



**Wilsonville City Hall
Development Review Board Panel B**

Monday, August 26, 2019 - 6:30 P.M.

- I. Call to order:
- II. Chairman's Remarks:
- III. Roll Call:

Richard Martens	Tracy Meyer
Shawn O'Neil	Ellie Schroeder
Samy Nada	
- IV. Citizens' Input:
- V. Consent Agenda:
 - A. Approval of minutes of the June 24, 2019 DRB Panel B meeting
- VI. Public Hearings:
 - A. **Resolution No. 363. Cherbourg Lane Street Vacation: Polygon at Villebois III LLC and Allen and Victor Chang – Petitioners.** The City is vacating SW Cherbourg Lane right-of-way north of SW Berlin Avenue, Section 15AB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB19-0006 Street Vacation

The DRB action on the Street Vacation is a recommendation to the City Council.
- VII. Board Member Communications:
 - A. Results of the July 8, 2019 DRB Panel A meeting
 - B. Results of the August 12, 2019 DRB Panel A meeting
 - C. Recent City Council Action Minutes
- VIII. Staff Communications:
- IX. Adjournment

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this 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 such services, please call the Planning Assistant at 503 682-4960

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, AUGUST 26, 2019

6:30 PM

V. Consent Agenda:

- A. Approval of minutes from the June 24, 2019
DRB Panel B meeting

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

**Development Review Board – Panel B
Minutes–June 24, 2019 6:30 PM**

I. Call to Order

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

II. Chair’s Remarks

The Conduct of Hearing and Statement of Public Notice were read into the record.

III. Roll Call

Present for roll call were: Richard Martens, Shawn O’Neil, Tracy Meyer, Samy Nada, and Ellie Schroeder.

Staff present: Daniel Pauly, Barbara Jacobson, Charles Tso, Cindy Luxhoj, and Martin Montalvo

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. Consent Agenda:

A. Approval of minutes of May 30, 2019 DRB Panel B meeting

Shawn O’Neil moved to approve the May 30, 2019 DRB Panel B meeting minutes as presented. Ellie Schroeder seconded the motion, which passed 4 to 0 to 1 with Samy Nada abstaining.

VI. Public Hearing:

A. Resolution No. 365. Boeckman Creek Primary Temporary Use Permit: Keith Liden, Bainbridge – Representative for West Linn-Wilsonville School District – Owner/Applicant. The applicant is requesting approval of a Five-Year Temporary Use Permit for temporary placement of a modular classroom building at Boeckman Creek Primary School. The site is located at 6700 SW Wilsonville Road on Tax Lot 100 of Section 13, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Charles Tso

Case Files: DB19-0018 Five-Year Temporary Use Permit

This item was continued to this date and time certain at the May 30, 2019 DRB Panel B meeting

Chair Martens reconvened the public hearing to order at 6:34 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited

the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Charles Tso, Associate Planner, announced that the criteria applicable to the application were stated on Pages 1 and 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Mr. Tso presented the Staff report via PowerPoint, reviewing the West Linn/Wilsonville School District's request for a five-year temporary use permit for a modular building with these key comments:

- The portable building would contain four classrooms and three restrooms and would be located where the school district had previously received two, separate temporary use permits for a prior temporary classroom building. The subject site was connected to a paved pedestrian sidewalk that provided access to the main school building.
- The design of the proposed modular building made it look more like permanent architecture buildings as opposed to typical trailer-type classroom buildings.
- The Applicant had applied for a temporary use permit for a modular classroom due to the school district's 2018 capacity reevaluation, which had assessed school capacity based on current teaching methods and programs. That assessment concluded that the optimal capacity for Boeckman Creek Primary School was 550 students, and in 2018, enrollment was at capacity and with the Frog Pond development, the District anticipated an increased enrollment demand in coming years.

Chair Martens called for the Applicant's testimony.

Tim Woodley, Director of Operations, West Linn/Wilsonville School District Operations Center, 2755 SW Borland Rd, Tualatin, 97062, thanked the Board members for their presence and their patience in reconvening due to the Applicant's absence at the previous DRB B meeting that addressed this application.

- As noted, the District and Wilsonville, continued to grow, and with good planning, the District and the City had kept up with it well. The District had a track record of hitting enrollment capacity numbers at particular schools, and then utilizing portables at those schools while the City and District collaborated to build new schools. The current application request followed a similar pattern.
 - Two fairly new schools, Boones Ferry Primary and Lowrie, managed the capacity on the west side of the city. On the east side, Boeckman Primary was built in 1990 and had been a popular school over the years.
- The District's Long-Range Planning Committee recently completed a long-range plan update. Recent demographic studies for a 10-year period had been conducted, and it was apparent, especially with the Frog Pond Development, that the District would need another new primary school on the east side of the city in the near future.
- Boeckman Primary had a capacity and current enrollment of 550 students when it opened last fall, and enrollment projections for the next school year were expected to increase.

- He read some numbers from the Long-Range Plan, noting that in 2022, 654 students were anticipated at Boeckman; in 2023, 683 students; and by 2028, 851 students, which prompted the District to propose through its Long-Range Plan, the construction of a new primary school in the Frog Pond area on a 10-acre parcel owned by the School District on Boeckman Rd. The District had been in a partnership with the City for many years planning that development to address the needs of the District.
- The School Board had a first reading in early June of a resolution to place a ballot measure on the November 19 general election to fund the primary school, so the District was moving forward in good faith with plans to fund permanent, new classroom space in Wilsonville.
 - Meanwhile, the District was proposing a long-term, temporary use modular building at Boeckman Creek that would house four classrooms. With approximately 25 students per classroom, that would allow another 100 students at that school.
- The proposed modular building was a higher quality than any modular buildings used before. The District was purchasing it outright, and once a new primary school was built, the modular building would be moved to a different location within the District for a more permanent use.

Tracy Meyer thanked Mr. Woodley for attending the meeting and asked about the lighting on pathway from the main school building to the proposed site for the modular building.

Mr. Woodley responded that generally, the building would be occupied during the daytime. The modular building would have so-called wall packs that would provide light around the perimeter of the building, similar to those on the main school buildings. He was unsure of the distance between the main school buildings and the subject building site, but he believed it would be appropriate to install one, pedestrian-style light along the pathway.

Ellie Schroeder confirmed the proposed building would be connected to water and sewer lines.

Mr. Woodley added that all the connections to City water, sewer, storm water, PGE, as well as the low voltage wiring for fire alarms, etc. were in place, having been capped in place when the previous temporary use building was moved. Per the City requirement, the District had already scoped the water and sewer pipes, which were not found to be in need of any repair. He was aware that the PGE conductor raceways had to be inspected and power would come from a transformer near the baseball field. The infrastructure was in place and only needed to be reconnected and charged.

Shawn O'Neil asked when an arborist had last checked the health of the trees on the site.

Mr. Woodley responded the District had arborists out fairly regularly. School playground trees were high on the list and inspected at least annually. Certified arborists were always used to ensure the District's trees were both safe and healthy.

Samy Nada confirmed the proposed building was not the same modular structure used at Woods Middle School.

Mr. Woodley added the proposed building was brand new with high-quality construction. The two modular buildings used both at Woods Middle School and Boeckman Primary were similar to doublewide trailers and each contained two classrooms with sort of porch in between. The proposed modular building was fully self-contained with four classrooms and restrooms.

Mr. O'Neil confirmed the Applicant was receptive to adding a pathway light requirement as a condition of approval.

Mr. Woodley agreed it was a reasonable condition.

Chair Martens noted there was no one in the audience to provide testimony. He confirmed there were no more questions and closed at 9:51 pm.

Shawn O'Neil moved to adopt Resolution No. 365 and amending the Staff report to add the new Condition PD 4 stating, *"The Applicant shall install lighting sufficient to light the pathway consistent with City outdoor lighting standards."* The motion was seconded by **Samy Nada** and passed unanimously.

Chair Martens read the rules of appeal into the record.

- B. Resolution No. 366. 3-Bay Public Works Maintenance Yard Temporary Use Permit: City of Wilsonville Public Works Department – Applicant.** The applicant is requesting approval of a Five-Year Temporary Use Permit for continued use of a modular office building and maintenance yard on City property in Memorial Park. The site is located at 7930 SW Memorial Drive on Tax Lot 602, Section 24, Township 3 South, Range 1 West, Willamette Meridian, City Of Wilsonville, Clackamas County, Oregon. Staff: Cindy Luxhoj

Case Files: DB19-0023 Five-Year Temporary Use Permit

Chair Martens called the public hearing to order at 6:54 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Cindy Luxhoj, Associate Planner, announced that the criteria applicable to the application were stated on Pages 1 and 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Ms. Luxhoj presented the Staff report via PowerPoint, briefly reviewing the site's location and access points, along with the project's history with these key additional comments:

- The maintenance yard was operated by the City's Public Works Department on approximately 8/10 of an acre in Memorial Park, which was a temporary location until the

Public Works Operations Complex was constructed on SW Boberg Rd. The temporary maintenance yard included a 480-sq ft modular building that included offices, a restroom and shower facilities for City employees, a three-bay maintenance building, gravel parking areas, and accessory uses, such as storage units.

- In 2014, a five-year temporary use permit (TUP) was approved for continued use of the maintenance yard by Public Works. The permit included removal of a fuel station, which was completed in June 2014. The current TUP was set to expire on July 8, 2019.
 - Renewal of the five-year TUP would allow the Public Works Department to continue using the maintenance yard during the design and construction of a new Public Works operations complex. Once the Public Works maintenance activities were relocated to the new facility, the maintenance yard could be used by the Parks Department, which would not require a TUP.
- Proper noticing was followed for the application and no comments were received.
- The current approval for Public Works maintenance in Memorial park was approved in 2014 and expired on July 8, 2019. Since the 2014 TUP approval there had been two administrative reviews, one was to replace a two-bay garage with two cargo containers on the same slab, which was completed in November 2017. The second review regarded the installation of a 16-ft by 48-ft metal garage next to the modular building to house a combination sewer truck, which was approved but not constructed due to budgetary restrictions and Staff changes. Public Works asked that the garage be included as part of the current application, so it could be installed in the future. No additional changes were proposed as a part of the current TUP application.
 - The complex project was anticipated to be phased with the maintenance yard space and a maintenance building, two high priorities for construction within the next five years, subject to City Council approval and funding availability.
- There were two conditions on the TUP, one that the applicant ensure that the approved use was established, operated, removed and the property restored to its pre-temporary use permit state in compliance with the approved plans, and that the metal garage be installed as previously approved in 2018.
- Staff recommended approval of the application with conditions.

Daniel Pauly, Planning Manager, noted that Memorial Park was permitted to have park maintenance in the future, but the existing buildings were part of the TUP, so unless a separate, permanent approval was granted, they would have to be removed. The purpose of tonight's approval assumed the disappearance of those buildings in five years. He understood, however, from the Parks Master Plan that the Parks Department planned on using the area for its maintenance purposes long-term, but only to support the park. Because Parks had different needs, there would probably be some changes based.

Chair Martens called for the Applicant's testimony.

Martin Montalvo, Operations Manager, City Public Works Department, stated he had no formal comments but was present to address any questions. He hoped the Board would look favorably on Public Works' continued use of the property.

Mr. Nada asked when the permanent building would be available.

Mr. Montalvo stated that while there were monetary and political considerations, the Applicant intended to finish the master planning, which was Phase I, by end of this summer, and then bring both a preferred Master Plan and Financing Plan to City Council. City Council had prioritized the Public Works Complex as its second highest overall priority for the next year and allocated \$1.5 million within the upcoming budget to continue the project through the master planning and to begin site design; however, it would not be enough to actually begin construction. With the Financing Plan, the hope was to at least have the yard component and maintenance building constructed within the next five years, and the administrative building constructed at some point beyond that five-year timeframe.

Mr. Nada asked how the permanent facility would compare in size to the temporary one.

Mr. Montalvo responded it would be five times the size. The current facility was 0.8 acres and was shared with Parks, but the Parks current operations were scattered across eight different locations throughout the city, which was extremely inefficient. The Parks Department wanted to consolidate all its activities for its operations, as well as the City's overall operations, into one unified site. The Boberg property was a little more than five acres.

Chair Martens asked if any of the vacated sites, if owned by the City, would become a part of the financing equation for the new site.

Mr. Montalvo replied the City would not be liquidating any vacated sites as the sites were currently used for both primary and secondary uses. For example, the three-bay building was primarily used for Parks maintenance, but it was also used as a secondary use for storing some operational equipment.

Chair Martens noted no one was present in the audience to provide testimony and closed the public hearing at 7:08 pm.

Tracy Meyer moved to approve Resolution No. 366. Samy Nada seconded the motion, which passed unanimously.

Chair Martens read the rules of appeal into the record.

VII. Board Member Communications:

A. Recent City Council Action Minutes

Barbara Jacobson, City Attorney, highlighted the background on Council's work session about repealing and replacing Chapter 11 of the City's SDC Code, which was written in 1994. During the recession, language was added to allow the deferral of Systems Development Charges (SDC) charges, but the program had not been used very often and not by the businesses it was intended to help. The program was such that it could change depending upon the economy of the time

and Council was divided on what the program should be and who should be able to use it, so Council removed the original language from Chapter 11 and inserted language stating that City Council could, by resolution, allow for either a deferral or installment payments of SDCs, or any other program Council might elect to work on that could assist business.

Shawn O'Neil stated that after the previous meeting, he had contacted the City Attorney who confirmed the applicant had to be present in some form at meetings involving their applications.

Ms. Jacobson explained the applicant made the application and Staff made the recommendations, but the applicant had to appear in person or make arrangements ahead of time and submit a statement into the record stating what they did or did not want. However, if the applicant did not attend or submit a statement, the Board should delay any vote on that application. She confirmed the applicant could also participate via phone and the Board could call to see if the Applicant was available since things do happen.

Mr. O'Neil noted the Board had attempted to call the Applicant. He explained the clarification about the applicant's attendance was important for the City.

Chair Martens agreed it was an important clarification because the hearing was for the applicant.

Mr. Pauly stated to his knowledge, the previous meeting's no-show by the Applicant was only the second time that had happened.

Mr. O'Neil stated if the applicant submitted a statement in writing, but the Board had a question, not showing up was a risk to the applicant, and therefore, they should appear in person.

Ms. Jacobson added if an applicant decided not to appear before the Board and the Board voted down their proposal, the applicant would not have an opportunity to convince the Board otherwise.

Mr. Pauly noted as highlighted the last time an applicant had not appeared, it was important for the applicant to appear before the Board to show respect for the Board's time and effort.

Chair Martens agreed, adding if an applicant did not appear before the Board, it would be inappropriate for the Board to render a decision denying the application without the applicant being present to respond.

Mr. O'Neil disagreed. An application would either have to be voted down or tabled until the subsequent meeting if the applicant did not appear. As a quasi-judicial Board, it was the applicant's burden to appear, and if not, the application could be voted down.

Ms. Jacobson clarified the Board would dismiss the application for failure to appear.

Mr. O'Neil inquired about the process to replace the retiring City Councilor.

Ms. Jacobson explained Councilor Susie Stevens resigned early due to her husband's recent death, so her vacant Council position needed to be filled until the next November election, at which time that person could elect to run for the position or decline. At the last Council meeting, the Mayor laid out that application process and protocol. Any interested parties could contact the City Recorder's office or access the City website for an application packet. At a minimum a prospective councilor must be a registered voter and have lived in Wilsonville for at least 12 months.

Mr. O'Neil asked if the list of final applicants would be announced in advance of the decision, so citizens could appear and give testimony for or against the applicants.

Ms. Jacobson replied all the City Charter stated was that the Council majority would choose the replacement; no process whatsoever was identified. The Mayor would recommend a process for the Council to consider and possibly modify. Council would determine whether to hear public testimony regarding applicants or just read through applications and deliberate amongst itself.

- There was no obligation to make the list of applicants public in advance of the decision. In theory Council could simply appoint a person. According to the City Charter, there could be a lot of process or no process. It was up to the Council, but the Mayor had elected to have a formal process and open it up to any interested parties. He encouraged people who had served on a Board or Commission to apply, but that was not a requirement. She confirmed the due date to apply was July 22, 2019.
- In the event of a tie, Council would have to discuss it until a decision was reached. She confirmed Ms. Stevens would not be a part of the decision-making process as she had already retired. In the event of a deadlock, she presumed that would be a no on that particular applicant. However, City Council worked well together and she expected they would be able to appoint someone.

VIII. Staff Communications

Daniel Pauly, Planning Manager, stated he did not anticipate a July meeting for DRB B, but a street vacation in Villebois was expected for the August Board meeting. He updated the Panel on several staffing changes, including the promotions of Chris Neamtzu to Community Development Director, Miranda Bateschell to Planning Director, Kim Rybold to Senior Planner, and himself to Planning Manager. Cindy Luxhoj was recently hired as an Associate Planner, having served a number of years in Tualatin. Charlie Tso was leaving for New York City in a couple of weeks, and the City was currently recruiting for his position as well as an additional planner. Steve Adams moved to the City of Milwaukie, so the City would soon be recruiting for his now vacant position as Development Engineering Manager.

- He did not anticipate any Frog Pond applications any time soon as West Hills had quite a few lots to build and sell. Other developers might submit, but he was unsure of their timing.

Mr. Nada asked if a potential roundabout at 65th Ave/Elligsen/Advance Rd intersection was being discussed.

Mr. Pauly replied that was in the Clackamas County's plans. The intersection was outside of the City's jurisdiction, even though he believed it was referred to in the Frog Pond West Plan. Due to the topography, it was a major project. The County was aware of the issue. It was just a matter of the County finding the funding.

- He confirmed the Boeckman Dip Bridge project including the traffic light had moved forward with design. Urban renewal money had been allocated for the project and construction should begin within the next couple years. The main property in the dip with the home on it had been purchased by the City.

Ms. Jacobson clarified the Kinsman/Brown Rd extension had been Steve Adams' project and it was still moving forward, but would be delayed approximately one year. Currently, Engineering was trying to determine when that job could fit into the many others on the table.

Mr. Nada asked if any new Frog Pond projects were in process for approval.

Mr. Pauly replied not currently. Morgan Farm from Pahlisch Homes had been approved and West Hills Development had two subdivisions approved. He believed there were approximately 160 homes total between the two developers.

Mr. Nada noted the goal was to ensure the traffic light and Boeckman Dip projects were completed by the time Frog Pond was developed.

Mr. Pauly replied if for some reason the bridge got delayed, the City might have to move forward with the traffic light and the intersection improvements before the bridge. Ideally, from a design and construction standpoint, it would all be done at once, but there was always the potential that the projects would have to be done separately. The intersection project itself was certainly doable within that timeframe.

Mr. Nada noted construction would be a nightmare for new residents in that development.

Mr. Pauly responded they would be very grateful when the work was completed.

IX. Adjournment

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, Inc. for
Shelley White, Planning Administrative Assistant

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, AUGUST 26, 2019

6:30 PM

VI. Public Hearing:

- A. **Resolution No. 363. Cherbourg Lane Street Vacation: Polygon at Villebois III LLC and Allen and Victor Chang – Petitioners.** The City is vacating SW Cherbourg Lane right-of-way north of SW Berlin Avenue, Section 15AB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB19-0006 Street Vacation

The DRB action on the Street Vacation is a recommendation to the City Council.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 363**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL OF A REQUEST FOR THE CITY TO VACATE SW CHERBOURG LANE RIGHT-OF-WAY NORTH OF SW BERLIN AVENUE, SECTION 15AB, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. POLYGON AT VILLEBOIS III LLC AND ALLEN AND VICTOR CHANG – PETITIONERS.

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 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated August 19, 2019, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on August 26, 2019, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board 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 Development Review Board of the City of Wilsonville does hereby adopt the staff report dated August 19, 2019, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB19-0006: Street Vacation

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 26th day of August, 2019 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Richard Martens, Chair - Panel B
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1 Staff Report Wilsonville Planning Division

Vacation of SW Cherbourg Lane North of SW Berlin Avenue

Development Review Board Panel 'B'
Quasi-Judicial Public Hearing

Hearing Date: August 26, 2019
Date of Report: August 19, 2019

Application Nos.: DB19-0006 Street Vacation

Request/Summary The requests before the Development Review Board include a vacation (abandon and transfer ownership to adjacent properties) a street stub of SW Cherbourg Lane north of SW Berlin Avenue. The total area proposed for vacation is 2,075 Square Feet. The vacation reflects the fact the City no longer plans an extension of SW Cherbourg Lane through this block.

Location: SW Cherbourg Lane right-of-way north of SW Berlin Avenue, Section 15AB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

Petitioners: Victor C. Chang, Allen Y. Chang, Polygon at Villebois III LLC

Applicant's Rep.: Pacific Community Design, Inc.

Comprehensive Plan Map Designation: Residential-Village

Zone Map Classification: V (Village)

Staff Reviewers: Daniel Pauly AICP, Planning Manager
Steve Adams PE, Development Engineering Manager
Dominique Huffman PE, Civil Engineer

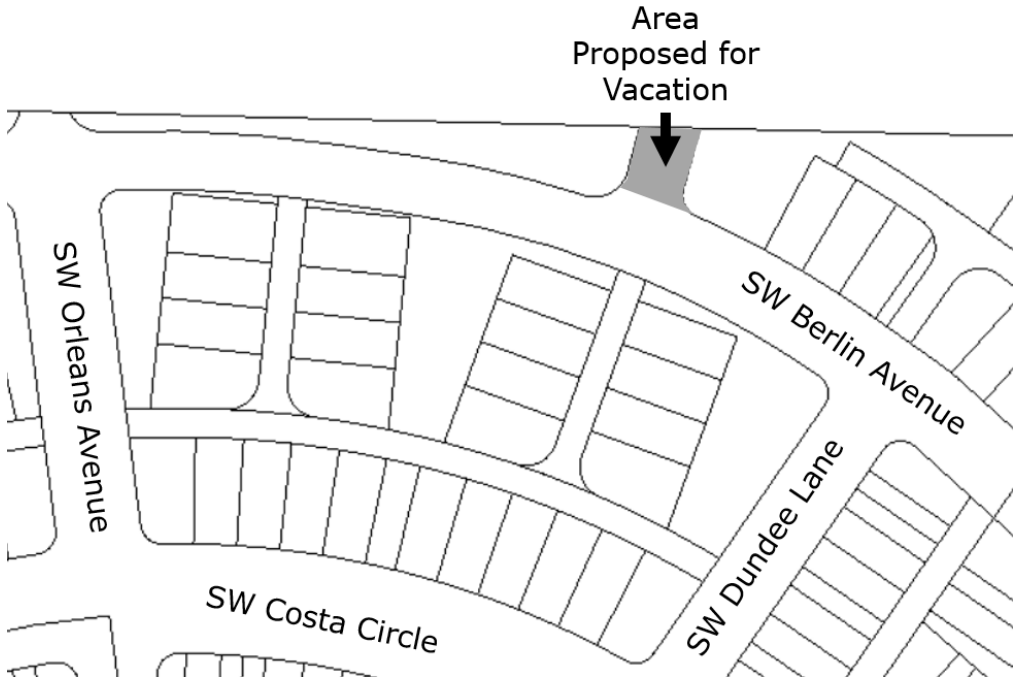
Staff Recommendations: Recommend approval of the requested right-of-way vacation to City Council.

Applicable Review Criteria

Development Code	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Subsection 4.031 (.01) L.	Authority of the Development Review Board: Street Vacations
Subsection 4.032 (.01) D.	Authority of the Planning Commission: Street Vacations

Subsection 4.033 (.01) H.	Authority of the City Council: Street Vacations
Subsection 4.034 (.07)	Street Vacation Review Standards and Procedures
Other City Planning Documents	
Villebois Village Master Plan	
Transportation Systems Plan	
SAP North Approval Documents	
PDP 5 North Approval Documents	
Oregon Revised Statutes	
ORS 271.080	Vacation in incorporated cities; petition; consent of property owners.
ORS 271.120	Vacation hearing; determination.
ORS 271.140	Title to vacated areas.
ORS 271.150	Vacation records to be filed; costs.
ORS 271.190	Vacation consent of owners of adjoining properties; other required approval.
ORS 271.200	Vacation Petition; notice

Vicinity Map



Background/Summary:

During approval of Villebois Phase 5 North (Clermont) the City found the segment of SW Cherbourg Lane between SW Berlin Avenue and SW Stockholm Avenue was not feasible due to topography. This action vacates a small stub of SW Cherbourg Lane previously dedicated to the City and constructed in association with Villebois Phase 2 North. The vacated area will be

incorporated into portions a mid-block pedestrian connection, portion of an alley, and portions of two residential lots.

Conclusion and Conditions of Approval

Staff reviewed the applicant’s analysis of compliance with the applicable criteria. Based on the information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review recommend approval of the right-of-way vacation to City Council (DB18-0049) with the following conditions:

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

Request C: DB18-0051 Preliminary Development Plan

PFC 1.	Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PFC 2.	For any public or private utilities currently located within the proposed vacated Right-of-Way, and anticipated to remain in this location, Applicant shall provide public or private utility easements on City approved forms. For public easements these shall be minimum 15-foot wide easements centered on the utility. For private easements they shall be of sufficient width as needed by the private utility and as approved by the City.

Master Exhibit List:

The entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case File DB19-0006. The exhibit list below reflects the electronic record posted on the City’s website and retained as part of the City’s permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City’s website and retained as part of the City’s permanent electronic record shall be controlling for all purposes.

- A1. Staff report and findings (this document)
- A2. Slides and notes for Staff’s Public Hearing Presentation (*available at Public Hearing*)
- B1. Petition
- B2. Applicant’s Narrative
- B3. Legal Description of Area Being Vacated and Noticing/Affected Property Maps.

Findings of Fact:

- 1. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	Clackamas County EFU	Agriculture
East:	V	Residential
South:	V	Residential
West:	V	Residential

- 2. Prior land use actions include:

Legislative:

- 02PC06 - Villebois Village Concept Plan
- 02PC07A - Villebois Comprehensive Plan Text
- 02PC07C - Villebois Comprehensive Plan Map
- 02PC07B - Villebois Village Master Plan
- 02PC08 - Village Zone Text
- 04PC02 – Adopted Villebois Village Master Plan
- LP-2005-02-00006 – Revised Villebois Village Master Plan
- LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)
- LP10-0001 – Amendment to Villebois Village Master Plan (School Relocation from SAP North to SAP East)
- LP13-0005 – Amendment to Villebois Village Master Plan (Future Study Area)

Quasi Judicial:

- DB07-0054 et seq – SAP-North

DB07-0087 et seq – PDP-1N, Arbor at Villebois
DB11-0024 et seq – PDP-1N Modification, SAP North Amendment Polygon NW
DB12-0066 et seq – PDP-1N Modification, SAP North Amendment Polygon NW
DB13-0020 et seq – PDP-2N, SAP North Amendment Polygon NW
DB14-0009 et seq – PDP-3N, SAP North Amendment Polygon NW
DB15-0084 et seq – PDP 4N, SAP North Amendment Polygon NW
DB18-0049 et seq – PDP 5N, SAP North Amendment Polygon NW
AR19-0004 – Minor Modifications to Park Area, Number of Lots, and Pedestrian
Connection

3. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Conclusionary Findings

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

Request: DB19-0006 Street Vacation

As described in the Findings below, the request meets the applicable criteria or will by Condition of Approval.

Planning and Land Development Ordinance

Authority to Review Street Vacations

Subsections 4.031 (.01) L., 4.032 (.01) D., Subsection 4.033 (.01) H.

1. The City previously approved specific development applications for the land being vacated subject to approval of the street vacation. The approved plans show the vacated land developed as a portion of a mid-block pedestrian crossing, a portion of an alley, and portions of two residential lots. See case files DB18-0049 et. seq. and AR19-0004. Due to the previous submission of specific development application for the subject land, the Development Review Board is reviewing the street vacation to make a recommendation to City Council. The City Council will then take the final action on the request.

Street Vacation Reviewed In Accordance with ORS 271.

Subsection 4.034 (.07)

2. As shown in Findings 4-7 below, the City's review of the street vacation request is in accordance with ORS 271.

Previous Land Use Approvals

Condition of Approval to Vacate

DB18-0051 SAP-East PDP 5N, Preliminary Development Plan, Condition of Approval PFC 6.

3. The Condition of Approval requires, "with previous development a stub of Cherbourg Lane was constructed off the north side of Berlin Avenue. Applicant shall submit the required exhibits and work with the City to abandon or transfer ownership of the existing right-of-way, demolish the roadway and reconstruct the north edge of Berlin Avenue with curb and gutter, sidewalk, landscape and irrigation." The proposed street vacation enables this Condition of Approval to be met.

Oregon Revised Statutes

Petition for Street Vacation/Proposed Use of Vacated Ground/Public Hearings

ORS 271.080 (1), ORS 271.090, ORS 271.100, ORS 271.110, ORS 271.120

4. Polygon Homes and Victor and Allen Chang filed the described petition. Petitioners are receiving notice of the public hearings for the requested vacation along with all other required notices for the public hearings. The previous land use approvals for the Clermont subdivision establish the subject area will be incorporated into portions a mid-block pedestrian connection, portion of an alley, and portions of two residential lots.

Consent of All Adjoining Properties and 2/3 of Affected Properties

ORS 271.080 (2)

5. The petition has been signed by all owners of abutting property, who are also the owners of more than two-thirds (2/3) of real property affected thereby. The total size of real property affected thereby is 225,963 SF. The sum of the area of real property affected thereby that is also within the abutting tax lots is 200,690 SF, or 90% of the total real property affected thereby. Given that the petition has been signed by all owners of abutting property, consent of property owners for 90% (i.e. greater than two-thirds) of the area of the real property affected has been provided on the attached petition.

Title to Vacated Area

ORS 271.140

6. The title to the vacated area will be attached to the bordering properties consistent with state statute.

Vacation Records to be Filed

ORS 271.150

7. The ordinance approving the street vacation will be duly recorded in the records of Clackamas County, the cost of which will be borne by the petitioners.


Street Vacation Petition

This petition must be signed by all abutting property owners, and the owners of not less than 2/3 of the area of the real property "affected thereby", as defined in ORS 271.080 (2) and as shown on the attached Street Vacation Map, attached hereto as **Exhibit A**. All signatures must be in ink. A listing of the names and addresses of all abutting and affected area property owners, as shown on the attached Street Vacation Map, was obtained from the Clackamas County real property tax roll records and is attached hereto as **Exhibit B**.

REQUIRED SIGNATURES:

We, the owner in fee simple of the following described real properties consent to the vacation of all of SW Cherbourg Lane ROW, North of Berlin Avenue, in the City of Wilsonville, Clackamas County, Oregon, as shown on the attached Street Vacation Map, and as described in the application narrative, attached hereto as **Exhibit C**.

) Polygon at Villebois III, LLC.
Property Owner's Name


Signature Jason Baker

Taxlot(s) 31W15AB00543 & 8130
Property Street Address and Legal Description

3/4/19
Date

Street Vacation Petition

This petition must be signed by all abutting property owners, and the owners of not less than 2/3 of the area of the real property "affected thereby", as defined in ORS 271.080 (2) and as shown on the attached Street Vacation Map, attached hereto as **Exhibit A**. All signatures must be in ink. A listing of the names and addresses of all abutting and affected area property owners, as shown on the attached Street Vacation Map, was obtained from the Clackamas County real property tax roll records and is attached hereto as **Exhibit B**.

REQUIRED SIGNATURES:

We, the owner in fee simple of the following described real properties consent to the vacation of all of SW Cherbourg Lane ROW, North of Berlin Avenue, in the City of Wilsonville, Clackamas County, Oregon, as shown on the attached Street Vacation Map, and as described in the application narrative, attached hereto as **Exhibit C**.

) Allen Chang
Property Owner's Name


Signature

Victor Chang
Property Owner's Name

Signature

28201 SW 110th Avenue, Wilsonville, OR 97070 (TL 31W15AB07400 & 7600)
Property Street Address and Legal Description

Date

Street Vacation Petition

This petition must be signed by all abutting property owners, and the owners of not less than 2/3 of the area of the real property "affected thereby", as defined in ORS 271.080 (2) and as shown on the attached Street Vacation Map, attached hereto as **Exhibit A**. All signatures must be in ink. A listing of the names and addresses of all abutting and affected area property owners, as shown on the attached Street Vacation Map, was obtained from the Clackamas County real property tax roll records and is attached hereto as **Exhibit B**.

REQUIRED SIGNATURES:

We, the owner in fee simple of the following described real properties consent to the vacation of all of SW Cherbourg Lane ROW, North of Berlin Avenue, in the City of Wilsonville, Clackamas County, Oregon, as shown on the attached Street Vacation Map, and as described in the application narrative, attached hereto as **Exhibit C**.

) Allen Chang
Property Owner's Name

Signature

Victor Chang
Property Owner's Name

Victor C. Chang
Signature

28201 SW 110th Avenue, Wilsonville, OR 97070 (TL 31W15AB07400 & 7600)
Property Street Address and Legal Description

2/26/2019
Date

NARRATIVE & COMPLIANCE REPORT

SW CHERBOURG LANE ROW VACATION

TABLE OF CONTENTS

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LIST OF EXHIBITS

- A COPY OF APPLICATION FORM
- B SIGNED PETITION, PETITION EXHIBITS & PROPERTY OWNERSHIP INFO
- C LEGAL DESCRIPTION AND SKETCH

I. PROPOSAL SUMMARY

GENERAL INFORMATION

Applicant/Property Owner: **Polygon WLH, LLC.**

Applicant's Representative: **Pacific Community Design, Inc.**
12564 SW Main Street
Tigard, OR 97223
(503) 941-9484
Contacts: Stacy Connery, AICP
Patrick Espinosa, PE
Travis Jansen, PLS

Subject Site: **SW Cherbourg Lane ROW north of
Berlin Avenue in Villebois SAP
North, PDP 5N (Clermont)**

Abutting Tax Lots: **3S1W15007400;
3S1W15AB00543, 8130**

REQUEST & PROJECT DESCRIPTION

The Applicant requests approval of a Street Vacation for SW Cherbourg Lane ROW north of Berlin Avenue within Villebois PDP 5N (also known as Clermont). Exhibit C is a legal description and sketch that depicts the area of the proposed ROW vacation.

The City approved SAP North PDP 5N (Casefile No. DB18-0051) November 26, 2018. Construction of improvements will begin upon approval of construction plans and issuance of permits. The locations of Tract U (linear green), Tract T (private alleyway) and lots 87 and 88 are proposed to be within the existing ROW of Cherbourg Lane that is being vacated. Connectivity of the neighborhood will still be provided through the proposed street configurations and the proposed linear greens on-site.

Compliance with applicable sections of the City of Wilsonville Planning & Land Development Ordinance are addressed in Section II of this Narrative. Section III addresses compliance with the relevant conditions of approval of Casefile No. DB18-0051. Section III addresses compliance with ORS 271.

II. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

4.031 AUTHORITY OF THE DEVELOPMENT REVIEW BOARD

(.01) As specified in Chapter 2 of the Wilsonville Code and except as specified herein, the Board shall have authority to act on the following types of applications:

- L. Street vacations, where a specific development application has been filed for the subject property. If no specific development has been filed for the subject property, the vacation request shall be considered by the Planning Commission. Action of the Planning Commission or Board on a street vacation request shall be a recommendation to the City Council.

Response: The area of SW Cherbourg Lane to be vacated is within SAP North PDP 5N (Casefile No. DB18-0051), which was approved on November 26, 2018. The proposed ROW vacation is subject to review by the DRB, which will make a recommendation to City Council.

4.033 AUTHORITY OF THE CITY COUNCIL

(.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:

- H. Final actions on street vacation applications.

Response: As described above, the proposed street vacation is subject to initial review by the DRB. The Applicant acknowledges that the City Council has final decision-making authority on the proposed ROW vacation.

4.034 APPLICATION REQUIREMENTS

Applications shall be reviewed as follows:

(.07) Applications for street vacations shall be reviewed in accordance with the standards and procedures set forth in ORS 271.

Response: Compliance with the applicable sections of ORS 271 is addressed in Section IV of this Narrative.

III. CONDITIONS OF APPROVAL

DB18-0051 SAP-NORTH PDP 5N, PRELIMINARY DEVELOPMENT PLAN

PFC 7. With previous development a stub of Cherbourg Lane was constructed off the north side of Berlin Avenue. Applicant shall submit the required exhibits and work with the City to abandon or transfer the existing right-of-way, demolish the roadway and reconstruct the north edge of Berlin Avenue with curb & gutter, sidewalk, landscape and irrigation.

Response: PDP 5N (Casefile No. DB18-0051) received planning approval on November 26, 2018. This petition is being requested to fulfill this condition as requested by the City. The ROW of Cherbourg Lane north of Berlin Avenue is to be vacated using this petition. The north end of SW Berlin Avenue will be reconstructed to comply with the condition above.

This application provides the required exhibits for vacation of the necessary portions of SW Cherbourg Lane. The Final Plat for Clermont will address further transfer of the vacated areas and any easements that are necessary. Separate documents addressing any easements outside of areas to be platted will be provided in conjunction with the Final Plat.

Approval of this application for ROW vacation of SW Cherbourg Lane North of Berlin Avenue will allow the Applicant to comply with Condition PFC 7.

IV. OREGON ADMINISTRATIVE RULE (ORS) 271

271.080 VACATION IN INCORPORATED CITIES; PETITION; CONSENT OF PROPERTY OWNERS

- (1) Whenever any person interested in any real property in an incorporated city in this state desires to vacate all or part of any street, avenue, boulevard, alley, plat, public square or other public place, such person may file a petition therefor setting forth a description of the ground proposed to be vacated, the purpose for which the ground is proposed to be used and the reason for such vacation.
- (2) There shall be appended to such petition, as a part thereof and as a basis for granting the same, the consent of the owners of all abutting property and of not less than two-thirds in area of the real property affected thereby. The real property affected thereby shall be deemed to be the land lying on either side of the street or portion thereof proposed to be vacated and extending laterally to the next street that serves as a parallel street, but in any case not to exceed 200 feet, and the land for a like lateral distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated. Where a street is proposed to be vacated to its termini, the land embraced in an extension of the street for a distance of 400 feet beyond each terminus shall also be counted. In the vacation of any plat or part thereof the consent of the owner or owners of two-thirds in area of the property embraced within such plat or part thereof proposed to be vacated shall be sufficient, except where such vacation embraces street area, when, as to such street area the above requirements shall also apply. The consent of the owners of the required amount of property shall be in writing.

Response: This application is a petition for vacation of SW Cherbourg Lane ROW north of Berlin Avenue, as depicted on the attached legal description and sketch (see Exhibit C). This Narrative describes the purpose of the proposed street vacation. Exhibit B includes a copy of the signed petition with an attached map and list that demonstrates the areas of proposed ROW vacation, and the abutting properties and real property affected thereby. The petition has been signed by all owners of abutting property, who are also the owners of more than two-thirds (2/3) of real property affected

thereby. The total size of real property affected thereby is 225,963 SF. The sum of the area of real property affected thereby that is also within the abutting tax lots is 200,690 SF, or 90% of the total real property affected thereby. Given that the petition has been signed by all owners of abutting property, consent of property owners for 90% (i.e. greater than two-thirds) of the area of the real property affected has been provided on the attached petition.

271.120 HEARING; DETERMINATION

At the time fixed by the governing body for hearing the petition and any objections filed thereto or at any postponement or continuance of such matter, the governing body shall hear the petition and objections and shall determine whether the consent of the owners of the requisite area has been obtained, whether notice has been duly given and whether the public interest will be prejudiced by the vacation of such plat or street or parts thereof. If such matters are determined in favor of the petition the governing body shall by ordinance make such determination a matter of record and vacate such plat or street; otherwise it shall deny the petition. The governing body may, upon hearing, grant the petition in part and deny it in part, and make such reservations, or either, as appear to be for the public interest.

Response: The Applicant understands that the governing body shall hear the petition and objections and determine whether the requirements for street vacation have been met. Compliance with ORS 271.080 is addressed above. The signed petition is provided as Exhibit B. A legal description and sketch are provided as Exhibit C.

271.140 TITLE TO VACATED AREAS

The title to the street or other public area vacated shall attach to the lands bordering on such area in equal portions; except that where the area has been originally dedicated by different persons and the fee title to such area has not been otherwise disposed of, original boundary lines shall be adhered to and the street area which lies on each side of such boundary line shall attach to the abutting property on such side. If a public square is vacated the title thereto shall vest in the city.

Response: The Applicant understands that the title to portions of the street to be vacated will be attached to the lands bordering the subject area in equal portions.

271.150 VACATION RECORDS TO BE FILED; COSTS

A certified copy of the ordinance vacating any street or plat area and any map, plat or other record in regard thereto which may be required or provided for by law, shall be filed for record with the county clerk. The petitioner for such vacation shall bear the recording cost and the cost of preparing and filing the certified copy of the ordinance and map. A certified copy of any such ordinance shall be filed with the county assessor and county surveyor.

Response: ORS 271.150 addresses the final ordinance procedure and accompanying fee for filing and recording. The Applicant acknowledges that the petitioner bears the recording cost and the cost of preparing and filing the certified copy of the ordinance and map and will carry out this responsibility at the time when the final ordinance is prepared.

271.190 CONSENT OF OWNERS OF ADJOINING PROPERTY; OTHER REQUIRED APPROVAL

No vacation of all or part of a street, alley, common or public place shall take place under ORS 271.180 unless the consent of the persons owning the property immediately adjoining that part of the street or alley to be vacated is obtained thereto in writing and filed with the auditor or clerk of the city or town. No vacation shall be made of any street, alley, public place or part thereof, if within 5,000 feet of the harbor or pierhead line of the port, unless the port commission, or other bodies having jurisdiction over docks and wharves in the port district involved, approves the proposed vacation in writing.

Response: Compliance with ORS 271.080 is addressed above. The area of proposed ROW vacation is not within 5,000 feet of a harbor or pierhead line of a port.

271.200 PETITION; NOTICE

- (1) Before any street, alley, common or public place or any part thereof is vacated, or other right granted by any city governing body under ORS 271.180 to 271.210 the applicant must petition the governing body of the city or town involved, setting forth the particular circumstances of the case, giving a definite description of the property sought to be vacated, or of the right, use or occupancy sought to be obtained, and the names of the persons to be particularly affected thereby. The petition shall be filed with the auditor or clerk of the city or town involved 30 days previous to the taking of any action thereon by the city governing body.
- (2) Notice of the pendency of the petition, containing a description of the area sought to be vacated or right, use or occupancy sought to be obtained, shall be published at least once each week for three successive weeks prior to expiration of such 30-day period in a newspaper of general circulation in the county wherein the city or town is located.

Response: This application is a petition to the City to vacate portions of ROW, as depicted on the attached legal description and sketch (see Exhibit C). This Narrative describes the circumstance of the proposed street vacation. A copy of the petition signed by abutting property owners, who are also more than 2/3 of owners of real property affected thereby, and a list of the names of the affected property owners is provided as Exhibit B.

V. CONCLUSION

This narrative and the attached exhibits demonstrate compliance with the applicable provisions of the City of Wilsonville Planning & Land Development Ordinance, relevant conditions of approval, and ORS 271. Therefore, the Applicant respectfully requests approval of the proposed street vacation.

EXHIBIT A



LEGAL DESCRIPTION Right-of-Way Vacation Map 3S1W15

A tract of land being SW Cherbourg Lane Right-of-Way located in the Northeast Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, more particularly described as follows:

BEGINNING at the Northeast corner of Tract "FFF", plat of "Tonquin Woods At Villebois No. 6";

thence along the northerly plat boundary line of said plat, South 88° 34' 09" East, a distance of 41.67 feet to the Northwest corner of Tract "GGG" of said plat;

thence along the westerly line of said Tract "GGG", South 15° 00' 55" West, a distance of 44.62 feet to a point of tangential curvature;

thence continuing along said westerly line, along a 15.00 foot radius tangential curve to the left, arc length of 21.19 feet, central angle of 80° 57' 09", chord distance of 19.47 feet, and chord bearing of South 25° 27' 39" East to a point on the northerly Right-of-Way line of SW Berlin Avenue;

thence along a 727.50 foot radius curve, being parallel with and 27.50 feet northerly from the centerline of SW Berlin Avenue, with a radius point bearing South 24° 03' 46" West, arc length of 52.56 feet, central angle of 04° 08' 23", chord distance of 52.55 feet, and chord bearing of North 68° 00' 25" West;

thence continuing along said parallel line, North 70° 13' 10" West, a distance of 3.62 feet to a point on the easterly line of said Tract "FFF";

thence along said easterly line, along a 24.00 foot radius non-tangential curve, concave northwesterly, with a radius point bearing North 47° 54' 33" West, arc length of 11.34 feet, central angle of 27° 04' 31", chord distance of 11.24 feet, and chord bearing of North 28° 33' 11" East to a point of tangency;

thence continuing along said easterly line, North 15° 00' 55" East, a distance of 32.04 feet to the POINT OF BEGINNING.

Containing 2,075 square feet, more or less.

Property Vested in:

Polygon at Villebois III, L.L.C.

Map 3S1W15

REGISTERED
PROFESSIONAL
LAND SURVEYOR

A handwritten signature in blue ink, appearing to read "Travis C. Jansen".

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2019

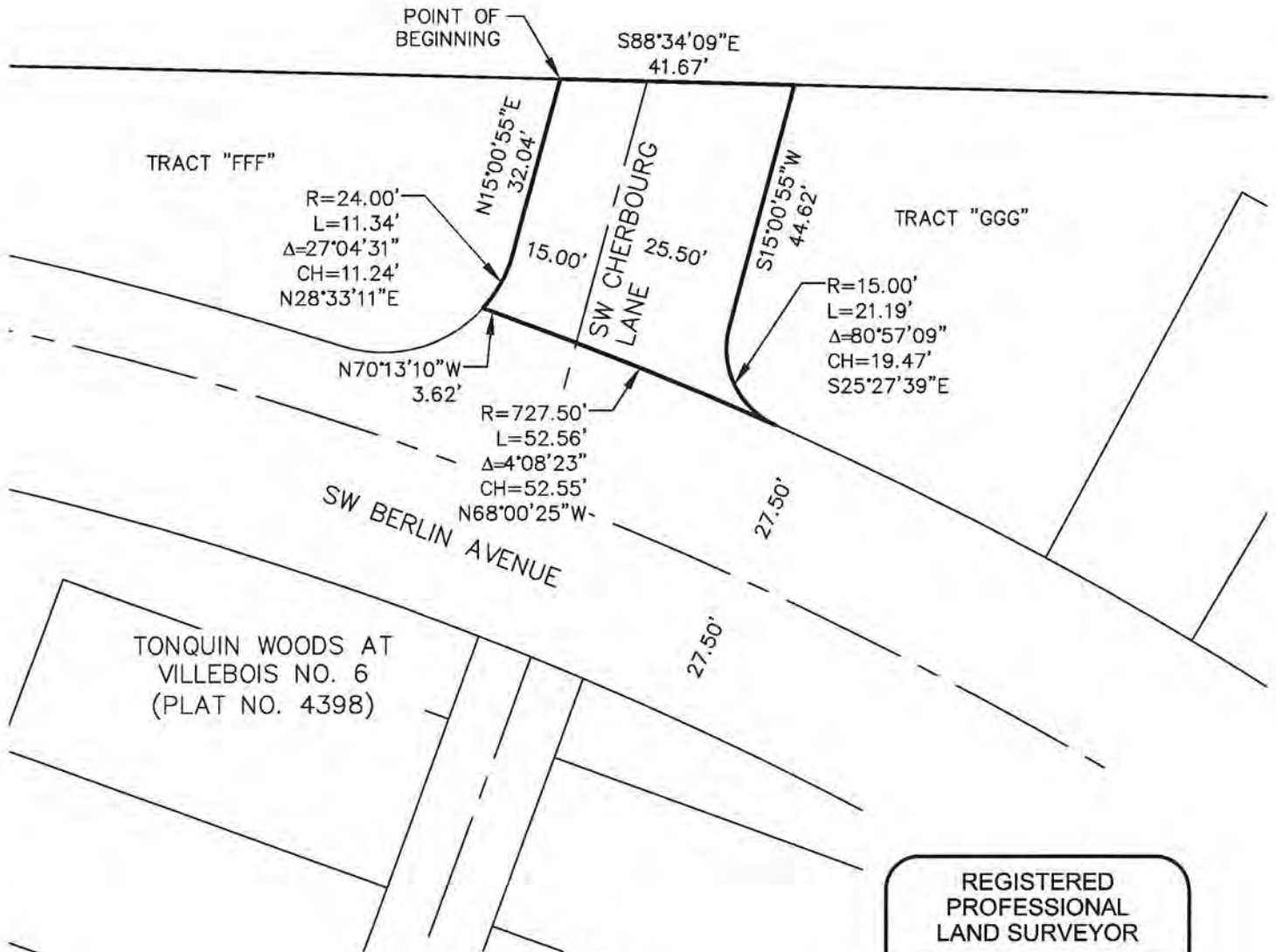


EXHIBIT B



SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT-OF-WAY VACATION MAP 351W15

DOCUMENT NO.
91-08203



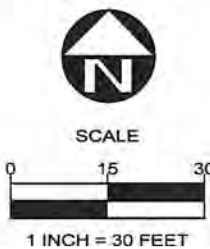
TONQUIN WOODS AT
VILLEBOIS NO. 6
(PLAT NO. 4398)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

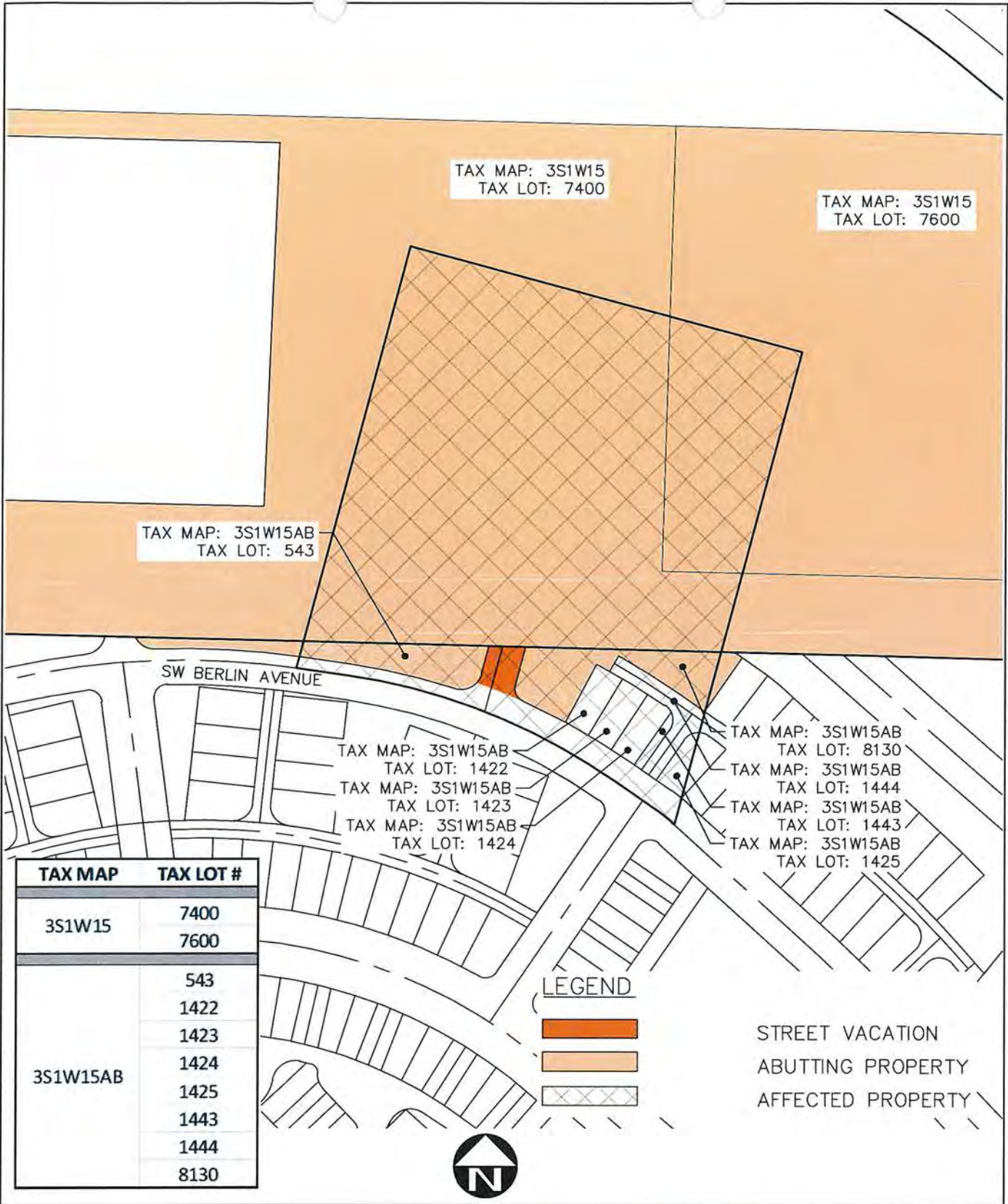
OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2019

Property Vested in:
POLYGON AT VILLEBOIS III, L.L.C.
MAP 351W15



N:\proj\395-079\09 Drawings\06 Survey\Exhibits\395079 ROW Vacation\Exhibit\SW Berlin Ave.dwg - SHEET: 1 Oct. 4, 18 - 2:06 PM. fatemah



TAX MAP	TAX LOT #
3S1W15	7400
	7600
3S1W15AB	543
	1422
	1423
	1424
	1425
	1443
	1444
	8130

LEGEND

- STREET VACATION
- ABUTTING PROPERTY
- AFFECTED PROPERTY

STREET VACATION
 ABUTTING PROPERTY
 AFFECTED PROPERTY



DRAWN BY: FAA DATE: 10/04/18
 REVIEWED BY: TCJ DATE: 10/04/18
 PROJECT NO.: 395-079
 SCALE: 1"=200'
 PAGE 1 OF 1



12564 SW Main St
 Tigard, OR 97223
 [T] 503-941-9484
 [F] 503-941-9485

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, AUGUST 26, 2019

6:30 PM

VII. Board Member Communications:

- A. Results of the July 8, 2019 DRB Panel A meeting

City of Wilsonville

Development Review Board Panel A Meeting Meeting Results

DATE:	JULY 8, 2019	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:30 P.M.	TIME END: 7:37 P.M.

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Joann Linville, Chair	Daniel Pauly
Fred Ruby	Amanda Guile-Hinman
Daniel McKay	Miranda Bateschell
	Kimberly Rybold
	Cindy Luxhoj
	Patty Nelson
	Dominique Huffman

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of minutes of May 13, 2019 DRB Panel A meeting	A. Approved as presented
PUBLIC HEARING	
A. Resolution No. 367. Industrial Focus: Gavin Russell, CIDA Architects & Engineers – Representative for David Nicoli, Nicoli Pacific LLC – Owner. The applicant is requesting approval of a Stage II Final Plan, Site Design Review, Class III Sign Review and Type C Tree Removal Plan for development of Phase I of a new three-phase multi-tenant industrial complex. The subject site is located on Tax Lots 300 and 500 of Section 14A, Township 3 South, Range 1 West, Clackamas County, Oregon. Staff: Cindy Luxhoj Case Files: DB19-0013 Stage II Final Plan DB19-0014 Site Design Review DB19-0015 Class III Sign Review DB19-0016 Type C Tree Removal Plan	A. Resolution No. 367 was unanimously continued to August 12, 2019 date certain
BOARD MEMBER COMMUNICATIONS	
A. Results of the May 30, 2019 DRB Panel B meeting B. Results of the June 24, 2019 DRB Panel B meeting C. Recent City Council Action Minutes	A. No comments B. No comments C. Staff updated on key City Council items relevant to the Board
STAFF COMMUNICATIONS	
	Staff updated on upcoming meeting agenda items.

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, AUGUST 26, 2019

6:30 PM

VII. Board Member Communications:

B. Results of the August 12, 2019 DRB Panel A meeting

City of Wilsonville

Development Review Board Panel A Meeting Meeting Results

DATE:	AUGUST 12, 2019	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:30 P.M.	TIME END: 7:13 P.M.

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Joann Linville, Chair	Daniel Pauly
Fred Ruby	Barbara Jacobson
Angela Niggli	Kimberly Rybold
Daniel McKay	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of minutes of July 8, 2019 DRB Panel A meeting	A. Unanimously approved as presented
PUBLIC HEARING	
<p>A. Resolution No. 367. Industrial Focus: Gavin Russell, CIDA Architects & Engineers – Representative for David Nicoli, Nicoli Pacific LLC – Owner. The applicant is requesting approval of a Stage II Final Plan, Site Design Review, Class III Sign Review and Type C Tree Removal Plan for development of Phase I of a new three-phase multi-tenant industrial complex. The subject site is located on Tax Lots 300 and 500 of Section 14A, Township 3 South, Range 1 West, Clackamas County, Oregon. Staff: Cindy Luxhoj</p> <p>Case Files: DB19-0013 Stage II Final Plan DB19-0014 Site Design Review DB19-0015 Class III Sign Review DB19-0016 Type C Tree Removal Plan</p> <p><i>This item was continued to this date and time certain at the July 8, 2019 DRB Panel A meeting.</i></p> <p><i>The applicant has requested that this item be postponed to the September 9, 2019 DRB Panel A meeting, date and time certain.</i></p>	<p>A. Unanimously continued to September 9, 2019</p>
<p>B. Resolution No. 368. Bullwinkle's Class 3 Sign: Meyer Sign Company of Oregon – Applicant for Wilsonville Land Partnership – Owner. The applicant is requesting approval of a Class 3 Sign Permit and Waiver for a new electronic reader board on a new pylon sign along I-5. The subject property is located at 29111 SW Town Center Loop West on</p>	<p>B. Unanimously approved with an amendment to the Resolution title.</p>

<p>Tax Lot 100 of Section 14D, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Kimberly Rybold</p> <p>Case Files: DB19-0028 Class 3 Sign Review</p>	
BOARD MEMBER COMUNICATIONS	
<p>A. Recent City Council Action Minutes</p>	<ul style="list-style-type: none"> • Staff updated on relevant land use items • Staff thanked Fred Ruby for his service on the DRB
STAFF COMMUNICATIONS	
	<p>None.</p>

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, AUGUST 26, 2019

6:30 PM

VII. Board Member Communications:

C. Recent City Council Action Minutes

City Council Meeting Action Minutes
June 3, 2019

City Council members present included:

Mayor Knapp
Council President Akervall
Councilor Stevens
Councilor Lehan
Councilor West

Cathy Rodocker, Finance Director
Mark Ottenad, Public/Government Affairs Director
Keith Katko, Assistant Finance Director
Dwight Brashear, SMART Director
Kimberly Rybold, Associate Planner
Bill Evans, Communications & Marketing Manager
Zach Weigel, Capital Projects Engineering Manager
Eric Loomis, Transit Operations Manager
Charlie Tso, Assistant Planner
Rob Wurpes, Chief of Police
Cindy Luxhoj, Associate Planner
Nicole Hendrix, Transit Management Analyst

Staff present included:

Bryan Cosgrove, City Manager
Barbara Jacobson, City Attorney
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Daniel Pauly, Planning Manager
Chris Neamtzu, Community Development Director

AGENDA ITEM	ACTIONS
WORK SESSION	
A. 2018 City of Wilsonville Annual Housing Report	Staff shared the City’s 2019 Annual Housing Report.
B. Equitable Housing Strategic Plan	Council heard a presentation that detailed tactics to recruit an Equitable Housing Strategic Plan Task Force to guide the City’s work to develop policies and strategies to create affordable housing.
C. Programs Enhancement Strategy Update	Staff provided a progress report on SMART’s ongoing plans to develop new service improvements.
REGULAR MEETING	
<u>Mayor’s Business</u>	
A. Upcoming Meetings	Upcoming meetings were announced by the Mayor as well as the regional meetings he attended on behalf of the City.
B. Council Application	Council discussed application and interview process for the soon to be vacant seat of Councilor Stevens.

<p><u>Public Hearing</u></p> <p>A. <u>Resolution No. 2750</u> A Resolution Of The City Of Wilsonville Adopting The Budget, Making Appropriations, Declaring The Ad Valorem Tax Levy, And Classifying The Levy As Provided By ORS 310.060(2) For Fiscal Year 2019-20.</p> <p>B. <u>Resolution No. 2751</u> A Resolution Declaring The City’s Eligibility To Receive State Shared Revenues.</p> <p>C. <u>Resolution No. 2752</u> A Resolution Declaring The City’s Election To Receive State Shared Revenues.</p> <p>D. <u>Ordinance No. 836</u> An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Residential Agricultural Holding (RA-H) Zone To The Planned Development Industrial (PDI) Zone With Special Considerations For Screening And Buffering From The Adjacent Existing Residential Use On Approximately 6.16 Acres Comprising Tax Lots 300 And 500 Of Section 14A, T3S, R1W, Clackamas County, Oregon, Nicoli Pacific, LLC, Applicant/Owner.</p>	<p>After a public hearing was conducted, Resolution No. 2750 was approved 5-0.</p> <p>After a public hearing was conducted, Resolution No. 2751 was approved 5-0.</p> <p>After a public hearing was conducted, Resolution No. 2752 was approved 5-0.</p> <p>After a public hearing was conducted, Ordinance No. 836 was approved on first reading by a vote of 5-0.</p>
<p><u>City Manager’s Business</u></p> <p>A. Korean War Memorial</p> <p>B. Building Department</p>	<p>The City Manager announced that he attended the Korean War Memorial held in Town Center Park and would be attending the upcoming ribbon cutting for Eye Health NW.</p> <p>Additionally, City Manager Cosgrove complimented Building Official Dan Carlson and the Building Department for expediting the process of getting residents back in town home units that were deemed unoccupiable.</p>
<p><u>Legal Business</u></p> <p>A. Kinder Morgan</p> <p>B. Aurora Airport</p>	<p>Council was reminded about the upcoming Kinder Morgan disaster training.</p> <p>Council agreed that the City of Wilsonville should continue with the current policy, which is to be included in any official process moving forward regarding the Aurora Airport.</p>

C. Exclusion Program	Furthermore, Council agreed to continue with Clackamas County Sheriff's Office exclusion program.
URBAN RENEWAL AGENCY	
<u>Consent Agenda</u> A. Minutes of the March 18, 2019 URA Meeting.	The Consent Agenda was approved 5-0.
<u>Public Hearing</u> A. <u>URA Resolution No. 298</u> A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Adopting The Budget, Making Appropriations, And Declaring The Intent To Collect Tax Increment For Fiscal Year 2019-20.	After a public hearing was conducted, URA Resolution No. 298 was approved 5-0.
ADJOURN	9:17 p.m.

City Council Meeting Action Minutes
June 17, 2019

City Council members present included:

Mayor Knapp
Council President Akervall
Councilor Stevens
Councilor Lehan
Councilor West

Amanda Guile-Hinman, Assistant City Attorney
Zach Weigel, Capital Projects Engineering Manager
Zoe Monahan, Assistant to the City Manager
Jordan Vance, Economic Development Manager
Dan Pauly, Planning Manager
Patty Nelson, City Engineer
Dwight Brashear, Transit Director
Delora Kerber, Public Works Director
Kimberly Rybold, Associate Planner
Mike McCarty, Parks and Recreation Director
Miranda Bateschell, Planning Director
Andrea Villagrana, Human Resources Manager
Elli Work, Grants & Program Manager

Staff present included:

Bryan Cosgrove, City Manager
Barbara Jacobson, City Attorney
Kimberly Veliz, City Recorder
Chris Neamtzu, Community Develop. Director
Cathy Rodocker, Finance Director
Keith Katko, Assistant Finance Director
Mark Ottenad, Public/Government Affairs Director

AGENDA ITEM	ACTIONS
WORK SESSION	
A. Wilsonville Community Sharing Support Grant Agreement for 2019.	Council was briefed on Resolution No. 2754, authorizing a support grant agreement with Wilsonville Community Sharing.
B. City of Wilsonville Addendum to the Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan	Staff presented on the addendum to the Clackamas County Multi-Jurisdictional Natural Hazard Mitigation.
C. Trimet STIF Formula Fund IGA	Council was informed of Resolution No. 2756 authorizing the City Manager to Execute the Tri-County Metropolitan Transportation District of Oregon (TriMet) Subrecipient Agreement.
D. SDC Deferral/Installment Program	Council and staff discussed a SDC deferral and installment program. Council was requested to complete the SDC questionnaire and return to staff.
E. Council Application and Process	Council finalized the application for prospective Council candidates.

REGULAR MEETING	
<p><u>Communications</u></p> <p>A. Wilsonville Community Sharing</p>	<p>Wilsonville Community Sharing updated that the City’s grant funding helps Wilsonville residents in need with assistance with items such as rent, food, prescriptions and utility bills.</p>
<p><u>Mayor’s Business</u></p> <p>A. Citizen Academy Graduation</p> <p>B. Electric Bus Art Student's Day Proclamation</p> <p>C. City Manager’s Contract Renewal</p> <p>D. Upcoming Meetings</p>	<p>Signs were awarded to the graduates of the Citizens Academy, Class of 2019.</p> <p>The Mayor read a proclamation declaring the 26 day of June as Electric Bus Art Student's Day and presented the proclamation to staff.</p> <p>Council renewed the City Manager’s contract for an additional 2 years.</p> <p>Upcoming meetings were announced by the Mayor as well as the regional meetings he attended on behalf of the City.</p>
<p><u>Consent Agenda</u></p> <p>A. <u>Resolution No. 2754</u> A Resolution Of The City Of Wilsonville Authorizing Support Grant Agreement With Wilsonville Community Sharing.</p> <p>B. <u>Resolution No. 2755</u> A Resolution Of The City Of Wilsonville For Adoption Of The City Of Wilsonville Addendum To The Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan.</p> <p>C. <u>Resolution No. 2756</u> A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute The Tri-County Metropolitan Transportation District Of Oregon (TriMet) Subrecipient Agreement.</p> <p>D. <u>Resolution No. 2757</u> A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Construction Contract With Moore Excavation, Inc. For Construction Of Garden Acres Road And PLM_1.2 Water Transmission Line Project.</p>	<p>The Consent Agenda was approved 5-0.</p>

<p><u>Public Hearing</u></p> <p>A. <u>Resolution No. 2753</u> A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2018-19.</p> <p>B. <u>Ordinance No. 816</u> An Ordinance Of The City Of Wilsonville Repealing And Replacing Wilsonville Code Chapter 11 – Fees.</p>	<p>After a public hearing was conducted, Resolution No. 2753 was approved 5-0.</p> <p>After a public hearing was conducted, Ordinance No. 816 was approved on first reading by a vote of 5-0.</p>
<p><u>Continuing Business</u></p> <p>A. <u>Ordinance No. 836</u> An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Residential Agricultural Holding (Ra-H) Zone To The Planned Development Industrial (Pdi) Zone With Special Considerations For Screening And Buffering From The Adjacent Existing Residential Use On Approximately 6.16 Acres Comprising Tax Lots 300 And 500 Of Section 14A, T3S, R1W, Clackamas County, Oregon, Nicoli Pacific, LLC, Applicant/Owner.</p>	<p>Ordinance No. 836 was adopted on second reading by a vote of 5-0.</p>
<p><u>City Manager’s Business</u></p>	<p>Announced that he attended the Eye Health NW ribbon cutting.</p> <p>Appreciated Councilor Stevens for all that she has done for the City.</p>
<p><u>Legal Business</u></p>	<p>Gave well wishes to Councilor Stevens.</p>
<p>URBAN RENEWAL AGENCY</p>	
<p><u>Consent Agenda</u></p> <p>A. Minutes of the June 3, 2019 URA Meeting.</p> <p>B. <u>URA Resolution No. 300</u> A Resolution Of The City Of Wilsonville Urban Renewal Agency Board Authorizing The City Manager To Execute A Construction Contract With Moore Excavation, Inc. For Construction Of Garden Acres Road And PLM_1.2 Water Transmission Line Project.</p>	<p>The URA Consent Agenda was approved 5-0.</p>
<p><u>Public Hearing</u></p> <p>A. <u>URA Resolution No. 299</u> A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2018-19.</p>	<p>After a public hearing was conducted, URA Resolution No. 299 was approved 5-0.</p>
<p>ADJOURN</p>	<p>8:42 p.m.</p>

City Council Meeting Action Minutes
July 1, 2019

City Council members present included:

Mayor Knapp
Council President Akervall - Excused
Councilor Lehan
Councilor West

Staff present included:

Bryan Cosgrove, City Manager
Barbara Jacobson, City Attorney
Kimberly Veliz, City Recorder
Chris Neamtzu, Community Develop. Director
Cathy Rodocker, Finance Director
Zach Weigel, Capital Projects Engineering Manager
Daniel Pauly, Planning Manager

AGENDA ITEM	ACTIONS
URBAN RENEWAL AGENCY	
<u>Consent Agenda</u> A. Minutes of the June 17, 2019 URA Meeting. B. <u>URA Resolution No. 302</u> A Resolution Of The City Of Wilsonville Urban Renewal Agency Board Authorizing The City Manager To Execute A Professional Services Agreement Contract Amendment With Harper Houf Peterson Righellis Inc. For Construction Engineering Services For The Garden Acres Road And Plm_1.2 Water Transmission Line Project.	The URA Consent Agenda was approved 3-0.
<u>New Business</u> A. <u>URA Resolution No. 301</u> A Resolution Authorizing An Intergovernmental Agreement With The City Of Wilsonville Pertaining To Short Term Subordinate Urban Renewal Debt For The Year 2000 Plan District For The Purpose Of Funding The Construction Of Capital Improvement Projects By The Agency.	URA Resolution No. 301 was approved 3-0.
REGULAR MEETING	
<u>Mayor's Business</u> A. Reappointments/Appointments	<u>Library Board</u> Reappointment of Richard Dougall to the Library Board for a term beginning 7/1/19 to 6/30/23. Passed 3-0. <u>Tourism Promotion Committee</u> Reappointment of Brandon Roben to the Tourism Promotion Committee for a term beginning 7/1/19 to 6/30/22. Passed 3-0.

<p>B. Upcoming Meetings</p> <p>C. Universal Health Systems Letter</p>	<p>Upcoming meetings were announced by the Mayor as well as the regional meetings he attended on behalf of the City.</p> <p>Council made a motion to draft a letter of support for Universal Health Systems. Motion passed 3-0.</p>
<p><u>Consent Agenda</u></p> <p>A. <u>Resolution No. 2759</u> A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement Contract Amendment With Harper Houf Peterson Righellis Inc. For Construction Engineering Services For The Garden Acres Road And PLM_1.2 Water Transmission Line Project.</p>	<p>The Consent Agenda was approved 3-0.</p>
<p><u>New Business</u></p> <p>A. <u>Resolution No. 2760</u> A Resolution Authorizing An Intergovernmental Agreement With The Urban Renewal Agency Of The City Of Wilsonville Pertaining To Short Term Subordinate Urban Renewal Debt For The East Side Plan District.</p>	<p>Resolution No. 2760 was adopted 3-0.</p>
<p><u>Continuing Business</u></p> <p>A. <u>Ordinance No. 816</u> An Ordinance Of The City Of Wilsonville Repealing And Replacing Wilsonville Code Chapter 11 – Fees.</p>	<p>Ordinance No. 816 was adopted on second reading by a vote of 3-0.</p>
<p><u>City Manager Business</u></p>	<p>Wished Council a happy Fourth of July.</p>
<p><u>Legal Business</u></p>	<p>No report.</p>
<p>ADJOURN</p>	<p>7:20 p.m.</p>

City Council Meeting Action Minutes
July 15, 2019

City Council members present included:

Mayor Knapp
Council President Akervall
Councilor Lehan
Councilor West

Chris Neamtzu, Community Develop. Director
Cathy Rodocker, Finance Director
Mark Ottenad, Public/Government Affairs Director
Amanda Guile-Hinman, Assistant City Attorney
Delora Kerber, Public Works Director
Dominique Huffman, Civil Engineer
Cricket Jones, Accountant
Zach Weigel, Capital Projects Engineering Manager
Zoe Monahan, Assistant to the City Manager
Patty Nelson, City Engineer

Staff present included:

Bryan Cosgrove, City Manager
Barbara Jacobson, City Attorney
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager

AGENDA ITEM	ACTIONS
WORK SESSION	
A. Tourism Promotion Business and Marketing Plans	Council was updated on Resolution No. 2758, which is scheduled to be voted on during the New Business portion of the Council meeting.
B. Tyler Contract Award	Staff informed Council of Resolution No. 2761, authorizing the City Manager to execute a contract with Tyler Technologies, Inc. for the Enterprise Replacement Program (ERP) Replacement Project
C. ERP Project Management Contract	Council heard a presentation on Resolution No. 2762, which authorizes the City Manager to execute a contract with L. Yeo Consulting LLC, for the ERP project.
D. Update to Water Rate Review	Consultants provided a briefing on water rates and discussed optional residential rate structure changes.
E. Portland General Electric Green Future Impact – Green Tariff Program	Staff and Council discussed whether the City should participate in Portland General Electric’s Green Future Impact program.
REGULAR MEETING	
<u>Mayor’s Business</u>	
A. Reappointment	<u>Tourism Promotion Committee</u> Reappointment of Dave Pearson to the Tourism Promotion Committee for a term beginning 7/1/19 to 6/30/22. Passed 4-0.

<p>B. Upcoming Meetings</p>	<p>Upcoming meetings were announced by the Mayor as well as the regional meetings he attended on behalf of the City.</p>
<p><u>Consent Agenda</u></p> <p>A. <u>Resolution No. 2761</u> A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Contract With Tyler Technologies, Inc. For ERP Replacement Project.</p> <p>B. <u>Resolution No. 2762</u> A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Contract With L. Yeo Consulting LLC For ERP Project Management Services.</p> <p>C. <u>Resolution No. 2765</u> A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Construction Contract With Knife River Corporation - Northwest For Construction Of Wilsonville Road And Boones Ferry Road Street Maintenance Project.</p>	<p>The Consent Agenda was approved 4-0.</p>
<p><u>Public Hearing</u></p> <p>A. <u>Resolution No. 2766</u> A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2019-20.</p> <p>B. <u>Ordinance No. 837</u> An Ordinance Of The City Of Wilsonville Amending Wilsonville Code Sections 8.010 And 4.179.</p>	<p>After a public hearing was conducted, Resolution No. 2766 was approved 4-0.</p> <p>After a public hearing was conducted, Ordinance No. 837 was approved on first reading by a vote of 4-0.</p>
<p><u>New Business</u></p> <p>A. <u>Resolution No. 2758</u> A Resolution of the City of Wilsonville Adopting the FY 2019/20 Five-Year Action Plan and Annual One-Year Implementation Plan for the Wilsonville Tourism Development Strategy and Half-Year FY 2019/20 Tourism Promotion & Destination Marketing Services Plan.</p> <p>B. <u>Resolution No. 2767</u> A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute An Agreement With Portland General Electric For Electricity Service Under Portland General Electric's Electric Retail Tariff For Green Energy.</p>	<p>Resolution No. 2758 was adopted 4-0.</p> <p>Resolution No. 2767 was adopted 4-0.</p>

<u>City Manager's Business</u>	Announced that the Joint Committee on Ways and Means included the I-5/Boone Bridge Wilsonville Facility Plan in a budget note to House Bill 5050, "The Christmas Tree Bill," that funds considerable state projects.
<u>Legal Business</u>	No report.
ADJOURN	9:09 p.m.