

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

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A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, August 3, 2015. Mayor Knapp called the meeting to order at 7:10 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp  
Councilor Starr  
Councilor Fitzgerald  
Councilor Stevens  
Councilor Lehan

Staff present included:

Bryan Cosgrove, City Manager  
Jeanna Troha, Assistant City Manager  
Barbara Jacobson, Assistant City Attorney  
Sandra King, City Recorder  
Kristin Retherford, Economic Development Manager  
Nancy Kraushaar, Community Development Director  
Jon Gail, Community Liaison Coordinator  
Blaise Edmonds, Manager of Current Planning  
Mike Wheeler, Planning Associate

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 5-0.

### **MAYOR'S BUSINESS**

Mayor Knapp announced the date of the next Council meeting and reported on the meetings he attended on behalf of the City, including the Metro Mayors Consortium meeting, and the Oregon Mayors Association Conference.

### **COMMUNICATIONS**

A. Oregon Tech Wilsonville Update, Dr. Maples, President OIT

Oregon Institute of Technology president Dr. Maples provided an update on the progress the institution has made during the three years they have had a campus in Wilsonville. The number of students attending OIT is at their 2017 projections, and the school continues to be ranked among the best in the country for their curriculum, degrees offered, and the success of their students. Dr. Maples presented an award to Mayor Knapp recognizing the partnership between the City and OIT.

Councilors were interested in how many OIT students lived in Wilsonville, the types of commuter options students used to travel to and from campus, and the industries that were hiring OIT students after graduation.

Dr. Maples offered to provide the housing and commuting information. Students were earning degrees in engineering and computer science; cyber security, and mid-health degrees. Students also participated in

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

---

internships within their discipline which benefits both the student and the industry. Dr. Maples looks forward to growing the Wilsonville campus.

Mayor Knapp said he had the opportunity to welcome the OIT Board of Directors at their meeting held in Wilsonville. The Mayor felt it was a huge opportunity to have OIT in the community.

**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.

Christopher Arthur Lundrigan, 4657 SW Homesteader Road; stated he was appealing the DRB decision to approve a Subaru car dealership near Fred Meyer in Old Town, and that he preferred to see a skateboard park located there. Mr. Lundrigan read his statement and submitted it for the record.

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

Council President Starr – (Park & Recreation Advisory Board Liaison) reported although the Parks and Recreation Board had not met the past two weeks, there was a dedication of the new play structure in Murase Park and the sun shelter donated by the Tim family. He noted the Chamber of Commerce was continuing its search for a CEO. The Councilor announced the Wilsonville Farmer's Market; and the events scheduled for National Night Out August 4<sup>th</sup>.

Councilor Fitzgerald – (Development Review Panels A & B Liaison) updated the public on the approvals made by the DRB-Panel B and noted the next meeting of DRB-Panel A has been cancelled. The Councilor invited the community to attend Movies in the Park and noted Fun in the Park was a great success this past weekend.

Councilor Stevens – (Library Board and Wilsonville Seniors Liaison) announced the Wilsonville Seniors will be meeting next Wednesday and reported on the events that have been hosted by the Library over the past few weeks.

Councilor Lehan– (Planning Commission and CCI Liaison) complimented the Library Staff for offering the Library as a regional cooling center during the recent heat wave. She reported the Planning Commission will meet next on August 12 to hold an informational meeting on the Basalt Creek Industrial site. The Councilor announced concerts in the park events.

Mayor Knapp noted Senator Merkley will hold a town hall in Wilsonville next Monday at the Library.

**CONSENT AGENDA**

A. Minutes of the July 6, 2015 Council Meeting.

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

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

---

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

**PUBLIC HEARING**

A. **Ordinance No. 771** – 1<sup>st</sup> reading

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From Public Facility (PF) Zone To Village (V) Zone On Approximately 1.89 Acres Comprised Of Tax Lot 3500 Of Section 15AC, T3S, R1W, Clackamas County, Oregon, And Adjacent Rights-Of-Way. Polygon WLH, LLC, Applicant, For RCS - Villebois Development, LLC, Property Owner.

Ms. Jacobson read the title of Ordinance No. 771 into the record on first reading.

Mayor Knapp outlined the hearing protocol, and opened the public hearing at 7:51 p.m.

The Staff report was presented by Mike Wheeler. The proposal is for a Zone Map Amendment from the Public Facility Zone to the Village Zone on approximately 1.89 acres, including adjacent street right of way. The Zone Map Amendment will enable development of 31 attached row house units within seven buildings. Preliminary Development Plan 6 Central has high architectural standards. The proposed Village Zone is consistent with the Comprehensive Plan designation of Residential Village. The Development Review Board Panel-A recommended that Council approve the Zone Map Amendment. Appropriate public hearing notices were sent and the proposed ordinance was approved by a duly noticed public hearing before DRB-A.

Mike Wheeler outlined the review criteria and aided by a PowerPoint presentation, spoke to the decision made by the DRB in their recommendation to Council. The proposal is for 31 row homes in 7 buildings. This original Villebois Village Master Plan and SAP Central uses consisted of 8-12 row houses, plus 24-36 village apartments resulting in 32-48 dwelling units. The proposal before Council reduces density to 31 dwelling units.

Refinements were made to the rainwater facility elements, but still met the 72% treatment requirements. Mr. Wheeler displayed the English Revival and French Revival architectural styles that will be used for the buildings.

Councilor Starr confirmed the development was originally planned to be some single family and some apartments, but now it will be all single family units.

Councilor Fitzgerald commented the units are purchased but may be used as a rental by the owner and asked for the name of the park that is being developed. She wanted to know how the garages were accessed. Staff indicated the park was Montague Park, and the garages were single car under structure garages with access from Paris Street.

Mayor Knapp asked if there had been discussion about pedestrian access at the DRB meeting, and whether there were public pathways between the buildings.

Mr. Wheeler replied no public pathways were planned between the buildings. The building frontage is approximately 125 feet in front of a 5 unit building.

Mr. Edmonds added the entry's face public streets, with the alleys designed for access to the garages.

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

---

The Mayor questioned the scale of the landscaping along the public right-of-way in comparison to the building mass and whether the standards were appropriate.

Mr. Wheeler responded the DRB required street trees to be of 2.5 inch caliper when planted to meet the requirement.

Mayor Knapp queried how the proposed development is responsive to the mix of housing requirement.

Mr. Wheeler showed a slide of the Village Center, and described the different types of housing surrounding the development.

Councilor Starr wanted to be sure the parking is on the perimeter, and not in the alleyways.

Mr. Wheeler explained there is no parking in the alley in front of the garage since that will block the alley. Emergency vehicles can get through with the on-street parking. The plan is for 67 on-street parking spaces surrounding the development, along with each unit's garage.

Councilor Fitzgerald asked if there would be a covenant about on-street parking.

Mr. Edmonds responded the requirement in Villebois is one parking space per unit; the surrounding streets are public streets, which cannot be managed or controlled by the City.

Councilor Stevens asked if there was a sidewalk from the street through the central landscaped area to the central unit's front doors.

Mr. Wheeler replied there was a sidewalk fronting the units.

Mayor Knapp asked if Ms. Jacobson had any comments.

Ms. Jacobson asked for the last slide showing the parking to be made part of the record.

Mr. Edmonds stated the parking exhibit will be labeled B-5 for the record. The colored site plan slide which came from the presentation made to the DRB will be labeled B-4.

Jim Lange, Pacific Community Design, represented Polygon Homes. Polygon Homes' goal in bringing these two projects is to fill in the Village Center, to diversify the product they are bringing into the market, and to add two more price points. Mr. Lange updated the Council on the status of the parks in the area that are planned, under construction, or recently completed.

Mr. Lange indicated Polygon has on staff a Home Owner Association (HOA) liaison who is actively engaged with the HOA's in Villebois, and who helps the HOA's to address issues such as the use of garages and storage, as well as parking. He noted the blocks were small at 320 feet on its longest side, eliminating the need for a mid-block access or cut-through.

Councilor Fitzgerald asked if the HOA liaison contacted a homeowner if there has been a complaint. Mr. Lange said that is generally done by the HOA and the management company.

Mayor Knapp invited public testimony, hearing none asked for a motion to close the hearing.

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

---

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

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

Mayor Knapp declared the public hearing closed at 8:41 p.m.

**Motion:** Councilor Stevens moved to approve Ordinance No. 771 on first reading. Councilor Lehan seconded the motion.

Councilor Stevens liked how the development will blend with the surrounding area as well as the green space in the neighborhood.

Councilor Starr thought it is an improvement to put in single family housing at a lower density although he was concerned about the parking.

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

**B. Ordinance No. 772 – 1<sup>st</sup> reading**

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From Public Facility (PF) Zone To Village (V) Zone On Approximately 4.124 Acres Comprising Tax Lot 2700 Of Section 15AC, T3S, R1W An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From Public Facility (PF) Zone To Village (V) Zone On Approximately 4.124 Acres Comprising Tax Lot 2700 Of Section 15, Clackamas County, Oregon. Polygon WLH, LLC, Applicant. (staff – Edmonds)

Ms. Jacobson read the title of Ordinance No. 772 into the record on first reading.

Mayor Knapp outlined the hearing protocol, and opened the public hearing at 8:45 p.m.

The staff report was presented by Blaise Edmonds. The proposal for a Zone Map Amendment will enable development of 68 attached row house units within nine buildings. At their July 13, 2015 meeting, the DRB Panel-A recommended approval of the Zone Map Amendment on approximately 4.124 acres including adjacent street right of way which is southeast of SW Villebois Drive North. Preliminary Development Plan 7 Central is within the Villebois Drive address and the Woonerf Address, which have very high architectural standards. The proposed Village Zone is consistent with the Comprehensive Plan designation of Residential Village. The required public hearing notices were sent; and the application has gone through a duly noticed and conducted public hearing before the DRB.

Mr. Edmonds showed the location of the proposed development on a slide. All prior DRB application approvals are contingent upon the zone map amendment approval by Council. The development is a for-sale, fee simple lots for attached row houses totaling 68 units in nine buildings. Each of the refinements was clarified and includes:

- Street network – SW Ravenna Loop
- Creation of a new linear green, parks, trails and open space
- Change of location and mix of lands uses
- Housing density, and
- Rainwater management plan, removal of pervious pavers.

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

---

Currently Ravenna Street goes all the way through to Costa Circle. The applicant proposes to remove Ravenna Street because they feel there is enough circulation around this site. Removing this street creates the opportunity to make it a linear green.

Mr. Edmonds showed the locations of the green spaces in PDP-7, and the multi-modal 15 foot wide pedestrian/bicycle way through the site. Bollards would be at the alleys to keep vehicles from using it. The circular area (Tract L) will become a rose garden. Mr. Edmonds described the development in the surrounding areas, and the future commercial area for Lot 42.

The Development Review Board discussed the rainwater management plan at length where the applicant proposed to delete the use pavers and pave the street while still maintaining the required 80% rainwater management. Mr. Edmonds recommended the applicant retain the pavers at that location, to create a continuum with the streetscape of the piazza area. Mont Blanc is a private road and will be designed as the Woonerf. The intent is to have activities and/or events extend outwards from the piazza into the Woonerf at full development of Villebois.

The DRB conditioned that the pavers should be retained. The DRB adopted the following condition for the roadway, PFA Condition 50 which states, "The applicant and staff will work together to create an 8 foot sidewalk by proportionally reducing the planter strip and that per the submitted plan on Sheet 7, Section H-4 has been revised to Section H-1."

The tree plan retains approximately 23 trees on site that range from fruit trees, maple trees and pin oaks. The best trees are located at the corners of the property and are the best candidates for preservation.

Mr. Edmonds referred to the Dutch Traffic Code when describing the Woonerf. Woonerf is defined as a common space shared equally by pedestrians, cyclists, and low speed vehicles. Raising the street to the same grade as sidewalks, and placing trees, planters and parking area and other obstacles in the street slows vehicles to walking speed. This makes the street available for social use by the local residents while maintaining connectivity and the parking needs of vehicles.

The different styles of architecture were displayed, a brownstone façade along the Woonerf, and a London row façade along Villebois Drive North and Orleans Avenue. The buildings will be three stories, with semi-private courtyards facing the street.

Mr. Edmonds distributed Exhibit B-4 submitted by the applicant showing the on-street parking layout to the Council.

Mayor Knapp invited questions from the Council.

Councilor Fitzgerald asked about the construction materials for the linear greenway.

Mr. Edmonds understood the construction materials would be concrete panels with landscaping on either side.

Councilor Fitzgerald referred to the narrower road – H-4 and asked for clarification.

Mr. Edmonds stated the DRB discussion was about transitioning from this type of street into a narrow street along the west side of Villebois Drive North. There was discussion on how to make the wide facility to a narrower facility, and the idea was why not make it all the narrow facility. The Board felt it was important that the frontage still have an 8-foot sidewalk.

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

---

The engineers and DRB thought the transition was doable; the final design of that road would be worked out between the developer's engineer and the city's engineer.

Councilor Starr asked for clarification on where the pavers would end.

Mr. Edmonds understood the DRB adopted a condition that used the pavers up to the frontage of the mixed use parcel Lot 42. The engineers need to figure out how to blend that together because when you have a curbless sidewalk paver design like what is next to the piazza and proposed along Mont Blanc, to a facility that is a little bit different that is where the transition needs to occur and that is where the engineers need to draw up a detail to make the transition.

Councilor Starr clarified the engineers have not yet worked out the transition; but the Council is voting on it. Mr. Edmonds said that would come through when the applicant submitted an application for a public works permit.

Councilor Starr asked where a child would ride their bike once the road narrows, on the road or sidewalk, and if there was a bike lane on H-1.

Mr. Edmonds said there would be sidewalks a younger rider could use.

Councilor Starr asked if there was a parking ratio, and how much parking was available.

Mr. Edmonds referred to Exhibit B-4 he distributed to Council earlier. There was the potential for two cars per household, for the internal lots. They are showing driveway deep parking on the south side, and parallel parking on Mont Blanc on both sides. The applicant provided 2.3 parking spaces per household.

Mayor Knapp stated he had questions about the landscaping for this project, and whether the landscaping would be the appropriate scale along the street considering the mass of the buildings.

Mr. Edmonds responded the structures along the Woonerf were meant to crowd the sidewalk and be canyon like; the trees will be a tall narrow variety. The applicant has agreed to increase the caliper size of the trees along Villebois Drive North from 2 inch to 2.5 inch caliper, and the same would be true along Orleans Avenue. The street trees along Mont Blanc Street are appropriately sized and of a tall columnar variety. The trees are expected to be 40 feet tall at maturity.

Mayor Knapp referred to PFA Condition 50, which noted, "create an 8-foot sidewalk by proportionally reducing the planter strip and that current submitted plan section H-4", which is the narrow one with the eight foot sidewalk, "has been revised to Section H-1", which is the wide one without the eight foot sidewalk. The Mayor was uncertain about what the condition implied in light of Mr. Edmonds explanation, and asked if the legislative intent of the DRB had been captured.

Mr. Edmonds said the applicant talked about having an eight foot proportionally planter strip in H-1, which shows a five foot sidewalk.

The Mayor asked if the intent is to maintain the 61-foot right of way, but move it from a 5.5 foot to an 8 foot sidewalk by reducing the planter, and confirmed the right of way will not be 47 feet.

Mr. Edmonds agreed with the Mayor's assessment.

Councilor Fitzgerald asked what the final design will be, since the report states H-4 has been revised to H-1.

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

---

Mr. Edmonds understood the DRB wanted to retain the 8 foot sidewalk in H-1, along the frontage of Villebois Drive North facing the project, and suggested asking the applicant what his interpretation was.

Councilor Starr felt Council could ask the applicant, however, he wanted to ensure Council understood what the DRB decided, and he wanted to make sure he understood the DRB recommendation.

Mr. Cosgrove agreed Council needed to fully understand the legislative intent of the DRB's decision.

Mr. Edmonds offered to carry the matter over to the second reading of the Ordinance to obtain the clarification for Council.

Mayor Knapp thought that was a good idea and asked for clarification to be brought to Council before the second reading of the ordinance.

Mr. Edmonds recalled there had been considerable discussion among the DRB members on the topic.

Mr. Cosgrove offered to have a transcript prepared of the DRB discussion.

Ms. Jacobson commented many of the slides were already in the record from the DRB meeting, except for the PowerPoint and asked if Mr. Edmonds wanted to add it to the record.

Mr. Edmonds said the parking slide; Exhibit B-4 is new, while the other slides were part of the Development Review Board record.

Ms. Jacobson asked if the tree caliper was being changed.

Mr. Edmonds thought the change in tree caliper size to a minimum of 2.5 inches should be a condition for all street trees surrounding the project to meet the Community Elements Tree Master Plan.

Mr. Cosgrove clarified that Mr. Edmonds was recommending adding a condition of approval that the tree caliper size meet the original intent of the master plan for those designated streets. He suggested clarifying with the applicant that the condition of approval is something they would agree to.

Mayor Knapp invited the applicant to speak.

Jim Lange, Pacific Community Design, 12564 SW Main Street, Tigard. Mr. Lange spoke to the street transition. The issue the DRB was dealing with is Boeckman Road is a collector road with dedicated bike lanes and parking, a planter strip and a sidewalk. At the other end is the Plaza with pavers, no curb, bollards and concrete strips that designate the travel way and pedestrian way, and it is intended that people will be walking in the street with the cars and bicycles. The issue is to marry those two extremes. He offered to bring to staff a design, that Council would have confidence in on second reading.

The trees in the Woonerf are expected to be about 45 feet tall at maturity, but only about 15 foot wide and columnar in shape to allow for the views to Mt. Hood. Mr. Lange agreed with the condition for the 2.5 caliper inch tree minimum.

Councilor Fitzgerald asked where Boeckman Road is located on the map. Mr. Lange identified the location of Boeckman Road on the master plan.



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

---

Councilor Stevens wanted to know the purpose of Tract L. Mr. Lange explained they envisioned a more formal English paver pathway with a rose garden in the circle. The pathway will be pavers of various colors and concrete banding, the same material as the Woonerf.

Mr. Knapp wanted to know the rationale behind having the Brownstones and London flats massed in one area.

Mr. Lange responded the Village Center Architectural (VCAS) Standards Book intended the Woonerf to feel like a place in and of itself, including the road. The buildings will have variations in shades and trim colors.

Mayor Knapp invited the audience to speak.

Rudy Kadlub, 11422 SW Barber Street, Wilsonville. Mr. Kadlub president of Costa Pacific Communities and Master Planner of Villebois hoped the first reading of the ordinance will include approval of, and an endorsement of, the application. He provided further explanation on the DRB discussion. In the original application brought into the DRB, the bike path started arbitrarily in the middle of the block on Villebois Drive which didn't make sense. He hoped the two engineering departments would find the right solution. Mr. Kadlub stated Mr. Adams endorsed reducing the amount of pavers on Villebois Drive.

Mr. Kadlub was delighted the architect and builder came up with the buildings that so closely match the VCAS and the vision as it relates to the Woonerf. Moving forward, he saw a transition of what was in the original master plan from big apartment buildings, to specialty condominiums. He said the multi-family market has disappeared from Villebois, since other multi-family offerings in Wilsonville have absorbed that market. They were seeing greater demand for family and single family for sale products, and a market for attached for sale homes that will create more of a Georgetown feel with the kind of density that will generate pedestrian movement, and pride of ownership. There will be more for sale product in the Village Center than anticipated in the master plan.

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

**Motion:** Councilor Fitzgerald moved to close the public hearing. Councilor Lehan seconded the motion.

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

The Mayor closed the hearing at 9:45 p.m.

**Motion:** Councilor Lehan moved to approve Ordinance No. 772 on first reading. Councilor Stevens seconded the motion.

Councilor Fitzgerald asked if the motion included the additional clarification on the H-1, H-4 subject.

Mr. Cosgrove stated it did.

Councilor Fitzgerald asked if they needed to specify that in the motion.

Ms. Jacobson said if Council agreed with the recommendation from staff to increase the tree caliper requirement from 2 inches to 2.5 inches it would need to be added to the motion. She thought the DRB

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

---

minutes will clarify the H-1/H-4 road confusion, and suggested the Council state “subject to review of the DRB motion to clarify the change the DRB made”.

Mayor Knapp suggested an amendment to the motion regarding the tree caliper.

Councilor Lehan withdrew her original motion to make the following motion:

**Motion:** Councilor Lehan moved that Council approve Ordinance No. 772 on first reading with the additional requirement that the trees be changed to a 2.5 inch caliper throughout, and we understand that they are columnar trees to preserve the view on the Woonerf. Councilor Fitzgerald seconded the motion.

Mayor Knapp thought the change applied to the entire development. Mr. Edmonds clarified the columnar trees were for Mont Blanc (Woonerf), and the other trees were red maples with a broader tree canopy.

Mayor Knapp restated the motion as moved and seconded that we approve 772 with the change just discussed about tree caliper on the designated streets, and understanding that staff will bring back at second reading information to clarify the DRB designation on H-1 vs. H-4 street section.

Councilor Starr was uncomfortable moving forward on the adoption of the ordinance until Council received answers on a number of things, and he felt confident in what the DRB actually recommended.

Ms. Jacobson said the Council could move forward with the motion. She was confident the answer to what is missing tonight is in the DRB minutes because a clear motion had been made and direction given by the DRB after their discussion. Ms. Jacobson asked if the minutes were available.

The City Recorder indicated a draft had been sent to Councilors.

Mr. Cosgrove offered to have a transcript prepared of that portion of the DRB meeting.

Councilor Lehan felt comfortable going forward on first reading. Any ambiguity will be made clear upon second reading; if not, the Ordinance does not have to pass on second reading.

Mayor Knapp was confident clarity will be achieved on second reading after review of the DRB record.

Councilor Fitzgerald asked when Council receives the transcript at the next meeting on second reading, if the Council does not approve, is it possible to continue the matter and send it back.

Staff indicated the ordinance could be continued should the Council not be satisfied with the transcript.

Councilor Fitzgerald felt they were close and there was a good deal of confidence on what Council will see; it just suffered in its presentation this time due to its complexity. Because we have a chance to get all the information we need before second reading, she was okay with moving forward.

Councilor Starr asked if the tree, street paver, and road size matters were resolved, was Council going to have a recommendation in two weeks on how the roads will blend into each other.

Ms. Jacobson heard the applicant to say that could happen. She also believed in the DRB minutes there was a clear statement about what they were going to do, where the pavers were going to end and how the sidewalk was going to be widened and the planter strip narrowed. The tree caliper issue is a new issue

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

---

that came up based upon a question to staff. Making the tree caliper meet the code standards at 2.5 inches throughout is part of what Council is passing tonight.

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

Due to the lateness of the hour, Mayor Knapp asked for a motion on continuing the meeting.

**Motion:** Councilor Fitzgerald moved to continue the meeting after a short recess.  
Councilor Starr seconded the motion.

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

Mayor Knapp declared a recess at 10:00 p.m. and reconvened the meeting at 10:05 p.m.

**NEW BUSINESS**

- A. **Resolution No. 2549**  
A Resolution Referring To The Votes Whether A Coffee Creek Urban Renewal District Should Be Formed. (staff – Retherford)

Ms. Jacobson read the title of Resolution No. 2549 for the record.

Ms. Retherford presented the staff report. Adoption of Resolution No. 2549 will place a ballot measure regarding an advisory vote to create an urban renewal district in the Coffee Creek Industrial area.

In 2002, Metro added the Coffee Creek Industrial Area into the Urban Growth Boundary with the designation of Regionally Significant Industrial Area (RSIA).

A master plan for the Coffee Creek Industrial Area was completed by the City of Wilsonville in 2007. The Coffee Creek Master Plan envisions development of a new employment center in North Wilsonville for approximately 1,800 jobs with an estimated annual payroll of \$55 million at build-out. New development is expected to serve general industrial, warehouse, flex, and research and development (R&D) functions.

The City's Urban Renewal Strategic Plan recommends a feasibility study be conducted for creating an urban renewal district in Coffee Creek to fund infrastructure, followed by an advisory vote of the citizenry. The Urban Renewal Task Force convened on June 30<sup>th</sup>, 2015 and affirmed that the proposed project list for a Coffee Creek urban renewal district is consistent with their expectations and the Urban Renewal Strategic Plan, and supported placing this ballot measure for an advisory vote on the November 2015 ballot. The intended result of the new urban renewal district is job creation, and increase in assessed valuation, and a stronger economic base for the community.

The Coffee Creek feasibility study is still underway at this time and will be presented to City Council on August 17, 2015. Cost estimates for this study will be completed by the end of July 2015 and will be used to establish the amount of maximum indebtedness for the plan. The City has retained an engineering firm to review prior cost estimates for Coffee Creek infrastructure and develop updated estimates for projects to be located within the proposed urban renewal boundary.

The attached resolution and ballot measure currently contain blank areas for these costs. Staff will return to City Council on August 3, 2015 to amend this resolution and the ballot measure with costs.

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

---

The proposed projects for a Coffee Creek urban renewal area are intended to improve the transportation grid for freight mobility and industrial business development. In addition to new street connections, proposed projects are also planned for bike and pedestrian connections, water, sewer and storm utilities, fiber conduit, and other associated utilities.

Primary projects for the proposed urban renewal plan include:

- ♦ Kinsman Road extension, including water, sewer and storm pipelines
- ♦ Day Road and sewer line improvements
- ♦ Ridder and Clutter Roads improvements and sewer pipeline
- ♦ Garden Acres Road improvements
- ♦ Grahams Ferry Road improvements, including water, sewer, and storm pipelines
- ♦ Fiber Conduit
- ♦ Grahams Ferry Road Rail Undercrossing

The proposed urban renewal district boundaries generally include the area south of Day Road, east of Grahams Ferry Road, north of the Clackamas County/Washington County boundary, and west of the proposed alignment of Kinsman Road between Ridder and Day Roads. The proposed boundary measures approximately 180 acres. However, as additional analysis occurs this proposed boundary may be modified. Any modifications would be taken through a full public process for input and revision during the creation of the new district.

If this measure passes, next steps include finalizing the boundaries of the Coffee Creek Urban Renewal District, establishing the final project list, and determining the maximum indebtedness amount for the urban renewal area. An urban renewal plan and report will be prepared for review and approval by the Planning Commission before adoption by the City Council, and the plan will be presented to affected taxing districts. If the measure fails, the Council may forego the District's formation.

Once the Coffee Creek Industrial Area is developed, it will increase Wilsonville's tax base and other taxing agencies within the District after the debt is paid off and the district is retired.

The election will be held in November 2015 and if approved by voters, staff will move forward with creating an urban renewal district in the Coffee Creek Industrial Area. This process is anticipated to take six to nine months.

During the Work Session, staff proposed two options for Council to consider to be made to the Ballot Measure that reordered the paragraphs in the Summary statement.

**Motion:** Councilor Fitzgerald moved to approve Resolution No. 2549 amending the language for **Option A**. Councilor Starr seconded the motion.

Councilor Fitzgerald thought Option A contained a clear goal statement of why the measure is being placed on the ballot.

Councilor Lehan agreed Option B is better for an English class to write it that way, but Option A is better for our purposes now where some voters may not read to the bottom of the Explanatory Statement.

Councilor Stevens agreed with the statements.

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

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Mayor Knapp also agreed with the comments of Councilors Fitzgerald and Lehan. This is the strongest presentation for this purpose and it is a worthwhile edit from where we started.

Councilor Starr added although this is a lot of money, this is a great investment to take advantage of and it is an opportunity for the City to increase the amount of revenue that comes in while at the same time bringing in a number of jobs and corporate citizens to the City. In that sense we are on the brink of finally being able to say, "Okay let's start the process of moving forward and really developing this area."

The Mayor agreed the larger picture should be the focus. The area was designated as a Regionally Significant Industrial Area (RSIA), so the region, as a whole, recognizes it is important for the area to be brought into industrial production, and with it the advantages to the economy of the region, to job availability, and to families that need good jobs. All of our discussions have been focusing on how the City can attract good solid family-wage high-quality jobs to the area. One of the ways we have to start moving towards that goal is to build infrastructure that is attractive to the private sector causing them to want to invest in the City. That projected \$790 million target valuation at the end of development really is dependent upon the quality of work that we do from the City to get things going. This is an important step for Wilsonville to take.

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

**CITY MANAGER'S BUSINESS**

Mr. Cosgrove reminded the Council of the neighborhood BBQ at River Fox Park, and noted he would be meeting with members of the Villebois community, Community Development staff and Chief Smith to discuss speeding concerns. The plan is to talk about the data, and ways to work with citizens to address their concerns. He invited the Council to the All-Staff picnic in Memorial Park, and mentioned he would be on vacation the week of August 10<sup>th</sup>.

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

**ADJOURN**

Mayor Knapp adjourned the meeting at 10:22 p.m.

Respectfully submitted,

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Sandra C. King, MMC, City Recorder

ATTEST:

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Tim Knapp, Mayor