstrance against any local improvement district which may be formed to provide public facilities to serve the subject site.
8. The applicant shall construct parking spaces for the handicapped with close and convenient access to the main entrance of the high school and the stadium. Construct handicapped parking in accordance with the American with Disabilities Act as required by the City Building Official.
9. The developer of any particular site in Wilsonville shall coordinate with the Army Corp. of Engineers and the Division of State Lands for any potential conflict with identifiable wetlands.
10. The applicant shall preserve the "City Tree". This tree is the 48" diameter Oak located next to the proposed main entrance. Stakeout the drip line of the tree with surveyor's ribbon to prevent any disturbance of it's roots from grading and construction activities. Final grading shall slope to drain away from the trunk of the tree, and finish grade in a natural appearing contours. The developer shall verify the exact location of the tree with the

City Parks and Recreation Department prior to any tree removal. Questions for the preservation of the City Tree are to be referred to the Design Review Board.

11. The City Council action approves Stage II site development for Phase I construction of the high school. Subsequent phasing for high school development requires separate applications and approvals from the Planning Commission and Design Review Board.
12. All final plans shall be submitted on a 24" x 36" format. A title page will be required with a space left in the lower right-hand corner for an 8-1/2" x 11" information sheet to be provided by the City and to be affixed to the final as-built plans before acceptance. The applicant shall provide 3 mil mylar as-builts to the City. Said as-builts must be submitted and approved by the City before the final punch list inspection will be performed by the City.
13. Applicant's engineer shall provide a detailed drainage analysis of the subject property and prepare a 24" x 36" sheet identifying contributing drainage areas, to be included with the final design plans.
14. Storm sewer system shall be designed to pass a 25 year frequency storm. Applicant's engineer shall provide detailed drainage computations. Applicant's design engineer shall provide runoff protection to downstream property owners. The design may require a detailed erosion control plan.
15. Final utility design shall be designed to meet the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of all street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of all street centerlines.
 - C. Waterline shall be aligned on the south and east side of all street centerlines.
 - D. Minimum centerline finish grade shall be no less than 1% and the maximum centerline finish grade shall be no more than 12%.
 - E. Top of the curb shall equal centerline finish grade unless offset crown design or curb return transition.
 - F. Composite utility plan shall be part of the final plan set.
 - G. Detailed grading plan shall be part of the final plan set.

- H. Utilities not in the street area shall provide maintenance access acceptable to the City and shall be centered in a 15-foot easement to be conveyed to the City of Wilsonville.
 - I. Final design of the public utilities shall be approved at the time of the City's issuance of a Public Works construction plan.
 - J. All on and off site utilities shall comply with the State of Oregon and the City of Wilsonville requirements and Codes.
 - K. All cul-de-sacs shall have a minimum 45-foot radius to the face of the curb to allow for adequate turning radius.
 - L. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - M. Final design plans shall identify locations for street lighting, gas service, power lines, telephone lines, cable television, street trees and mailbox clusters.
16. All survey monuments on the subject site shall be protected. If destroyed by the proposed site construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
 17. The applicant shall widen Wilsonville Road to allow for construction of a deceleration lane for the north bound lane and a left turn pocket for the south bound lane. This improvement shall be completed prior to occupancy.
 18. The applicant shall dedicate all necessary property to accommodate right-of-way and utility easements on their property, necessary for the future development of Wilsonville Road in accordance with the general alignment shown on the City Transportation Master Plan. The applicant shall dedicate the right-of-way at such time the City Engineering Department determines its final alignment.
 19. The applicant shall contribute \$80,000 to the City of Wilsonville to cover the applicants share of the Memorial Park sanitary sewer lift station reconstruction, construction of a parallel force main and gravity sewer main to the waste water treatment plant.
 20. The applicant at his expense shall install a traffic signal and cross walk at the Boeckman Creek Elementary School entrance and move yellow

- blinking signal light to the new road entrance to the high school to the south, with credit against street systems development charge. The traffic signal shall be installed prior to occupancy.
21. The applicant shall construct an eight (8) foot wide, asphalt, bike path/sidewalk along the west right-of-way of Wilsonville Road that connects the sidewalk at Rose Lane to the south, to the sidewalk at Meadows Parkway to the north. This improvement shall be completed prior to occupancy.
 22. The applicant shall submit an estimate of cost to construct a five (5) foot wide concrete sidewalk, along the entire school district property fronting Wilsonville Road. The applicant shall provide the estimated amount of money to construct the sidewalk at such time as the remainder of Wilsonville Road is improved. The applicant shall construct the sidewalk within twelve (12) months of construction of curb and gutter by Randall Group.
 23. The applicant shall construct an eight (8) foot wide, concrete, bikeway/pedestrian sidewalk to connect the crosswalk at Wilsonville Road and extend it to the main entrance of the high school building. Construct a direct pedestrian route between the northerly parking lot and the stadium. This improvement shall be completed prior to occupancy.
 24. The applicant shall install bicycle racks to accommodate sixteen (16) bicycles. This represents 5% of the total parking spaces proposed for Phase I of the high school. The bicycle racks shall be located within close proximity of the main entrance of the high school, and if possible, under covering. The bicycle racks shall be of the design that cyclists can provide their own locking devices to secure the frame and both wheels of a bicycle.
 25. The applicant shall provide a fire hydrant within 250 feet of the building in hose-lay fashion as approved by the fire marshal.
 26. The applicant shall provide a clear, unobstructed 20' apparatus access roadway with a 13'-6" clear height within 150' of all exterior walls, hose-lay fashion. Such roadway shall not exceed 15%. Roadways shall not have an inside radius of not less than 25 feet on all corners.
 27. The Design Review Board shall review the lighted athletic field location

and consider moving it away from the road and housing.

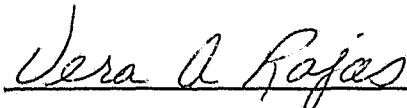
- 28. The applicant shall construct the traffic circle in front of the school as shown on the design plans they submitted to the Council.
- 29. The applicant shall agree to install and operate a permit system for automobiles to be driven to school on a daily basis.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof the 21st day of December, 1992, and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>

City of
WILSONVILLE
in OREGON

AGENDA

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

CITY COUNCIL MEETING
MONDAY, DECEMBER 21, 1992
7:00 P.M.

WILSONVILLE COMMUNITY DEVELOPMENT ANNEX
8445 S. W. ELLIGSEN ROAD

6:00 P.M. PRE-COUNCIL MEETING WORK SESSION

- 1. Board and Commission Appointments
- 2. Board and Commission Follow-Up
- 3. Task Force for Library Expansion
- 4. Review Agenda Items

7:00 P.M. REGULAR CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council at its regular session to be held on Monday, December 21, 1992, at 7:00 p.m. at the Wilsonville City Hall Annex. Said legislative matters must have been filed in the office of the City Recorder prior to 10:00 a.m. on December 16, 1992. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting, may be considered therewith except where a time limit for filing has been fixed.

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if requested at least 48 hours prior to the meeting.

The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments
- Qualified bilingual interpreters

To obtain services, please call the City Recorder at 682-1011.

7:00 P.M. - I. CALL TO ORDER

- A. Roll Call
- B. Flag Salute
- * C. Appointment of Claudine Lake to TAC to fill the unexpired term of Gordon Booze, and reappointment expiring 12/31/96
- * D. Appointment of John Norman and Melissa Gurian to TAC for terms expiring 12/31/96
- E. Reappointment of Ron Anderson to TAC for term expiring 12/31/96.

- F. Introduction of Rebecca Bordeaux, Human Resources Director, and Introduction of Richard Randise, Transit Director
- G. Motion to Approve the Following Order of Agenda

7:15 P.M. - II. COMMUNICATIONS

- A. Oral - TVEDC Quarterly Report, Mary Tobias
- B. Written - None

7:30 P.M. - III. CITIZENS INPUT - This is an Opportunity for Visitors to Address the City Council on Items Not on the Agenda

7:45 P.M. - IV. PUBLIC HEARINGS

- * A. Indefinite Stay of Appeal of Planning Commission Approval of GTE Mobilnet Tower by Mentor Graphics (Staff - Kohlhoff)

- * B. **West Linn/Wilsonville High School District 3J Zone Map Amendment (Staff - Sorensen)**

Resolution CB-R-654-92 - A Resolution Adopting Findings and Conditions of Approval and Approving a Zone Map Amendment to Change a 60.52 Acre Parcel from Resident Agricultural - 1(RA-1) to Public Facility (PF); Approving a Stage I Master Plan and Stage II Site Development Plan for the first Phase of Construction of the West Linn/Wilsonville High School; and Approving a Building Height Variance to Forty-Five (45) Feet for Tax Lot 100, T3S-R5W, Section 13, Clackamas County, Oregon; West Linn/Wilsonville School District, Applicant.

(Action taken _____)

8:00 P.M. - V. CONSENT AGENDA

- * A. Resolution CB-R-652-92 - A Resolution Adopting the Canvass of Votes of the General Election of November 3, 1992. (Staff - Rojas)
- * B. Resolution CB-R-653-92 - A Resolution Setting a Public Hearing Date for Closure of Parkway Avenue on North Side of Wilsonville Road. (Staff - Sorensen)
- * C. Easement for Canyon Creek Water Line (Staff - Stone)
- * D. Minutes of November 17, 1992, City Council Meeting (Staff - Rojas)
- * E. Authorizing Staff to Accept Deed to Property Adjacent to Fox Chase Park (Staff - Kohlhoff)

(Action taken _____)

8:05 P.M. - VI. NEW BUSINESS

- * A. Resolution CB-R-651-92 A Resolution of the City of Wilsonville, Exempting the City From Competitive Bidding Requirements and Authorizing the City Manager to Sign a Professional Services Agreement With Cascade Pacific Engineering, Inc. to Prepare an Engineering Alignment Study and Construction Drawings and to Provide Engineering Services During Construction for the Reconstruction and Possible Widening of Wilsonville Road From Boones Ferry Road to Brown Road.
(Staff - Johansen)
(Action taken _____)
- * B. Resolution CB-R-655-92 A Resolution Authorizing Purchase of Surplus Wilsonville Fire Station Property From Tualatin Valley Fire & Rescue, Authorizing Level I Environmental Survey and Payment of Closing and Associated Transaction Costs. (Staff - Kohlhoff)
(Action taken _____)

8:15 P.M. - VII. MAYOR'S BUSINESS

- * A. Recommendation of a Name for the New High School to the West Linn/Wilsonville School Board
- B. Report on November 24th Meeting re Plans for an Aquatic Center
- C. Up-coming Meetings
- D. Approval of Addendum to City Attorney's Contract Authorizing Increase in Compensation
- E. Appoint Councilor-Elect Joanna Hawkins to Dammasch State Hospital Task Force

8:35 P.M. - VIII. COUNCILORS' BUSINESS AND LIAISON REPORTS

- A. Councilor Carter -
- B. Council President Chandler -
- C. Councilor Lehan -
- D. Councilor Van Eck -

8:55 P.M. - IX. CITY MANAGER'S BUSINESS

- A. Status of Wilsonville Road Overlay and other Construction Projects
(Staff - Johansen)

9:05 P.M. - X. LEGAL BUSINESS

- * A. Incredible Universe's Removal of Trailers From Parking Lot

9:15 P.M. - XI. ADJOURNMENT

Time frames for agenda items are not time certain. (i.e. Agenda items may be considered earlier than indicated. The Mayor will call for a majority vote of the Council before allotting more time than indicated for an agenda item)

*ITEMS ATTACHED
**ITEMS PREVIOUSLY DISTRIBUTED
#ITEMS TO BE DISTRIBUTED

NOTICE OF PUBLIC HEARING

92PC26

NOTICE IS HEREBY GIVEN that the Wilsonville City Council will hold a public hearing on Monday, December 21, 1992 at 7:00 p.m. at 8445 SW Elligsen Road, City Hall Annex, Wilsonville, Washington County, Oregon, or to such other place or time to which the Council may adjourn.

The application, submitted by WEST LINN/WILSONVILLE SCHOOL DISTRICT 3J, requests a Zone Map Amendment to bring property into the Public Facility Zone, Stage I Master Plan and Stage II Site Development Plans for development of a high school. The request also involves a variance to increase the maximum building height for gymnasium and auditorium structures.

The site is located on the east side of Wilsonville Road and south of Boeckman Creek Elementary School, Tax Lot 100, Map and Section 13, T3S, R1W, Clackamas County, Oregon.

Applicable criteria for this review is set forth in Sections 4.008, 4.120, 4.121, 4.130 to 4.168, 4.186, 4.187(1) (c) of the Wilsonville Code. Copies of the criteria are available from the Planning Department located at 8445 SW Elligsen Road. All testimony and evidence shall be directed to the applicable criteria or the person providing testimony shall state which other criteria they believe applies to this application.

A complete copy of the application, including the staff report and recommendations, is available for inspection seven days prior to the hearing. Copies may be provided at the cost of ten cents per page.

Inquiries pertaining to this hearing may be made by contacting Wayne Sorensen, Planning Director, at 682-4960 or Vera Rojas, CMC/AEE, City Recorder at 682-1011. Public testimony, oral and written, regarding this application will be accepted at the hearing. Written statements are encouraged and may be submitted prior to the hearing date.



City of WILSONVILLE in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

NOTICE OF DECISION

Project Name: Wilsonville High School File No. 92PC26

Applicant/Owner West Linn/Wilsonville School District

Proposed Action: Stage I Master Plan, Zone Map Amendment for Stage II,
Phase I Site Development of a High School

Property Description:

Map No: Sec. 13 Tax Lot No: 100 Site Size: 30 Acres

Address: N/A

Location: Next to Boeckman Creek Elementary School on Wilsonville Road

On November 9, 1992 at the meeting of the Planning Commission
the following decision was made on the above-referenced Proposed Development
Action:

 Approval XX Approval with Conditions Denied

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Annex this 13th day of November and is available for public inspection. The date of filing is the date of the decision. Any appeal (s) must be filed with the Planning Department by 5:00 p.m. on 11-30-92

 XX Written decision is attached

 Written decision is on file and available for inspection and/or copying

This action, if approved, will expire on November 9, 1994 unless development commences prior to the expiration date.

For further information, please contact the Wilsonville Planning Department at Community Development Building, 8445 S.W. Elligsen Rd or phone 682-4960.

PLANNING COMMISSION

RESOLUTION NO. 92PC26

A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COUNCIL, FINDINGS AND CONDITIONS OF APPROVAL FOR STAGE I MASTER PLAN AND ZONE MAP AMENDMENT FOR STAGE II, PHASE I SITE DEVELOPMENT OF A HIGH SCHOOL, WEST LINN SCHOOL DISTRICT APPLICANTS

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008(4) and 4.139(1), (2) and (3) of the Wilsonville Code, and

WHEREAS, th Planning Director has prepared a report on the above-captioned subject which is Exhibit "A", and filed with application No. 92PC26.

WHEREAS, said planning exhibits and staff report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on November 9, 1992, at which time said exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Commission has duly considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the findings, recommendations and Conditions of Approval contained therein and recommends the City Council to approve:

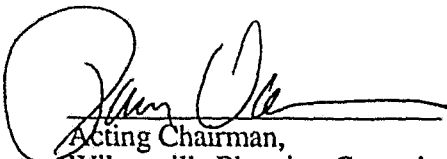
Zone Change from RA-1 to PF
Stage I Master Plan
Stage II, Phase I Site Development
Building Height Variance to 45'

consistent with said recommendations.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof the 9th day of November, 1992, and filed with the Planning Secretary on November 13, 1992

Attest:


Sally Hartill, Planning Secretary


Acting Chairman,
Wilsonville Planning Commission

FILED 11-13-92
sh

92PC26**WEST LINN SCHOOL DISTRICT 3J
PROPOSED HIGH SCHOOL****ZONE MAP AMENDMENT,
STAGE I MASTER PLAN,
STAGE II SITE DEVELOPMENT
and
VARIANCE****CONDITIONS OF APPROVAL
AMENDED**

The following Conditions of Approval are hereby adopted to assure completion of the project in compliance with the Comprehensive Plan, Zoning and Site Development Regulations.

1. Develop the site, buildings, parking and drives, in substantial compliance with the approved site development plans. It's understood that minor revisions in the development will occur prior to and during the construction phase. Minor site development revisions may be reviewed by the Planning Director under a Class I administrative review.
2. Final construction plans shall be reviewed and approved by the Planning Director, City Engineer, the Tualatin Valley Fire and Rescue District, and the City Building Official prior to construction.
3. This approval grants a variance to increase the building height for the gymnasium and auditorium structures to forty-five (45) feet.
4. The applicant shall install temporary fencing at the boundary of the Primary Open Space and wetlands. This condition is intended to preserve Primary Open Space and wetlands by removal of vegetation, discarded debris and fill and erosion during construction of the high school and athletic fields.
5. All construction workers shall park on site and not on Wilsonville Road.
6. The applicant shall waive right of remonstrance against any local improvement district which may be formed to provide public facilities to serve the subject site.
7. The applicant shall construct parking spaces for the handicapped with close and convenient access to the main entrance of the high school and the stadium. Construct handicapped parking in accordance with the American with Disabilities Act as required by the City Building Official.
8. The developer of any particular site in Wilsonville shall coordinate with the Army Corp. of Engineers and the Division of State Lands for any potential conflict with identifiable wetlands.

9. The applicant shall preserve the "City Tree". This tree is believed to be the 48" diameter Oak located next to the proposed main entrance. Stake-out the drip line of the tree with surveyor's ribbon to prevent any disturbance if it's roots from grading and construction activities. Final grading shall slope to drain away from the trunk of the tree, and finish grade in a natural appearing contours. The developer shall verify the exact location of the tree with the City Parks and Recreation Department prior to any tree removal. Questions for the preservation of the City Tree are to be referred to the Design Review Board.
10. This Planning Commission action approves Stage II site development for Phase I construction of the high school. Subsequent phasing for high school development requires separate applications and approvals from the Planning Commission and Design Review Board.
11. All final plans shall be submitted on a 24" x 36" format. A title page will be required with a space left in the lower right-hand corner for an 8-1/2" x 11" information sheet to be provided by the City and to be affixed to the final as-built plans before acceptance. The applicant shall provide 3 mil mylar as-builts to the City. Said as-builts must be submitted and approved by the City before the final punch list inspection will be performed by the City.
12. Applicant's engineer shall provide a detailed drainage analysis of the subject property and prepare a 24" x 36" sheet identifying contributing drainage areas, to be included with the final design plans.
13. Storm sewer system shall be designed to pass a 25-year frequency storm. Applicant's engineer shall provide detailed drainage computations. Applicant's design engineer shall provide runoff protection to downstream property owners. The design may require a detailed erosion control plan.
14. Final utility design shall be designed to meet the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of all street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of all street centerlines.
 - C. Waterline shall be aligned on the south and east side of all street centerlines.
 - D. Minimum centerline finish grade shall be no less than 1% and the maximum centerline finish grade shall be no more than 12%.
 - E. Top of curb shall equal centerline finish grade unless offset crown design or curb return transition.
 - F. Composite utility plan shall be part of the final plan set.
 - G. Detailed grading plan shall be part of the final plan set.
 - H. Utilities not in the street area shall provide maintenance access acceptable to the City and shall be centered in a 15-foot easement to be conveyed to the City of Wilsonville.

- I. Final design of the public utilities shall be approved at the time of the City's issuance of a Public Works construction permit.
 - J. All on and off site utilities shall comply with the State of Oregon and the City of Wilsonville requirements and Codes.
 - K. All cul-de-sacs shall have a minimum 45-foot radius to the face of the curb to allow for adequate turning radius.
 - L. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - M. Final design plans shall identify locations for street lighting, gas service, power lines, telephone lines, cable television, street trees and mailbox clusters.
15. All survey monuments on the subject site shall be protected. If destroyed by the proposed site construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
 16. The applicant shall widen Wilsonville Road to allow for construction of a deceleration lane for the north bound lane and a left turn pocket for the south bound lane. This improvement shall be completed prior to occupancy.
 17. The applicant shall dedicate all necessary property to accommodate right-of-way and utility easements on their property, necessary for the future development of Wilsonville Road in accordance with the general alignment shown on the City Transportation Master Plan. The applicant shall dedicate the right-of-way at such time the City Engineering Department determines its final alignment.
 18. The applicant shall contribute \$80,000 to the City of Wilsonville to cover the applicants share of the Memorial Park sanitary sewer lift station reconstruction, construction of a parallel force main and gravity sewer main to the waste water treatment plant.
 19. The applicant at his expense shall install a traffic signal and cross walk at the Boeckman Creek Elementary School entrance and move yellow blinking signal light to the new road entrance to the high school to the south, with credit against street systems development charge. The traffic signal shall be installed prior to occupancy.
 20. The applicant shall construct an eight (8) foot wide, asphalt, bike path / sidewalk along the west right-of-way of Wilsonville Road that connects the sidewalk at Rose Lane to the south, to the sidewalk at Meadows Parkway to the north. This improvement shall be completed prior to occupancy.
 21. The applicant shall submit an estimate of cost to construct a five (5) foot wide concrete sidewalk, along the entire school district property fronting Wilsonville Road. The applicant shall provide the estimated amount of money to construct the sidewalk at such time as the remainder of Wilsonville Road is improved. The applicant shall construct the sidewalk within twelve (12) months of construction if curb and gutter by Randall Group.

22. The applicant shall construct an eight (8) foot wide, concrete, bikeway/pedestrian sidewalk to connect the crosswalk at Wilsonville Road and extend it to the main entrance of the high school building. Construct a direct pedestrian route between the northerly parking lot and the stadium. This improvement shall be completed prior to occupancy.
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24. The applicant shall provide a fire hydrant within 250 feet of the building in hose-lay fashion as approved by the fire marshal.
25. The applicant shall provide a clear, unobstructed 20' apparatus access roadway with a 13'-6" clear height within 150' of all exterior walls, hose-lay fashion. Such roadway shall not exceed 15%. Roadways shall not have an inside radius of not less than 25 feet on all corners.

The existing parking lot at Boeckman Creek Elementary School may have to connect with the apparatus roadway along the rear of the new high school to meet condition listed above.

26. The Design Review Board review the lighted athletic field location, to consider moving it away from the road and housing.
27. The applicant shall provide the City Engineer a study of the traffic circle in front of the school to be certain it has the proper radius for large school buses and provide lanes process so cars have their space and buses have their space.
28. The applicant shall agree to install and operate a permit system for automobiles to be driven to school on a daily basis.

PLANNING DEPARTMENT STAFF REPORT

DATE: November 9, 1992

TO: Planning Commission

PREPARED BY: Blaise Edmonds

REQUEST: 92PC26 West Linn School District 3J - Zone Map Amendment, Stage I Master Plan, Stage II Site Development Reviews, for development of a high school, and a variance to increase the maximum building height of the gymnasium and auditorium structures.

SUMMARY:

Issuance of a site development permit requires that the applicant comply with the Comprehensive Plan and other applicable Ordinances adopted by the City Council. The applicable plans, maps and ordinances are as follows:

- A. Comprehensive Plan Text and Map.
 - 1. Public Facilities and Services
 - a. Sewer system plan and policies
 - b. Water system plan and policies
 - c. Street master plan
 - d. Storm drainage plan and policies
 - e. Fire protection
 - f. Police protection and public safety
 - g. Schools and educational services
 - 1. Schools/Parks/Recreation Map
 - 2. Land Use
 - a. Open Space/Greenway Map
 - b. Plan Map
- B. Development Code
 - 1. Section 4.008 Application Procedures - General
 - 2. Section 4.120 Zones - RA-1, Residential Agricultural Zone
 - 3. Section 4.121 Public Facility Zone
 - 4. Sections 4.130 to 4.168 Planned Development Regulations
 - 5. Section 4.186 Variance

6. Section 4.187(1)(c) Zone Map Amendment

The zone map amendment is consistent with all the applicable Comprehensive Plan policies, goals and objectives.

The site plan shows baseball fields and tennis courts sited in an area designated in Secondary Open Space. Nearly all of the conifer and deciduous trees will be removed for the recreational improvements. However, trees and vegetation within the Primary Open Space area, will not be disturbed by the high school construction.

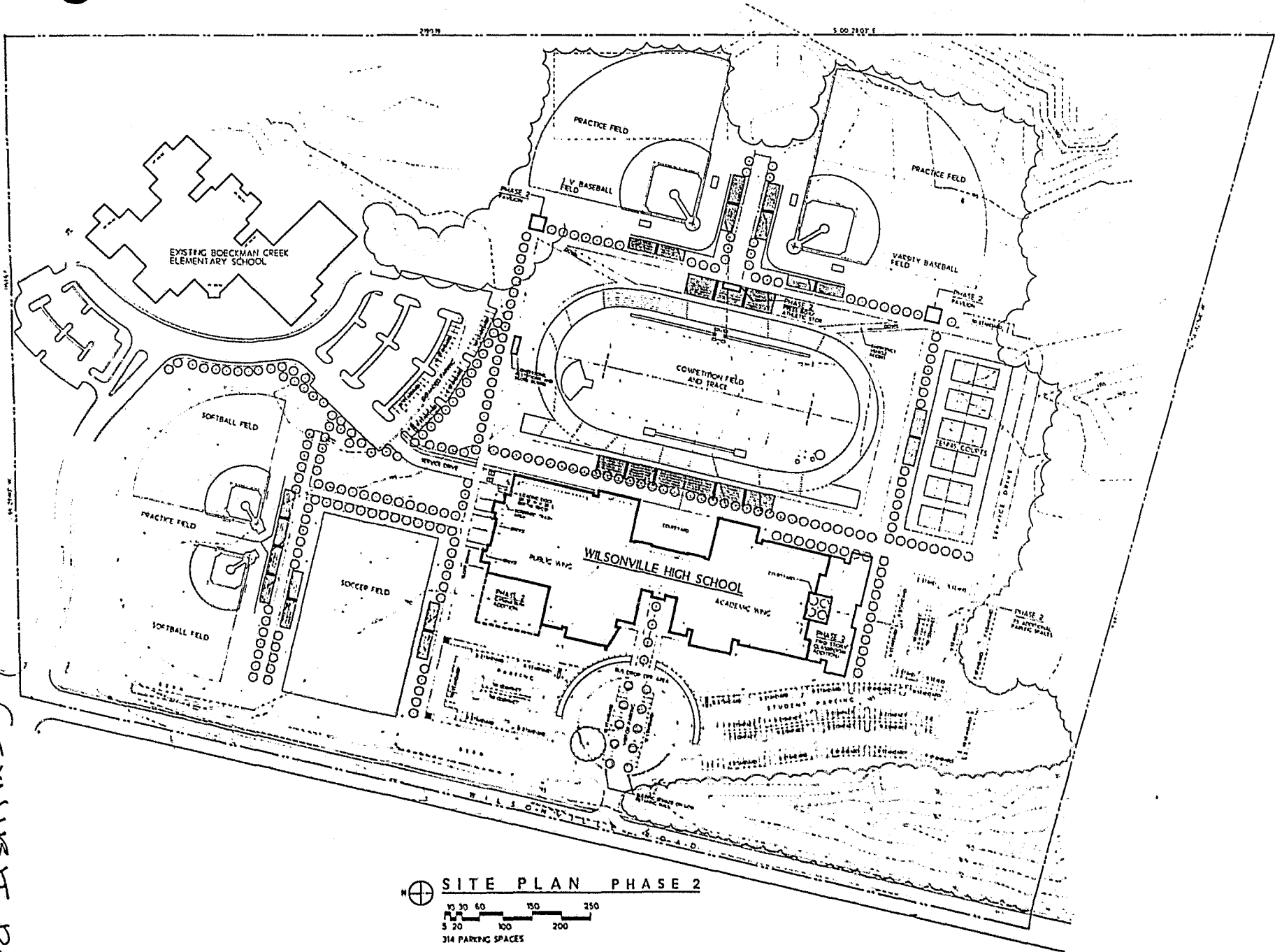
Safe bicycle and pedestrian access need improving along Wilsonville Road to connect the residential areas with the elementary and high schools .


The Randall Group extended a sanitary sewer line from the Boeckman Creek trunk line to Wilsonville Road. A development agreement with the between the The Randall Group and the City includes improvement costs for a sanitary lift station at the south end of the Boeckman Creek trunk line. Improvements to the lift station will occur based on sewer connections. School development on the West Linn School property was not factored into the development agreement for lift station improvement. The sewage discharge generated by the high school will be relatively low. However, the extension of the sewer line may not coincide with the construction schedule for the school. Refer to comments from the City Engineering Department.

The request is to allow a 40-foot height limit that is the minimum necessary to accommodate the activities and programs proposed in the gymnasium and auditorium structures.

RECOMMENDATION:

That the Planning Commission forward a recommendation of approval, with conditions, to the Wilsonville City Council for the zone map amendment and Stage I master plan. Approve the Stage II site development plans and variance with conditions of approval, attached herein, subject to the City Councils review and approval of the Planning Commissions recommendations.




SITE PLAN PHASE 2
 0 30 60 150 250
 5 20 100 200
 314 PARKING SPACES

PC: West Linn School District
11-9-92

Page 3 of 35
92PC26

EXHIBIT D.2

ON SITE PARKING

METHOD OF CALCULATION

Option 1:	Employees	60 spaces required
	750 Students divided by 6	<u>125</u> spaces required
	Total Spaces Required	185
Option 2:	Auditorium, 300 seats divided by 4	75 spaces required
Option 3:	Gymnasium	
	2,400 Lin. ft. of Bleachers divided by 8	300 spaces required

Greatest number governs, so 300 parking spaces are required in Phase I

PHASE I PARKING PROVIDED

214 Standard spaces
 94 Compact (1/3 of the required number)
6 Handicap spaces
 314 Parking spaces provided

PHASE II PARKING

An additional 600 lineal feet of bleachers will be provided in the new gymnasium addition. 600 divided by 8 = 75 additional spaces required for Phase II build -out.

PHASE II PARKING PROVIDED

1 Handicap space
 54 Standard spaces
 20 Compact spaces
 75 Additional parking spaces provided, 389 total Phase II spaces.

SITE CALCULATIONS

Site Area Calculations

Site Area: 2,226,457 sq. ft.

Building, Sidewalk and Bleachers:

Building Area 104,269 sq. ft.

Parking and Drive 180,931 sq. ft.

Sidewalk Area 53,140 sq. ft.

Bleachers Area 33,562 sq. ft.

Total 371,902 sq.ft.

Landscape Area/Open Space:

Site Area 2,226,457 sq. ft.

Building/Parking/Sidewalk (317,902)sq.ft.

Total 1,854,555 sq.ft.

Percentage Lot Coverage:

Building Area 4.68%

Parking and Drives 16.70%

Landscaping and Open Space 83.30%

92PC26**WEST LINN SCHOOL DISTRICT 3J
PROPOSED HIGH SCHOOL****ZONE MAP AMENDMENT,
STAGE I MASTER PLAN,
STAGE II SITE DEVELOPMENT
and
VARIANCE**

Applicant: West Linn School District 3J
Property Owner: Same.
Project Architect: Thompson / Vaivoda & Associates, AIA
Traffic Engineer: DKS, Associates

PROPOSED FINDINGS**Introduction:**

1. Recent voter approval of a construction levy allows the West Linn School District to continue with plans to construct a new high school on the southerly area of a 60.52 acre parcel. The design capacity for the high school will initially accommodate 750 students. The school is designed for an ultimate capacity of 1000 to 1500 students. It will include a gymnasium, auditorium, and outdoor playing fields.
2. The school district is making this application under a tight time schedule. Their need for classrooms require construction of the school in time for the beginning of the 1994-95 school year. This means completion by August, 1994. Because of the time constraints, the design team has worked very closely with City staff and school district personnel to assure that all issues and concerns regarding the proposal are adequately addressed.

Application Request:

3. This application involves a zone map amendment to change the current Residential Agricultural 1-acre zone (RA-1) zoning to the Public Facility (PF) zone. This includes the entire 60.52 acre site which includes Boeckman Creek Elementary School. In conjunction with the zone map amendment, the school district seeks approval of a Stage I master plan to be processed concurrently with Stage II site development plans. A variance is requested to exceed the 35' maximum building height for the gymnasium and auditorium structures.

Site Identification:

4. The project site is identified as the southerly and westerly areas of Tax Lot 100 in Section 13, T3S-R1W, Clackamas County, Wilsonville, Oregon.

Site Description:

5. The high school site is abounding in fine scenery comprising of a grassy field partially surrounded by woods and natural drainage ways. This pastoral site is adjacent to the Wilsonville Meadows planned residential development. Wilsonville Meadows is a five phase, mixed residential housing development comprising 144.8 acres. Phases I and II, consists of 296 apartments (Knight's Castle apartments) and single family houses. Knight's Castle apartments is adjacent to the northerly boundary. Approximately 300 single family houses and building lots are located to the northwest. Boeckman Creek elementary school is located between Knight's Castle apartments and the high school site. Wilsonville Meadows is planned for 600 additional apartment units to be built immediately west of the project site. To the south, is a heavily forested drainage way which partially extends along the southwesterly corner of the project site. The easterly boundary is also a forested drainage way as well as the City Limits and Urban Growth Boundary. Beyond the UGB, is forested land in private ownership. Thus, the high school will provide for school facilities and public recreational facilities within walking distance of existing and planned residential developments exceeding 2000 dwelling units.

Site Plan Analysis:

6. Lot Area: 30 acres of cleared land and 17 acres in forest.
(47 total for high school)

Building Area: (Two story building)	104,269 sq.ft.	@ 4.68%
Parking and Drives:	180,931	@ 16.70%
Landscaping and Open Areas	1,847,959	@ 83.30%

Zoning and Land Use:

7. Current zoning is Residential Agricultural 1- acre minimum (RA-1). The property is appropriately designated "Public Lands" on the Comprehensive Plan Map. The easterly, southerly and southwesterly property areas are designated in Secondary or Primary Open Space on the Comprehensive Plan Map.

Special Area of Concern:

8. In reviewing and updating the Comprehensive Plan map several areas of special concerns were identified. The general language in the text did not adequately address all the concerns in these areas.
9. The Comprehensive Plan identifies several areas of special concern and included specific language to guide development of these areas. While some objections were raised with regard to singling out these areas for special treatment, the City Council reaffirmed these areas as appropriate safeguards. With respect to this, the subject site is not identified in special area of concern.

Open Space / Wetlands:

10. General regulations in Section 4.161 of the Wilsonville Code are intended to protect the natural environment and scenic features of the City. These areas are generally identified on the Comprehensive Plan Map as being either in Primary or Secondary Open Space. The City of Wilsonville has just completed a wetland's

determination and inventory that identifies wetlands in the natural areas along the periphery of the high school site. The main access drive as designed, would cross over a wetland. The developer of any particular site in Wilsonville will have to coordinate with the Army Corp. of Engineers and the Division of State Lands for any potential conflict with identifiable wetlands and acquire all necessary permits. Additionally, water quality permits may be required by DEQ.

11. Primary Open Space - the Site Plan identifies the mapped primary open space. It generally follows where slopes reach 20%. The high school building will not encroach this area.
12. Secondary Open Space. To gain maximum utilization of the site, there will be considerable encroachment into the SOS areas for two proposed baseball fields. These recreational improvements will remove conifer and deciduous trees. However, the remaining trees on the periphery will still create an a natural vegetative edge for the high school building and recreational fields.
13. The existing drainage way shown is designated in Secondary and Primary Open Space. Primary Open Space is intended to remain undeveloped and they include the following:
 - a. 100 year floodways.
 - b. Slopes greater than 20%.
 - c. Significant stands of trees.
 - d. Major natural drainage channels.
14. This development will compliment and enhance the overall character and quality of the area by locating complimentary educational and recreational facilities. It will result in a substantial increase in usable public open space and recreational facilities adjacent to this major residential development. In essence, the Site Plan trades some vegetated open space for usable recreational open space.

**ZONE MAP AMENDMENT
AND
STAGE I MASTER PLAN
REVIEW**

Submittal Documents:

15. This application was submitted in accordance with Section 4.008 and 4.139 of the Wilsonville Code. The application accompanies a statement of intent indicating operational data, including hours of operation, number of employees, students, use, ect. These documents provide the necessary site development plans and drawings for Stage I and Sage II reviews.

Stage I Master Plan:

16. The proposed Stage I Master Plan shows future classroom, gymnasium and parking expansion. Phase I is Boeckman Creek Elementary School. Phase II involved classroom and covered play additions to the elementary school. Thus

Phase III is the core unit of the high school. The development provides for significant public benefit and results in a coordinated Master Development Plan.

Zone Map Amendment:

17. The purpose of the RA-1 zone is set forth in Section 4.120 of Chapter 4 of the Wilsonville Code.
 - a. The purpose of this zone is to provide large-lot residential areas, incidental agricultural use and small-scale livestock raising within areas designated for 0-3 dwelling units per acre on the Comprehensive Plan.
 - b. It is further the purpose of this zone to serve as a holding zone to preserve the future urban level development potential as undeveloped property designated for industrial or more intensive residential development. This zone shall be applied to all urbanizable properties within the City which are planned for industrial and residential development greater than three units per acre and which have not been previously zoned or preliminarily planned in accordance with the Comprehensive Plan.
18. The purpose of the PF zone is intended to be applied to existing public lands and facilities; including quasi-public lands and facilities which serve and benefit the community and its citizens. Subsection 4.121(2)(k) lists schools as permitted within the PF zone.
19. The applicant is seeking a zone map amendment to change the RA-1 holding zone to Public Facility (PF) zone. The rezone will allow the school district greater flexibility in the use and development of their property. Furthermore, the PF zone is the more appropriate use designation for development of public facilities.
20. As set forth in Subsection 4.187 (1)(c) of the Wilsonville Code, in recommending approval or denial of a proposed zone map amendment, the Planning Commission shall, at a minimum, adopt findings addressing Criteria 1-7. An approval of this application requires affirmative findings to Criteria 1-7.
21. Regarding the seven criteria in Subsection 4.187 (1)(c), Finding No.15 satisfies Criterion No. 1 . Finding No. 7 satisfies Criterion No.2. Criterion No. 3 pertains to residential lands of which is not applicable to this request. Findings in this report that speak to the availability of public facilities responds to Criterion No.4. All findings relative to open space and wetlands satisfies Criterion No. 5. Regarding Criterion No.6, the project will begin site grading for high school pad this year. Actual construction will begin next year. Findings relating to Stage II site development, responds to Criterion No.7.
22. The high school location, design, size and uses, both separately and as a whole, are consistent with the City's Comprehensive Plan, and with the Wilsonville Code development criteria that was plan adopted by the City Council.

**STAGE II
SITE DEVELOPMENT
REVIEW**

Lot Coverage:

23. The zoning code has no limit for lot coverage within the PF zone save and except as shall be consistent with the other provisions of Wilsonville Code (landscaping, parking, ect.).

Building Setbacks:

24. Structures within the PF zone are controlled by minimum yard setbacks as listed below:

<u>Minimum Setback</u>	<u>Proposed Setback</u>
Front = 30'	Wilsonville Road 317'
Rear = 30'	East 770'
Side = 10'	North 830'
Side = 10'	South 480'

25. The high school structure, shown near the center of the site, will be partially buffered by natural vegetation and wetlands. The site has been designed with setbacks well in excess of the 30 and 10 -foot minimum setbacks. This will reduce its visual impact from Wilsonville Road. Furthermore, the west side of the building, facing the street is designed to avoid a long, flat wall appearance. It has staggered setbacks with a variety of roof forms.

Building Height:

26. Maximum building height: Two and one-half (2 1/2) stories or thirty - five (35) feet. In this case the highest point of the gymnasium and auditorium will be approximately 45 feet. The applicant is applying for a variance to increase the maximum allowable height of the gymnasium and auditorium structures.

Off-street Parking:

27. Section 4.150WC sets forth the minimum parking standards for off-street parking. Key subsections of the parking code are as follows:

Subsection 4.150 (1)(k): All areas used for parking and maneuvering of cars shall be surfaced with screened gravel, asphalt, or concrete, and shall provide for suitable drainage.

Subsection 4.150 (2)(a)(3)(b): Tree and/or shade planting areas of a minimum eight feet in width and length and spaced 7 to 10 parking spaces or an aggregate amount.

Subsection 4.150 (2)(4): Be designed for safe and convenient handicapped access. All parking areas which contain 10 or more parking spaces shall be provided with one handicapped parking space for every 50 standard spaces."

28. Definitions 52 and 53 of the Wilsonville Code specifies the dimensions of standard at 9 feet wide by 18 feet long, compact parking space at 8 1/2 feet wide by 17 feet long.

Subsection 4.150 (1)(n): When the parking standards require ten (10) or more parking spaces, up to 30% of these may be compact car spaces as identified in Section 4.005 -- Definitions, and shall be appropriately identified.

Parking Analysis:

29. Subsection 4.150(2)(e)(5) sets forth minimum parking requirements for high schools. 1 parking space is required for each employee, plus 1 space each 6 students, or 1 space per 4 seats, or 8 ft. of bench length in the main auditorium, whichever is greater. The architect examined three methods of calculating parking as follows:

Option 1:	Employees	60 spaces required
	<u>750 Students divided by 6</u>	<u>125 spaces required</u>
	Total Spaces Required	185
Option 2:	Auditorium, 300 seats	75 spaces required
Option 3:	Gymnasium	
	2,400 Lin. ft. of Bleachers divided by 8	300 spaces required

Phase I Parking Proposed:

214 Standard spaces
 94 Compact (1/3 of the required number)
6 Handicapped spaces
 314 Proposed Parking Spaces

The site plan shows 314 on-site parking spaces in four separate parking areas to be dispersed around the high school. However, the site plan does not show the distribution of standard, compact and handicapped parking. The parking areas are designed to accommodate the daily parking needs and small special events. Peak demands for parking generally occurs during the weekdays and at the special events. However, major events, such as a football playoff game, parking could possibly spill over on adjacent residential areas, and on Wilsonville Road. The current condition of Wilsonville Road, and even at full improvement, would not accommodate curb-side parking, as parking would encroach shoulder-side bike lanes planned on both sides of the road. Furthermore, the adjacent Knight's Castle

apartments and future apartment development proposed east of the high school, will not absorb overflow parking as these projects are served by narrow private drives and fire lanes and are designed to meet only the minimum parking requirements of its residents. Otherwise, the School District is not seeking any special relief or waivers from the minimum parking standards.

30. The parking plan does not show the locations of parking spaces for disabled people. The number, location and the construction design of handicapped parking are regulated by the American with Disabilities Act and administrated by the City Building Official. Handicapped parking is not provided at the North parking area next to the main athletic field and stadium and near the main entrance of the high school.

Access/Egress:

31. Regarding Section 4.176WC - Wilsonville Road improvements have been designed consistent with the Wilsonville Meadows Master Plan approval and development agreement. Access and egress to the high school will be by a single roadway. This access drive will be aligned with the intersection of proposed Meadows Loop and be designed to accommodate a left-turn pocket. It will provide direct access to the parking areas and to the rear of the high school for service and emergency vehicles. This access is approximately 1000 feet south of the access drive to Boeckman Elementary School.

Traffic:

32. The Transportation Master Plan is to guide the City to fulfill its goals and objectives for implementation of improved transportation facilities into the 21st century. Wilsonville Road is the primary facility serving the site. The Transportation Master Plan identifies Wilsonville Road as a minor arterial with an "E" design standard.
33. The applicant is required by Subsection 4.139 (4)(b)WC to demonstrate that:

"The location, design, size and uses are such that traffic generated by the development can be accommodated safely and without congestion in excess of level service D defined in the highway capacity manual published by the National Highway Research Board on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets."
34. Regarding Subsection 4.139(4)(b), DKS Associates analyzed average daily trips and AM and PM peak traffic generated from the High School at access drives, Wilsonville Road and key intersections. On the basis of the traffic report, the additional traffic will not significantly alter service levels relative to planned phasing of road improvements. Ultimately, the combined impacts of the proposed school will add traffic to the volumes previously calculated for the Wilsonville Meadows planned development. However, the report demonstrates that traffic generated by the development be accommodated safely and without congestion in excess of level service D on Wilsonville Road and at its closest intersections.
35. Wilsonville Road will ultimately be improved to a three-lane section with shoulder side bikeways and curb-side sidewalks for the segment between United Methodist Church and the intersection of Wilsonville Road with Advance Road. The Randall

Group has a development agreement with the City for most of the street improvement that is tied to the phasing of the Wilsonville Meadows planned development. The segment of Wilsonville Road along the school property is not improved to the final "E" design standard. Refer to comments from the City Engineering Department.

Public Facilities:

36. Subsection 4.139 (4)(c)WC further requires the following:

"The location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services."

37. Comprehensive Plan (Goal 3.1) is intended to plan and provide for needed public facilities and services, including schools (Objective 3.6), closely tied to the rate of development. Further, Policy 3.7.2 states: "The City shall continue to coordinate with the school districts for the planning, scheduling and construction of needed educational facilities. . ."
38. Public facilities and services for this area were analyzed and discussed at great length during Stage I Master Plan approval of the Wilsonville Meadows. To ensure timely, orderly and efficient provision of needed facilities, the City negotiated a development agreement with the Randall Group. The agreement obligates the Randall Group to specific improvements linked to various phases of development. Improvements addressed in the agreement includes; reconstruction and realignment of Wilsonville Road, sanitary sewer system improvements, including upgrading of the Boeckman pump station, water system improvements, including a main extension along Boeckman Road and storm drainage improvements. Obviously, the district needs to make other arrangements, if for any reason, scheduled improvements are not made. Wilsonville Road improvements will be constructed in accordance with the existing Wilsonville Meadows Master Plan. Refer to comments from the City Engineering Department.

Streets:

39. As stated in the previous findings, improvements to Wilsonville Road follow the phasing schedule set in the development agreement and/or subsequent approval of the high school. There is no clear commitment from the Randall Group to reconstruct Wilsonville Road along the school property in time of occupancy.
40. Streets - the school district has or needs to dedicate two feet of additional right-of-way along the frontage of Wilsonville Road. This will provide for the ultimate design width of 64 feet. Phase I road improvements completed full-width, curb-to-curb improvements from the north intersection of Meadows Loop and Wilsonville Road through the intersection of Meadows Parkway, including turn-lane pockets.

Sanitary Sewer:

41. The Randall Group extended a sanitary sewer line from the Boeckman Creek trunk line to Wilsonville Road. The aforementioned development agreement also included improvement costs for a sanitary lift station at the south end of the Boeckman Creek trunk line. Improvements to the lift station will occur based on sewer connections. School development on the West Linn School property was not

factored into the development agreement for lift station improvement. The sewage discharge generated by the high school will be relatively low. However, the extension of the sewer line may not coincide with the construction schedule for the school. Refer to comments from the City Engineering Department.

Water:

42. Water system - water service to the site will be provided by the existing trunk line in Wilsonville Road. The Randall Group has bonded for the future construction of a main line extension down Boeckman Road.

Storm Drainage:

43. The Public Works Code requires that the site pass a 25 year storm frequency. Storm drainage - storm drainage for the site will be piped to the natural drainage swales along the east and south of the site. Storm easements will be provided, as necessary, consistent with City standards.

Secondary Services:

44. Fire - the school building will be fully sprinkled and scheduled water system improvements will need testing for adequate fire flows. Building plans will be reviewed by the City Building Official and the Tualatin Valley Fire and Rescue District for fire, life and safety. The fire district has one fully-manned station on Elligsen Road and one on Kinsman Road.
45. Police - the City contracts with the Clackamas County Sheriff for full-time police protection. The school will not significantly impact police services. Adequate service will be available. Section 4.165 - The site development plan shows good police surveillance. Parking and loading areas will be easy for the police to patrol.
46. Schools - The school is needed because of the increase in residential development. Comprehensive Plan (Goal 3.1) is intended to plan and provide for needed public facilities and services, including schools (Objective 3.6), closely tied to the rate of development. Further, Policy 3.7.2 states: "The City shall continue to coordinate with the school districts for the planning, scheduling and construction of needed educational facilities. . . ."
47. Parks and Recreation - Development of the school will include both indoor and outdoor recreational space and facilities. These areas will augment those currently available in the City. This is consistent with Policy 3.8.5, which calls for coordination with the school districts to encourage year-round recreational programs and facilities.

Bikeways and Sidewalks:

48. The school site is within easy bicycling and walking distance of the Wilsonville Meadows residential planned development, Bridge Creek apartments and the River Estates subdivision. Those residential areas have a population of approximately 2000 people. Of these areas, the majority of the people live on the west side of Wilsonville Road that is on the opposite side of Wilsonville Road and the high school property.

49. The statewide Transportation Planning Rule requires local jurisdictions to update or adopt bikeway and pedestrian plans. In response this requirement, the City Council has recently formed the Bikeway Advisory Task Force charged with the assignment to update the current Bikeway Master Plan. Cyclists and pedestrians facilities needs safe and convenient access to and from the residential areas. The TPR further stipulates that new development include bikeways and pedestrian ways free from hazards, particularly types or levels of automobile traffic that would interfere with or discourage pedestrian or bicycle travel for short trips. Finally, the TPR asks that new facilities provide bike racks, bicycle covering, signage, ect.
50. Wilsonville Road is designed for shoulder side bikeways and curb-side sidewalks. The proposed Stage II site development plans do not show how bicyclists and pedestrians will cross Wilsonville Road to either the high school or Boeckman Creek Elementary School. Additionally, the site plan does not show a bikeway/ pedestrian way connection from the main access drive at Wilsonville Road to the sidewalk at the circular drive. Nor does the site plan show a sidewalk along the entire frontage of Wilsonville Road with the school property.

BUIDING HEIGHT VARIANCE

51. Section 4.186 - (1) Where difficulties exist rendering compliance with the Zoning Sections impractical and such compliance would create unnecessary hardship to the owner or user of land or buildings, the Planning Commission and Design Review Board may grant a variance from the provisions of this Code after the prescribed public hearing as set forth in section 4.012, and after an investigation; provided all of the following conditions exist:
- (a) The difficulty would apply to the particular land or building regardless of the owner.
 - (b) The request for a variance is not the result of an illegal act on the part of the owner.
 - (c) The plight of the owner is due to unique circumstances, such as lot size or shape of building, which are not typical of the general conditions of the surrounding area.
 - (d) The hardship asserted as a ground for a variance must arise out of the Zoning sections.
 - (e) The practical difficulty or unnecessary hardship asserted as grounds for a variance must relate to the premises for the benefit for which the variance is sought and not to other premises or personal conditions of the applicant.
 - (f) The variance does not allow the property to be used for purposes not authorized within the zone involved.
 - (g) The variance is the minimum necessary to relieve the hardship.
52. The PF zones limits building height to 35 feet. This creates a hardship of practical and unnecessary difficulty in the design of the gymnasium and auditorium structures. Such structures requires high ceilings for the various activities inside, resulting in a building height increase of 5 feet for a total of 40 feet.
53. This request is not the result of an illegal act on the part of the district.

54. The plight of the owner is due to the design criteria of the gymnasium and auditorium are unique structures in the residential area. The height limit is related to typical housing styles and not for special facilities such as gymnasiums and auditoriums .
55. The hardship arises from the zoning standards, which set a maximum height limit of 35 feet.
56. The practical difficulty asserted relates the premises for which the benefit is sought. The gymnasium and auditorium will be on-site and would benefit the public and not for individual gain.
57. The request is to allow a 40-foot height limit which is the minimum necessary to accommodate the activities and programs proposed in the gymnasium and auditorium structures.

92PC26**WEST LINN SCHOOL DISTRICT 3J
PROPOSED HIGH SCHOOL****ZONE MAP AMENDMENT,
STAGE I MASTER PLAN,
STAGE II SITE DEVELOPMENT
and
VARIANCE****CONDITIONS OF APPROVAL**

The following Conditions of Approval are hereby adopted to assure completion of the project in compliance with the Comprehensive Plan, Zoning and Site Development Regulations.

1. Develop the site, buildings, parking and drives, in substantial compliance with the approved site development plans. It's understood that minor revisions in the development will occur prior to and during the construction phase. Minor site development revisions may be reviewed by the Planning Director under a Class I administrative review.
2. Final construction plans shall be reviewed and approved by the Planning Director, City Engineer, the Tualatin Valley Fire and Rescue District, and the City Building Official prior to construction.
3. This approval grants a waiver to increase the building height for the gymnasium and auditorium structures to forty (40) feet.
4. The applicant shall install temporary fencing at the boundary of the Primary Open Space and wetlands. This condition is intended to preserve Primary Open Space and wetlands by removal of vegetation, discarded debris and fill and erosion during construction of the high school and athletic fields.
5. All construction workers shall park on site and not on Wilsonville Road.
6. The applicant shall waive right of remonstrance against any local improvement district which may be formed to provide public facilities to serve the subject site.
7. The applicant shall construct parking spaces for the handicapped with close and convenient access to the main entrance of the high school and the stadium. Construct handicapped parking in accordance with the American with Disabilities Act as required by the City Building Official.
8. The developer of any particular site in Wilsonville shall coordinate with the Army Corp. of Engineers and the Division of State Lands for any potential conflict with identifiable wetlands.
9. The applicant shall preserve the "City Tree". This tree is believed to be the 48" diameter Oak located next to the proposed main entrance. Stake-out the drip line of the tree with surveyor's ribbon to prevent any disturbance if it's roots from grading and construction activities. Final grading shall slope to drain away from the

trunk of the tree, and finish grade in a natural appearing contours. The developer shall verify the exact location of the tree with the City Parks and Recreation Department prior to any tree removal.

10. This Planning Commission action approves Stage II site development for Phase I construction of the high school. Subsequent phasing for high school development requires separate applications and approvals from the Planning Commission and Design Review Board.
11. All final plans shall be submitted on a 24" x 36" format. A title page will be required with a space left in the lower right-hand corner for an 8-1/2" x 11" information sheet to be provided by the City and to be affixed to the final as-built plans before acceptance. The applicant shall provide 3 mil mylar as-builts to the City. Said as-builts must be submitted and approved by the City before the final punch list inspection will be performed by the City.
12. Applicant's engineer shall provide a detailed drainage analysis of the subject property and prepare a 24" x 36" sheet identifying contributing drainage areas, to be included with the final design plans.
13. Storm sewer system shall be designed to pass a 25-year frequency storm. Applicant's engineer shall provide detailed drainage computations. Applicant's design engineer shall provide runoff protection to downstream property owners. The design may require a detailed erosion control plan.
14. Final utility design shall be designed to meet the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of all street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of all street centerlines.
 - C. Waterline shall be aligned on the south and east side of all street centerlines.
 - D. Minimum centerline finish grade shall be no less than 1% and the maximum centerline finish grade shall be no more than 12%.
 - E. Top of curb shall equal centerline finish grade unless offset crown design or curb return transition.
 - F. Composite utility plan shall be part of the final plan set.
 - G. Detailed grading plan shall be part of the final plan set.
 - H. Utilities not in the street area shall provide maintenance access acceptable to the City and shall be centered in a 15-foot easement to be conveyed to the City of Wilsonville.
 - I. Final design of the public utilities shall be approved at the time of the City's issuance of a Public Works construction permit.
 - J. All on and off site utilities shall comply with the State of Oregon and the City of Wilsonville requirements and Codes.

- K. All cul-de-sacs shall have a minimum 45-foot radius to the face of the curb to allow for adequate turning radius.
 - L. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - M. Final design plans shall identify locations for street lighting, gas service, power lines, telephone lines, cable television, street trees and mailbox clusters.
15. All survey monuments on the subject site shall be protected. If destroyed by the proposed site construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
 16. The applicant shall widen Wilsonville Road to allow for construction of a deceleration lane for the north bound lane and a left turn pocket for the south bound lane. This improvement shall be completed prior to occupancy.
 17. The applicant shall dedicate all necessary property to accommodate right-of-way and utility easements on their property, necessary for the future development of Wilsonville Road in accordance with the general alignment shown on the City Transportation Master Plan. The applicant shall dedicate the right-of-way at such time the City Engineering Department determines its final alignment.
 18. The applicant shall contribute \$80,000 to the City of Wilsonville to cover the applicants share of the Memorial Park sanitary sewer lift station reconstruction, construction of a parallel force main and gravity sewer main to the waste water treatment plant.
 19. The applicant at his expense shall install a traffic signal and cross walk at the main entrance drive to the high school, with credit against street systems development charge. The traffic signal shall be installed prior to occupancy.
 20. The applicant shall construct an eight (8) foot wide, asphalt, bike path / sidewalk along the west right-of-way of Wilsonville Road that connects the sidewalk at Rose Lane to the south, to the sidewalk at Meadows Parkway to the north. This improvement shall be completed prior to occupancy.
 21. The applicant shall submit an estimate of cost to construct a five (5) foot wide concrete sidewalk, along the entire school district property fronting Wilsonville Road. The applicant shall provide the estimated amount of money to construct the sidewalk at such time as the remainder of Wilsonville Road is improved. The applicant shall construct the sidewalk within twelve (12) months of construction if curb and gutter by Randall Group.
 23. The applicant shall construct an eight (8) foot wide, concrete, bikeway/pedestrian sidewalk to connect the crosswalk at Wilsonville Road and extend it to the main entrance of the high school building. Construct a direct pedestrian route between the northerly parking lot and the stadium. This improvement shall be completed prior to occupancy.
 23. The applicant shall install bicycle racks to accommodate sixteen (16) bicycles. This represents 5% of the total parking spaces proposed for Phase I of the high school.

The bicycle racks shall be located within close proximity of the main entrance of the high school, and if possible, under covering. The bicycle racks shall be of the design that cyclists can provide their own locking devices to secure the frame and both wheels of a bicycle.

24. The applicant shall provide a fire hydrant within 250 feet of the building in hose-lay fashion as approved by the fire marshal.
25. The applicant shall provide a clear, unobstructed 20' apparatus access roadway with a 13'-6" clear height within 150' of all exterior walls, hose-lay fashion. Such roadway shall not exceed 15%. Roadways shall not have an inside radius of not less than 25 feet on all corners.

The existing parking lot at Boeckman Creek Elementary School may have to connect with the apparatus roadway along the rear of the new high school to meet condition listed above.

26. The Design Review Board review the lighted athletic field location, to consider moving it away from the road and housing.
27. The applicant shall provide the City Engineer a study of the traffic circle in front of the school to be certain it has the proper radius for large school buses and provide lanes process so cars have their space and buses have their space.
28. The applicant shall agree to install and operate a permit system for automobiles to be driven to school on a daily basis.

EXHIBITS

The following Exhibits are hereby entered into the public record by the Planning Commission as confirmation of its consideration of the application as submitted.

- A. Findings and Conditions of Approval
- B. City of Wilsonville Comprehensive Plan
- C. Chapter 4 of the Wilsonville Code, including Section 4.162
- D. Applicant's submittal documents:
 - 1. Report - separate document with exhibits attached to the staff report.
 - 2. Site development plans.
- E. City Engineering Department report.
- F. Building Officials report / Tualatin Valley Fire and Rescue report.
- G. Table 6 and Figure 20 of updated Transportation Master Plan prepared by Carl Buttke.
- H. Minutes; Transportation Advisory Committee.
- I. VKS ASSOCIATES, TRAFFIC REPORT.

City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

WILSONVILLE HIGH SCHOOL
ENGINEERING CONDITIONS OF APPROVAL
10-21-92

1. Applicant shall construct an 8' asphalt bike path/sidewalk along the west right of way of Wilsonville Road that connects the sidewalk at Rose lane to the south, to the sidewalk at Meadows Parkway to the north.
2. Applicant shall widen Wilsonville Road to allow for construction of a deceleration lane for the north bound lane, and a left turn pocket for the south bound lane.
3. The applicant shall contribute \$80,000 to the City of Wilsonville to cover the applicants share of the Memorial Park sewer lift station reconstruction, construction of a parallel force main and gravity sewer main to the waste e water treatment plant.
4. The applicant shall at his expense install a traffic signal and cross walk at the entrance to the High School, with a credit against street systems development charge.
5. Applicant shall submit to the City an estimate of cost to construct a 5' public sidewalk along the entire High School site fronting Wilsonville Road. The applicant shall provide the estimated amount of money to the City who will use this money to construct the sidewalk at such time as the remainder of Wilsonville Road improved.

EXHIBIT E

City of Wilsonville
COMMUNITY DEVELOPMENT DEPARTMENT
Memorandum

September 29, 1992

TO: Blaise Edmonds, Planning
FROM: Martin Brown, Building Official *MB*
SUBJECT: DEVELOPMENT REVIEW TEAM

The following is a list of concerns for the proposed Wilsonville High School and the Willamette Valley Homes land partition. Actual working drawings may expose additional code concerns.

WILSONVILLE HIGH SCHOOL

1. Provide a fire hydrant within 250 feet of the building in hose-lay fashion as approved by the fire marshal.
2. Provide a clear, unobstructed 20' apparatus access roadway with a 13'6" clear height within 150' of all exterior walls, hose-lay fashion. Such roadway shall not exceed 15%. Roadways shall not have an inside radius of not less than 25 feet on all corners.
3. The existing parking lot at Boeckman Creek Elementary School may have to connect with the apparatus roadway along the rear of the new high school to meet condition No. 2 above.

WILLAMETTE VALLEY HOMES LAND PARTIION

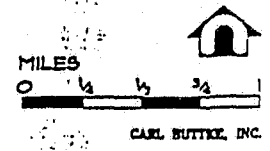
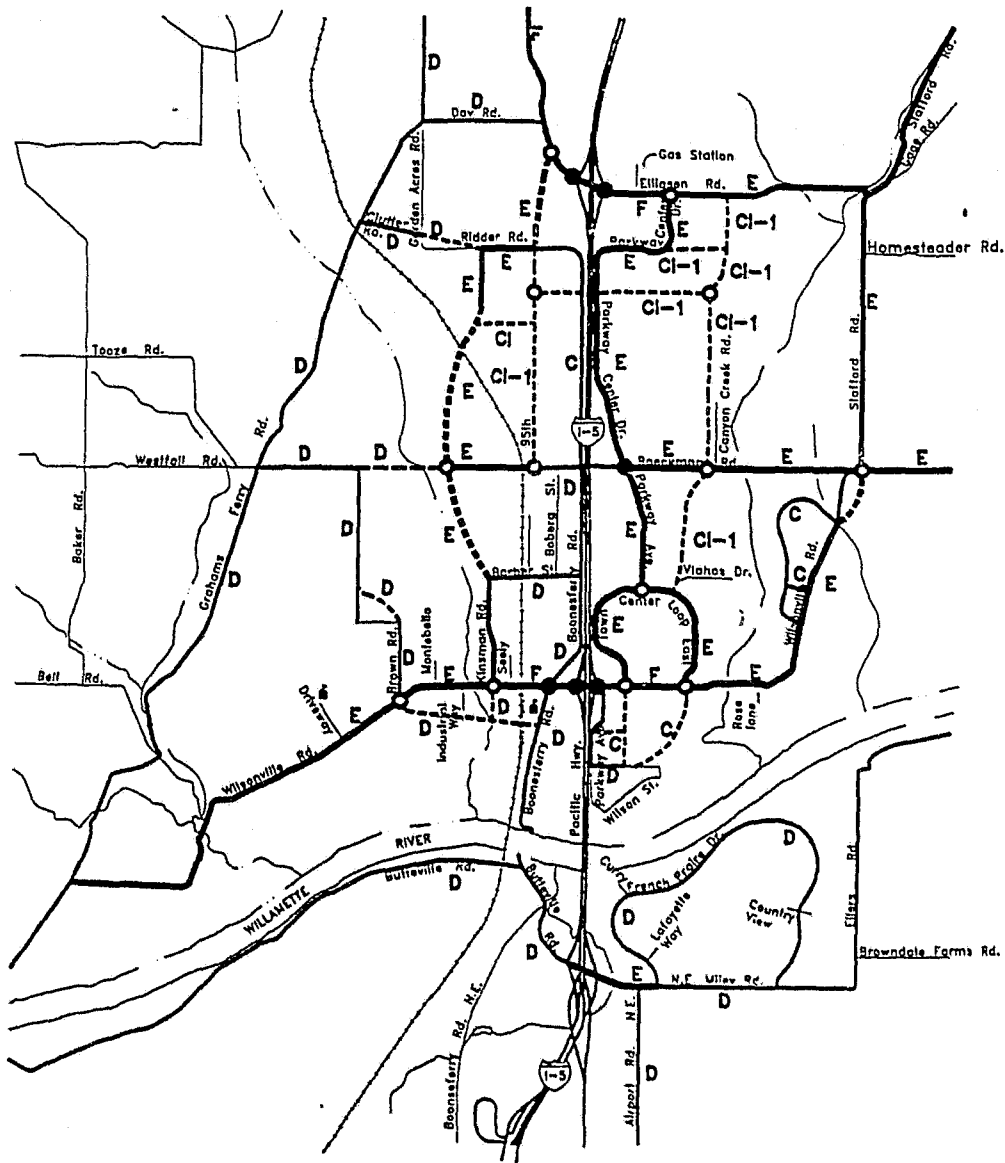
1. Provide a 20' access driveway serving the three units to the east for fire department apparatus access. As an alternate, the east three units may be moved to the north.

/srf

EXHIBIT F

LEGEND:

	EXISTING	PROPOSED
COLLECTOR STREETS	—	- - - -
ARTERIAL STREETS	—	- - - -
TRAFFIC SIGNALS	●	○
DESIGN STANDARDS		C TO F
MINOR COLLECTORS	C	
MAJOR COLLECTORS	D	
COMMERCIAL INDUSTRIAL WITH BIKELANES	CI-1	
MINOR ARTERIALS	E	
MAJOR ARTERIALS	F	



**FIGURE 20
TRANSPORTATION
MASTER PLAN**

PC:West Linn School District
11-9-92

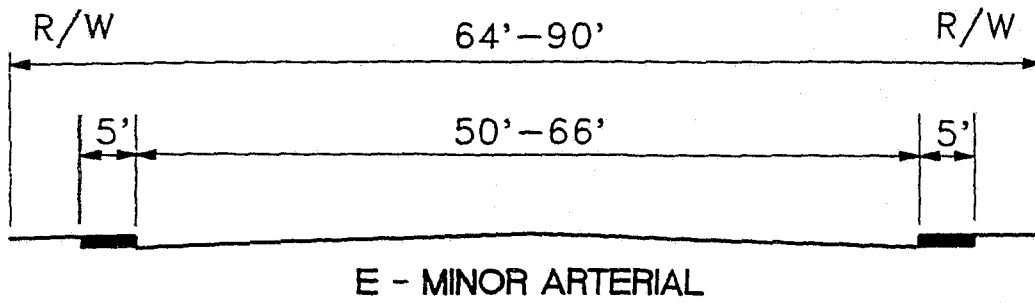
EXHIBIT G

0201.1 1661/90/70 SH1 Page 06 of 35
92PC26

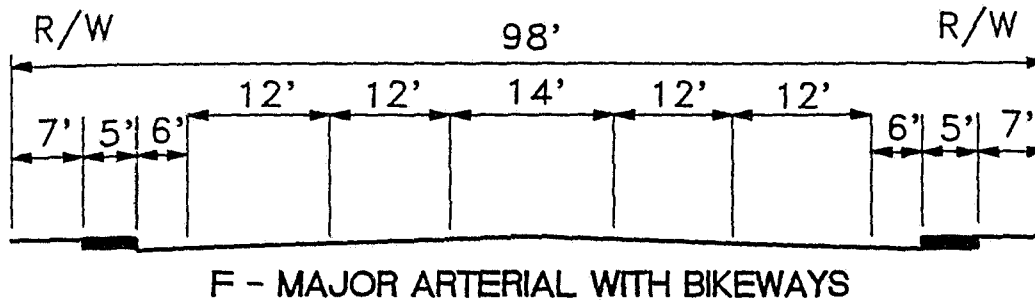
**TABLE 5
STREET STANDARDS**

Section	Classification	Pavement Width in Feet	Right-of-way Width in Feet	Design Capacity Vehicles per Day
A	Cul-de-Sac	28	42	200
B	Local Residential	32	50	1,200
C	Minor Collector	36	50	1,200-3,000
D	Major Collector	42	60	1,500-
CI	Commercial/Industrial	48	62	10,000
D-1	Major Collector w/ Bike Lanes	50	74	1,500-
CI-1	Commercial/Industrial w/ Bike Lanes	50	64	10,000
E	Minor Arterial (3 to 5 lanes)	50-66	64-90	10,000-32,000
F	Major Arterial (5 lanes w/Bike lanes)	74	98	32,000

Note: Design capacity based on level of service "D", 5 percent commercial vehicles, 10 percent right turns, 10 percent left turns, peak hour factor 95-90 percent, peak hour directional distribution 55 to 60 percent, peak hour 9-12 percent of daily volume and average signal timing for collector and arterial streets.



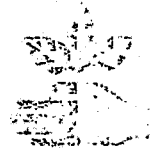
* 8 FOOT SIDEWALK ADJACENT TO CURB
IN COMMERCIAL AREAS



* 8 FOOT SIDEWALK ADJACENT TO CURB
IN COMMERCIAL AREAS

FIGURE 19
STREET STANDARDS

EXHIBIT G



City of WILSONVILLE in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

TRANSPORTATION ADVISORY COMMISSION MEETING - OCTOBER 22, 1992 - 7:00 P.M. COMMUNITY DEVELOPMENT DEPT CONFERENCE ROOM

The meeting was called to order by Chairman Anderson at 7:04 p.m.. This meeting was rescheduled. The regular meeting was to have been held on October 15, 1992, but was cancelled due to a lack of a quorum.

Present for Roll Call:

Ron Anderson, Bill Pratt, Frank Westfall, Gerri Krummel,
Diane Willman

Absent: Rod Sargent

Also Present: Greg Carter, Council Liaison

Staff Present: Eldon Johansen, Margo Dillinger, Sally Hartill

Diane Willman, the newly appointed member of the Commission was introduced and welcomed.

CONSENT AGENDA:

Chairman Anderson asked for corrections or additions to the August 20, 1992 minutes. Hearing none, he stated that the Chair would entertain a motion for approval of the minutes as submitted. Commissioner Krummel moved that the minutes be approved, motion was seconded by Commissioner Pratt and carried 5-0.

PUBLIC INPUT:

- A. Oral - None
- B. Written - None

INFORMATION ONLY:

- A. Director's Update-Projects/Concerns

Slurry Seal Project. Contractor has started the dig out and patching and probably will not be doing the actual slurry seal until spring. In cold weather, the emulsion gets on cars and causes problems.

Call to order

Roll Call

Approval 8-20-92
Minutes

Director's Update

Slurry Seal Project

EXHIBIT H

Wilsonville Road Overlay Project. . Weather permitting, the contractor will be starting on the 28th; if not it will be November 2nd. There is much patching required. The patching will be done this Fall but the overlay will probably be delayed until spring. The patching and repair will go east as far as the railroad tracks. Two lanes will be kept open at all times. Chairman Anderson questioned the length of time between City Council approval and actual notice to proceed. Eldon Johansen explained the circumstances that caused the delays.

**Wilsonville Road
Overlay Project**

Consultant Selection - Day Dream Escape. We are negotiating with a selected consultant, trying to get it ready to go to council on November 2nd. This consultant will design both routes. One starts at Trask and goes over on the south side of the library and comes out on Town Center Loop East, the other at the intersection of Wilsonville Road and Town Center Loop West, going south about 300 feet and then west across the south side of the Pacific Pride property.

**Consultant Selection
Day Dream Escape**

Consultant Selection Reconstruction Wilsonville Road (Boones Fry to Brown Road). Interviewing of consultants will be completed Friday morning. Selection will be made Friday also and we will be ready to go to council on November 16th. An alignment study will be done and the public hearings should be next April or May. When this board and city council agree with specific alignment and features, then we will start to design and have it ready to go to bid in January of 94 if all of the funding continues to work.

**Consultant Selection
Reconstruction Wilsonville
Road (Boones Fry to Brown**

Status Signal Project - Parkway/Elligsen Road. Contract has been signed. Contractor is Highlite Construction Company. Project is being paid for by Pheasant Ridge Park-\$16,000, Sysco-\$83,500 and balance by city with Systems Development Charges. Chairman Anderson stated perhaps the city needs to assess a larger penalty charge to speed up contractors in getting projects completed.

**Status Signal Project
Parkway/Elligsen Road**

Status Signal Project - TCLW & Wilsonville Road. We have one minor change to make. Striping will be changed to more clearly indicate the lane change. We hope to do the widening as a part of the Day Dream Escape project. A left turn bay will need to be put in coming from the east; we will need to widen so the additional lane may as well be put in at same time.

**Status Signal Project
TCLW & Wilsonville Road**

Status - Hiring Transit Director. He will be working half time in November and then starting full time in December.

**New Transit Director
Richard Randise** --

I-5 SB Off-ramp Interim Improvement Project/95 Avenue Construction. Project is going well. Ribbon-cutting should be in early November. ODAT is responsible for the next phase. The starting date is not certain.

**95th Avenue
Ribbon Cutting**

Chairman Anderson stated the Bikeway Task Force community meeting was well done. It looked like there were good things being said. He commended the Task Force for the work they have been doing.

BATF

Item K. Impact of Opening of Incredible Universe on Town Center Lp West and Wilsonville Road. Eldon Johansen stated that the traffic peak was not as was anticipated. It was missed by two days, by us, the representatives of Incredible Universe, and the folks from Oregon Department of Transportation. Thus, the offramps from Interstate did not have timing changed until Thursday evening, causing the extreme traffic backups on Thursday. When the signals were adjusted, traffic was able to get off the Interstate. However, now we cannot get through Wilsonville Road. We are attempting to determine when Incredible Universe anticipates peak traffic during the Christmas shopping season, so signals can be adjusted. Commissioner Pratt stated that his observation was that it took having the traffic officers directing traffic to get it moving and under control, especially on the East side. Discussion followed on traffic on Wilsonville Road

Eldon Johansen reported on the procedures the City is using to attempt to get traffic moving more smoothly. Commissioner Westfall pointed out that the positioning of the sign at the intersection gives the impression that the "No Left Turn on Red" is for the center lane only and that may be why people appear to be ignoring the sign.

Mr. Johansen stated that we need to look at putting a separate light for the eastbound traffic because of the sun shining in the morning and drivers cannot see.

Discussion followed on the amount of vehicles actually seen through the city versus what was projected. On future projections, Randy McCourt of DKS will project through this interchange whenever he does his projections.

CONTINUING BUSINESS:

Right-turn on red @ I-5 off-ramp @ Wilsonville Road. Chairman Anderson referred to analysis written by City Engineer, Jim Long refuting four of the six points made by ODOT's representative, Jensvold, and follow up letter written by Eldon Johansen. He reported he wrote a letter to Mr. Don Adams, ODOT Regional Engineer, as a citizen, who is frustrated with the lack of response from ODOT. He would like to see problem taken care of before holiday shopping season, and the city needs to get something done. Greg Carter stated that he has been working with Dave Kanner to keep the residents informed of what is happening. Chairman Anderson relayed that citizens he had talked to have expressed gratitude for what has been done, the striping, stop signs, traffic patrol, our own people in orange vests, etc. Chairman Anderson suggests city use their own means to control and direct traffic. Eldon Johansen reported that according to the traffic counts, at one time we were still getting about half the vehicles using the alternate route. We will be doing another study next week. Eldon advised that he is attempting to pin down with the Incredible Universe what their traffic expectations are for the holidays. Chairman Anderson expressed concern because of the additional traffic from Comfort Inn, Les Schwab, construction has started on one new office complex, a funeral home is about to break ground. Bill Pratt stated that part of Comfort Inn's conditions was that Citizens

**Incredible Universe
Traffic Impact**

**Christmas Shopping
season under considerati.**

"No Left Turn on Red Sig:

Light needed

Future traffic projectio

ODOT/I-5 Off-ramp

Drive was to be closed prior to their opening, but the street is still being used, which adds to the congestion. Eldon advised that the cross utilization agreement allows the bank and the savings and loan to use Citizens Drive.

Wilsonville High School Transportation Impact Study. Randy McCourt, DKS & Associates, firm hired on a retainer basis to provide a cost estimate for a traffic impact analysis. DKS was hired by Ned Vaivoda, Architect for the school. Traffic was estimated on a daily basis for when the school is filled out with 1000 students to be about 1300 or 1400 vehicles a day. Initially about 750 students are expected and the 1000 students for future years are used for the traffic study. The Transportation Master Plan that the city had prepared was used to evaluate how things would look with the school added to future conditions. The data summarizes the operating conditions of the intersections. Most are from Town Center Loop up to Boeckman Road on Wilsonville Road. He stated each of the intersections operated at acceptable levels of services. The Incredible Universe is not included in the study. Our analysis used the previous traffic work done for Town Center and for the Transportation Plan. Each pending future traffic study will take into consideration traffic as it is currently. Mr. McCourt stated that when he directly asked people from the Incredible Universe what they anticipated would happen at their opening, they had no answer.

Wilsonville Road/Town Center Loop West was the only intersection that was indicating levels of service that would not be deemed as completely good operating levels of service and looking ahead to year 2000, clearly that intersection and Boeckman and Wilsonville Road intersections would not be acceptable under their existing operating conditions. With the signal in place now at Town Center Loop West that takes care of a good amount of the issues that were associated with that intersection. Looking ahead at Boeckman, the Master Plan shows realigning Boeckman with Stafford Road in advance together with Wilsonville Road and that program and signalization of that as a single intersection, will certainly take care of the capacity in that location, for the year 2010. Looking at conditions today, the overview is that capacity where the highschool is, is not a real pressing issue.

Mr. McCourt stated that the 300 parking stalls provided would be adequate for the needs of the high school. Some additional reserve parking is indicated for future conditions.

In terms of access to the site, a left turn lane and right turn lane would be needed for turning into the site. For exiting the site, two lanes, a left and a right, would be required.

The biggest issue would be signalization. Where would you want signalization on that roadway? The master plan did not identify signalization on Wilsonville Road from Boeckman to the east/west stretch toward to freeway. Mr. McCourt advised that signalization was not warranted based strictly on vehicle volumes. What would trigger the need for signalization at the location between Meadow Parkway or the highschool driveway is really the school need and the need for

Citizen's drive

WILSONVILLE HIGH SCHOOL

**Randy McCourt
DKS & Associates
Traffic analysis**

Intersection issues

Parking

Site access

Signalization need

school traffic signal. Those are based on gaps and pedestrian access to the schools. Their analysis showed that the best positioning would be to place the light where there would be maximum pedestrian flow which would be best combined to service the grade school as well as the high school, at Meadows Parkway, centrally located on the Randall Property. They will be submitting a memo that will update the signalization issue. He stated it becomes a decision of how you want to get the students and children to the schools and where you feel a signal should be placed.

Pedestrian circulation was looked at. Pedestrian pathways were recommended to assure pedestrian connection to all fields without having to walk on grass.

The parking lots were outlined to make sure they are handicap accessible as well as providing provisions for people who carpool and carry out provisions laid out in the transportation master plan.

Signalization will be needed at Town Center Loop West, Boeckman and Wilsonville Road, and a realigned intersection in the long term. On the day school opens, those are not necessarily needed. There will be a point where the school will grow into the needs. The issue of Wilsonville Road and its final reconstruction shows agreements in place. Once Randall finishes their development work, and their agreement with the City is completed, Wilsonville Road will be reconstructed to its full extent. That would basically cover all that would be needed for the high school in terms of access.

Commissioner Westfall asked what percentage of students will be bused in. He emphasized the need to have buses off the road when delivering students. Mr. McCourt stated that plan shows a generous, circular turnaround provided at the front door, well off the highway, and space for any number of buses to fit in the loop. The bus routing is discretionary and they will probably use Boeckman rather than Wilsonville Road because of the conditions. Mr. McCourt stated that the peak traffic generated by schools occurs in a matter of 10 or 15 minutes. At this point in time, the present roads will accommodate the traffic, however, 20 years from now they won't.

Commissioner Krummel questioned the 300 parking spaces, and the need for more for well attended functions. Mr. McCourt advised that there is additional parking at Boeckman Grade School for evening events. Those facilities are immediately adjacent to the athletic facilities. Greg Carter advised that there has been discussion of using WART to transport people to school functions. Commissioner Krummel stated that if this facility is going to be used as a community resource, there could be occasions where parking would be needed for 2,000 cars at the site. Mr. McCourt advised that their studies showed that 300 spaces would be ample. The study was based on studies throughout the country. The ratios also hold up for athletic events. He advised when there are special peak events, special traffic management will have to take place, as does in all of the high schools in the region. Mr. McCourt stated there would be no parking along Wilsonville Road. The site plan is also built to expand the parking; it

Pedestrian pathway

Handicap accessibility

Future signal needs

Students/busing

Parking space issue

exceeds the level of parking from what we would anticipate. As a caution, there will possibly be those events where all activities occur at once and the special traffic management will be necessary.

Commissioner Krummel stated the building is proposed to be used as a disaster site and how will it be set up to get emergency vehicles in and out. Mr. McCourt advised the access will be more than adequate. It will be a single driveway with multiple lanes, with plenty of room to get in and out. Some of the access in front may be revised to enhance the area to make it more accessible in this regard. The site design accommodates getting vehicles in and out in an orderly manner.

Chairman Anderson asked clarification on recommendation of signal to be installed at Wilsonville Meadows. Mr. McCourt replied that was the recommendation from their analysis. Chairman Anderson felt the signal should be installed now. He felt the majority of the traffic for the school would come from the east side. Much of the traffic will come from Wilsonville Meadows residents. There is a flashing light at the subject intersection now.

Mr. McCourt advised that traffic leaving a school disperses to various areas of the neighborhood and will not cause the congestion that occurs as when businesses leave. Much of the traffic that will be at the new high school is already in existence because the students travel the same roads to get to West Linn High School.

Commissioner Pratt stated that we need to look at the infrastructure now as development is being done. Mr. McCourt stated that they are looking to inventory vacant land to keep an idea of who is in and who is about to come next and be able to track the amount of traffic being generated. We have attempted to look at this site as it will be the day it opens in addition to the year 2010 with future developments in place.

Greg Carter stated that there is concern on Randall's curve. Mr. Johansen stated that the agreement on that curve is that Mr. Randall does not have to do the additional work on Wilsonville Road including realignment of that curve until succeeding phases in multi-family. He can go up to seven years without doing it. Our concern is that we don't want to wait that long. We would hope Commission would recommend sidewalk and bikeways be put in on a temporary basis and have the school pay for it. He advised that Systems Development funds have been going to pay for traffic signals and there is not funds available to pay for reconstruct at this time.

Chairman Anderson stated that the Commission should not stand in the way of proceeding on this project, however, specific concerns must be addressed. The following are suggestions for the Planning Commission. He recommends the Planning Commission state to the school district, we approve your plan, but in recognition of the difficulty we are going to have in getting the Boeckman Road, Wilsonville Road Intersection straightened around, and in recognition of our problems at Parkway Drive and Wilsonville Road, we would like you folks to say to us that you will set up a permit system for teacher cars, staff cars, and especially student cars based on need to

Proposed disaster site

Signal at Wilsonville Road

Traffic already existing

Need to look at infrastructure now

Randall's Curve

Temporary bikeway and pedestrian way

Permit system on cars used at school

drive to school. In other words, no pleasure trips to run to "Burger King" at lunch. Unless you are one of those students who can prove you need your car there when the school bus runs, we recommend student cars be left home. We cannot be policemen, however, the school needs to discourage car use unless necessary.

Commissioner Pratt stated that projects that have come into the City and because of lack of discussion and recommendation by the boards, problems have arisen. We need to be certain on this one and projects we review in the future.

Chairman Anderson stated that the community we serve needs to know that this Board has made recommendations. The Planning Commission can agree or not agree and the school can agree or not agree.

Discussion followed on how a policy of not having the students drive to school could be implemented. Consensus was it would have to be a condition by the Planning Commission and implemented by the school district.

Signa Gibson, 7022 SW Hollybrook, Wilsonville. She testified on her traffic concerns She requested the school designate a drop off and pick up spot for parents that would accommodate parents and allow them space to wait. She requested that a light at Boeckman Creek be installed. She pointed out that bus rides from outlying areas are long and for that reason students will want to drive rather than ride the bus. She does not feel 300 parking spaces will be enough.

Chairman Anderson stated that until the long range plans are implemented we need to come up with temporary means to deal with our traffic problems. When ODOT completes reconstruction of Exit 283 and Wilsonville Road is 5 lanes and better signaled, then kids can freely drive to school. We need to ask the school to cooperate now.

Mr. McCourt stated that the 300 parking spaces should be adequate to accommodate needs at this time and by using the parking at the grade school for evening activities, there will be sufficient parking for most events. There is room to expand for needed parking when it becomes necessary.

Greg Carter pointed out there is quite a large area on the plans designated as future parking. The turn around area shows a loop system for buses and drop offs. Chairman Anderson stated another condition to recommend is that school agrees to lanes - one for automobiles.

Greg stated that there is an access road that will go around the property to allow for emergency vehicles.

It was advised that the turning radius be reexamined to allow plenty of room for buses to turn. The parking area closest to the grade school is designated for staff parking. Greg explained the basic layout of the buildings within the school complex. He advised the City is

Discussions/recommendations need

Citizen Concerns

Short term plan needed

Parking adequate

Future parking

Emergency access

Bus access

contributing to the gymnasium which will be accessible to the community . There are exercise rooms, and the Parks and Rec Dept will have an office complex for on-site administration and programs at the high school. A second gym will be built as the school grows. There will lighted softball diamonds, baseball diamonds, 6 tennis courts. All these will be available for community use. He advised the school is being extremely cooperative with the City and the entire design was brought about to allow maximum community use of the school.

Greg will look into the location of the lighted fields. He stated the city requested the lighted fields because of the leagues within the city and the number of night games they play. Commissioner Anderson felt the lighted fields should be positioned on the back side of the property against the creek and the daytime diamonds in front. The tennis courts may not be lighted initially but conduit will be run so they can be lighted in the future.

Commission Anderson felt that if the lighted field were in front, it would constitute a traffic hazard. Another thing to take into consideration is the large residential area, Wilsonville Meadows, that may not want the lights and noise every summer night.

It was pointed out that the fields are different dimensions and may not be interchangeable. Greg Carter pointed out that every square inch of the facilities was used, and competition fields must be of certain dimensions.

Commissioner Krummel again expressed concern about the number of parking spaces.

Chairman Anderson stated these recommendations for the Planning Commission. 1. Reconsideration of the lighted athletic field location, to move it away from the road and housing. 2. Install traffic signal at Wilsonville Road and Meadows Parkway immediately as a part of the condition of approval. 3. A heavy study of the traffic circle in front of the school to be certain it has the proper radius for large school buses and some sort of laning process so cars have their space and buses have their space. 4. An agreement by the school that they will install and operate a permit system for automobiles to be driven to school on a daily basis. 5. Review total parking allocation, and 6. The school install a temporary bikeway and sidewalk from Meadows and Wilsonville Road to the Methodist Church.

Commissioner Pratt asked if Urban Renewal dollars would be available for the Randall Curve. Mr. Johansen advised we will need to go back to the voters the next time we need approval and that may not happen prior to the school opening, and yes, it is a part of the Urban Renewal District. Commissioner Pratt feels that is going to be a major safety problem and should be a priority. Greg Carter does not feel it would need to go to the voters, but it will involve public hearings.

School layout presented

City to use facility

Positioning of lighted fields

Parking issue

Recommendations for Planning Commission

Randall Curve Urban Renewal Dollars

Chairman Anderson stated getting that curve fixed should be ahead of installing lights on the athletic field. Mr. Carter advised there is a large difference in cost between the two items. It was pointed out that we are in a transition time and past agreements between property owners and developers must be honored.

Mr. Johansen would like to see if there were some way of solving the Randall curve problem. Consensus was it should be a city problem. Mr. Carter advised that when Urban Renewal reopens for public hearings, this committee should make recommendation that Randall Curve be given top priority.

Randall Curve
City problem

The School issue will be heard on November 9th Planning Commission and November 23rd Design Review.

Commissioner Anderson moved approval of six Recommendations to Planning Commission. Motion was seconded by Commissioner Pratt. Motion passed 5-0. These items are for traffic safety and accessibility.

Motion made to approve
recommendations to
Planning Commission

Chairman Anderson requested that record of this portion of this meeting is in Staff Presentation to Planning Commission. He advised that this Commission is not waiting in the wings and reminded of City Councils advise that there be talk between Boards and City Staff.

COMMISSIONERS CONCERNS:

Commissioner Pratt reminded committee that there is a West Side to Wilsonville Road where some real traffic snarls are starting to develop. Perhaps we can get the road from Seeley West to Kinsman opened back up, temporarily. Mr. Johansen advised it has been under discussion with the City. It is primarily Milgard employee's who have trouble exiting.

Westside of Wilsonville
Road

The weeds are growing up at Montevillo again. It bars the right of way. It is the property owners' responsibility to maintain. Mr. Johansen advised he would follow up on this.

Weeds at Montevillo

Commissioner Krummel advised the Tri-met bus is parking on Boones Ferry by the "do not turn left" sign by Burger King and cars exiting cannot see to turn. This is between Burger King and Marvels, on the East side. Mr. Johansen will check it out.

Tri-met Bus

Chairman Anderson stated the Old Fire Station is the current designated spot for a park and ride. It will have minimal parking, however, it is a start. It is still under discussion.

Park & Ride

Commissioner Willman expressed concern about the speed limits within the city. It was explained that the state mandates the speed limits and it is a frustrating process for the city.. Diane will be provided with a copy of ODOT 's Speed Regulations. It was again suggested by Commissioner Pratt that we install our own signs, and

Speed limits within
city

DKS Associates

321 N.W. Washington Street, Suite 612

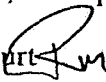
Portland, OR 97205-2824

Phone: (503) 243-3500

Fax: (503) 243-1934

MEMORANDUM

TO: Ned Vaivoda, Thompson Vaivoda & Associates

FROM: R. S. McCourt 

DATE: November 6, 1992

RE: **Wilsonville High School Updated Traffic Evaluation** P92142x0

This memorandum updates the August 13, 1992 transportation analysis prepared by DKS Associates for the Wilsonville High School. The need for an updated analysis has been created by two changes in background assumptions used in July 1992 to prepare the previous analysis: 1) maximum enrollment of 1,500 students; and 2) consolidation of access from Wilsonville Road at a single access point in front of the school. The previous study assumed 1,000 students at project buildout and two access driveways onto Wilsonville Road. The updated analysis focuses on intersection capacity, traffic signal warrants, turn lane requirements, parking needs and pedestrian/bike circulation issues associated with the updated project description.

Intersection Capacity Evaluation

Trip generation was estimated for a buildout enrollment of 1,500 students based on research conducted by ITE¹ and DKS Associates actual surveys of ten high schools². Table 1 shows the project's trip generation at buildout, with 1,500 students, and initially with 750 students. The buildout enrollment would result in 50% greater project trip generation than previously analyzed for 1,000 students. This corresponds to 205 additional AM peak hour vehicle trips and 115 additional PM peak hour vehicle trips compared to the 1,000-student buildout project analyzed previously (Table 1). Trip distribution did not change from the distribution previously assumed.

Intersection levels of service were reexamined with the changes in site circulation and buildout population. For existing plus project levels of service, the only difference was the consolidation of access on Wilsonville Road at a single intersection; the initial enrollment of 750 students remained the same. The only changes in existing levels of service caused by the high school are between LOS A and B or B and C, which are acceptable for unsignalized intersections (Table 2). The level of service at the site entrance would be A/B in the morning peak hour and A/A in the

¹ - *Trip Generation*, 5th Edition, Institute of Transportation Engineers, 1991, Code 530.

² - Based upon actual driveway counts at ten high schools in 1989 and 1991. Count data correlated closely with ITE data for AM, PM and afternoon (2:15 to 3:15 PM) peak hours.

MEMORANDUM
November 6, 1992
Page 2

Table 1
Project Vehicle Trip Generation

	Trip Rate per Student	Vehicle Trips	In/Out Split	Trips In/Out
1,500 Student Buildout				
Daily	1.38	2,070	50%/50%	1,035/1,035
AM Peak Hour	0.41	615	68/32	418/197
Afternoon Peak Hour (2-3 PM)	0.23	345	34/66	117/228
PM Peak Hour	0.08	120	29/71	35/85
1,000 Student Buildout				
Daily	1.38	1,380	50%/50%	690/690
AM Peak Hour	0.41	410	68/32	279/131
Afternoon Peak Hour (2-3 PM)	0.23	230	34/66	78/152
PM Peak Hour	0.08	80	29/71	23/57

evening peak hour. The levels of service shown in Table 2 for Wilsonville Road/Town Center Loop West reflect the unsignalized control that was in place when the traffic counts and original analysis were conducted. Further analysis of Wilsonville Road near I-5 will be conducted as part of current studies for the City of Wilsonville. Because the high school would generate little traffic during the PM peak, when conditions at the interchange are problematic, the high school would contribute only a minor amount of traffic at the interchange beyond trips already being made by current high school students.

For the 2010 buildout analysis, both the change in student population and the consolidation in site access were considered. In addition, the planned Wilsonville Meadows development was assumed to share access to Wilsonville Road with the high school, forming a four-legged intersection with Wilsonville Road in the 2010 analysis. Trip generation and assignment for Wilsonville Meadows was based on the "Wilsonville Meadows Master Plan and Density Distribution."³

The intersections of Wilsonville Road at Town Center East and Wilsonville Road at Boeckman Road would experience LOS F conditions if intersections improvements were not made and they

³ - *Wilsonville Meadows Master Plan and Density Distribution*, The Robert Randall Company, prepared by Land Development Consultants, Inc.

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November 6, 1992
Page 3

Table 2
Intersection Performance¹
Peak Hour Conditions - Existing Plus Project Condition

	1992 Existing AM	Existing + Project AM	1992 Existing PM	Existing + Project PM	2010 Future PM	2010 + Project PM
Wilsonville/ Town Center W (Unsignalized)	A/D	A/D	A/D	A/D	B/F	B/F
Wilsonville/ Town Center W (Signalized) ²	-	LOS B 13.2 - 0.47	-	LOS B 11.2 - 0.56	LOS B 13.0 - 0.61	LOS B 13.1 - 0.63
Wilsonville/ Town Center E	A/B	A/B	A/B	A/C	A/F	A/F
Wilsonville/ Meadows Prky.	A/A	A/B	A/B	A/B	A/D	A/D
Wilsonville/ Boeckman	A/A	A/A	A/B	A/C	A/F	A/F
Wilsonville/ Site Drwy.	-	A/B	-	A/A	-	A/C

¹ Intersection capacity calculation sheets attached in appendix. "A/A" refers to Level of Service of left turning traffic from major street (Wilsonville Road) and the Level of Service of traffic turning from the minor street onto the major street.

² For the signalized intersection at Wilsonville/Town Center West, "LOS B / 13.2 - 0.47" refers to the overall intersection level of service, the average vehicle delay in seconds per vehicle and the intersection volume-to-capacity ratio. Levels of service for both signalized and unsignalized intersections based on 1985 Highway Capacity Manual methodology.

remained unsignalized. For analytical purposes, conditions at the key study area intersections (along Wilsonville Road at Boeckman Road, Town Center Loop East, Meadows Parkway and the school entrance) were studied to compare operation with traffic signals installed. Each of these intersections were analyzed under year 2010 conditions with signalization (Table 3). With signalized control, each intersection would operate at level of service D or better during the evening peak hour in year 2010 with current roadway geometry, except Wilsonville/Boeckman. With or without the project, by year 2010 the Wilsonville/Boeckman intersection would need to be realigned and left turn lanes added. The actual need for signals is discussed in the following section (signal warrants).

SIGNAL WARRANTS

Signal warrants were evaluated at the four unsignalized study intersections (including the intersection of Wilsonville Road and the proposed high school entrance) based on planning level

MEMORANDUM
November 6, 1992
Page 4

Table 3
Year 2010 Intersection Performance
PM Peak Hour - Operation with Signalized Intersections

Intersection	Year 2010 Without Project			Year 2010 With Project		
	Delay	V/C	LOS	Delay	V/C	LOS
Wilsonville/ Site Entrance	-	-	-	17.3	0.57	C
Wilsonville/ Town Center W	13.0	0.61	B	13.1	0.63	B
Wilsonville/ Town Center E	18.5	0.71	C	18.7	0.72	C
Wilsonville/ Meadows Prky.	13.9	0.46	B	13.9	0.47	B
Wilsonville/ Boeckman With LT Lanes*	120+ *21.3*	0.74 *0.59*	F *C*			
				21.4	*0.60*	*C*

Delay = Average vehicle delay in peak hour for intersection

V/C = Volume to capacity ratio

LOS = Level of Service

* NOTE: Wilsonville/Boeckman would not operate acceptably without provision of left turn lanes when realignment and signalization occur.

criteria developed by MUTCD⁴ and ODOT⁵. The MUTCD warrant is based on peak hour traffic, while the ODOT warrant is based on estimated daily traffic volumes. Additionally, school signal warrants were studied at the proposed high school entrance on Wilsonville Road and Meadows Parkway on Wilsonville Road. Each intersection is discussed separately below, and summarized in Table 4. Table 4 shows the results of the traffic signal warrant evaluation for the key peak times with the proposed project under current conditions (AM and PM) and in the future under 2010 conditions (PM peak).

Wilsonville Road/Boeckman Road. No warrants are satisfied based on existing plus project traffic. By 2010 the daily and peak hour volume warrants would be satisfied, indicating that the intersection would need to be signalized in the future to accommodate growth. Left turn lanes on all approaches would need to be provided along with eventual signalization.

⁴ - *Manual of Uniform Traffic Control Devices for Streets and Highways*, US Department of Transportation, Federal Highway Administration, 1988, Section 4C.

⁵ - *Traffic Signal Warrant Analysis*, Oregon Department of Transportation, Highway Division, Planning Section, 1992.

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Wilsonville Road/Meadows Parkway. This intersection currently has a flashing yellow beacon. The project would add traffic to this intersection, as would the proposed Wilsonville Meadows subdivision. With the proposed project, the school crossing traffic signal warrant would be met. Neither the peak hour warrant or the ADT warrant would be met when the high school is completed. In the future (2010), peak hour volume warrants and potentially daily volume warrants would be met depending on growth of Wilsonville Road traffic and the eventual build out of Wilsonville Meadows. A signal would be recommended at this location since it can centrally serve the Wilsonville Meadows subdivision and provide protection for high school and elementary school students crossing Wilsonville Road. Special consideration should be given to advanced detection to reduce potential unnecessary delays to traffic on Wilsonville Road.

Wilsonville Road/Project Access. The proposed high school access intersection would not meet any warrants with existing plus project traffic. Looking twenty years into the future, this intersection would not meet the daily warrants but may meet the peak hour warrant once the Randall project builds out and if traffic on Wilsonville Road grows above projected 2010 levels⁶. Installation of a traffic signal would not be recommended at this location until such time the signal is warranted. Satisfaction of warrants will depend in large part on how rapidly traffic volumes increase on Wilsonville Road and how quickly the proposed Wilsonville Meadows subdivision develops. Moving the existing flashing beacon from Meadows Parkway to the project entrance is recommended when Wilsonville Road is reconstructed. The intersection should be monitored periodically as development of Wilsonville Meadows proceeds.

Wilsonville Road/Town Center Loop East. This intersection would meet the peak hour volume warrant with year 2010 traffic, with or without the project. No warrants would be satisfied with existing plus project traffic.

TURN LANE REQUIREMENTS

Provision of turn lanes at the high school entrance would be needed to provide safe refuge for left turning vehicles. With a 1,500 student buildout, a turn pocket of 200 feet with a 120-foot taper is recommended for the southbound left turn lane into the school. Initially when the high school opens a turn lane of about 125 feet would be needed. A northbound left turn lane should be constructed when development of Wilsonville Meadows proceeds. A northbound right turn deceleration lane is also recommended, to allow buses and other vehicles to slow for the turn into the school without affecting through traffic. With 1,500 student buildout, a 250-foot right turn lane with a 120-foot taper is recommended, due to high travel speeds on Wilsonville Road. Initially, when the high school opens, a 125 foot right turn lane would be needed. Table 5 summarizes the turn lane requirements at the project entrance. The provision of the turn lanes for the high school should be build to the 1,500 student condition when Wilsonville Road is reconstructed. The initial turn lane lengths should be developed when the school opens. The project access roadway would be three lanes wide, with one lane entering and two lanes exiting (one left turn lane, one right turn lane).

⁶ - Based upon Wilsonville Transportation Master Plan forecasts for 2010.

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Table 4
Signal Warrant Summary

	Meets Traffic Signal Warrant - Existing plus Project	Meets Traffic Signal Warrant - 2010 plus Project
Wilsonville Road/ Town Center Loop E.	NO	YES
Wilsonville Road/ Boeckman Road	NO	YES
Wilsonville Road/ Meadows Parkway	YES	YES
Wilsonville Road/ High School Driveway	NO	YES

Table 5
Turn Lane Requirements

	Lane	Warranted?	Length	Taper
High School Driveway	S/B Left	YES	200 Feet	120 Feet
@ Wilsonville Rd	N/B Right	YES	250 Feet	120 Feet

NOTE: Left turn lane requirements based on *Transportation and Land Development*, Institute of Transportation Engineers, 1988, p. 137. Assumed no more than 10% trucks/buses in turning traffic. Right turn lane requirements based on *Traffic Engineering Handbook, 4th Edition*, Institute of Transportation Engineers, 1992, p. 384.

PARKING EVALUATION

Parking demand for the new high school was reanalyzed based on a 1,500 student buildout. Additionally, parking supply and demand conditions were reviewed at other area high schools to provide a basis for comparison. Based upon research of high school parking needs⁷ day to day parking demand averages about 0.26 spaces per student for high schools (including student, staff and visitors). For site planning purposes a ratio of 0.3 spaces per student is used to account for minor variations (10 percent) in daily activities. Table 6 summarizes the parking needs for 750, 1,000 and 1,500 student scenarios with parking grouped by student, staff and visitor. The initial site plan provides parking for 314 cars and expansion areas allowing an additional 140 parking spaces at build out. This totals 454 spaces planned for the buildout condition which would meet day to day demand of 450 stalls.

⁷ - Conducted by DKS Associates and Institute of Transportation Engineers.

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Table 6
Daily High School Parking Needs

	750 Students	1,000 Students	1,500 Students
Student	145	200	300
Staff	60	80	120
Visitor	20	20	20
TOTAL	225	300	450

At the Traffic Advisory Committee meeting last month, the desire to add more parking was expressed. For comparison, the parking conditions for several area high schools were review to identify the reasonable and prudent level of parking. Table 7 summarizes the findings. The proposed build out of Wilsonville High School would include over 0.3 spaces per student which exceeds most high schools, except those not operating at capacity. The schools providing 0.30 have adequate daily parking. None of the schools provide on-site parking to fully accommodate all events.

Table 7
Region High School On-Site Parking

	Enrollment (Students)	Capacity (Students)	Parking Spaces	Supply Ratio*	Adequate Daily/Event
Tualatin High	995	1,500	600	0.60	OK/OK
Tigard High	1,594	1,500	600	0.38	OK/Not
Aloha High	1,800	1,800	400	0.22	Not/Not
Sunset High	1,750	1,750	414	0.24	Not/Not
Beaverton High	1,900	1,900	396	0.21	Not/Not
Barlow High	1,580	1,580	456	0.29	OK/Not
Gresham High	1,684	1,800	386	0.23	Not/Not
Lakeridge High	970	1,000	350	0.36	OK/Not
Sandy High	1,225	1,300	360	0.29	OK/Not
Wilsonville High	1,500	1,500	454	0.30	OK/-
+ Boeckman Lot	1,500	1,500	684	0.46	-/OK

* - Ratio of parking spaces divided by enrollment. Wilsonville enrollment provided for buildout condition (worst case)

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For event parking the Boeckman Creek Elementary School parking lot may also be used. There are currently 145 parking spaces in the two elementary school lots. Additionally, there is room for about 85 parking spaces within the paved areas of the parking lots at the elementary school and the proposed high school which could be used for event parking. Combining this parking (145 + 85 = 230) with the 454 spaces provided in the high school lot provides up to 684 total spaces available for event parking. This would adequately serve most events except a few exceptionally large activities (football playoff, open house) on an annual basis.

The proposed parking supply would adequately serve the recreational needs of the athletic fields. The build out parking lot expansion would provide more spaces closer to the eastern athletic fields when the school is expanded.

Bus parking would be accommodated in the proposed site plan with a turn around area capable of allowing 15 buses to park along the curb adjacent to the school. Access roadways include adequate width and curb returns to serve bus maneuvers. Short term parking for pick up and drop off in front of the school would be accommodated on the same roadway with the bus loading. Space has been provided for vehicles to wait at the curb.

Service vehicle parking is provided on the northeast corner of the building with turn around areas. Access would be provided from Meadows Parkway, along a path similar to the bus routing to the elementary school.

PEDESTRIAN/BICYCLE ACCESS

The key need for pedestrian and bicycle connections to and from the project site would be to the north along Wilsonville Road to Meadows Parkway, and to the south along Wilsonville Road to Rose Lane. Existing pedestrian/bicycle facilities stop approximately 200 feet north of Rose Lane, on the northwest side of Wilsonville Road, and 20 feet south of Meadows Parkway on the east side of Wilsonville Road. Two options exist for extending pedestrian/bicycle connections to the school site: 1) along the east side of Wilsonville Road, and 2) along the west side of Wilsonville Road. Each option has pros and cons.

A pathway along the east side of Wilsonville Road would be within the project site right-of-way, but site topography limits the available pathway width to not more than about five feet, which would only be enough for a pedestrian sidewalk. Pedestrians to and from the residential areas south of the project site could access the high school using this path and not cross Wilsonville Road. A pathway along the west side would require right-of-way easement, purchase or dedication. However, topography would allow an eight-foot path to be provided along the west side, which would accommodate both pedestrians and bicyclists. A west side path would also allow a connection to the existing sidewalk north of Rose Lane. With a west side pathway, all pedestrians from the south would need to cross Wilsonville Road at the project entrance.

In summary, a west side pathway offers an opportunity to provide for pedestrians and bicyclists, if right-of-way can be obtained. An east side path would not be able to connect with the existing

MEMORANDUM

November 6, 1992

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sidewalk north of Rose Lane, and would be limited to a pedestrian-only facility due to site topography.

MITIGATION MEASURES

The mitigation measures recommended in the previous transportation and traffic study (August 1992) are similar with the updated project description. The recommendations are listed below.

Measures Included in Project Design

- On-site parking of 314 spaces to serve initial demand, plans for 454 spaces to serve build out demand and potential accommodation of 684 vehicles upon buildout for evening events.
- A left turn lane on Wilsonville Road at the project driveway.
- A right turn deceleration lane off northbound Wilsonville Road into the high school.
- Passenger loading and unloading area near the front door or key accessway to the building. Space for bus, auto and service loading activity is provided in the site plan.

Project-Specific Mitigation Measures

- Provision of a traffic signal at the intersection of Wilsonville Road and Meadows Parkway to replace the existing yellow flashing beacon. This location best serves the school facilities for pedestrian access (both elementary and high school) and the adjacent residential development. Additionally, the existing flashing yellow beacon could be relocated to the main high school entrance once Wilsonville Road is reconstructed. Pole placements for the beacon should be made to assure adequate sight distance from the high school driveway. While the staff report refers to a signal at the high school entrance, the signal at Meadows Parkway and Wilsonville Road meets warrants (the criteria for installing a traffic signal) where the high school driveway intersection does not (and it could be several years before a signal would be warranted). A signal installed in front of the high school for initial operation would need to be removed and completely rebuilt again when Wilsonville Road is reconstructed. At Meadows Parkway, the signal would be unaffected by reconstruction. For the reasons stated above, the preferred signal location when the high school opens would be at Meadows Parkway.
- Secure, sheltered bike racks should be provided for students and staff wishing to commute by bicycle.
- Pedestrianways along the project frontage on Wilsonville Road (5 foot sidewalks) and internal to the site design should be provided to link pedestrian paths and destinations.

MEMORANDUM

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- The parking lot should be laid out to provide preferential parking to students that carpool. Stalls should be located close to the building in the most convenient locations. The school could issue carpool passes to those who qualify for this program. Handicap stalls should be located near doorways to the building.
- Raised pedestrian paths (humps) should be used to designate pedestrianways within the parking lot and to control vehicle speed within the parking lot.
- School area traffic control signing should be installed on Wilsonville Road when the before the school opens.

Area-wide Mitigation Measures

- Year 2010 cumulative growth with result in the need for the following improvements. The high school does not create the need for these improvements, but does contribute incrementally to the overall growth.
 - Signalization of the intersections of Wilsonville at Town Center East and Wilsonville at Boeckman.
 - Realignment of Wilsonville/Boeckman/Advance/Stafford into a standard four legged intersection with left turn lanes.
- The development agreement between the City and Robert Randall provides for the widening and improvement to Wilsonville Road along the frontage of the high school site, including a median, sidewalks and bike lanes.

NOTES:

Parking information at other area high schools provided by:

- Al Zimmerman, Tigard School District
- Ken Sheet, Beaverton School District
- Lloyd Helm, Barlow-Gresham Union High School District
- Linda Lerman, Lakeridge High School
- Paul Olson, Sandy Union High School District

City of Wilsonville
THOMPSON VAIVODA & ASSOCIATES
 1010 Southwest 11th Avenue
 Portland, Oregon 97205
 (503) 220-0668
 FAX (503) 225-0803

Arts, Culture and Heritage Strategy

Appendix F - Page 113

LETTER OF TRANSMITTAL

TO CITY OF WILSONVILLE
REUSE

DATE <u>2 OCT 1992</u>	JOB NO.
ATTENTION	
RE: <u>WILSONVILLE H.S.</u>	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<u>12</u>	<u>FULL SIZE</u>		<u>PHASE I & II SITE PLAN PRINTS</u>
<u>2</u>	<u>---</u>		<u>UPDATED ADJACENT PROPERTIES LIST</u>
<u>12</u>	<u>8 1/2 x 11</u>		<u>REDUCED PHASE I & II SITE PLANS</u>
<u>13</u>	<u>---</u>		<u>PARKING LOT CALCULATIONS</u>
<u>13</u>	<u>8 1/2 x 11</u>		<u>REVISED SITE CALCULATIONS</u>
<u>1EA</u>			<u>PMT OF PHASE I & II SITE PLANS</u>

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS FOR INCLUSION (REPLACEMENT) INTO
PLANNING COMMISSION SUBMITTAL.
REVISED SITE PLAN SHOWS PARKING
ISSUES ... AND FUTURE PHASE II
BUILT-OUT SITUATION

COPY TO _____

SIGNED: DAVID GELLOS

ON SITE PARKING

METHOD OF CALCULATION

Option 1:	Employees	60 spaces required
	750 Students divided by 6	<u>125</u> spaces required
	Total Spaces Required	185
Option 2:	Auditorium, 300 seats divided by 4	75 spaces required
Option 3:	Gymnasium	
	2,400 Lin. ft. of Bleachers divided by 8	300 spaces required

Greatest number governs, so 300 parking spaces are required in Phase I

PHASE I PARKING PROVIDED

214 Standard spaces
 94 Compact (1/3 of the required number)
6 Handicap spaces
 314 Parking spaces provided

PHASE II PARKING

An additional 600 lineal feet of bleachers will be provided in the new gymnasium addition. 600 divided by 8 = 75 additional spaces required for Phase II build -out.

PHASE II PARKING PROVIDED

1 Handicap space
 54 Standard spaces
20 Compact spaces
 75 Additional parking spaces provided, 389 total Phase II spaces.

SITE CALCULATIONS

Site Area Calculations

Site Area: 2,226,457 sq. ft.

Building, Sidewalk and Bleachers:

Building Area 104,269 sq. ft.

Parking and Drive 180,931 sq. ft.

Sidewalk Area 53,140 sq. ft.

Bleachers Area 33,562 sq. ft.

Total 371,902 sq.ft.

Landscape Area/Open Space:

Site Area 2,226,457 sq. ft.

Building/Parking/Sidewalk (317,902)sq.ft.

Total 1,854,555 sq.ft.

Percentage Lot Coverage:

Building Area 4.68%

Parking and Drives 16.70%

Landscaping and Open Space 83.30%

City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

October 28, 1992

Mr. Sam Nutt
West Linn/Wilsonville School District #3JT
Administrative Building
West Linn, OR. 97068


Re: High School in Wilsonville

Dear Mr. Nutt:

This letter is in follow-up to our previous discussion concerning the cost for the off-site construction and the Systems Development Charges for the High School. In our review of the background, one additional item which Engineering has pointed out is that the agreement with the Randall Group only includes sidewalk on their side of the street. It is anticipated that the staff recommendation to the Planning Commission will also include a recommendation that the school either be conditioned to provide the funds to the City so that they can construct the sidewalk at the time the road is constructed over more preferably that the school would agree to construct the sidewalk within twelve months after the Randall Group installs the curb and gutter.

I apologize for the change, but did not want you to be "blindsided" at the Planning Commission.

Sincerely,



Eldon R. Johansen
Community Development Director

erj:jme

Off-Site and SDC Estimate
High School in Wilsonville

<u>SDCs</u>		
Street	\$ 55,550	
Storm	6,148	
Water	12,847	
Sewer	<u>45,600</u>	
		\$120,145
Street, sidewalk and bikeway construction	\$ 88,000	
Signal (\$110,000-SDC credit	54,450	
Prorata share of Lift Station Upgrade	<u>80,000</u>	
		<u>222,450</u>
		\$ 342,595



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
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**PLANNING COMMISSION
COMMUNITY DEVELOPMENT BUILDING
NOVEMBER 9, 1992
7:00 P.M.**

MINUTES

The meeting was called to order by Acting Chairman, Pam Vann at 7:00 p.m.

Chairman Vann read the Public Hearing format for quasi-judicial hearings.

Present for Roll Call:

Pam Vann, Helen Burns, Marv Wagner, Weldon Sloan, Steve Spicer, Brian Griffin, Lew Hendershott

Staff Present:

Wayne Sorensen, Blaise Edmonds, Mike Kohlhoff, Sally Hartill

Consideration of Minutes of October 12, 1992:

Marv Wagner moved to approve minutes as published. Motion was seconded by Steve Spicer. Motion passed 5-0 with 2 members abstaining.

Consent Agenda:

- A. Hazelwood - (90PC29) Time Limit on Preliminary Plat Approval.

Marv Wagner moved item be approved as part of the Consent Agenda. Lew Hendershott seconded motion. Motion passed 7-0.

Call to order

Roll Call

Approval 10/12/92 minutes

Hazelwood

Motion for approval

PUBLIC HEARINGS:

A. 92PC26 - West Linn/Wilsonville School District 3J-Zone Map Amendment, Stage I Master Plan, Stage II Site Development Reviews for development of a high school, and a variance to increase the maximum building height of the gymnasium and auditorium structures.

Chairman Vann read the Public Hearing Format.

Marv Wagner made comment for the record that the Wilsonville Road/Boeckman Intersection that is referred to in the report, the road alignment crosses his property, but he is outside of the notification area.

Blaise Edmonds presented the Staff Report. The total site area of the high school is 30 acres. Immediately to the Northeast is the Boeckman Creek Elementary School of about 30 acres. It has frontage to Wilsonville Road, on the east is the City Limits Urban Growth Boundary, beyond that is land mostly farm use and wooded forest. To the south is a drainage way, more wooded area. We have two to five acre single family residential to the south. Immediately to the west is a future plan with the Robert Randall group for some 600 additional apartments. It is a vacant field now. United Methodist Church is at the very southwest area. To the north is the Knights Castle Apartments and the Wilsonville Meadows single family homes, which at full build out will be approximately 300 units.

Current zoning is RA-1 Residential/Agricultural 1 Acre minimum. They propose to rezone the property to Public Facilities. Your decision tonight is a recommendation to City Council. City Council will make the final decision on the Zone change and the Stage I Master Plan. Along with the Zone Change and Stage I Master Plan, the applicant has submitted what we call the Stage II Site Development plans for Phase I of the High School. The applicant has submitted a plan different from original proposal this evening for consideration. The arrangement for school bus drop off has been changed.

The school building will be a two story structure, 104,931 square feet in Phase I. The site has significant open space that needs to be preserved. There will be significant stands of trees removed for the two ball fields. Most of the area is presently in blackberries and cottonwood and brush where the tennis courts will be placed.

Public Hearings

West Linn/Wilsonville High School

Staff Report

Location

Zone Changes
Recommendation to City Council

Area description

Because the main access drive will be off Wilsonville Road, the applicant will need to apply for a permit through the Division of State Lands because they could be crossing a wetland at that point. They will also coordinate with DSL any other wetlands that may be found on the property that does not show up on our inventory.

The plan shows one primary access to the high school. The primary access to the elementary school is at the very northwest corner. Parking will be created for overflow or surplus parking during special events. Phase I parking will be 314 spaces. Phase II would add parking to the south end of the site.

They are also proposing a height variance to the auditorium and gymnasium structures. They propose to go 45 feet to the gymnasium and approximately 40 feet for the auditorium. Staff Report needs to be corrected on finding No. 57 to allow a 45 foot height limit and Condition No. 3 where it stipulates that this would allow a variance of up to 45 feet.

The Traffic Engineer Report and the revised Site Plan was received this morning. The Staff Report does not reflect all of the comments and conditions in the Traffic Engineer Report. There is a need for a traffic signal along Wilsonville Road. Originally the light was indicated by the City Engineer to be located at the front entrance to the high school. On further study, the best location would be located at the main entrance to the elementary school for the reason that there are more elementary school aged children who will be crossing the road. The light would have a full control to stop cars while children are crossing, both for the elementary school and the high school also. DKS Associates, the Traffic Engineer, recommends that the existing yellow blinking signal be relocated at the main entrance to the high school to indicate the crossing. Condition No. 19 should be amended to read the applicant at his expense shall install a traffic signal, a cross walk at the Boeckman Creek Elementary School intersection and relocate the yellow crossing signal to the main entrance to the Wilsonville High School main entrance with a credit against street systems development charge. The traffic signal shall be installed prior to occupancy.

Blaise Edmonds stated the handicapped parking spaces need to have close proximity to the main entrance and he feels handicapped parking should be provided in the surplus parking area close to the main athletic fields.

Blaise feels there should be a closer connection from the parking lot to the sidewalk circulation around the ball fields. He stated people will walk over landscaping if sidewalk access is not convenient. Also, planting islands in parking areas become places

Staff report (cont'd)

Wetland area

Access/parking

Height variance

Traffic Engineer Report

Traffic Signal

Handicap parking

Convenient sidewalk access needed

that people walk over, it becomes a maintenance problem. He suggested this be referred to Design Review Board.

It is a Condition of Approval to create a temporary bikeway along the west side of Robert Randall property which is a vacant field. Currently this segment of the road is not improved until you get to the Knights Castle Apartments. The road is very narrow and dangerous. An 8 foot wide asphalt pedestrian/bikeway needs to be constructed to connect with sidewalk constructed by United Methodist Church. When Wilsonville Road is reconstructed, we can look at full bike lanes, a full public works facility. There is an agreement to finance that .

Condition No. 18 addresses the applicant's share of \$80,000 for the Memorial Park sanitary sewer lift station reconstruction, construction of a parallel force main and gravity sewer main to the waste water treatment plant.

Conditions are misnumbered. The first #23 should be #22.

Staff recommends approval of the Phase I, Stage II Zone Map Amendment and approval of the Master Plan , to be forward to City Council for approval. Approval of Stage II does not require City Council's concurrence, but it is contingent on their getting Zone Map approval and approval on the Stage I Master Plan.

Lew Hendershott questioned Condition No. 16. Blaise stated that the widening of Wilsonville Road is required at this point. It will be a temporary widening, in order to get the turning into the site. When the road is reconstructed, it will be reconstructed to the full facility. Public safety has to be provided for in the meantime.

Condition No. 20 needs to be worked out with the City Engineer.

Condition No. 22 addresses the need for a crossing to the main entrance of the high school and pedestrian route between the northerly parking lot and the stadium.

The access to the Randall property apartments has been approved and the high school access needs to be coordinated with the Randall access for safety reasons.

Randy McCourt, DKS Associates, 921 SW Washington St., Portland, Oregon.

Mr. McCourt advised that the updated Traffic Report evaluated the site plan to accommodate up to a maximum of 1500

Staff report
(cont'd)

Temporary bikeway
Condition of approval

Sanitary sewer

Staff recommends
approval

Widening of Wilsonville
Road/public safety

Need for crossing

Randall/High school
access to be coordinated

Traffic Report

students. Mr. McCourt reviewed the Traffic Report with the Board.

Mr. McCourt reviewed the criteria used to determine placement of traffic signals. He advised that the only location in the short term when the school would be opened that would meet a signal warrant would be that at Meadows Parkway and Wilsonville Road. The initial location in front of the high school would not warrant a signal. In fact, it probably would not warrant a signal for potentially five, ten, or twenty years depending on the buildout of Robert Randall's property. With full buildout of Robert Randall's property, and with growth and traffic, and with the high school at 1500, we just barely hit the first warrant. We are talking 15 or 20 years on down the road.

There were two key reasons for locating the signal at Meadows Parkway. The combination of students crossing to the high school added to the existing elementary students crossing meets the warrant for school crossing requirements for a signal. Secondly, the reconstruction of Wilsonville Road would require that the signal would have to be removed and the investment of the signal would be lost, if a signal were installed at the high school entrance now.

We believe the best location for the signal is at Meadows Parkway to get the multiple use out of the facility for both school sites and for safety purposes.

Mr. McCourt reviewed the parking space requirements. With the ultimate buildout of 1500 students, there will be a need for about 450 parking spaces. There is adequate room to add accommodations for parking. Approximately 680 parking spaces will be available during event parking conditions.

Mr. McCourt stated that conditions for bikes, pedestrians, and transit usage and for transit drop off are identified in the Traffic Report. We also identified the need for cumulative development of improvements beyond those necessary from the high school, for example at Boeckman Road and Wilsonville Road and down at Town Center Loop and on Wilsonville Road where the high school contributes a small amount of the improvements and traffic impact fee money could be used for those improvements.

The Board proceeded to ask questions and clarify conditions with Mr. McCourt.

Marv Wagner expressed concern about only one access with a parking capacity of 450 cars. Mr. McCourt stated that it should not be a problem. There are conditions built into the

Traffic report
(cont'd)

Placement of
traffic signals

Parking requirements

Bike/pedestrian
transit useage

Concern about number
of parking spaces

parking area that will keep students moving at a safe pace through the lot.

Helen Burns asked what percentage of students are anticipated to be bused. Mr. McCourt stated the traffic to the high school was based on amount of traffic to average high schools and trip rates reflect typical amounts of buses that are used by high schools. Mr. McCourt stated that 25 to 35 % of students ride the buses.

Mike Kohlhoff asked if schools issue permits to students in order for them to drive and do they have certain qualifications in order to drive? From the audience, yes we currently do have criteria at West Linn High School that students must meet in order to drive to school. The speaker was Mike Tannenbaum, Deputy Superintendent for School District.

Steve Spicer advised that it is hard to monitor students driving to school. Mike Kohlhoff advised that the City will cooperate closely with the school district on that issue. It was suggested that all student parking would be prohibited at the grade school.

Mr. Ron Anderson, Chairman of Transportation Advisory Committee.

Mr. Anderson referred to copy of TAC minutes from October 22, 1992 minutes. He advised that four of the six concerns raised by the Committee were addressed. He stated that the lighting proposed on the baseball fields adjacent to Wilsonville Road will present a hazard. Also, because it is going to be a public recreation facility there will be parking on Wilsonville Road which is going to pose a hazard when traffic begins to disperse. He stated that some of the residents adjacent to the field will not want the lights shining in their windows every night of the summer.

Mr. Anderson requested that the Commission require student automobiles be placed on a very strict control permit system to limit the number of students driving automobiles on a daily basis to the school to only those who must have transportation beyond the bus system. We need to restrict those automobiles traveling on Wilsonville Road until that road has been improved and can accommodate the additional traffic.

Applicant, Mike Tannenbaum, Deputy Superintendent for West Linn/Wilsonville School District.

He introduced Darren Welborn who will speak on the wetlands and Ned Vaivoda from Thompson-Vaivoda, the architects, along with Curt Shultz and Dave Gallows.

Busing

Student drivers

Student parking prohibited at grade school

Ron Anderson TAC chairman expresses concerns

Lighting/traffic hazard

Student driving

Applicant presentation

He stated that the planning of Wilsonville High School has been in the works for over 25 years. A school board a good number of years ago acquired the Cumberland property and had that in mind as a high school site. He stated growth has been monitored closely over the past 10 years in anticipation of this. The bond issue was successfully passed last spring and the process immediately started that involved the public in planning for the high school. An Ed-specs Committee was created and has been working for four months under a very critical time frame. We hope to get the project out to bid in March of 93 so we can open the doors of Wilsonville High School in September of 94.

We are feeling very good about the agreements that we have reached with the City so far. We certainly support the idea of moving the traffic light to the entrance to the elementary school.

Ned Vaivoda, Thompson-Vaivoda & Associates, Architects. He introduced several of the persons who have been working on the various aspects of the new high school, Kurt Schultz and David Gallos from Thompson-Vaivoda, Arthur Sherman from J. D. White Company on environmental and wetlands aspect, Darren Welborn and Jim Stormo, representing the civil engineering and landscape architecture portions and also Randy McCourt on traffic issues.

He apologized for getting information in late. He stated they are attempting to have the most current information available and submitted, while keeping on a critical time path.

He stated the design process has involved many people. They have met with neighborhood representatives on two occasions and have made every effort to make this a community facility as it is a school. He stated they continue to welcome input. Foremost in their minds, as project designers and as members of the Ed-specs Committee, was to put the children and the quality educational experience first. The skematic design is complete and has been approved by the school board. There is a building pad there now that is a testimony to a site plan that everyone feels good about. Design development which will fix the building and site major elements is due by December 10th. We plan to submit for building permits by middle of February and be out to bid the middle of March so that construction can begin around May 1st and we hope to open the doors September 14th. That is a 15 month construction period and a month to do a "building purge".

Mr. Vaivoda reviewed the site and design plan with the Commission. Every effort will be made to retain existing trees and actually existing young trees from the forest will be transplanted and put into final position in other places in the siteplan. The wetland will require mitigation. The soils in the site are clay, there is a high ground water level.

Applicant presentation
(cont'd)

Critical time element

Community facility

Children/Quality
education foremost
priority

Time frame

Site and design
plans reviewed

He stated that the school plans to be a 4A school in terms of athletics which requires a great deal of playing fields. Also, the district has a "No Cut - Open Participation Policy", meaning that if a student comes out for a team, he will be able to play. The Ed-specs Committee looked at what fields would be necessary to accommodate a quality 4A school. There will be football and track competition field with all-weather construction, both softball and baseball fields will be all-weather. There will be two baseball fields, a varsity field and a JV field. The softball fields are identical. There are six tennis courts at the south end of the site. Some parking will be situated close to the tennis courts also.

The parking exceeds what has been found to be standard. We have responded to concerns about separation of bus, auto and parking traffic. A service drive for emergency vehicles only has been provided. Adequate fire vehicle access to the back of the school will be provided.

Mr. Vaivoda stated that the high school will be designed to have a collegiate stadium feel to the field. That atmosphere will inspire the athletics to perform better. It is a shallow bowl, lower bleachers with layering effect.

The buildings are laid out to respond to the idea of having community oriented facilities and academic oriented facilities. The more community oriented space is the gym, auditorium, cafeteria. The spaces the community would use more in the evening are more central to the site. The classrooms and core facilities and labs are further to the south where they are a little more protected, closer to the trees, somewhat more out of the path. We have tried to make a campus.

There are elevated pedestrian networks which create burms or circulation spaces. They will be landscaped and lit and provide a safe way around the school.

Mr. Vaivoda pointed out that there will be some timber cut to clear for the buildings and athletic fields, but they will be located primarily where the scrubby trees and brush is presently. It is planned to save the City Tree. He requested that the tree be referred to Design Review Board for decision, because they have a landscape architect on the Board.

Commissioner Hendershott asked for the location of the locker rooms. The response was they are beneath the gymnasium.

Commissioner Griffin stated that the tennis courts need to be lit because of their isolated location. They cannot be seen from the road. For security reasons, they need to be lighted for public use.

**Applicant presentation
(cont'd)**

4A School needs

Sports fields

Parking

**Collegiate stadium
"feel"**

Campus described

Pedestrian networks

Trees/City Tree

**Tennis courts need
lighting for safety**

Chairman Vann asked if the field between the high school and the grade school will be shared. The response was that that is an operational matter.

Arthur Sherman, J.D. White Company, Senior Environmental Planner, Wetlands Delineator, Ecologist.

We evaluated this property for any potentially significant areas for wetlands. During the survey we used the 1989 method used by the Federal agencies for delineating wetlands which is required by the State of Oregon. We also used a 1987 method which is required by the corps. Both methods have to be used for delineating wetlands in the State of Oregon. Four areas were found on the property, none of them very significant. Mr. Sherman detailed his findings for the Commissioners.

One small area was located near the Wilsonville Tree. It will have to go through the permit procedure. There are three agencies that will have to be negotiated with; we anticipate the permits will be approved within 60 days. Some ground work has already been done.

The total area of wetland, combining everything, is less than one acre. Half of that is in a ditch.

Chairman Vann asked what mitigation proposals are being made. Mr. Sherman explained what they are proposing to do. He stated that they are creating additional wetlands and perhaps it can be used as a classroom opportunity for the science classes, to monitor the development of the wetlands over the years. The wetlands will not have any impact on the tree. That type of oak tree in this area can grow in a wetland as long as it is seasonal. The mitigation would be more of a restoration.

Chairman Vann asked if the widening of Wilsonville Road would impact the wetland. Mr. Sherman stated that if the road does expand to the east, it could have some potential impacts. However the part that they are mitigating is to the east of the ditch. What would be impacted would be the actual ditch itself.

Steve Spicer asked for clarification on where the drainage ditch would go. Mr. Sherman stated that any drainage that was not self-draining from the fields into the ditch would be put in at a high point. This would feed the wetlands and add to the water quality. The basic concept is to drain them as far to the north as possible.

Darrin Welborn of Mitchell Nelson Welborn Ryman Partnership, Civil Engineering and Landscape Architecture.

**Applicant presentation
(cont'd)**

Wetlands

Mitigation proposals

The storm drainage is going in several locations. The fields will be an all weather field with drainage systems underneath them. The parking lots themselves will be collected in a concrete storm pipe system, with oil/water separator siphon catch basins. There is no requirement for water quality treatment off the site. Typically there are not a high degree of pollutants coming off the fields

The sanitary sewer is served by a trunkline that is on Wilsonville Road. It is at a depth of about 12 feet. There is also a main waterline trunk on Wilsonville Road that will serve the high school. We are looking into an irrigation system that will possibly pull off of the Willamette River. There is an existing easement that goes all the way down to the river. We are going to look into gaining water rights and if possible, use the river for irrigation purposes. At this point we don't know if we can do this or not.

The parking lots will be asphalt surfaces.

Mike Kohlhoff stated that at the present time water rights are being closely looked at by our municipality and also public utilities.

Pam Vann advised them to look into the Willamette Basin Study.

Chairman Vann called for questions from the Design Team members.

Helen Burns asked for clarification on the 45 foot variance. That variance is for the gymnasium.

Steve Spicer asked clarification on the heights of the lights. He was advised that the positioning of the lights and heights would be taken into consideration in regardings to residents in the area.

Proponents were called for.

Opponents were called for.

Neutral speakers were called for.

Chairman Vann called for motion to either close or continue the public hearing.

Commissioner Burns asked what the daily sewer or water needs would be for 1000 or 1500 students plus faculty and staff, as comparable to multiple or single dwelling units.

Mr. Vaivoda stated that we have found the water consumption levels at a high school are substantially less than residential consumption.

Applicant presentation
(cont'd)

Storm drainage

Sanitary sewer

Daily sewer/water needs

RESOLUTION NO. 936

A RESOLUTION ADOPTING THE CLACKAMAS COUNTY AND THE WASHINGTON COUNTY CANVASS OF VOTES AT THE SPECIAL ELECTION OF JUNE 30, 1992.

WHEREAS, on a motion of the Wilsonville City Council at it's regular meeting of May 20, 1992, the City Council placed a Ballot Measure No. 3-3, before the legal voters of the City of Wilsonville with a question calling for an amended Urban Renewal Plan which included \$2,000,000 for joint community/high school facilities in the City of Wilsonville; and

WHEREAS, the election of the registered voters of Clackamas County and Washington County was conducted by mail; and

WHEREAS, the City of Wilsonville has received from Clackamas County and Washington County, the canvass of votes cast at the June 30, 1992 Special Election, respectively marked as Exhibits "A" and "B", attached hereto and incorporated herein.

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

1. The Clackamas County and Washington County respective canvass of votes for Wilsonville Ballot Measure 3-3 from the June 30, 1992 mail ballot, is hereby adopted as follows:

Clackamas County

Precinct 201 (West of I-5)

Yes	494
No	140
Overvotes	0
Undervotes	7
TOTAL	641

Precinct 202 (East of I-5)

Yes	519
No	180
Overvotes	0
Undervotes	7
TOTAL	706

Precinct 203 (North Charbonneau)

Yes	364
No	217
Overvotes	0
Undervotes	6
TOTAL	587

Precinct 204 (South Charbonneau)

Yes	295
No	247
Overvotes	1
Undervotes	5
TOTAL	548

TOTAL VOTES CAST

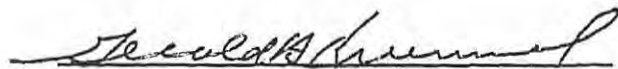
Yes	1,672
No	784
Overvotes	1
Undervotes	25
TOTAL	2,482

Washington County

Yes	2
No	0
Overvotes	0
Undervotes	1
TOTAL	3

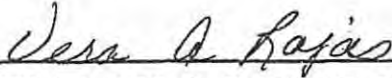
2. Ballot Measure 3-3, "Shall an amended Urban Renewal Plan be approved which includes \$2,000,000 for joint community/high school facilities in Wilsonville" was answered yes by a majority of the votes cast, which majority yes vote is hereby acknowledged and accepted.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 20th day of July, 1992 and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Ludlow	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Van Eck	<u>ABSENT</u>

SUMMARY OF VOTES CAST
7/01/92
10:18

GLACKAMAS COUNTY, OREGON
SPECIAL ELECTION
JUNE 30, 1992

ELR200 ISSUE 5
PAGE 1

JOHN KAUFFMAN, COUNTY CLERK

* I CERTIFY THAT THE VOTES RECORDED ON THIS ABSTRACT CORRECTLY * BY : *[Signature]* * DATE OF ABSTRACT : *
* SUMMARIZE THE RESULT OF VOTES CAST AT THE ELECTION INDICATED. * * JUL 1 1992 *

CITY OF WILSONVILLE (JT)
MEASURE 3-3
ADVISORY VOTE AMEND URBAN RENEWAL PLAN

CANDIDATE KEYS:

- CAND-01 = YES
- CAND-02 = NO
- CAND-97 = OVERVOTES
- CAND-98 = UNDERVOTES
- CAND-99 = TOTAL VOTES

POLL PRE	CAND-01	CAND-02	CAND-97	CAND-98	CAND-99
201	494	140	0	7	641
202	519	180	0	7	706
203	364	217	0	6	587
204	295	247	1	5	548
TOTALS	1,672	784	1	25	2,482

Copy of abstract from
joint county will be
forwarded upon receipt.

RECEIVED
JUL 9 1992
CITY OF WILSONVILLE

ACCUMULATED TOTALS
14:48:32 6-Jul-1992

Page 1

JUNE 1992 SPECIAL DISTRICT ELECTION

	Count	Percent
Precincts Counted - TOTAL	23	100.00
Registered Voters - TOTAL	12,808	
Ballots Cast - TOTAL	5,020	39.19
#34-4 CITY OF CORNELIUS GENERAL OBLIGATION BOND		
YES	502	58.17
NO	325	37.66
Overvotes	1	0.12
Undervotes	35	4.06
#34-3 TUALATIN CITY OPERATING LEVY		
YES	1,284	43.60
NO	1,592	54.06
Overvotes	0	0.00
Undervotes	69	2.34
#3-3 CITY OF WILSONVILLE ADVISORY VOTE		
YES	2	66.67
NO	0	0.00
Overvotes	0	0.00
Undervotes	1	33.33
#34-1 BANKS SCHOOL DIST GENERAL OBLIGATION BOND		
YES	566	47.68
NO	559	47.09
Overvotes	1	0.08
Undervotes	61	5.14
#34-2 BANKS SCHOOL DIST GENERAL OBLIGATION BOND		
YES	432	36.39
NO	701	59.06
Overvotes	1	0.08
Undervotes	53	4.47
#3-1 W LINN WILSONVILLE SCH DIST GEN OB BOND		
YES	8	36.36
NO	14	63.64
Overvotes	0	0.00
Undervotes	0	0.00

Count Percent



CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL

Date July 7, 1992
 ELECTORAL FACILITY
 ELECTIONS DIVISION
 M. Kavan

RESOLUTION NO. 915**A RESOLUTION CALLING FOR AN AMENDED URBAN RENEWAL PLAN WHICH INCLUDES \$2,000,000 FOR JOINT COMMUNITY/HIGH SCHOOL FACILITIES IN WILSONVILLE.**

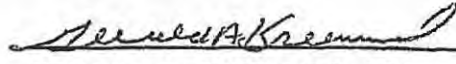
WHEREAS, the Wilsonville City Council has recommended a ballot title be submitted for the June 30, 1992, Special Election to amend the Urban Renewal Plan to include \$2,000,000 for **joint community/high school facilities in Wilsonville;** and

WHEREAS, the Wilsonville City Council wishes to obtain voter approval before implementing an amended urban renewal plan.

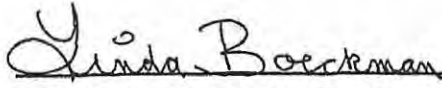
NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. A Special Election is hereby called for the purpose of submitting to the voters of the City of Wilsonville an Advisory Vote amending the Urban Renewal Plan which includes \$2,000,000 for joint community/high school facilities in Wilsonville.
2. **The measure advises the Urban Renewal Agency that it may amend the Urban Renewal Plan and contribute \$2,000,000 to the cost of a new high school in Wilsonville for joint community facilities, prioritize among the projects and activities described in the plan,** issue up to \$5,000,000 in bonds and implement and finance other projects and activities described in the plan, including roads, sanitary, sewer, storm drain and water system, and parks and recreation facilities.
3. The election hereby called shall be held on June 30, 1992.
4. The election shall be conducted by mail ballot.
5. The City Recorder shall cause to be delivered to the Elections Officers of Clackamas and Washington Counties a Notice of Measure Election, a copy of which is marked "Exhibit A", attached hereto and incorporated herein, not later than May 27, 1992, which is the filing deadline for ballot measures for the June 30, 1992, Special Election. The Elections Offices shall conduct the election as required by law.
6. The City Recorder shall give notice of the election posting notice in three public places at least two weeks prior to the election.

ADOPTED by the City Council of the City of Wilsonville at a special meeting thereof this ___ day of May 1992, and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:


LINDA BOECKMAN, City Recorder Pro Tem

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>

SEL 810
REV. 12/5/91

ORS 250.285
ORS 254.095

NOTICE OF CITY MEASURE ELECTION

Wilsonville

(NAME OF CITY)

Notice is hereby given that on Tuesday, June 30, 1992,

(DAY OF WEEK)

(DATE OF ELECTION)

a measure election will be held in Wilsonville, Clackamas & Washington County.

(NAME OF CITY)

(NAME OF COUNTY)

The county clerk has advised us (SELECT ONE):

- The election will be conducted at the polls. The polls will be open from 7:00 a.m. to 8:00 p.m.
- The election will be conducted by mail.

The following shall be the ballot title of the measure to be submitted to the city's voters on this date:

CAPTION (10 WORDS): Advisory Vote on Amending Urban Renewal Plan

QUESTION (20 WORDS, EXCEPT WHEN INDICATED ON BACK):

Shall an amended Urban Renewal Plan be approved which includes \$2,000,000 for joint community/high school facilities in Wilsonville?

SUMMARY (85 WORDS, EXCEPT WHEN INDICATED ON BACK):

The Wilsonville City Council wishes to obtain voter approval before implementing an amended urban renewal plan. The measure advises the Urban Renewal Agency that it may amend the Urban Renewal Plan and contribute \$2,000,000 to the cost of a new high school in Wilsonville for joint community facilities, prioritize among the projects and activities described in the plan, issue up to \$5,000,000 in bonds and implement and finance other projects and activities in the plan, including roads, sanitary, sewer, storm drain and water system.

The following authorized city official hereby certifies the above ballot title is true and complete.

Signature of authorized city official*

Vera A. Rojas, CMC/AAE

Date signed

City Recorder

EXHIBIT A

Printed name of authorized city official

Title

* Signature of authorized city official certifying this filing is not required to be notarized.

The Ballot Title content requirements of ORS 250.035 and 250.039 (10 word maximum Caption, 20 word maximum Question and 85 word maximum Summary) apply to all city measures. Tax levy and bond measures have additional statutory requirements. Below are the different types of measures and the statutes which refer to the additional language requirements, if applicable. **INDICATE WHAT TYPE OF MEASURE WILL APPEAR ON THE BALLOT (SELECT ONE):**

- (1) This is a non-money city measure. The ballot title appears on the front.
- (2) This is a city bond measure. The additional statement required in the Question portion of the Ballot Title by ORS 250.035 shall not be included in the word count. The ballot title appears on the front.
- (3) This is a city measure authorizing a tax levy or establishing a new tax base. Additional wording required in the Summary portion of the Ballot Title by ORS 310.395 shall not be included in the word count. The ballot title appears on the front.
- (4) This is a city tax levy which is in addition to the tax base provided in section 11, Article XI of the Oregon Constitution or which establishes a new tax base. Therefore, the Summary shall be a concise and impartial statement of not more than 175 words, explaining the chief purpose of the measure and giving reasons for the measure (ORS 310.390). The ballot title appears on the front.

IF THE TYPE OF MEASURE INDICATED ABOVE IS A TAX LEVY (EITHER 3 OR 4), THE FOLLOWING INFORMATION MUST BE PROVIDED:

The following authorized city official hereby certifies the City of _____
 (NAME OF CITY)
 conducted the prerequisite public hearing for the indicated tax levy measure election in accordance with ORS 310.180 through 310.188 at

_____ on _____ at _____
 (LOCATION OF PUBLIC HEARING) (DATE OF PUBLIC HEARING) (TIME OF HEARING)

 Signature of authorized city official* Date signed

* Signature of authorized city official certifying this public hearing information is not required to be notarized.

**MINUTES OF THE MAY 20, 1992
SPECIAL MEETING OF THE
WILSONVILLE CITY COUNCIL**

A special meeting of the Wilsonville City Council was held immediately following the Wilsonville Budget Committee meeting of May 20, 1992. At the meeting, the following members of the Council were present:

Mayor Jerry Krummel
Council President Sandra Chandler
Councilor Greg Carter
Councilor Charlotte Lehan
Councilor Friedgard Van Eck

Staff present were:

Arlene Loble, City Manager
Mike Kohlhoff, City Attorney
Nancy Dillon, Accounting Supervisor
Linda Boeckman, Executive Secretary

1. CALL TO ORDER

Mayor Krummel called the meeting to order at about 11:15 p.m.

2. APPOINTMENT OF CITY RECORDER PRO-TEM

Linda Boeckman was appointed City Recorder Pro-Tem for this special City Council meeting.

3. ROLL CALL

4. NEW BUSINESS

Resolution Approving Ballot Title for Serial Levy Election, June 30, 1992:

Council President Sandra Chandler made a motion at the Budget Committee meeting this same evening to recommend to City Council sending a ballot measure to the voters on an Urban Renewal advisory vote only. Mayor Jerry Krummel amended that motion to add that the Budget Committee consider a serial levy next March when the budget process begins for Fiscal Year 1993-94.

**Resolution Approving Ballot Title for Urban Renewal Advisory Vote,
March 30, 1992:**

Mike Kohlhoff, City Attorney, read Resolution No. CB-R-589-92.

Councilor Greg Carter made a motion to adopt said Resolution.


Council President Sandra seconded the motion.

Resolution was adopted 5-0.

5. ADJOURNMENT

As there was no further business to come before the Council, the meeting was adjourned by Mayor Krummel.

Respectfully Submitted,



Linda Boeckman, City Recorder Pro-Tem

ATTEST:



Gerald A. Krummel, Mayor

RESOLUTION NO. 912**A RESOLUTION ENDORSING THE PROPOSED WEST LINN/WILSONVILLE SCHOOL DISTRICT JUNE 30, 1992 BALLOT MEASURE INCLUDING THE CONSTRUCTION OF A HIGH SCHOOL IN WILSONVILLE.**

WHEREAS, the West Linn/Wilsonville School District is going to the voters on June 30, 1992, with a district-wide bond levy to provide needed educational facilities for the district's students; and

WHEREAS, the levy includes monies for facilities at Wood School and Boeckman Creek School and for a new High School in Wilsonville as well as for facilities at schools located in West Linn; and

WHEREAS, the West Linn/Wilsonville School District is well recognized as contributing greatly to the quality of life in our community by providing a broad range of excellent, educational opportunities for our children and has a long and proud tradition of receiving local support; and


WHEREAS, to maintain the quality of education for our community, there is a need to positively reinforce our commitment to such quality and encourage our citizens to support our community based, educational system.

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

(1) The City Council of the City of Wilsonville endorses and supports the West Linn/Wilsonville School District Bond Levy of June 30, 1992, and the District's commitment to providing excellence and quality for the children of our community.

(2) The City Council encourages all citizens to exercise their rights of citizenship by voting in the upcoming June 30, 1992, election.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof the 18th day of May, 1992, and filed with the Wilsonville City Recorder this same day.



GERALD A. KRUMMEL, Mayor

ATTEST:

Diane Pankonin
DIANE PANKONIN, City Recorder Pro Tem

SUMMARY of Votes:

Mayor Krummel AYE
Councilor Carter ABSENT
Councilor Chandler AYE
Councilor Lehan AYE
Councilor Van Eck AYE

**RESOLUTION ENDORSING THE CITY OF WILSONVILLE'S JUNE 30, 1992
ADVISORY VOTE AUTHORIZING THE USE OF URBAN RENEWAL FUNDS
INCLUDING \$2,000,000 FOR THE CONSTRUCTION OF A HIGH
SCHOOL IN WILSONVILLE**

WHEREAS, the West Linn-Wilsonville School District is asking the voters to approve a \$33,135,000 bond measure on June 30, 1992; and

WHEREAS, the bond measure is critical to the school district's ability to maintain the quality of education it provides to the students of the West Linn, Wilsonville, and Stafford communities; and

WHEREAS, maintaining the high level of quality education our schools provide is essential to the opportunities our children will realize and the contributions they will be able to make to their families, their friends, and their communities; and

WHEREAS, the City of Wilsonville is asking that \$2,000,000 of city tax increment funds be used to aid in the construction of public use portions of a high school in Wilsonville;

NOW, THEREFORE, THE WEST LINN-WILSONVILLE SCHOOL BOARD RESOLVES AS FOLLOWS:

1. The West Linn-Wilsonville School Board endorses and supports the City of Wilsonville's advisory vote of June 30, 1992, that authorizes the use of urban renewal funds.
2. The West Linn-Wilsonville School Board commends the City of Wilsonville for committing \$2,000,000 of tax increment funds to the construction of public use portions of a high school in Wilsonville.
3. The West Linn-Wilsonville School Board encourages all eligible voters in Wilsonville to vote "yes" on the upcoming June 30, 1992, advisory vote.

Greg McKenzie
Chairman, Board of Directors

CC
AL

Mayor Jerry Krummel
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, Oregon 97070

Dear Mayor Krummel:

We, the undersigned, are excited about the prospect about having our own high school here in Wilsonville. We are delighted that you and the rest of the city council support a \$2,000,000 contribution to the construction of the high school, especially as a recent survey makes clear that such support is likely the critical element necessary to obtain approval of the \$33,135,000 construction bond measure that the school district will put before all the school district voters on June 30.

We understand that you want to hold an advisory vote in Wilsonville before making a final commitment to contribute the \$2,000,000 to the construction of the high school. We support your desire to have such a vote, and are confident that Wilsonville voters will back the measure. We strongly urge you to hold this vote as soon as possible, and no later than the beginning of June, so that the school district voters will know that they have a firm commitment for the \$2,000,000 before they cast their ballots.

It would be ironic indeed if Wilsonville passed an urban renewal measure because it would contribute \$2,000,000 to the construction of our own high school only to see the \$33,135,000 school district construction bond measure fail because West Linn voters didn't know if Wilsonville would contribute the \$2,000,000. We can't build a high school with \$2,000,000.

Please schedule the vote soon, so that West Linn voters will know that they can count on the \$2,000,000 before they cast their ballots on the \$33,135,000 measure.

Cindy L. Bell, John and Jane Herdes H

Linda Mines Elliott

Karen L. Foubert

Beverly Kuo's Patty Little

Catherine Wilson

Carl and Lorna Frazier

Garnie Fong

DMCZKITE

Shreela & Michael West

Brian C. Wilson

Deborah York Zundel

John & Debbie Hamalainen

Colleen J. McLeandy

Alita Mandel

Joann Glaze

Alan S. Purkins

John Wolf

Handwritten initials

Bruce R. Hays
Kathy Luiten

Haley W. Moore

Pete Gou

Lubomir Kucukon

Angelo Jay

~~Robert [unclear]~~

~~Nike [unclear]~~

David Hobbes

Jim Clark

Valerie Brennan

Peter Johnson

Alan Johnson

Michael & Darlene Carpenter

Rosanne Case

Thomas Lee Case

Monday 18th

Sorry,
Please find attached
two more sheets with
signatures.

Thanks,

Shelley
West

Mayor Jerry Krummel
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, Oregon 97070

Dear Mayor Krummel:

We, the undersigned, are excited about the prospect about having our own high school here in Wilsonville. We are delighted that you and the rest of the city council support a \$2,000,000 contribution to the construction of the high school, especially as a recent survey makes clear that such support is likely the critical element necessary to obtain approval of the \$33,135,000 construction bond measure that the school district will put before all the school district voters on June 30.

We understand that you want to hold an advisory vote in Wilsonville before making a final commitment to contribute the \$2,000,000 to the construction of the high school. We support your desire to have such a vote, and are confident that Wilsonville voters will back the measure. We strongly urge you to hold this vote as soon as possible, and no later than the beginning of June, so that the school district voters will know that they have a firm commitment for the \$2,000,000 before they cast their ballots.

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Signatures:

Sub. J. Shppard

Ken Shppard

Feggy Hilmer

Karen M. Seehan

Jess Davis

Laraine Clark

Donna Pearson

Victoria L. Bellum

Judi Jorgens

Beth Timm

Virginia S. Harper

Carol Stuckey

Debra A. Nichols

Laura Steyer

Linda Craquand

Rhonda K. Hardy

Mary Wood
Lu McConnell

Linda G. Keller

Myrna Knoefel

Melissa Freese

Barbara Baldwin

Patricia Johnson

Lattisa Arpold

N. Jeanette Hummel

Carolyn Lee

Michelle Linn

Mary E. Lueders

R. J. Loveland, Ph.D.

[Signature]

Karen Dodson

Rob A. Ward

Audrey Forsyth

[Signature]

Gilda J. Lyell

Mayor Jerry Krummel
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, Oregon 97070

Dear Mayor Krummel:

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Becky nichols

Heather Malkus

Elaine Burdick Reynolds

Bryony Anderson

Ruth Lorenzetti


 City of
WILSONVILLE
 in OREGON

AGENDA

30000 SW Town Center Loop E
 Wilsonville, Oregon 97070
 FAX (503) 682-1015
 (503) 682-1011

CITY COUNCIL MEETING
MONDAY, MAY 18, 1992
7:00 P.M.

WILSONVILLE COMMUNITY DEVELOPMENT ANNEX
8445 S. W. ELLIGSEN ROAD

6:00 P.M. PRE-COUNCIL MEETING WORK SESSION

1. Appointments to Planning Commission and Library Board
2. County Hotel/Motel Tax
3. Review of Agenda

7:00 P.M. REGULAR CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council at its regular session to be held on Monday, May 18, 1992, at 7:00 p.m. at the Wilsonville City Hall Annex. Said legislative matters must have been filed in the office of the City Recorder prior to 10:00 a.m. on May 13, 1992. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting, may be considered therewith except where a time limit for filing has been fixed.

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if requested at least 48 hours prior to the meeting.

The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments
- Qualified bilingual interpreters

To obtain services, please call the City Recorder at 682-1011.

7:00 P.M. - I. CALL TO ORDER

- A. Roll Call
- B. Flag Salute
- C. Motion to Approve the Following Order of Agenda
- D. Appointment of Diane Pankonin as City Recorder Pro Tem

7:05 P.M. - II. COMMUNICATIONS

- A. Oral - 1. Tualatin Valley Economic Development Corporation
Quarterly Report - Mary Tobias
- B. Written - None

7:15 P.M. - III. MAYOR'S BUSINESS

- * A. Resignation of Marian Wiedemann from the Planning Commission effective immediately.
- B. County Proposed Hotel/Motel Tax

7:25 P.M. - IV. CITIZENS INPUT - This is an Opportunity for Visitors to Address the City Council on Items Not on the Agenda

7:30 P.M. - V. PUBLIC HEARING

- *A. Ordinance CB-O-174-92 An Ordinance Declaring and Authorizing the Vacation
1st and 2nd Reading of a Storm Sewer Treatment Easement on Lot No.
77, Within the Park at Merryfield Subdivision.
(Staff - Starner)
(Action taken _____)

7:35 P.M. - VI. CONSENT AGENDA

- *A. Approval of Pipeline Easement, Clackamas Community College Foundation
(Staff - Starner)
(Action taken _____)

7:40 P.M. - VII. CONTINUING BUSINESS**7:40 P.M. - VIII. NEW BUSINESS**

- * A. Set Public Hearing Date for Appeal of Planning Commission's Approval of Stage I & II Site Development Plans for Family Recreation Center. (Staff - Sorensen)
(Action taken _____)

7:45 **B.** Consideration of a Petition Requesting the City to Hold the Advisory Vote on Urban Renewal Prior to June 30, 1992.
(Action taken _____)

8:15 ***C.** Resolution CB-R-590-92 A Resolution Endorsing Intergovernmental Cooperation Agreement Between the Wilsonville Urban Renewal Agency and the West Linn/Wilsonville School District 3J For Joint Development And Use of Facilities.
(Staff - Kohlhoff)
(Action taken _____)

8:20 ***D.** Resolution CB-R-587-92 A Resolution Endorsing the Proposed West Linn/Wilsonville School District June 30, 1992, Ballot Measure Including the Construction of a High School in Wilsonville. (Staff - Kohlhoff)
(Action taken _____)

- 8:30 *E. Resolution CB-R-591-92 A Resolution Approving a Rate Increase for United Disposal Services, Inc. to Adjust for Disposal Fee Increase Imposed by Metro and to Modify Existing Drop Box Rates. (Staff - Barthel; Estelle Harlan)
(Action taken _____)

8:40 P.M. - IX. COUNCILORS' BUSINESS AND LIAISON REPORTS

- A. Councilor Carter -
- B. Council President Chandler -
- C. Councilor Lehan -
- D. Councilor Van Eck -

9:00 P.M. - X. CITY MANAGER'S BUSINESS

9:05 P.M. - XI. LEGAL BUSINESS

- A. Report on legal analysis of proposed regulation of signage on City property
- B. Report re 95th Avenue Loan Application

9:15 P.M. - XII. ADJOURN REGULAR CITY COUNCIL MEETING

9:20 P.M. - XIII. MEETING OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

9:30 P.M. - XIV. ADJOURNMENT URBAN RENEWAL AGENCY MEETING

Time frames for agenda items are not time certain. (i.e. Agenda items may be considered earlier than indicated. The Mayor will call for a majority vote of the Council before allotting more time than indicated for an agenda item)


*ITEMS ATTACHED
**ITEMS PREVIOUSLY DISTRIBUTED
#ITEMS TO BE DISTRIBUTED



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

TO: Honorable Mayor and City Council

FROM: Arlene Loble
City Manager 

RE: New Business

DATE: May 15, 1992

SUBJECT: SET PUBLIC HEARING DATE FOR APPEAL ON FAMILY
RECREATION CENTER

It is the staff's recommendation that the hearing be set for your June 1, 1992, regular Council meeting. Enclosed are the Planning Commission's decision, conditions of approval, and a transcript of the minutes of the meeting. Councilor Carter has suggested that as information is made available on appeals, it would be helpful if you could receive that information as much in advance of the public hearing as possible so that you have an opportunity to give it timely consideration. The only action to be taken at this time is to set the public hearing date for June 1, 1992.

**SUBJECT: CONSIDERATION OF A REQUEST TO HOLD THE ADVISORY ON
URBAN RENEWAL PRIOR TO JUNE 30, 1992**

Attached is a petition that's been signed by nearly 40 concerned parents who would like to encourage the City Council to consider holding a special separate election on the Urban Renewal advisory vote prior to the June 30, 1992, election at which time the bond measure for the West Linn/Wilsonville School District will be on the ballot. As you will recall, Councilor Van Eck has strongly supported the position that is outlined in this petition because of the importance of making a definitive commitment on the part of the Urban Renewal Agency to the School District. The West Linn voters who are hesitant about the construction of a high school in Wilsonville will know that they have a firm commitment from the City of Wilsonville only if the advisory vote is held before June 30, 1992.

I think that everyone would agree that it would be better to have the advisory vote before the School District's bond issue ballot measure is before the voters. The School District Board is firmly committed to the June 30th date. Since the advisory vote is just that - - advisory - - the City could legally, I am told, hold a special election. The latest date that that would be feasible but still prior to the June 12th mail out of ballots would be Tuesday, June 9th. This would require setting up polling places in Wilsonville and conducting some sort of "get out and vote" campaign to get people to the polls. If the advisory vote election were to be a mail-in ballot, the ballots would need to go out by the end of the month, and we would again be short of the needed time frame to provide public education. On the

other hand, holding a walk-in election June 9th would allow the City the time necessary to get out a good public informational campaign because most of the work needs to be done before the June 12th mail-out date in any event. It could be done, but I have to question whether or not it would be prudent to do so for the following reasons:

1. The serial levy vote legally must be on the June 30th ballot, and, therefore, the City would be holding two elections - - one walk-in, one mail-in - - within the same month. I think this would be very confusing to the public.
2. The mail-in ballots seem to produce a good voter turn-out because of the ease of responding at the convenience of the voter. A walk-in vote at a date, time, and place that does not follow normal procedure could be perceived as an attempt to discourage active voter participation.
3. The petitioners state in their petition that they "are confident that Wilsonville voters will back the measure" (i.e., the advisory vote). I certainly hope that they are correct but as I have begun to talk to members of the Chamber of Commerce and other civic leaders, I find that there is real confusion over the impacts of Urban Renewal on the taxpayers of Wilsonville. The last advisory vote left many people angry and unwilling to be involved in Urban Renewal in any way. I believe that there needs to be a great deal of public information shared about Urban Renewal in order to have that advisory vote be successful. The cooperative effort we have developed with the West Linn/Wilsonville School District to jointly produce public information on Urban Renewal and on the bond measure at the same time is in my opinion the most effective way to really explain the relationship between the two ballot measures.
4. The serial levy also ties directly into the Urban Renewal advisory vote in that both ballot measures represent a commitment to having new development pay its own way in Wilsonville. Separating the vote on the two issues and holding them in separate elections would be even more confusing for the voter.

**SUBJECT: INTERGOVERNMENTAL AGREEMENT AND RESOLUTION
ENDORING THE WEST LINN/WILSONVILLE SCHOOL DISTRICT
BOND BALLOT MEASURE**

As a follow-up to the joint School Board/City Council meeting held on Tuesday, May 5th, Mike Kohlhoff has been working with the School District's attorney, Bill Shannon, to draft the interlocal agreement. You will recall that Greg McKenzie, the Chairman of the School Board, suggested that although the Urban Renewal Agency could not definitively promise to contribute \$2,000,000 to the construction of the high school until the Urban Renewal Plan had been amended, an interlocal agreement is a clear indication of intent to do so. This agreement formalizes what to date is a verbal understanding between the School Board and the City Council.

There is also a resolution endorsing the proposed West Linn/Wilsonville bond measure by the City Council. It is yet a further commitment of support to the School District. On the West Linn/Wilsonville School Board's agenda for May 18th is a resolution endorsing the City of Wilsonville's advisory vote on Urban Renewal, and a copy of that resolution is enclosed for your information.

In light of Ballot Measure #5's emphasis on doing more with less and in the spirit of unprecedented cooperation, joint funding and use of the Wilsonville High School represents a cost effective way of building needed community facilities. In exchange for the Urban Renewal Agency's \$2,000,000 commitment, the playing fields, the auditorium, the gymnasiums, not to mention the classrooms themselves, will be available for use by the community under the program direction of the City of Wilsonville Parks and Recreation Department. A total cost of the high school is projected to be \$18,000,000. \$2,000,000 of that cost will be provided by the Urban Renewal agency. The use of an \$18,000,000 facility at a cost of only \$2,000,000 is a wise investment.

The impact of the Urban Renewal \$2,000,000 contribution means that the School District's \$33,000,000 bond issue will be retired in part with the help of the Urban Renewal funds. Right now the School District is projecting the cost of this bond issue at \$1.07 per \$1,000 of assessed valuation. The Urban Renewal contribution will bring the cost in under \$1.00.

SUBJECT: RESOLUTION APPROVING A RATE INCREASE FOR UNITED DISPOSAL

United Disposal is asking to pass through the increased costs of solid waste disposal imposed upon them by Metro. There is also an increase proposed to off-set the cost of providing their drop box program for commercial dumpsters. The rate schedule resolution and back-up material prepared by Tom Barthel explaining their proposal in more detail is attached. Estelle Harlan will be in attendance at the meeting representing United Disposal, and she would like the opportunity to explain the possibility for future rate increases to cover the cost of disposing of yard debris and other recyclable products.

al:lb



May 18, 1992

West Linn/Wilsonville School Board
Stafford Rd.
West Linn, OR 97068

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

Dear School Board Members:

I am writing to express my excitement over the actions our two boards will be undertaking this evening. I feel that becoming partners in building mutually beneficial joint facilities is an excellent example of Government efficiency-- something that is essential in these lean times. I look forward to moving ahead with this project.

I would also like to address a matter that is being promoted by some members of the education community and explain why, in my opinion, we cannot adopt their request. As you know, because of the past controversy regarding the city's use of tax incremental financing, we are committed to an advisory vote prior to using any monies from this source. Some members of our council have been heavily lobbied to disregard the standard election process and hold a special election before the June 30 school bond election.

While having the support of the West Linn/Wilsonville School District is a tremendous benefit in our efforts to gain public support, I feel that moving up this election could be a grave mistake. The demographics in our city dictate that we cannot merely assume voter approval. In addition to the proposed joint facilities at the high school, there are other projects in our plan that are crucial to future livability in our city. For this reason, it is critical for us to be aggressive in our effort to inform the public of the benefits of approval, as well as the consequences of rejecting our Urban Renewal plan. I do not feel that we can adequately achieve this goal if we rush this issue to our voters with a special election.

Once again, I am enthused that our two boards are joining forces to gain support for our respective measures. With an honest and active effort, I am confident that we will be successful in this first of what I am sure will be many future cooperative efforts.

Sincerely,

A handwritten signature in cursive script that reads "Greg Carter".

Greg Carter
Wilsonville City Councilor

Mandi Smith

Burry,

Because find attached
two more sheets with
signatures!

Thanks,

Shana
West

Mayor Jerry Krummel
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, Oregon 97070

Dear Mayor Krummel:

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Signatures:

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Keith Shppard

Terry Hillier

Karen McGehee

Jess Davis

Laraine Clark

Donna Pearson

Victoria L. Bellum

Judi Jagers

• Beth Timm

Virginia S. Harper

Carol Stuckey

Walter L. Nichols

Laura Steyer

Linda Craghead

Rhonda K. Hardy

Mary Wood

Lu McConnell

• Linda G. Keller

Myrna Knoefel

Melissa Freese

Barbara Baldwin

Patricia Johnson

Lattisa Arnold

J. Jennette Hummel

Carolyn L. Lee

Michelle Loom

Mary E. Ludase

R. J. Loveland, Ph.D.

[Signature]

Karen Dodson

• Rob A. Hardie

David Forsyth

Michael O'Brien

Gilda J. Byrles

Mayor Jerry Krummel
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, Oregon 97070

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Becky nichol
Heather Malkus
Elaine Blundin Reynolds
Bryony Anderson
Luth Lorenzetti



“Beauty & the Bridge”

I-5 Interchange Student Art Project



August 2012

“Beauty & the Bridge”

I-5 Interchange Student Art Project



August 2012

— Credits —

Many community members were engaged over a three-year period to advance the “Beauty & the Bridge” project from conception to completion.



**West Linn-Wilsonville
School District**

Wilsonville City Council

Current Council members

Mayor Tim Knapp
Council President Celia Núñez
Councilor Richard Goddard
Councilor Scott Starr

Prior Council members

Mayor Charlotte Lehan
Council President Alan Kirk
Councilor Steve Hurst
Councilor Michelle Ripple

Wilsonville City Staff

Bryan Cosgrove, City Manager
Arlene Loble, City Manager (ret.)
C.J. Sylvester, Redevelopment Director (former)
Steve Adams, City Engineer
Chris Neamtzu, Planning Director
Kristin Retherford, Urban Renewal Manager

Beauty & the Bridge Project Team

Cynthia Thompson of BCB Consulting, Project Manager
Jerry Werner of Studio Savant, Art Director
Christian Watchie of TransWatch, School Program Manager

School District Staff

Joan Carlson, Schools Liaison, Boones Ferry Primary School Artist-in-Residence
Christopher Shotola Hardt, Art Instructor, Wilsonville High School
Traci Cohen, Special Education Teacher, Wilsonville High School
Saskia Dresler, Art Instructor, Arts & Technology High School
Jennifer Cerasin-Morgan and Linda Thatcher, Art Instructors, Wood Middle School
Joan Carlson, Art Instructor, Boones Ferry Primary School
Maggie Englund, Art Instructor, Boeckman Creek Primary School

Student Art Council

Wilsonville High School:
Chris Lundigran
Corrine Luper
Arts & Technology High School:
Emma Foster
Jason Rikken
Inza R. Wood Middle School:
Adrian Hart
Jessica Johnson
Boeckman Creek Primary School:
Sadie Crystal
Aliris Tang
Briana Barnett
Boones Ferry Primary School:
Nicole Johnson
Tomas Vacca

School District Leadership

Board Chair Keith Steele
Bill Rhoades, Superintendent
Roger Woehl, Superintendent (ret.)

— Contact Information —

Project Manager

Cynthia Thompson, BCB Consulting
4465 NW Yeon St.
Portland, OR 97210
503-719-4648
cynthia@bcbconsulting.net

City of Wilsonville Urban Renewal Division

Kristin Retherford, Urban Renewal Manager
29799 SW Town Center Loop East
Wilsonville, OR 97070
503-570-1539
retherford@ci.wilsonville.or.us

Office of the City Manager

Bryan Cosgrove, City Manager
29799 SW Town Center Loop East
Wilsonville, OR 97070
503-570-1504
cosgrove@ci.wilsonville.or.us



Student-produced artistic tiles being installed at the I-5/Wilsonville Road interchange underpass area, August 2012.



The Boones Ferry Messenger

Monthly newsletter of the City of Wilsonville

June 2012

Mayor's Message

Celebrate Wilsonville Community This Summer

Summer 2012 promises to be an exciting and fun time for the community of Wilsonville. Over 1,000 of the community's



children are anxiously looking forward to seeing the amazing "Beauty and the Bridge" project come to fruition. As detailed in the accompanying article, Wilsonville students spent hundreds of hours researching, sketching and painting on tiles images of local plants and animals.

The Wilsonville Road I-5 underpass will be transformed this summer from drab, gray concrete bulkheads to a bright, colorful "fi-esta" of hand-painted tiles showing scenes of nature. What a great way to celebrate the wonderful community where we are most fortunate to live or work — and to distinguish ourselves by showing Wilsonville's special character to residents and visitors as they enter our City.

This summer, Wilsonville will again host a variety of community celebrations, concerts and movies in the park. Starting the first week-end of June with the Wilsonville Festival of the Arts, community events are set to occur nearly every week during the summer. More details on these events are inside this edition of the newsletter, so plan to join in with our friends and neighbors for a great summer season!

Tim Knapp, Mayor

**Wilsonville Summer 2012
Community Events
see pages 7-8**

Wilsonville Students Help Create a Visual Legacy

As the sun shone brightly outside of Wilsonville High School's art studio, senior Brandy Fish, along with her fellow artists, remained content to stay indoors and paint a tile mural of Wilsonville's natural beauty.

Fish's brush strokes add to artistic contributions by over 1,000 Wilsonville 3rd through 12th grade public school students and their 10,000 hours of researching, sketching, and glazing for the City of Wilsonville's Beauty and the Bridge project.

"It really shows that we are a force to be reckoned with. I mean, what other city could produce a work this extraordinary and manage to have the



Wilsonville High School's Beauty and the Bridge artists. From left: Danielle Lindamood, Samantha Holman, Brandy Fish, Rachel Roll amid the grass.

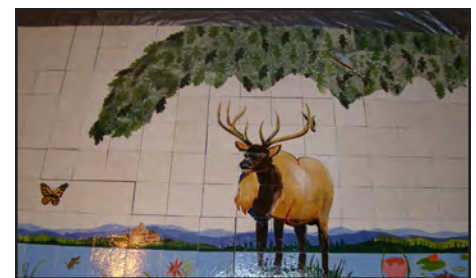
hands of so many young citizens involved? This mural not only shows the flora and fauna of the north Willamette Valley, but it also illustrates beautifully the strong sense of community that we hold so near and dear to our hearts," Fish said.

The project's success is due to a strong partnership between the City of Wilsonville and the West Linn Wilsonville School District and reflects one of the core project themes, connectivity. Visitors and residents will connect visually to a portrayal of the area's



One of the finished tiled walls awaiting installation.

natural beauty by an inviting community gateway with safer bicycle and pedestrian access between east and west Wilsonville. For local young artists, they will remain connected to Wilsonville with a permanent display of their creativity now and into the future.



This elk represents one of the 95 species to be seen along Wilsonville Road as part of the Beauty and the Bridge Project.

If beauty is in the eye of the beholder, then Wilsonville citizens will behold a masterpiece of community creativity as installation of Beauty and the Bridge begins in May and continues through summer 2012.

For more information visit www.beautyandthebridge.com.

Visit the Beauty and the Bridge table at the Wilsonville Festival of Arts June 2. See the creativity of our community's youth.

Bridging Wilsonville Through Art

OPB | Oregon Public Broadcasting | June 19, 2012 midnight | Updated: July 27, 2012 4:28 p.m.

<http://www.opb.org/artsandlife/article/slideshow-bridging-wilsonville-through-art/>



CONTRIBUTED BY ROSE HANSEN

BEAUTY AND THE BRIDGE

If you drive under the I-5 overpass at Wilsonville Road, don't expect the typical dark belly of a freeway. Look south, and you'll glimpse the early stages of the long-awaited Beauty and the Bridge mural as setters work to install its 7,200 tiles. This artwork features hand-painted flora and fauna native to the North Willamette Valley. While cohesive enough to appear as the work of one artist, it's the collaborative result of over 1,000 Wilsonville School District students.



In addition to the underpass art, there will be raised pathways on both sides of the road, framed by student-designed custom railings. The placement of the mural is part of a greater effort by the Wilsonville City Council to encourage

more bike and walking traffic along Wilsonville Road by creating an attractive space for users. The Beauty and the Bridge is scheduled for completion later this summer.

While the school year wrapped up for the Wilsonville School District, art students worked under a tight deadline to prepare the final tiles for their permanent home. Frantic? Not at all. "We all help out. No one's really 'in charge.' We all figure out what we need to do and everybody takes a part," said junior Rachel Roll.

Although students were given artistic direction, coordinators encouraged the young artists to explore their art-making aesthetics both personally and collaboratively. "You have to learn how to imitate all kinds of different styles and work towards a common goal," said senior Brandy Fish.

Students completed tasks according to their ages. Elementary school students were in charge of the landscape and small animals, middle school students painted a giant oak tree, and high school students worked on large "focal point" animals. They researched, sketched and painted

tiles, then glazed and fired them in kilns. The process makes the artwork — grasses, flowers, foxes, elk, small fish — pop with a cheerful burst of color that even the grayest Oregon sky can't darken.

"Somebody's painterly style, somebody's way of blending colors, you're going to see that voice come through in each and every one," said Wilsonville High School art teacher Christopher Shotola-Hardt. "But when you're down there under the bridge, you look and you will not see any abrupt edges. You cannot tell that this was done at different times by different kids at different locations. They nailed it."



Rose Hansen / OPB

The Beauty and the Bridge project under construction at the I-5 Wilsonville Road exit in Wilsonville, OR.

Part of the mural's seamlessness is thanks to a small group of 22 Wilsonville High School students fondly dubbed "Special Ops," whose duty was to take individual segments of the mural and blur them together.

The project's vast collaborative nature was often the source of unexpected friendships for students involved. "I think it's like, because we're always around each other all the time in the morning and you bond from that. We'll turn on the radio and paint together and we laugh and **it's fun,**" **junior Sydney Ito explained.**

Project coordinators hope that the sense of community students forged from creating the mural will spread throughout Wilsonville. To the creators, beautifying the bridge isn't just an aesthetic project, and installing a walk/bike path isn't a mere physical convenience. "This is a great way to bring the whole community together," said Boones Ferry Artist-in-Residence Joan Carlson. "The whole idea is we're trying to bridge Wilsonville."



Rose Hansen / OPB

WHS sophomore Samantha Holman adds a final coat of paint to the surrounding landscape.

Project coordinators hope that, at the very least, residents will park at a nearby Fred Meyer and walk through the underpass to admire the work of the students.

"[It] connects the two sides of Wilsonville, which the freeway has chopped in half for so long," said Carlson.

Walking the length of the mural allows visitors to see little jokes and personal stamps that drivers would otherwise miss. While the mural itself isn't necessarily a storyboard, it contains what Wilsonville High School art teacher Christopher Shotola-Hardt calls

"unintended narratives." For example, certain animals, such as a beaver and a duck, have been placed next to one another to both poke fun and honor the state's university rivalries.

But that humor might only be noticed if people do what the mural is intended to do: encourage community members to actually use it.

At the very least, the students themselves recognize how their hand in the mural has tied them to Wilsonville for years to come. "After I leave, I'll come back and it'll be really exciting to see when I drive down I-5," said Fish.

Project coordinators echo these same sentiments. "Part of the fun is these kids are going to come back and tell their kids, 'Hey, I painted this turtle,'" said Carlson.

And though the students recognize that the mural is a piece of public art owned by the community, Shotola-**Hardt believes they will always feel responsible for it, and that's good.**

"Each student sees their animal. They think, 'That's *my* elk. It's Megan's elk. Not anybody else's.' So there's this great ownership," he explained.

That sense of ownership protects the mural from one of its greatest perceived threats: graffiti. The city performed multiple tests to "destroy" the mural. Short of slamming into it with a car, the tiles are very durable, and the school is making a "repair" log just in case anything needs to be tended to in the future. But project coordinators report little concern for defacement due to the vast number of individuals invested in it.

"If you've worked on this project, you're not going to destroy it and you know your friends aren't going to do that, too," said Artist-in-Residence Maggie Englund.

Joan Carlson claimed that students filled them in on a kind of 'unwritten code': "Taggers don't tag other people's artwork."

Back in the Wilsonville classrooms, students are busily painting and sanding smooth the edges of the final tiles. To be so near completion, and oh-so close to summer, lends an air of excitement to everyone involved. As Brandy Fish put it, "Oh look! It's coming up! It's going to be so cool! Like, the coolest project in Oregon!"

Student artists recognized by city council

Students worked on Beauty and the Bridge project

By: [Kallen Dewey Kentner, Wilsonville Spokesman](#)

Published: 6/6/2012 1:31:04 PM

The Student Art Council gave one final update to the Wilsonville City Council on May 21 as the Beauty and the Bridge Project nears completion.

Representing more than 1,000 students who participated in the art project, the student art council served as a liaison to the city and the voice of the young artists.

Students addressed the council, thanking them and inviting the community to learn more about Beauty and the Bridge at the Wilsonville Festival of Art June 2 and 3. There was a display at the event, which was held at Town Center Park.

“On a personal note, I’d like to thank each and every one of you for your cooperation and trust that you placed in both the student art council and our fearless leaders in this project,” said Emma Foster, a student at Art Tech High School. “It has really been incredible watching this whole thing come together, all the way from the third graders to the AP art students.”



Photo By: Kallen Dewey Kentner

Student Art Council recognized
Top row: Corinne Luper, Emma Foster, Chris Lundrigan, School Coordinator Chris Watchie, Project Manager Cynthia Thompson, Artistic Director Jerry Werner. Bottom row: Nicole Johnson, Aliris Tanq, Adrian Hardt and Jessica Johnson.

The council thanked the students for their dedication to the project and each student was presented with a plaque in recognition of their contribution.

The job of the student artists is now complete and now General Contracting LLC will take over to install the murals that will span both sides of the I-5 underpass on Wilsonville Road.

Installation of the two murals has started and will continue, weather permitting, on the south wall of the underpass first. The two existing freeway walls are 64 feet across.

As the tiles go up, the community may catch a glimpse of the south mural, which features a large oak tree with an expansive canopy filled with native species. Among other elements, a large bull elk will serve as a beautiful focal point.

The artwork on the tiles was done with glaze paints that were then fired to create long-lasting color.

“We worked closely with city public works and they approved prototypes of aesthetic elements,” said Project Manager Cynthia Thompson of BCB Consulting. Using the right materials limits any potential damage, ensuring that the artwork is permanent. After installation, the city is responsible for long-term maintenance.

Wilsonville students bring color to Interstate 5 underpass with 'Beauty and the Bridge' mural

Published: Friday, May 25, 2012, 6:00 AM



By **Rachel Stark, The Oregonian**

After graduation, Corinne Luper plans to trek down Wilsonville Road, wearing her cap and gown, to the bustling Interstate 5 interchange.

It's not the typical gathering spot for high school seniors, but Luper wants to see the long-awaited art going up under the bridge.

Called **Beauty and the Bridge**, the public art project features 7,200 square feet of student-painted tiles depicting local flora and fauna. Installation of the tiles on the Wilsonville Road underpass began this week.

Luper, a senior at **Wilsonville High School**, was one of more than 1,000 elementary, middle and high school students who created the mural. The kids researched, sketched and painted the tiles, then covered them with glaze and fired them in a kiln. The process made the artwork – the beaver, the deer, the ladybugs, the giant oak tree – pop with glossy, vibrant colors.



Rachel Stark/The Oregonian

Morgan Pina, a sophomore at Wilsonville High School, paints the finishing touches on a group of tiles for the Beauty and the Bridge project in March. "If I had a lot of research money, I would track the kids to see how this influenced them later in life," said Chris Watchie, the project's school program coordinator

Luper remembers the late nights spent working on her tiles, the days she felt she was painting "just for the heck of it." Last spring when she got involved, envisioning the final product was nearly impossible. "Now, it's really come to life," she said.

"The challenge for this project was for the council and the community to have this leap of faith," said Chris Watchie, Beauty and the Bridge school program coordinator. "They didn't know what it was going to look like."

A bigger challenge was the cost. The art project cost \$800,000 of urban renewal money. It was touted as the beautifying portion of the larger **\$21.5 interchange expansion project, also set to finish this summer.**

Cynthia Thompson, project manager with BCB Consulting, said she's fielded questions about the cost but thinks city council realized the value in adding charm to the city's gateway.

"You're going to spend a small percentage to make it not look like the Salem interchange," Thompson said, describing it as "enormous and gray."

"In my opinion, every community should do it, but of course I know there's a lot of people that don't agree with that."

On Monday, student leaders of the project presented an update and thanked city council for their support. They spoke about the 700 paintbrushes and 80 gallons of glaze used, and the days they came home with "paint under their finger nails."

Throughout the project, many of the same students toured City Hall to learn about the civic process, talked about economic development with a Fred Meyer manager, and explored the interchange with a construction manager. "It was like a VIP pass to what's happening behind the scenes," Luper said.

Mayor Tim Knapp applauded the students for creating an icon that reflects the community's sense of pride and hospitality. "It will set us apart as a different community the minute people get off the freeway."

As for Luper, she plans to go to college next year to study fine arts and journalism. She knows when she comes back to visit in years to come, the art will be there, welcoming her home.



Rachel Stark/The Oregonian

Tasks for the Beauty and the Bridge project were assigned to more than 1,000 local students according to their age group. Elementary school students painted the grass, bugs and birds, middle school students painted the giant oak tree, and high school students painted the large animals, like this coyote.

Interchange ready for Beauty and the Bridge artwork

By: [Kallen Dewey Kentner, Wilsonville Spokesman](#)

Published: 5/22/2012 12:14:18 PM

The community may catch a glimpse of the long-awaited Beauty and the Bridge art as installation of the tiles finally begins this week on the south wall.

The ambitious art project involved over 1,000 Wilsonville students and about 7,200 glaze-painted square-foot tiles that will span both sides of the Wilsonville Road underpass.

"I am ecstatic, to be honest," said Project Manager Cynthia Thompson of BCB Consulting. **"I've been working on this for a long time and I'm really excited to see it go up."**

Thompson anticipates it taking about a month for General Contracting LLC to install the tiles on the south side. Once the south side is completed around mid-June, installation on the north side is expected to start if all goes well. The entire expanse of artwork should be installed by mid-July to the end of July.

The Student Art Council members gave their last update to the Wilsonville City Council at Monday's meeting. **Two representatives from each of the school's involved in the art project updated the council on the final stages of the work.** They then were awarded plaques in recognition of their contribution to the project.



Photo By: Christopher Shotola-Hardt

Beauty and the Bridge installation: *The murals placed along the walls of the Wilsonville Road freeway interchange will include floral and fauna, drawn and painted by local students.*

"It's a great project and Wilsonville should be very proud of their community and their school district and their city for taking risks because it's sort of an unusual thing to do a project like this," said Thompson, who believes it might be the largest bike and pedestrian project ever built in Wilsonville.

A sidewalk raised five feet off the ground will bring pedestrians up close to the artwork, where they will be protected from cars by a decorative railing, also designed by students.

As schools near the beginning of summer break, various assemblies and events at different schools will celebrate the completion of the murals and the work done by students.

Thompson said it's almost sad to be wrapping up the project.

"It's been a great experience working with the school district and the teams," she said. **"We've almost become family."**

Although the project is almost over, the community will be able to enjoy the artwork for many years into the future. Depicting the local and natural history of Wilsonville, the artwork will feature local ecosystems, landmarks and over 300 native plant and animal species.

Instead of the dark and dirty concrete typical of a freeway underpass, travelers traveling through will be treated to a vibrant expanse of artwork, creating a unique gateway to the city of Wilsonville.

“It’s a valuable thing to bring beauty to infrastructure,” said Thompson.

Students show off 'Beauty and the Bridge' efforts at open house

By: [Kallen Dewey Kentner, Wilsonville Spokesman](#)

Published: 3/13/2012 12:08:44 PM

As a preview to its March 13 open house, the Student Art Council updated the Wilsonville City Council on the Beauty and the Bridge Project.

The Beauty and the Bridge art project has over 1,000 student artists that have worked on a brightly-colored tiled expanse depicting the natural and local history of Wilsonville. The two 36-foot murals will be installed as part of the improvements to the I-5 underpass on Wilsonville Road.

Members of the Student Art Council from Wilsonville High School, Wood Middle School, Boeckman Creek Primary and Boones Ferry primary school addressed the City Council on March 5.

The Art Council consists of two students from each school participating in the Beauty and the Bridge art project.



Photo By: Kallen Dewey Kentner

Beauty and the Bridge: Courtney Ellis, a fourth grader at Boeckman Creek Primary School, puts a coat of glaze on the talons of a red-tailed hawk

Emma Foster, a senior at Wilsonville High School reminded the council of the goals of the project, which include the involvement of Wilsonville students and the creation of “an attractive gateway to Wilsonville.”

“I’m pleased to report that 90 percent of the three thousand hand-painted tiles have been completed,” said Adrian Hart of Wood Middle School in his update.

Other students explained their part in the project, which Sadie Crystal of Boeckman Creek Primary says has used over 90 different colors of glaze and over 600 paintbrushes and will portray “over 100 different species of plants, insects, mammals, fish, amphibians and birds.”

“We are proud of all the progress that is being made and are celebrating our achievements by sponsoring a community-wide open house,” said Aliris Tang of Boeckman Creek Primary school.

The West Linn-Wilsonville School Board also received an update on the project ahead of Tuesday’s open house scheduled for 3:30-7:30 p.m. at Wilsonville High School.

Students create SMART art

By: [Kallen Dewey Kentner, Wilsonville Spokesman](#)

Published: 1/31/2012 12:10:10 PM

Wilsonville residents may be used to the familiar green and white SMART buses driving around town. But one SMART bus is now almost guaranteed to get a second glance.

The brightly-colored bus is decorated with art by students at Boeckman Creek Primary School depicting traffic congestion and solutions.

The bus was unveiled on Jan 26 at Boeckman Creek and students came out in groups to see the artwork, admiring the work done by themselves and their peers.

SMARTArt is an annual school-based community art contest that focuses on using creativity to depict what transportation options can do for the City of Wilsonville.



Photo By: Kallen Dewey Kentner

SMARTArt: Students GET an up-close look at the colorful bus created by students at Boeckman Creek Primary School.

Out of over 50 entries submitted, the winning three pieces of artwork were placed on the outside of the SMARTArt bus. Additional student entries are displayed on the inside of the bus and other SMART buses.

Older students were especially impressed by a small message stating, "This SMART ART brought to you by the artists at Boeckman Creek Primary School."

The project kicked off Boeckman Creek student's involvement in the Beauty and the Bridge public art project. Students learned about the I-5/Wilsonville road bicycle and pedestrian improvements and were taught about traffic and traffic congestion.

Working in teams of three to five, the third through fifth graders drew their idea of what traffic congestion looks like and what it would like if people use different transportation options.

The artwork was reviewed and voted on by city staff, the Beauty and the Bridge Art Team and the Student Art Council and the general public got a chance to vote at the Wilsonville Festival of Arts.

The SmartArt contest is an annual contest. In the past, both Boeckman Creek and Boones Ferry Primary students have participated.



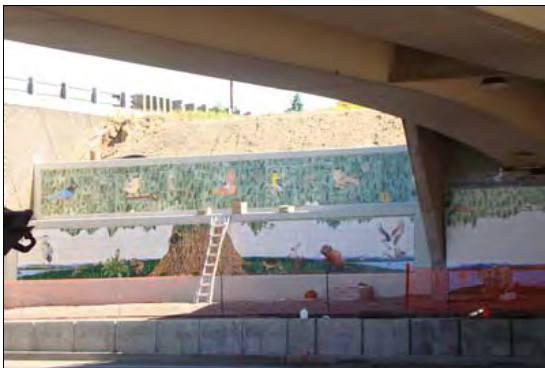
Beauty and the Bridge



Wilsonville Road Bicycle & Pedestrian Enhancements



Current photos showing progress made to date on the interchange project:



Original Artist's Rendering



Current Wall



As Wilsonville Road interchange area converts from six lanes to eight lanes for vehicular safety and capacity improvements, bicyclists and pedestrians also benefit with better east/west crossings under I-5. Wilsonville's young student artists will create tile art to be incorporated into the design to beautify the environment to make it inviting, comfortable, and aesthetically pleasing, with the goals of improving mobility and encouraging bicycling and walking.

The [Wilsonville City Council](#) recognized the critical need for better community walking and bicycling connections on Wilsonville Road. With dedicated funds to improve the infrastructure, the project additionally provides Wilsonville public school students a unique civic and educational opportunity to craft a truly local work of art. The end result will connect youth not only to the present community but ever after to Wilsonville.

Beauty and the Bridge's key goals are to:

- Make Wilsonville Road more inviting to walk and bike
- Create a safe way to travel for people who walk and bike under I-5 and to cross the street
- Involve Wilsonville public schools in the creation of a unique piece of public art
- Create an attractive and inviting gateway to Wilsonville

The project will involve over a thousand of Wilsonville’s elementary, middle, and high school students in the creation of public tiled art. To ensure that the project reflects student voices, a [Student Art Council](#) (SAC) formed early in the project. The SAC serves as a liaison between the project, project stakeholders, and the media. It represents just one layer of a remarkable [process](#) that brings together city staff, council, schools, and the community in combining public art with a major infrastructure construction project.

For more information about the interchange construction project, please see the Oregon Department of Transportation’s project pages at www.i5wilsonvilleroad.org.

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Beauty and the Bridge



About the Project



The Wilsonville City Council recognized the critical need for better community walking and bicycling connections on Wilsonville Road. With dedicated funds to improve the infrastructure. The project additionally provides students a unique civic and educational opportunity to craft a truly local work of art. The end result will connect youth not only to the present community but ever after to Wilsonville.

"This project has the potential to change the face of Wilsonville and create a welcoming gateway to the community. The richness of Wilsonville's natural resources will be celebrated in the design. I'm so proud of City leadership and their decision to invest in this focal point of the community by improving safety, capacity, and at the same time bringing beauty to this large scale infrastructure project. The best part of the project is that the young people of Wilsonville will be the "artists" creating this welcoming gateway for enjoyment today and long into the future. " noted Cynthia Thompson, Project Manager.



Beauty and the Bridge will span two school years and involve over a thousand of Wilsonville's elementary, middle and high school students.

The Project Team - from left to right:



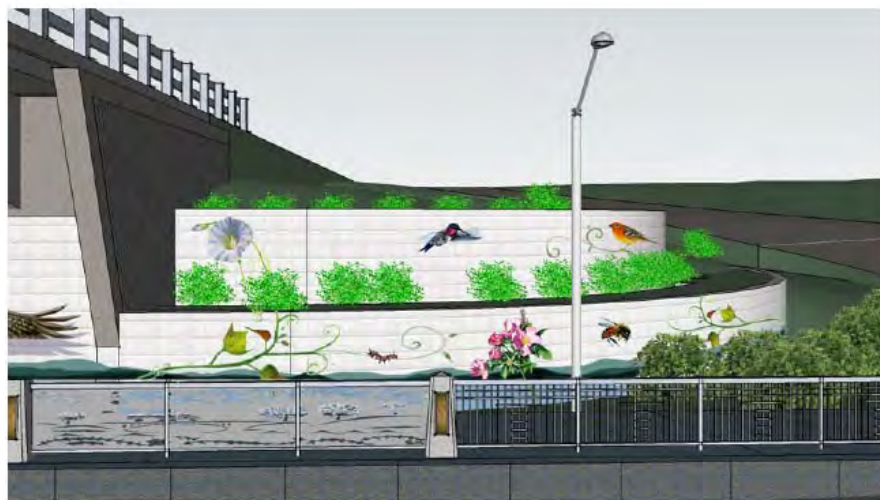
Seth Hogg (Tile Logistics);
Linda Thatcher (Wood Middle School Art Coordinator);
Cynthia Thompson (Project Manager);
 in front of Cynthia: **Lila-June Hjorten (Niki)** Tile Logistics/Quality Control Asst;
Jerry Werner (Art Director);
 on Jerry's right: **Cara Kirkpatrick** (Tile Installer);
 to her right: **Rick Brosterhous** (Construction Liaison);
 in front of Jerry: **Joan Carlson** (School Coordinator, Artist in Residence Boones Ferry Elementary);
 next to Joan: **Christian Watchie** (School Program Manager);
 next to Christian: **Christopher Shotola-Hardt** (Wilsonville H.S. Art Teacher);
Maggie Englund (Art Coordinator – Boeckman Creek & now Wilsonville H.S.)



I-5 Bridge Concept Plan



SW Underpass Wall Concept Drawing



Sidewalk NE Concept Drawing

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Beauty and the Bridge



Process



The Design Process consists of the following four steps:

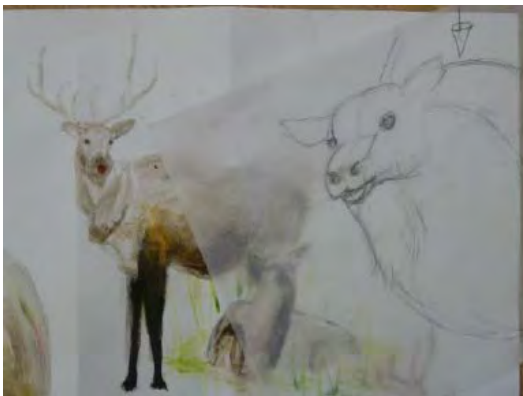
Step 1 - Research



Step 2 - Sketch



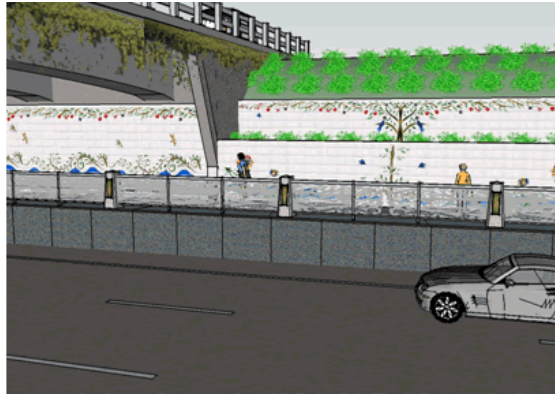
Step 3 - Critique/Refine



Step 4 - Glazing/Transfer to Tiles



Students completed tasks according to their ages. Elementary school students were in charge of the landscape and small animals, middle school students painted a giant oak tree, and high school students worked on large "focal point" animals. They researched, sketched and painted tiles, then glazed and fired them in kilns. The process makes the artwork — grasses, flowers, foxes, elk, small fish — pop with a cheerful burst of color that even the grayest Oregon sky can't darken.



Railing Design - Artist Rendering

Railing Design - Wilsonville High School's Advanced Placement Art Students began designing the sidewalk railing - a key component of the I-5 / Wilsonville Road Interchange Project's bicycle and pedestrian enhancements. Jerry Werner, the artistic director, launched students' creativity with an overview of what public art can do for a community and the students role in its creation.

"My students are taking their commission from the city for this major public art piece very seriously. They have risen to the challenge, responded well to the early critique of their designs, and are producing a level of work that will astound the citizenry of this community. The people of Wilsonville will not believe that these railings were designed by high school students." - Christopher Sholota Hardt, WHS Art Director

The railing represents the first key project milestone as students prepare for spring tile production.

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Beauty and the Bridge



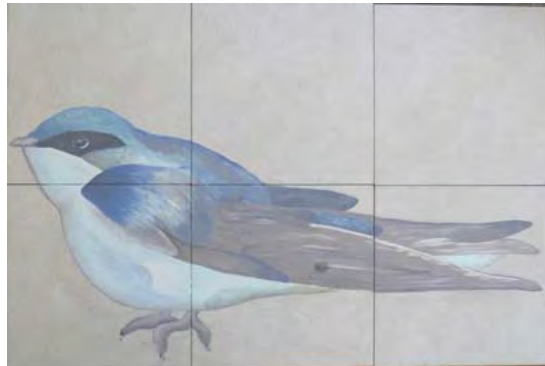
Step 2 - Sketch



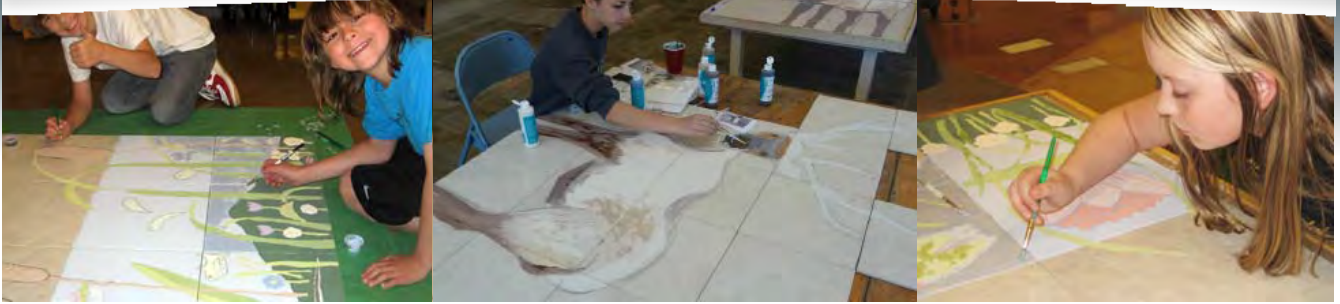
Beauty and the Bridge



Step 4 - Glazing



Beauty and the Bridge



News



Read recent news articles and featured stories about the Beauty and the Bridge Project:

[Oregon Public Broadcasting's Arts and Life Website](#)

[Oregon Live.com Website](#)

Wilsonville Spokesman Articles:

[January 31, 2012](#)

[May 22, 2012](#)

[March 13, 2012](#)

[June 6, 2012](#)

Work begins on tiles installation

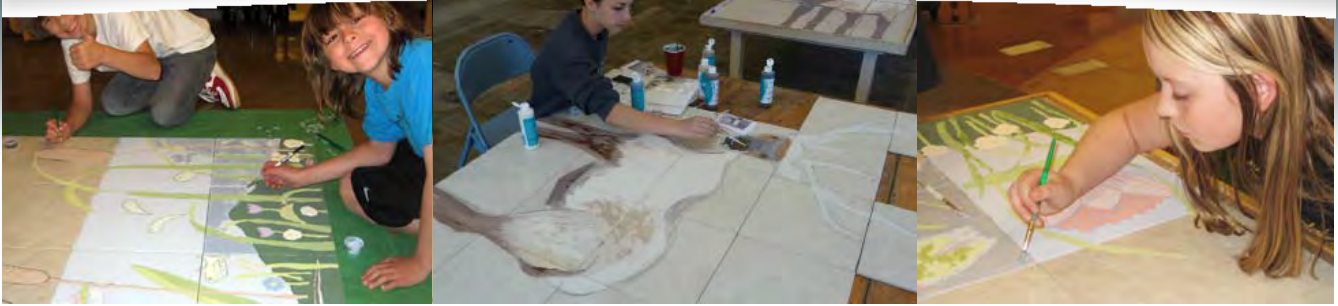




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Beauty and the Bridge



Student Art Council



To ensure the project reflects student voices, the project formed a student art council made up of representatives for participating schools. Its role is to serve as liaison between the *Beauty and the Bridge Project* and the Wilsonville City Council, community, media and students' school communities.

Beauty and the Bridge connects with over 1,000 Wilsonville student artists from:

- Wilsonville High School
- Arts & Technology High School
- Inza R. Wood Middle School
- Boones Ferry Elementary School
- Boeckman Creek Primary School



SAC Members

Wilsonville High School -Corinne Luper- Chris Lundigran
 Wilsonville Arts & Technology -Emma Foster- Jason Riggen
 Inza R. Wood Middle School -Adrian Hart- Jessica Johnson
 Boeckman Creek Primary School -Sadie Crystal- Aliris Tang- Briana Barnett
 Boones Ferry Primary School- TomasVacca- Nicole Johnson

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