

**Development Review Board – Panel B  
Minutes– February 24, 2020 6:30 PM**

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**I. Call to Order**

Chair Richard Martens called the meeting to order at 6:30 p.m.

**II. Chair's Remarks**

**III. Roll Call**

Present for roll call were: Richard Martens, Shawn O'Neil, Samy Nada, Ellie Schroeder and Nicole Hendrix

Staff present: Barbara Jacobson, Daniel Pauly, Kimberly Rybold, and Kerry Rappold

**IV. Citizens' Input** This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

**V. Election of 2020 Chair and Vice-Chair**

A. Chair

**Shawn O'Neil** nominated Samy Nada as 2020 DRB-Panel B Chair.  
**Nicole Hendrix** seconded the nomination.

**Samy Nada** nominated Ellie Schroeder as 2020 DRB-Panel B Chair.  
**Shawn O'Neil** seconded the nomination.

**Chair Martens** confirmed there were no further nominations, and closed the nominations.

**Samy Nada was elected 2020 DRB-B Chair.**

B. Vice-Chair

**Shawn O'Neil** nominated Ellie Schroeder as 2020 DRB-B Vice-Chair.  
**Samy Nada** seconded the nomination.

**Chair Martens** confirmed there being no further nominations, and closed the nominations.

**Ellie Schroeder was unanimously elected 2020 DRB-B Vice-Chair.**

**VI. Consent Agenda:**

A. Approval of minutes of November 25, 2019 DRB Panel B meeting

**Samy Nada moved to approve the November 25, 2019 minutes. Ellie Schroeder seconded the motion, which passed 3 to 0 to 2, with Shawn O'Neil and Nicole Hendrix abstaining.**

## VII. Public Hearings: None.

## VIII. Board Member Communications

Staff reviewed actions taken at previous Development Review Board Panel A and City Council meetings and answered questions concerning an initiative petition for term limits for City Council members before voters during the May election, the I-5 Pedestrian Bridge open house and community response, and Let's Talk Wilsonville registration requirements.

**Nicole Hendrix** introduced herself to the board.

## IX. Staff Communications

### A. SROZ Training

**Kerry Rappold, Natural Resources Program Manager**, presented an overview of the Significant Resource Overlay Zone (SROZ) via PowerPoint. This portion of the Development Code addressed natural resources protection and understanding the nuances of the Code would be helpful when reviewing applications involving SROZ. He reviewed the efforts in creating and adopting the initial program that complied with Statewide Planning Goal 5 and Metro's Title 3 and Title 13 requirements, and how the City's existing Code standards helped protect wetlands, riparian corridors, and wildlife habitat. He also described the SROZ review process and criteria. His responses to Board member questions were as follows:

- Salmon do not spawn in Boeckman Creek, but the area serves as an important refuge for them as they move to their final destination.
- He clarified the acronym APTH as "Appropriate Potential Tree Height" and explained that it referred to the potential height of a tree and the area that would be impacted if the tree fell. An attempt should be made to protect that area.
- For SROZ mitigation sites, the owner is responsible for maintaining and monitoring the area for five years. At the end of the five-year period, the area should be well-established.
- Setbacks and distance requirements were set forth by Metro. He deferred a question about takings to Legal:
  - **Barbara Jacobson** said that government had authority to designate a property as part of the Significant Resource Zone. It would be considered a legitimate taking and compensation would have to be paid.
  - **Daniel Pauly** said that the code provided language for SROZ density transfer for residential which was intended to preserve economic value for the SROZ.
  - **Mr. Rappold** explained that the City could not take an entire use from a property and therefore make it unbuildable. There was a threshold if 80% or more of a property was within the resource, additional area was given (to the property owner) for impact.
- The table for Habitat Friendly Development Practices was specific to areas within the SROZ and was not applied to areas outside of the SROZ.

- He addressed concerns about car washing within the City. Staff could enforce against citizens washing their cars if runoff went into the storm water system, but it would be very difficult to get complete compliance. It would be better to provide more education and outreach. Sudsy runoff was not allowed in the storm system. If people wanted to wash their cars at home, it would be better if they washed them on their lawns.
  - Car wash fundraisers technically *could* be fined (for non-compliance) if runoff went into the storm system, but it would be better for City staff to focus on other things. He was unaware of any enforcement that had occurred.
  - Similar activities, such as pressure washing of driveways, etc. were difficult to enforce. The table (for Habitat Friendly Development practices) was specific to the SROZ, but people were encouraged to do the best they could to keep their soil more porous.
- Metro did not play a role in reviewing a refinement or impact report once the initial program was adopted. There was no auditing or involvement.
- During the pre-application process for development review, the SROZ was identified early on and brought into the discussion. A recent application had to be completely revised to accommodate the wetland and buffer. Items that came before the DRB generally involved a lengthy discussion before they went to public hearing. Smaller requests were handled through the administrative process.
- Land was not often brought in to the SROZ. The inventory had been very extensive and thorough. Unless there was development of Urban Growth Boundary Areas or the Urban Reserve, much of the SROZ was already known.
- Areas that are within the SROZ that became part of the development site or mitigation site would become part of a conservation easement, which would be restrictive as to what could be done there. Staff worked with the applicant to decide where the SROZ would be.
- There had not been any development sites that had been contentious sites in the past 18 years. It had been a successful program in that way.

## **X. Adjournment**

The meeting adjourned at 7:31 p.m.

Respectfully submitted,

Shelley White, Planning Administrative Assistant