

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

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A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, July 16, 2018. Mayor Knapp called the meeting to order at 7:06 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp  
Council President Starr  
Councilor Stevens  
Councilor Lehan  
Councilor Akervall - Excused

Staff present included:

Bryan Cosgrove, City Manager  
Barbara Jacobson, City Attorney  
Kimberly Veliz, City Recorder  
Daniel Pauly, Senior Planner  
Nancy Kraushaar, Community Development Director  
Mark Ottenad, Public/Government Affairs Director  
Zach Weigel, Capital Projects Engineering Manager

Motion to approve the order of the agenda.

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

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

**SUMMARY OF VOTES**

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor Akervall	Excused

**COMMUNICATIONS**

A. Arts and Culture Strategic Plan Update Presented by Taylor Consulting

Public/Government Affairs Director Mark Ottenad introduced Siobhan Taylor and Una Loughran of Taylor Consulting. Ms. Taylor and Ms. Loughran presented on behalf of the Arts Action Alliance of Clackamas County, which is undertaking for the City a “Public Investment Strategy for Wilsonville Arts & Culture.” The project was funded by the Community Enhancement Program. The project seeks to develop a strategic plan for public investment in arts and culture, determine level of community support for arts and culture activities, and create tactics for developing resources to advance community support.

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

---

**CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS**

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

Residents Laurie and John Shonkwiler spoke in support of an ordinance to be created banning plastic bags in the City of Wilsonville.

**MAYOR'S BUSINESS**

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

**COUNCILOR COMMENTS**

- A. Council President Starr

Noted the following events:

- DRB Panel B meeting scheduled for the following week.
- Library Board meeting scheduled for next week.
- Wilsonville Farmers Market is open for the season each week on Thursday from 4:00 p.m. to 8:00 p.m. at Sofia Park.
- Wilsonville Rotary Summer Concerts take place Thursday evenings during the summer at Town Center Park.

- B. Councilor Stevens

Mentioned these upcoming activities:

- The Library will be celebrating its renovation on July 20, 2018 from 6:30 p.m. to 8:30 p.m.
- Friday, July 27, 2018 Coco will be featured in Movies in the Park.

- C. Councilor Lehan

Reminded the audience to check the City's website for happenings in the area and revealed the below events:

- August 10, 2018 Movies in the Park at Memorial Park.
- August 24, 2018 Movies in the Park at Memorial Park.
- August 22, 2018 50<sup>th</sup> Anniversary Block Party at Town Center Park.

**CONSENT AGENDA**

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

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

A. **Resolution No. 2696**

A Resolution Of The City Of Wilsonville Authorizing The Mayor To Sign An Intergovernmental Agreement With Metro For A Federal Fund Exchange Associated With The I-5 Pedestrian (And Bikeway) Bridge (Capital Improvement Project #4202).

B. Minutes of the June 18, 2018 and July 2, 2018 Council Meetings.

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

**Vote:** Motion carried 3-1.

**SUMMARY OF VOTES**

Mayor Knapp	Yes
Council President Starr	No
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor Akervall	Excused

**PUBLIC HEARING**

Ms. Jacobson read the title of Ordinance Nos. 823 and 824 into the record on first reading.

Mayor Knapp provided the public hearing format and opened the public hearing on Ordinance Nos. 823 and 824 at 8:02 p.m.

Senior Planner Daniel Pauly presented on both Ordinance Nos. 823 and 824. As required by statute it was announced the criteria for this application can be found on page 2 of attachment 2, for both Ordinance Nos. 823 and 824.

Mr. Pauly informed that the area being discussed is on the east side of Canyon Creek Road south, just south of the Aspen Meadows which is currently under construction. The subject property is approximately 2.21 acres in size. It is generally surrounded by single family developments. Renaissance at Canyon Creek is located to the west, single family homes to the south, and Boeckman Creek Canyon is located to the east.

It was stated that the subject property is part of the 1964 Bridle Trail Ranchetts subdivision, which was developed prior to Wilsonville's incorporation as a city. Each lot in the subdivision was approximately 2 acres in size, and adoption of the current Comprehensive Plan Map included a residential density for this area reflecting the existing subdivision. Beginning in the mid-2000s, the City approved many of the Bridle Trail Ranchett lots for Comprehensive Plan Map amendments to increase the density from 0-1 to 4-5 dwelling units an acre (du/ac). Currently, the City has approved portions of 14 of the original 19 Bridle Trail Ranchetts lots for increased density.



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

---

The first and largest approved change in this area from 0-1 to 4-5 du/ac occurred in 2004 with the adoption of Ordinance No. 570 for Renaissance at Canyon Creek. This generally covers the area between Canyon Creek Road South and Canyon Creek Road. Findings supporting the change included the need for additional single-family homes in Wilsonville, the limited amount of vacant residential land within the City, and designations for higher residential density surrounding the subdivision. The timeline below depicts subsequent density changes made with similar findings:

- 2006** Ordinance No. 604 approved for the development of the 13-lot Cross Creek Subdivision.
- 2007** Ordinance No. 635 approved a 3-lot partition north of Renaissance at Canyon Creek.
- 2014** Ordinance No. 738 approved for 8-lots for a property whose owners had elected not to participate in the 2004 project and now desired to redevelop.
- 2016** Ordinance No. 790 approved the 14-lot Aspen Meadows subdivision to the immediate north of the subject property. At the time, the owner of the subject property did not elect to participate in the planning and development of Aspen Meadows.

It was noted that the applicant proposes to change the Comprehensive Plan Map designation for the subject property from 0-1 du/ac to 4-5 du/ac, consistent with previous Comprehensive Plan Map amendments for properties in the Bridle Trail Ranchetts subdivision.

When the City approved the first phase of Aspen Meadows, a reserve strip was required on the private street to prevent access to the subject property. At that time, the applicant had not secured a right to purchase the subject property and it was not anticipated that this would occur. Since the approval of Aspen Meadows, the applicant has secured the right to purchase the subject property and is now requesting that the reserve strip be removed in order to allow for the extension of the private street into the second phase of the Aspen Meadows subdivision. The extension of the private street will provide access for two additional lots and will terminate into a public street that will prevent any future extension of the private street.

The Development Code states that any required reserve strips are placed under the jurisdiction of the City Council. As such, the City Council will have to pass a resolution removing this reserve strip in Aspen Meadows in order to facilitate the connection of the residential private access drive proposed in the proposed subdivision. As an alternative, if the reserve strip is to remain, the applicant would be required to install a barrier preventing vehicular access across this reserve strip from the proposed subdivision. While technically feasible, this approach would make emergency vehicular access to this drive more difficult and would result in a less coordinated development pattern between the two phases of Aspen Meadows.

Staff answered clarifying questions for Council regarding street; size, access, and parking.

Council was provided with amended redline versions of Ordinance Nos. 823 and 824 for the record.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

Ordinance No. 823 is updated with the following whereas clause:

WHEREAS, the Comprehensive Plan Map Amendment is contingent on the 5-lot subdivision proposed upon the property having access to and shared responsibility for the usable non-SROZ open space in Tract B of the “Aspen Meadows” subdivision; and

Number 2 of the ordains section of Ordinance No. 823 now reads as follows:

2. The official City of Wilsonville Comprehensive Plan Map is hereby amended by Comprehensive Plan Map Order DB18-0027, attached hereto as Attachment 1, from Residential 0-1 dwelling units per acre to Residential 4-5 dwelling units per acre contingent on submission to the City of a recorded agreement demonstrating, to the satisfaction of the City Attorney, the 5-lot subdivision will have access to and shared responsibility for the non-SROZ usable open space in Tract B of the plat of “Aspen Meadows”.

Ordinance No. 824 is updated with the following whereas clause:

WHEREAS, the Zone Map Amendment and associated Comprehensive Plan Map Amendment is contingent on the 5-lot subdivision proposed upon the property having access to and shared responsibility for the usable non-SROZ open space in Tract B of the “Aspen Meadows” subdivision; and

Number 2 of the ordains section of Ordinance No. 824 now reads as follows:

2. The official City of Wilsonville Zone Map is hereby amended, upon finalization of the annexation of the property to the City, by Zoning Order DB18-0028, attached hereto as Attachment 1, from the Residential Agriculture-Holding (RA-H) Zone to Planned Development Residential-3 (PDR-3) Zone contingent on finalization of concurrent Comprehensive Plan Map Amendment.

Applicant's representative Steve Miller of Emerio Design, LLC spoke in support of Ordinance Nos. 823 and 824.

Mayor Knapp invited additional speakers, seeing none he closed the public hearing at 8:43 p.m.

**A. Ordinance No. 823 – 1<sup>st</sup> Reading**

An Ordinance Of The City Of Wilsonville Approving A Comprehensive Plan Map Amendment From Residential 0-1 Dwelling Units Per Acre To Residential 4-5 Dwelling Units Per Acre On Approximately 2.22 Acres Located At 28600 SW Canyon Creek Road South; The Land Is More Particularly Described As Tax Lot 6200, Section 13BD, Township 3 South, Range 1 West, Willamette Meridian, City Of Wilsonville, Clackamas County, Oregon. Scott Miller, Samm-Miller, LLC – Applicant For David Kersten – Owner.



**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

**Motion:** Councilor Lehan moved to approve Ordinance No. 823 on first reading with the redline version provided in front of Council. Councilor Stevens seconded the motion.

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

**SUMMARY OF VOTES**

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor Akervall	Excused

**B. Ordinance No. 824 – 1<sup>st</sup> Reading**

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Residential Agriculture-Holding (RA-H) Zone To The Planned Development Residential-3 (PDR-3) Zone On Approximately 2.22 Acres Located At 28600 SW Canyon Creek Road South; The Land Is More Particularly Described As Tax Lot 6200, Section 13BD, Township 3 South, Range 1 West, Willamette Meridian, City Of Wilsonville, Clackamas County, Oregon. Scott Miller, Samm-Miller, LLC – Applicant For David Kersten – Owner.

**Motion:** Councilor Lehan moved to approve Ordinance No. 824 on first reading with the amended redline version as provided. Councilor Stevens seconded the motion.

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

**SUMMARY OF VOTES**

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor Akervall	Excused

**NEW BUSINESS**

**A. Resolution No. 2699**

Ms. Jacobson read the title of Resolution No. 2699 into the record.

It was mentioned that there was discussion on the item during Work Session and all was understood by Council. Therefore, there was no further questions or discussion regarding the item.

**Motion:** Councilor Lehan moved to approve Resolution No. 2699. Councilor Starr seconded the motion.

**CITY OF WILSONVILLE  
CITY COUNCIL MEETING MINUTES**

---

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

**SUMMARY OF VOTES**

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor Akervall	Excused

**CITY MANAGER'S BUSINESS**

No Report.

**LEGAL BUSINESS**

Brief discussion on process of approving items listed on the Consent Agenda.

**ADJOURN**

Mayor Knapp adjourned the meeting at 8:50 p.m.

Respectfully submitted,



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Kimberly Veliz, City Recorder

ATTEST:



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Tim Knapp, Mayor