

ORDINANCE NO. 774

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT FROM THE CLACKAMAS COUNTY AGRICULTURE DESIGNATION TO THE PUBLIC DESIGNATION ON APPROXIMATELY 40 - ACRES COMPRISING TAX LOTS 2000, 2300, 2400 AND 2500 OF SECTION 18, T3S, R1E, CLACKAMAS COUNTY, OREGON, WEST LINN – WILSONVILLE SCHOOL DISTRICT, OWNER AND APPLICANT.

RECITALS

WHEREAS, West Linn – Wilsonville School District (“Owner and Applicant”) has made a development application requesting, among other things, Comprehensive Plan Map Amendment of the Property; and

WHEREAS, the development application form has been signed by Tim Woodley, Director of Operations for West Linn – Wilsonville School District, as Owner of the real property legally described and shown on Attachments 1 and 2, attached hereto and incorporated by reference herein (“Property”); and

WHEREAS, the Comprehensive Plan Map Amendment is contingent on annexation of the Property to the City of Wilsonville, which annexation has been petitioned for concurrently with the Comprehensive Plan Map Amendment request; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the Comprehensive Plan Map Amendment request and prepared a staff report for the Development Review Board, finding that the application met the requirements for a Comprehensive Plan Map Amendment and recommending approval of the Comprehensive Plan Map Amendment, which staff report was presented to the Development Review Board on July 27, 2015;

WHEREAS, the Development Review Board Panel B held a public hearing on the application for a Comprehensive Plan Map Amendment on July 27, 2015, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 309 which recommends that the City Council approve a request for a Comprehensive Plan Map Amendment (Case File DB15-0047), adopts the staff report with findings and recommendation, all as placed

on the record at the hearing, certain of which are contingent on City Council approval of the Comprehensive Plan Map Amendment and authorizes the Planning Director to issue approvals to the Applicant consistent with the staff report, as adopted by DRB Panel B; and

WHEREAS, on August 17, 2015, the Wilsonville City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the Development Review Board's Comprehensive Plan Findings, Exhibit A; DRB Resolution No. 309, Exhibit B; Staff Report and DRB Recommendation and Application on Compact Disc, Exhibit C; and July 27, 2015, DRB Meeting Minutes, Exhibit D, all the exhibits are attached hereto and incorporated by reference as if fully set forth herein; and received a City Council staff report on file with the City Recorder; took public testimony; and, upon deliberation, concluded that the proposed Comprehensive Plan Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code;

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

Section 1. Findings. The City Council adopts, as findings and conclusions, the forgoing Recitals and in particular, the Development Review Board staff report, as contained in the record of the above described DRB hearing, together with the City Council staff report, and incorporates them by reference as fully set forth herein.

Section 2. Order. Upon adoption of Resolution 773, which is the proposed annexation of the property which is being considered contemporaneously herewith, and the filing of the Resolution No 773 with the required agencies to finalize the annexation of the Property to the City, which property is described in Attachments 1 and 2, the Comprehensive Plan designation for the property shall be changed from Clackamas County Agriculture to Public.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 17th day of August 2015, and scheduled for a second reading at a regular meeting of the Council on the 10th day of September 2015, commencing at the hour of 7:00 P.M. at the Wilsonville City Hall.

Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 10th day of September, 2015 by the following votes:

Yes: -3- No: -0-

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 11th day of September, 2015.

TIM KNAPP, Mayor

SUMMARY OF VOTES:

Mayor Knapp - Yes
Council President Starr - Yes
Councilor Fitzgerald - Excused
Councilor Stevens – Yes
Councilor Lehan - Excused

Exhibits and Attachments:

Attachment 1, Legal Description and Survey Map
Attachment 2, Map Depicting Comp. Plan Map Amendment
Exhibit A – Comp Plan Map Amendment Findings, August 4, 2015.
Exhibit B - DRB Resolution No. 309
Exhibit C - Adopted Staff Report and DRB Recommendation (Exhibit A1), dated July 27, 2015 and the application on compact disk.
Exhibit D – July 27, 2015 DRB Minutes

LEGAL DESCRIPTION
ADVANCE ROAD SITE
WEST LINN WILSONVILLE SCHOOL DISTRICT

#6729
5/6/15 MAR

EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE STONE, MARKED WITH AN "X", IN A MONUMENT BOX AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 7 AND 18; THENCE ALONG THE 1/16TH LINE, S.00°05'22"W., 727.84 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO WAYNE G. LOWRIE AND SHIRLEY L. LOWRIE, TRUSTEES OF THE LOWRIE FAMILY TRUST, RECORDED IN MAY 3, 1991, IN DOCUMENT NO. 91-20213, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE BOUNDARY OF SAID LOWRIE TRACT THE FOLLOWING TWO (2) COURSES: N.89°38'52"W., 368.48 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE S.00°05'22"W., 250.00 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE N.89°38'52"W., 859.47 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF TRACT "C", "LANDOVER" A SUBDIVISION PLAT OF RECORD (NO. 3246) IN SAID CLACKAMAS COUNTY; THENCE ALONG THE EAST LINE OF SAID TRACT "C", N.00°11'43"W., 489.70 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAMP STAMPED "COMPASS ENGINEERING" AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO FAY A. GYAPONG, RECORDED MARCH 3, 2014 IN DOCUMENT NO. 2014-011271, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE SOUTH AND EAST LINES OF SAID TRACT THE FOLLOWING TWO (2) COURSES: S.89°44'47"E., 451.06 FEET TO A 5/8" DIAMETER IRON ROD; THENCE N.00°09'47"W., 487.18 FEET TO THE NORTH LINE OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THENCE ALONG SAID NORTH LINE, S.89°39'47"E., 781.46 FEET TO THE POINT-OF-BEGINNING, CONTAINING 890812 SQUARE FEET (20.45 ACRES) MORE OR LESS.

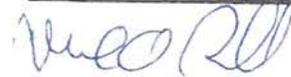
TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:

PARCEL 2

COMMENCING AT THE STONE, MARKED WITH AN "X", IN A MONUMENT BOX AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 7 AND 18; THENCE ALONG THE 1/16TH LINE, S.00°05'22"W., 977.84 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUING ALONG SAID 1/16TH LINE, S.00°05'22"W., 649.73 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO PAUL J. SORBETS, TRUSTEE UNDER REVOCABLE TRUST OF PAUL J. SORBETS, DATED APRIL 10, 1986, OR HIS SUCCESSOR IN TRUST, RECORDED JUNE 1986, IN DOCUMENT NO. 86-22050, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID SORBETS TRACT, N.89°54'22"W., 1439.83 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF TRACT "C", "LANDOVER", A SUBDIVISION PLAT OF RECORD (NO. 3246) IN SAID CLACKAMAS

COUNTY; THENCE ALONG THE BOUNDARY OF SAID TRACT "C" THE FOLLOWING THREE (3) COURSES: N.00°11'43"W., 316.77 FEET TO A POINT FROM WHICH A 1-1/4" DIAMETER IRON PIPE BEARS N.89°52'18"W., 0.14 FEET; THENCE S.89°52'18"E., 214.39 FEET TO A 8"X12" STONE, MARKED WITH AN "X"; THENCE N.00°03'56"W., 338.64 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE S.89°38'52"E., 1227.95 FEET TO THE POINT-OF-BEGINNING, CONTAINING 868429 SQUARE FEET (19.94 ACRES) MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 16, 1987
MICHAEL A. RADEMACHER
2303

DATE OF SIGNATURE: 5-11-15

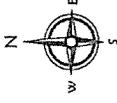
EXPIRES: 12/31/2016

CLACKAMAS COUNTY SURVEYOR
 Received **B-9-11**
 Accepted for filing **B-31-11**
 Survey number **SN2011-127**

RECORD OF SURVEY

LOCATED IN N.W. 1/4 OF SECTION 18, T.35N., R.1E., W.M.
 CLACKAMAS COUNTY, OREGON

AUGUST 8, 2011 SCALE: 1" = 200'
 SHEET 1 OF 4



INDEX

- SHEET 1 SEE MAP LEGEND REFERENCE SURVEYS, REFERENCE DEEDS
- SHEET 2 MONUMENT DATA, SEE LEGEND, REFERENCE SURVEYS, REFERENCE DEEDS
- SHEET 3 SOUTH HALF OF SITE LOCAL, REFERENCE SURVEYS, REFERENCE DEEDS
- SHEET 4 MONUMENT

REFERENCE SURVEYS

- P1 LANDSHEET, PLAT NO. 1246
- R1 S.A. 800
- S1 S.A. 2162
- R2 S.A. 1800
- R3 S.A. 2162
- R4 S.A. 2571

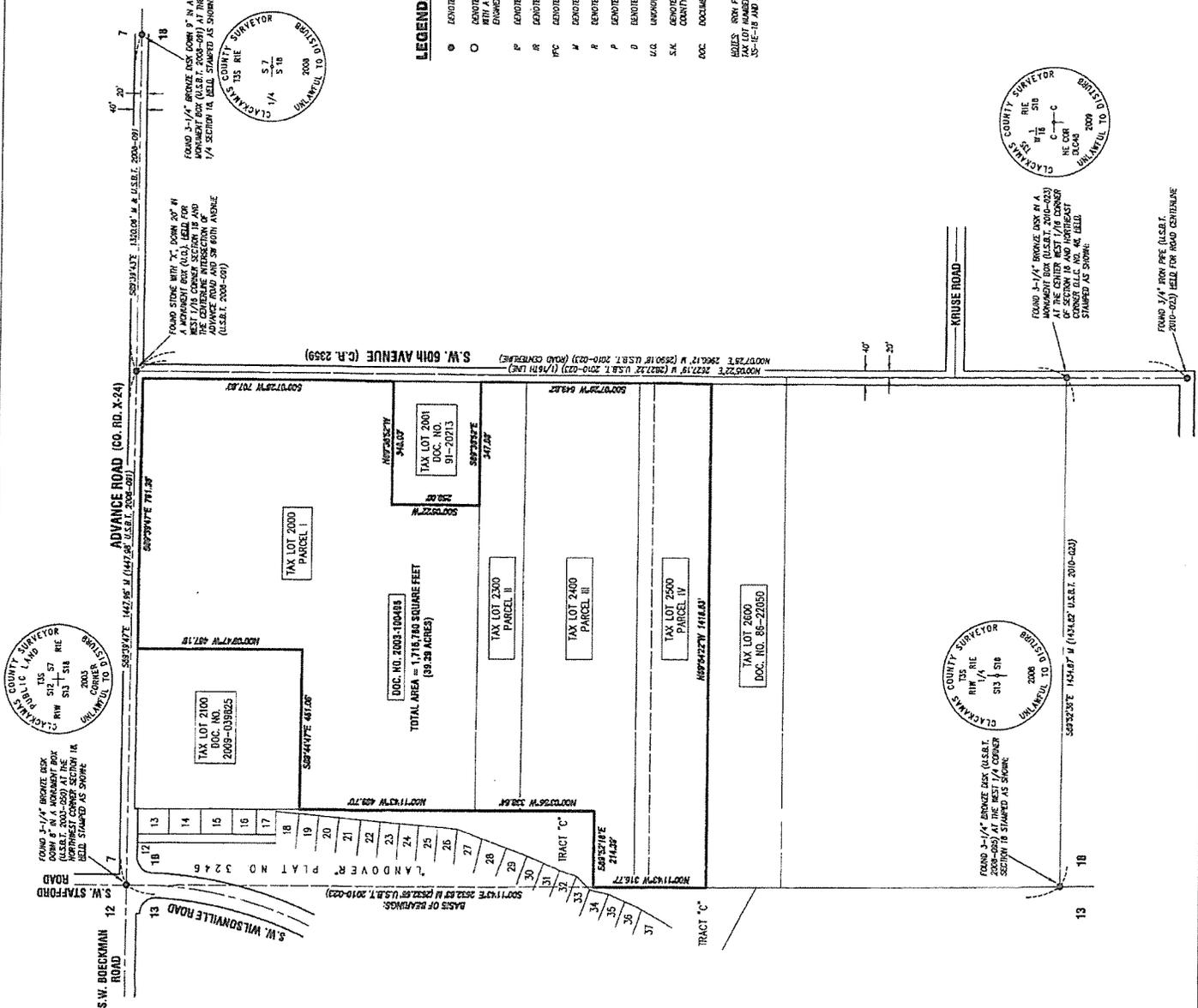
REFERENCE DEEDS

- D1 DOC. NO. 2003-10498
- D2 DOC. NO. 81-20213
- D3 DOC. NO. 85-20250
- D4 DOC. NO. 85-20250
- D5 DOC. NO. 2004-079103
- D6 DOC. NO. 2004-079103
- D7 DOC. NO. 2004-079103
- D8 DOC. NO. 2004-079103
- D9 DOC. NO. 2004-079103
- D10 DOC. NO. 2004-079103
- D11 DOC. NO. 2004-079103
- D12 DOC. NO. 2004-079103
- D13 DOC. NO. 2004-079103
- D14 DOC. NO. 2004-079103
- D15 DOC. NO. 2004-079103

LEGEND:

- DENOTES MONUMENT FOUND AS NOTED
- DENOTES 5/8" DIA. BANNER BY 30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED COMPASS ENGINEERING SET ON AUGUST 3, 2011
- P DENOTES IRON PIPE
- R DENOTES IRON ROD
- PC DENOTES YELLOW PLASTIC CAP
- M DENOTES MEASURED DATA
- R DENOTES RECORD DATA, SEE REFERENCE SURVEYS
- D DENOTES PLAT DATA, SEE REFERENCE SURVEYS
- P DENOTES DEED DATA, SEE REFERENCE DEEDS
- U.G. UNKNOWN ORIGIN
- S.K. DENOTES SURVEY NUMBER OF THE WITH CLACKAMAS COUNTY SURVEYOR'S OFFICE
- A.C. DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS

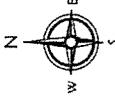
NOTES: IRON PIPES NOTED ARE WELDED IRON PIPE. IRON ROD NUMBERS ARE FROM CURRENT ASSESSOR'S MAP. 'S'-E-'S' ARE SHOWN FOR REFERENCE ONLY.



Clackamas County Surveyor
 Received 8-9-11
 Accepted for filing 8-31-11
 Survey Number SN2011-127

RECORD OF SURVEY

LOCATED IN N.W. 1/4 OF SECTION 18, T.3S., R.1E., W.M.
 CLACKAMAS COUNTY, OREGON
 AUGUST 9, 2011 SCALE: 1" = 100'
 SHEET 3 OF 4



LEGEND:

- EVIDENCE MARKING FOUND AS NOTED
- EVIDENCE MARKERS BY ST. LEWIS ROW AND MARY A. BROWN PLASTIC CAP STAMPED COMPASS ENGINEERING SET ON AUGUST 1, 2011
- P EVIDENCE ROW PIPE
- R EVIDENCE ROW ROD
- YPC EVIDENCE YELLOW PLASTIC CAP
- M EVIDENCE MEASURED DATA
- R EVIDENCE RECORD DATA, SEE REFERENCE SURVEYS
- P EVIDENCE PLAT DATA, SEE REFERENCE SURVEYS
- D EVIDENCE DEED DATA, SEE REFERENCE DEEDS
- U/A UNKNOWN ORIGIN
- S/A EVIDENCE SURVEY NUMBER ON FILE WITH CLACKAMAS COUNTY SURVEYOR'S OFFICE
- ASC DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS

NOTES: ROW PIPES WERE MEASURED IN PLACE QUANTER. TAX LOT NUMBERS ARE FROM CURRENT ASSESSORS MAP. 35-1E-18 AND ARE SHOWN FOR REFERENCE ONLY.

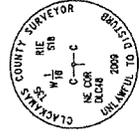
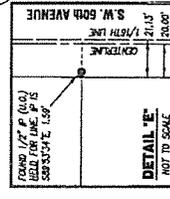
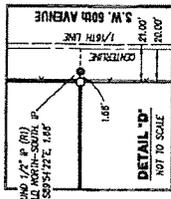
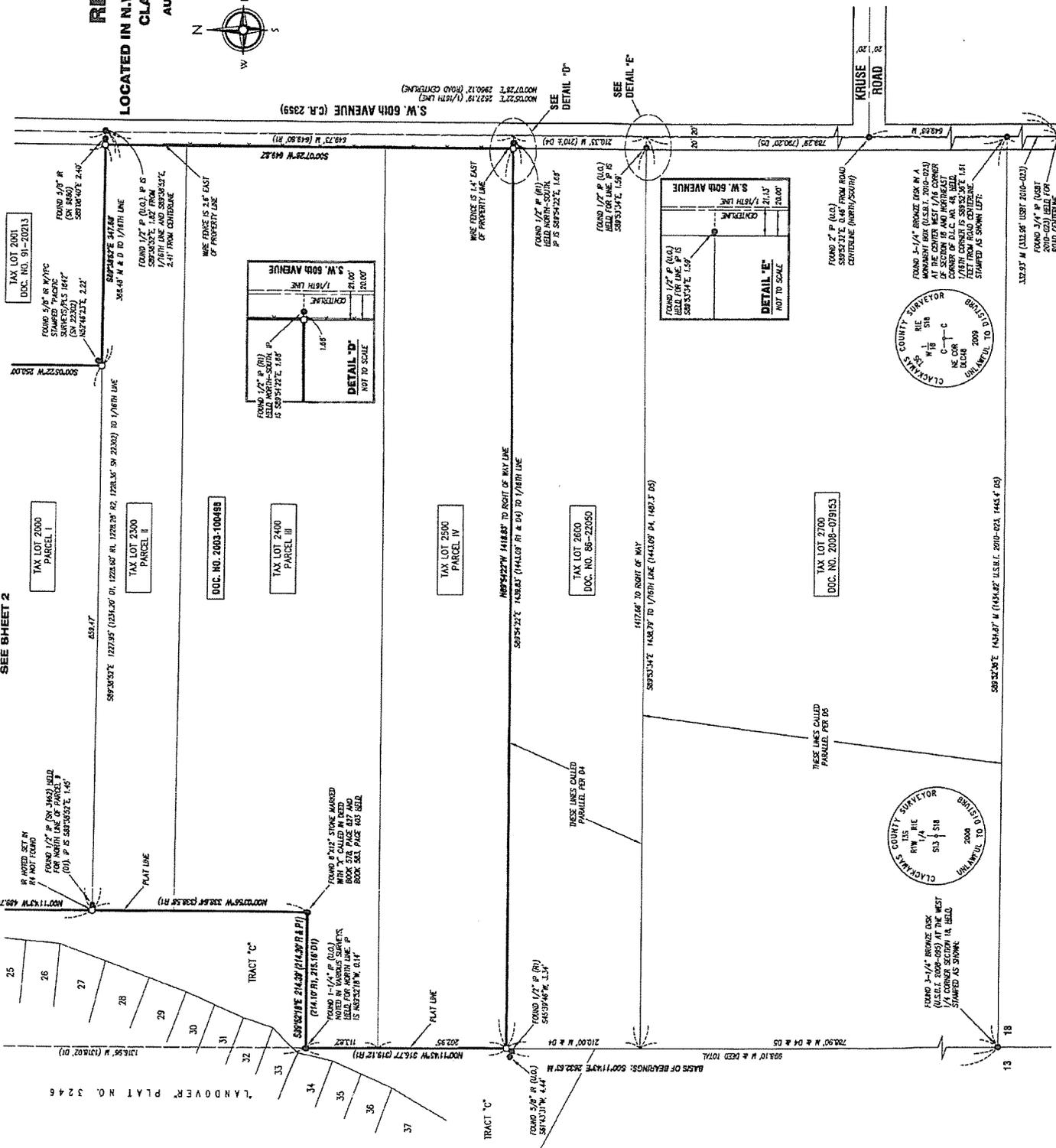
REFERENCE SURVEYS

- PL LANDOVER, PLAT NO. 3246
- R1 S.A. 268
- S.A. 462
- S.A. 500
- R2 S.A. 500
- S.A. 21422
- S.A. 20309
- S.A. 20309
- S.A. 20309
- S.A. 20309
- U.S.G.F. 2003-020
- U.S.G.F. 2008-095
- U.S.G.F. 2010-023
- U.S.G.F. 2010-023
- R.T. BOOK 3, PAGE 100

REFERENCE DEEDS

- D1 DOC. NO. 2003-09498
- D2 DOC. NO. 81-20013
- D3 DOC. NO. 2008-03603
- D4 DOC. NO. 2008-03603
- D5 DOC. NO. 2008-03603
- BOOK 276, PAGE 627
- BOOK 276, PAGE 627
- BOOK 121, PAGE 401
- BOOK 126, PAGE 245
- BOOK 126, PAGE 245
- BOOK 114, PAGE 384
- BOOK 114, PAGE 384
- BOOK 114, PAGE 384

Survey prepared by:
 Compass Engineering
 4105 International Way, Suite 501
 Milwaukie, Oregon 97222
 Phone: 503-653-9693
 6729 8nd St. SW (MWH)
 Job No. 2009-6729 (Survey)
 DATE OF SIGNATURE: 8-24-11
 DIVERS: 12/1/2011



SEE SHEET 2

THESE LINES CALLED PARALLEL PER DS

THESE LINES CALLED PARALLEL PER DS

FOUND 3/4" P (U.O.) BRONZE DOCK (U.S.G.F. 2008-095) AT THE WEST 1/4 CORNER SECTION 18, HELD, STAMPED AS SHOWN.

FOUND 3/4" P (U.O.) BRONZE DOCK (U.S.G.F. 2008-095) AT THE WEST 1/4 CORNER SECTION 18, HELD, STAMPED AS SHOWN.

R NOTED SET IN RI NOT FOUND
 FOUND 1/2" P (U.O.) HELD FOR NORTH LINE OF PARCEL I (U.S.G.F. 2003-020) IS 58951.27E, 1.46'

FOUND 1/4" P (U.O.) NOTED IN VARIOUS SURVEYS HELD NORTH-SOUTH IS 58951.27E, 1.68'

FOUND 1/2" P (U.O.) HELD FOR LINE P IS 58951.27E, 1.59'

FOUND 1/2" P (U.O.) HELD FOR NORTH LINE OF PARCEL I (U.S.G.F. 2003-020) IS 58951.27E, 1.46'

FOUND 1/2" P (U.O.) HELD FOR NORTH LINE OF PARCEL I (U.S.G.F. 2003-020) IS 58951.27E, 1.46'

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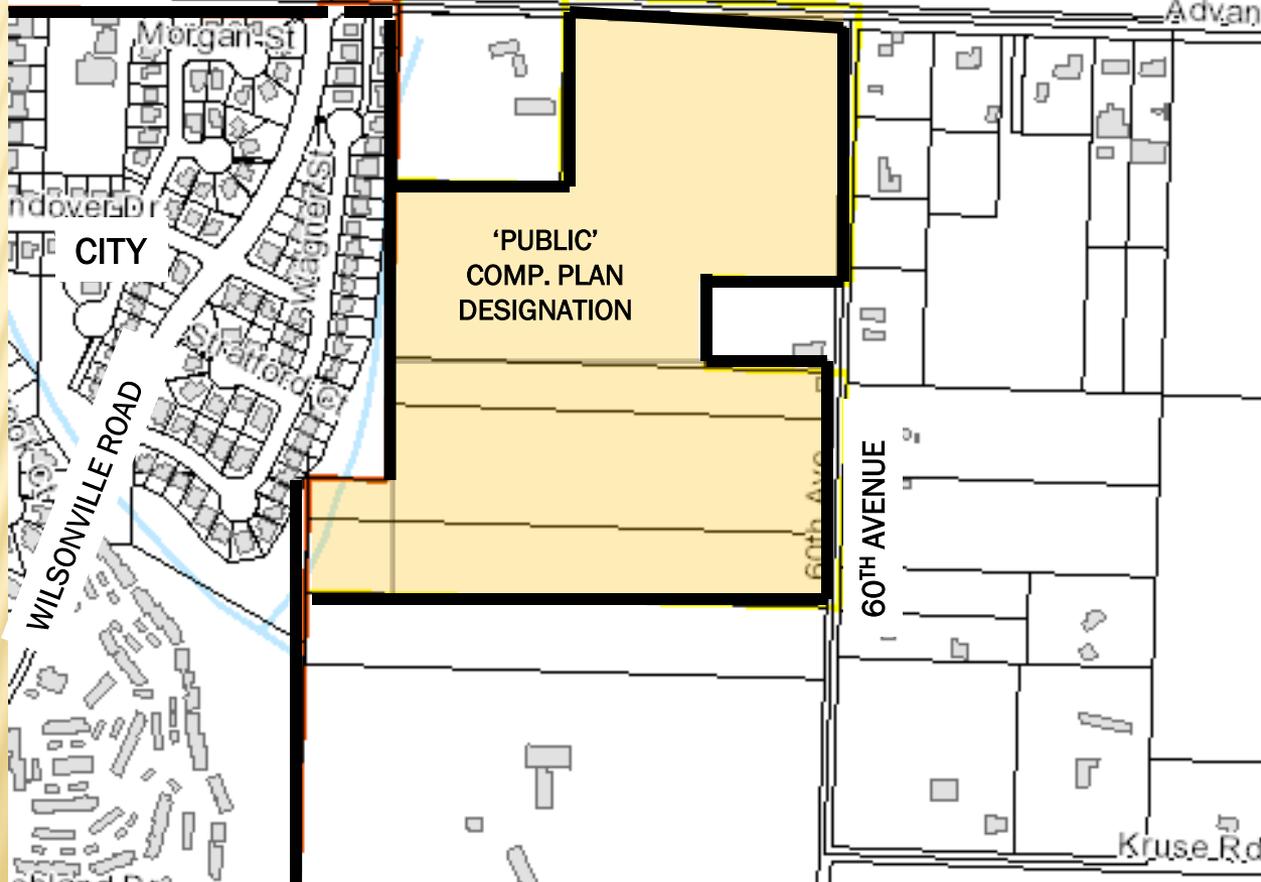
FOUND 1/2" P (U.O.) HELD FOR NORTH LINE OF PARCEL I (U.S.G.F. 2003-020) IS 58951.27E, 1.46'

Tax Lots 2000, 2300, 2400 and 2500,
Section 18, Township 3 South, Range 1 East

ATTACHMENT 2

BOECKMAN ROAD

ADVANCE ROAD



City Council Exhibit A

STAFF REPORT
WILSONVILLE PLANNING DIVISION

*West Linn – Wilsonville School District
Comprehensive Plan Map Amendment*
CITY COUNCIL
QUASI-JUDICIAL PUBLIC HEARING
STAFF REPORT

HEARING DATE August 17, 2015
DATE OF REPORT: August 4, 2015

REQUEST/SUMMARY: The City Council is being asked to review a Quasi-judicial Comprehensive Plan Amendment for the West Linn – Wilsonville School District for property located at Advance Road and 60th Avenue.

LOCATION: Approximately 40 acres. Described as Tax Lots 2000, 2300, 2400 and 2500, Section 18, Township 3 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, as depicted on the map below.

OWNER/APPLICANT/PETITIONER: West Linn - Wilsonville School District
APPLICANT’S REPRESENTATIVE: Mr. Keith Liden AICP, Bainbridge

COMPREHENSIVE PLAN MAP DESIGNATION: Agriculture (Clackamas County)
PROPOSED PLAN MAP DESIGNATION: Public

ZONE MAP CLASSIFICATION: Exclusive Farm Use (EFU, Clackamas County)
PROPOSED CITY ZONE DESIGNATION: Public Facility (PF)

STAFF REVIEWERS: Blaise Edmonds, Manager of Current Planning, Steve Adams, Development Engineering Manager and Kerry Rappold, Natural Resources Program Manager.

DEVELOPMENT REVIEW BOARD PANEL ‘B’ RECOMMENDATION: Approve the Comprehensive Plan Amendment.

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
Section 4.031	Authority of the Development Review Board
Section 4.033	Authority of the City Council
Section 4.198	Comprehensive Plan Map Amendments
OTHER CITY PLANNING	

DOCUMENTS	
Comprehensive Plan: Policy 3.1.10 Implementation Measure 3.1.10.a Implementation Measure 3.1.10.c Implementation Measure 3.1.10.e	Schools
Comprehensive Plan - Parks/Recreation/Open Space Policy 3.1.11 The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands. Annexation and Boundary Changes. Implementation Measure 2.2.1.e. Implementation Measure 2.2.1.a. Implementation Measure 3.1.11.a. Implementation Measure 3.1.11.b. Implementation Measure 3.1.11.d. Implementation Measure 3.1.11.g. Implementation Measure 3.1.11.h. Implementation Measure 3.1.11.i. Implementation Measure 3.1.11.j. Implementation Measure 3.1.11.l. Implementation Measure 3.1.11.n. Implementation Measure 3.1.11.o. (1 through 6) Implementation Measure 3.1.11.r. Implementation Measure 3.1.11.s.	Parks and Public Lands.
Statewide Planning Goals	
URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN	Title 3 – Water Quality Resource Boundary and Title 13 (Sections 3.07.1310 – 3.07.1370) – Nature in Neighborhoods <ul style="list-style-type: none"> • conserves, protects and restores a continuous ecologically viable streamside corridor system integrated with upland wildlife habitat and the urban landscape
Parks and Recreation Master Plan	

Site description provided by the applicant:

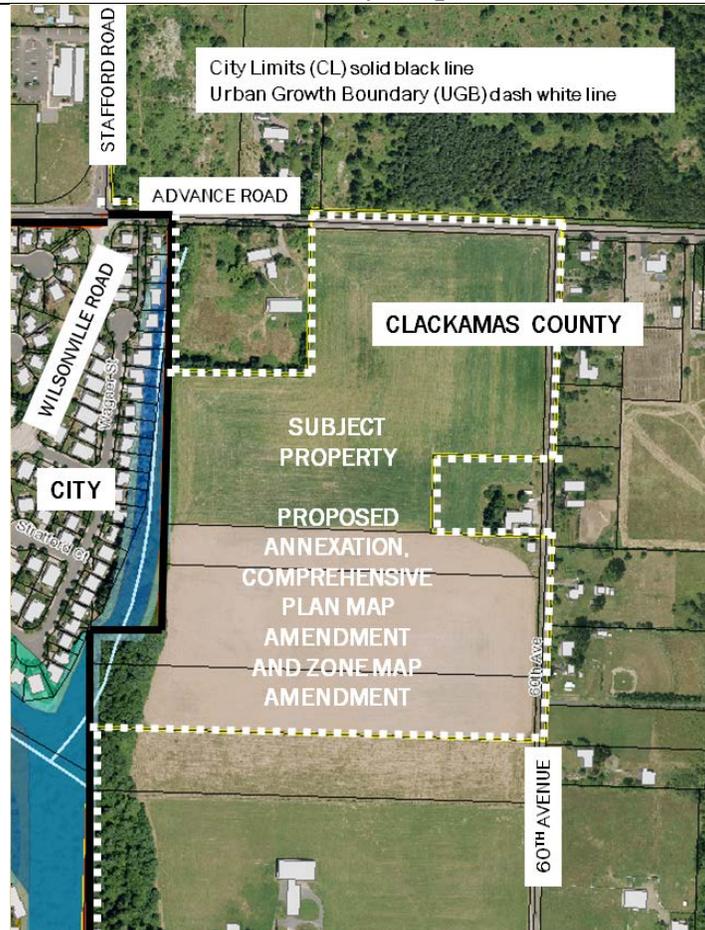
“The site, which consists of four tax lots, is located within unincorporated Clackamas County on the south side of Advance Road, immediately east of the Wilsonville city limit, and west of 60th Avenue. The property has frontage on both roads. The entire property is zoned EFU (Exclusive Farm Use) by Clackamas County. The minimum parcel size in the EFU Zone is 80 acres. It is located within Metro Urban Growth Boundary (Figure 1).”

Vicinity information provided by the applicant:

“The zoning and land use for the properties in the vicinity of the proposed site are summarized in Table 1 and Figure2. Although the site is adjacent to EFU land to the north, east, and south, there is no significant agricultural use in the immediate vicinity. Larger parcels in the area are generally grassland with no active farm operations. Several small-scale agricultural uses, such as nursery stock and Christmas trees, are found on a few rural acreages of five acres or less. An established single family residential neighborhood (Landover subdivision) is on the west side of Meridian Creek within the Wilsonville city limits. Boeckman Creek Primary School and Wilsonville High School are located to the southwest on the opposite side of the creek.”

Staff: The subject property is within the City UGB and it is adjacent to properties at the north, east and south that are in the Frog Pond Urban Reserve 4H.

Vicinity Map



SUMMARY:

A detailed introduction and compliance report in support of the application is provided by the applicant found in Exhibit B1. The applicant’s narrative adequately describes the requested

application components, and compliance findings regarding applicable review criteria. Except where necessary to examine issues identified in this report, staff has relied upon the applicant's submittal documents and compliance findings, rather than repeat their contents again here. The application components are described briefly, below:

Annexation (DB15-0046)

The West Linn – Wilsonville School District (owner and applicant) is seeking to annex the subject 40 acre property. Annexation will enable review of Site Development Permits for public schools later this year and at a later date, a city park. Regarding annexation of Advance Road and SW 60th Avenue right-of-way for needed street improvement to serve the subject school property and future city park the City Engineering Division is requiring in condition of approval PFA 1: "Applicant shall enter into a Development Agreement with the City that clarifies the responsibilities and estimated costs of preparing legal descriptions and the required paperwork for annexing Advance Road from the current City limits through 60th Avenue."

Comprehensive Plan Map Amendment (DB15-0047)

The applicant is requesting to change the current Clackamas County Comprehensive Plan Map designation 'Agriculture' to the City of Wilsonville Comprehensive Plan Map designation 'Public' which is the appropriate designation for the public school and city park sites.

Zone Map Amendment (DB15-0048)

The applicant is requesting to change the current Clackamas County zoning designation from 'Exclusive Farm Use' (EFU) to the City of Wilsonville zone designation of 'Public Facility' (PF) which is the appropriate designation to the public school and city park sites. Also proposed is the inclusion of the Significant Resource Overlay Zone (SROZ) along the west side of the subject property shown on the Preliminary Survey for SROZ. The SROZ is an overlay zone on top of the base zone that results in protection of natural resource areas. A portion of Meridian Creek, a natural resource area, is on the School District property. A portion of Meridian Creek, a natural resource area, is on the School District property.

Stage I Preliminary Plan (DB15-0049)

The applicant is requesting to approval of a Stage I Preliminary Plan comprising of a middle school and a primary school on 30 acres, and a city park on 10 acres.

Discussion Points:

SW Advance Road Properties

Annexation, comprehensive plan mapping and rezoning of the subject property is proposed to begin laying the foundation for future development applications for two public schools and at a later date, a city park. The District proposes to construct a Middle School over the next two years, with a target opening date of September, 2017.

The following exhibits are hereby entered into the public record by the City Council in consideration of the applications as submitted:

- A. City Council Staff Report, findings, recommendation.
- A2. City Council Staff PowerPoint presentation.
- A3. Metro Council Action, UGB Case File No. 13-01: West Linn – Wilsonville School District.

Applicant’s Written and Graphic Materials:

- B1. Application Summary, General Information, Background Information, Application Elements, Applicable Criteria: Oregon Statewide Planning Goal, Annexation, Comprehensive Plan Map Amendment, Zone Map Amendment, Stage I Preliminary Plan.
Exhibit A: Legal Description
Exhibit B: Topographic Information
Exhibit C: Natural Resources and SROZ Tentative Boundary
Exhibit D: DKS Transportation Impact Analysis
Exhibit E: Villebois School Site and Advance Road Sports Field Site Exchange Agreement
Exhibit F: Concept Master Plan, Full Size
Dated July 2, 2015.
- B2. CD of items listed in Exhibit B1.
- B3. Map showing proposed Meridian Creek pathway connection.
- B4. Petition for Annexation to the City Of Wilsonville, Legal Description and Survey Maps (4 maps).
- B5. *E-mail, William Ciz, dated July 24, 2015 including WLWSC responses, staff responses to the questions from Steve Adams and Blaise Edmonds.*

Full Plan Sheets

Survey SROZ boundary
Record of Survey – 4 sheets and including metes & bounds legal description
Topographic Site Map

Development Review Team

- C1. Engineering Division Conditions, Dated July 10, 2015
- C2. Memo, Jason Arn, TVFR, dated June 29, 2015.
- C3. Memo, Public Works Department, dated July 13, 2015

Public Testimony

Letters (neither For nor Against):

- D1. E-mail, Brian Roche, dated July 16, 2015, including staff responses to the questions from Steve Adams and Blaise Edmonds.
- D2. *E-mail, William Ciz, dated July 24, 2015 including staff responses to the questions from Steve Adams and Blaise Edmonds.*
- D3. *Letter, Stan Sat*

Letters (In Favor): None submitted, Letters (Opposed): None submitted.

FINDINGS OF FACT:

1. The statutory 120-day time limit applies to this application. The application was received on June 4, 2015. On June 8, 2015, staff conducted a completeness review within the statutorily allowed 30-day review period. On July 2, 2015 staff determined the application to be complete. The City must render a final decision for the request, including any appeals, by October 30, 2015.
2. Prior land use actions include: None
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.

GENERAL INFORMATION

Section 4.008 Application Procedures-In General

Review Criterion: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville’s development review process.

Finding: This criterion is met.

Explanation of Finding: The application is being processed in accordance with the applicable general procedures of this Section.

Section 4.009 Who May Initiate Application

Review Criterion: “Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply.”

Finding: This criterion is satisfied.

Explanation of Finding: The application has been submitted on behalf of the West Linn – Wilsonville School District.

Subsection 4.011 (.02) B. Lien Payment before Application Approval

Review Criterion: “City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.”

Finding: This criterion is satisfied.

Explanation of Finding: No applicable liens exist for the subject property.

REQUEST B: COMPREHENSIVE PLAN MAP AMENDMENT
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The applicant's response findings to the applicable land development criteria and Comprehensive Plan goals, policies and implementation measures found in Exhibit B1, are hereby incorporated in this staff report as findings for the recommended action.

Comprehensive Plan – Comprehensive Plan Changes

The City of Wilsonville's Comprehensive Plan, provide the following procedure for amending the Comprehensive Plan:

B1. Review Criterion: Who May Initiate Plan Amendments

Finding: This criterion is satisfied.

Explanation of Finding: The school district (owner) through their authorized agent (Mr. Keith Liden AICP, Bainbridge) has made application to modify the Comprehensive Plan map designation for the subject property from the Clackamas County Comprehensive Plan designation 'Agriculture' to City Comprehensive Plan designation 'Public'.

Application for Comprehensive Plan Amendment

The applicant has met all applicable filing requirements for a Comprehensive Plan Map amendment.

B2. Review Criterion: Consideration of Plan Amendment

Finding: This criterion is satisfied.

Explanation of Finding: The Planning Division received the application on June 4, 2015. Staff met with the applicant subsequent to the submittal of the application to discuss the completeness of the application and perceived deficiencies of the application. The application was deemed complete on July 2, 2015. The findings and recommended conditions of approval adopted by the Development Review Board in review of the application to modify the Comprehensive Plan Map designation will be forwarded as a recommendation to the City Council.

B3. Review Criteria: Standards for Development Review Board and City Council Approval of Plan Amendments (page 8 of the Comprehensive Plan):

a. The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.

Finding: These criteria are satisfied.

Explanation of Finding: Findings B1 through B27, which satisfy these Plan policies.

B4. Review Criterion: b. The granting of the amendment is in the public interest.

Finding: This criterion is satisfied.

Explanation of Finding: 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. . The public interest is served by providing an additional

Middle School to alleviate existing over-crowding at the only Middle School in the City, Wood Middle School.

B5. Review Criteria: c. The public interest is best served by granting the amendment at this time.

Finding: These criteria are satisfied.

Explanation of Finding: Last year, the District passed a successful bond measure to fund the construction of new schools. With the existing over-crowding at Wood Middle School, the public interest will be best served by granting the amendment at this time, leading toward ultimate submittal of Stage II and Site Design Review plans for the school. The District plans to construct the site over 2016 in preparation for opening the new Middle School in September, 2017. The applicant has satisfied requirements of citizen involvement and public notice requirements.

B6. Review Criteria: d. The following factors have been adequately addressed in the proposed amendment:

Suitability of the various areas for particular land uses and improvements;

Finding: These criteria are satisfied.

Explanation of Finding: The subject 40 acre property is undeveloped agricultural land with minor slopes which is suitable for the specific planned use and associated public improvements. The 40 acre property has direct frontage on Advance Road and SW 60th Avenue for access. The City Engineering Division has indicated through Public Facilities (PF) conditions of approval found in this staff report that public utilities, i.e., water, sanitary sewer, storm sewer and street improvements can be accomplished to serve the subject property.

Land uses and improvements in the area;

Finding: This criterion is satisfied.

Explanation of Finding: Adjacent uses are primarily agriculture and rural residential. Adjacent to the west of the subject property is a residential subdivision within the city but is bisected by Meridian Creek. A portion of Meridian Creek is on School District property.

Trends in land improvement;

Finding: This criterion is satisfied.

Explanation of Finding: The proposal is for public schools and a future city park which is responding to a public need to relieve crowded schools and to meet the demand for more recreational sport fields.

Density of development;

Finding: This criterion is not applicable.

Explanation of Finding: The proposal does not plan for residential development.

Property values;

Finding: This criterion is satisfied.

Explanation of Finding: A professional analysis of property values has not been provided to staff. However in the professional opinion of staff when Lowrie Primary School was recently constructed it contributed to a flurry of single-family home construction in Villebois. The creation of more park land in this request can add more livability to the east side of Wilsonville and to Clackamas County residents in the area.

Needs of economic enterprises in the future development of the area;

Finding: This criterion is satisfied.

Explanation of Finding: The subject property is within the City UGB and would involve capital projects for public infrastructure improvements.

Transportation access:

Finding: This criterion is satisfied.

Explanation of Finding: On pages 5 and 6 of The DKS Transportation Impact Analysis (Exhibit D of Exhibit B1) DKS proposes several transportation mitigation recommendations for the subject property. The City Engineering Division has considered the mitigation recommendations and has factored them in the proposed Public Facilities (PF) conditions of approval for the Stage I Preliminary Plan in this staff report.

Natural resources; and Public need for healthful, safe and aesthetic surroundings and conditions:

B7. Finding: This criterion is satisfied.

Explanation of Finding: In Request E the applicant is requesting to map and incorporate a SROZ area along the west side of the subject property. A portion of Meridian Creek is on the School District property. Since the subject property is currently outside the City Limits, SROZ has not been established for Meridian Creek that is adjacent to and on the property. The proposed SROZ area is approximately 1.95 acres. The proposed SROZ is a Metro Title 3/13 and Statewide Planning Goal 5 natural resource area. The applicant does not intend to modify or impact the SROZ. It will also serve as a buffer to the adjacent Landover subdivision to the west. The applicant has also conducted a natural resources assessment prepared by Taya MacLean, M.S., found in Exhibit C of Exhibit B1.

B8. Review Criteria: e. Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.

Wilsonville Development Code (WC) – Comprehensive Plan Changes

Subsection 4.198(.01) of the Development Code stipulates, “Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:

B9. Review Criterion: Approval Criterion A: “That the proposed amendment meets a public need that has been identified;”

Finding: This criterion is satisfied.

Explanation of Finding: In 2014, voters approved a school bond entitling the school district to proceed with development on the subject 30 acre area of the property.

- B10. Review Criterion: Approval Criterion B: “That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;”**

Finding: This criterion is satisfied.

Explanation of Finding: As stated in Finding B9, a school bond was passed authorizing the school district to proceed with development on the subject property for schools. The current Clackamas County Zoning Map identifies the subject property as ‘EFU.’ It is appropriate to designate these properties as Public Lands.

- B11. Review Criterion: Approval Criterion C: “That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate;”**

Finding: This criterion is satisfied.

Explanation of Finding: With the implementation of the proposed conditions of approval, the propose amendment supports the applicable Statewide Planning Goals. Findings to the Statewide Planning Goals were prepared by the applicant in Exhibit B1.

- B12. Review Criterion: Approval Criterion D: “That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.”**

Finding: This criterion is satisfied.

Explanation of Finding: The applicant is requesting an amendment to the Comprehensive Plan Map for the subject property referenced herein. The applicant does not propose to modify or amend any other portion of the City of Wilsonville Comprehensive Plan.

- B13. Review Criterion: Policy 3.1.10 The City of Wilsonville shall continue to coordinate planning for educational facilities with all three local school districts and Clackamas Community College.**

Finding: This criterion is satisfied.

Explanation of Finding: The City of Wilsonville has and will continue to coordinate planning for educational facilities with the three local school districts and Clackamas Community College with the development of Clackamas Community College in Town Center, Wilsonville High School, Wood Middle School, Boeckman Creek Primary School, Boones Ferry Primary School and Lowrie Primary School. In this application, the West Linn – Wilsonville School District proposes to annex the site and ultimately develop the subject property for a middle school, primary school. The School District and the City Parks and Recreation Department are coordinating site planning to share outdoor recreational facilities for public use.

- B14. Review Criterion: Implementation Measure 3.1.10.a. To provide better continuity throughout the community and realize the maximum benefit to the local tax structure, the City will continue to support the consolidation of the entire City limits into one school district.**

Finding: This is an ongoing effort.

Explanation of Finding: Currently the city is within three school districts; West Linn – Wilsonville School District (land area between the Willamette River and the northerly boundary of the Ralph Elligsen property); Canby School District (Charbonneau) and Sherwood School District (land north of the Ralph Elligsen property). The respective school district boundaries have remained relatively unchanged for over 35 years.

B15. Review Criterion: Implementation Measure 3.1.10.c. The City shall continue to coordinate with the school districts for the planning, scheduling, and construction of needed educational facilities. To minimize unnecessary duplication, the City will also work in concert with the school districts for the provision of recreational facilities and programs.

Finding: This criterion is satisfied.

Explanation of Finding: As stated in Finding B14, the City of Wilsonville has and will continue to coordinate planning for educational facilities with the three local school districts and Clackamas Community College demonstrated by development of Clackamas Community College in Town Center, Wilsonville High School, Wood Middle School, Boeckman Creek Primary School, Boones Ferry Primary School and Lowrie Primary School. In this application the West Linn – Wilsonville School District and the City have partnered in site planning of the school property and the city park. The school district and the City Parks and Recreation Department are coordinating to share outdoor recreational facilities for public use.

B16. Review Criterion: Implementation Measure 3.1.10.e. It is the basic reasoning of these policies that development within the City should not be regulated based on the availability of school facilities and services. Rather, these services should be planned for and provided to meet the demands created by development. If, however, school facilities and/or services were determined to be severely inadequate and the school district is unable to provide satisfactory improvement, then growth limitations would be appropriate.

Finding: This criterion is satisfied.

Explanation of Finding: West Linn – Wilsonville School District in this application has planned for and provided to meet the demands created by residential development with passage of several school bond measures over decades.

B17. Comprehensive Plan - Parks/Recreation/Open Space

“Encourage commercial recreation carefully sited within, or adjacent to, other uses. These standards recognize the importance of an adequate park and recreation system to the physical, mental and moral health of the community. They also represent a common-sense approach to parks planning and are, therefore, reaffirmed by this Plan. The Park and Recreation system envisioned is a combination of passive and active recreational areas including specified park lands, schools, and linear open spaces in both public and private ownership. It is a basic premise of this Plan that the availability of conveniently located open recreational spaces is more important than the form of ownership. In planning for such a system, it is helpful to classify the individual components (neighborhood parks, community parks, Greenway, etc.) which will or could comprise the park system. In addition, the establishment of a reasonable acquisition and development program requires a listing of priorities and a guide to desirable service levels. To maximize effectiveness, however, the actual development of such a system requires relating the

provision of facilities and services to the particular needs and recreational desires of the residents to be served. In recognition of Statewide Planning Goals and to provide a framework for development of park and recreation facilities, the following policy and implementation measures have been established:”

“Parks and recreational facilities in and around Wilsonville are provided for by the City, County, State and local school districts. The City's close proximity to Portland provides local residents with numerous recreational and entertainment opportunities provided throughout the metropolitan area, all within a 30 to 40 minute drive. Even the ocean beaches, Mt. Hood and other Cascade Mountains and several campgrounds, rivers and lakes are close at hand, within a couple of hours drive, thus providing an abundance of recreational activities. Within the City, recreational planning is coordinated with the West Linn-Wilsonville School District. The District provides traditional physical education programs as part of their regular school curriculum plus competitive sports programs in the upper grade levels. Other youth sports programming is provided by the City and a variety of non-profit organizations. The School District's community education program also provides recreational programs for both youth and adult activities and coordinates the use of District facilities. As the City continues to grow, additional facilities and services will need to be developed. The following Park and Recreation policies are further supported by policies in the Land Use and Development Section of the Comprehensive Plan regarding the natural environment, natural resources, and general open space. The 1971 General Plan and the 1988 Comprehensive Plan sought to:

1. Preserve the natural integrity of the Willamette River. Provide for frequent contact with the river. Encourage development of an adequate park and recreation system which would contribute to the physical, mental and moral health of the community.

Finding: This criterion is satisfied.

Explanation of Finding: The subject property for the proposed city park is not within the Willamette River Greenway Boundary. The City has an extensive park system with a variety of parks dispersed throughout with convenient access. They provide for a wide range of recreational attractions which contributes to the physical, mental and moral health of the community.

2. Encourage the school/park concept as a basic feature of the park element of the Plan.

Finding: This criterion is satisfied.

Explanation of Finding: The subject property for the proposed 10 acre city park is immediately adjacent to the proposed site for two schools.

3. Develop parks and open spaces where the land and surrounding development make it least suited for intensive development.

Finding: This criterion is satisfied.

Explanation of Finding: The subject property for the proposed 10 acre city park is currently agricultural land within Clackamas County and it would be annexed with this application.

4. Develop an extensive system of trails along stream courses and power line easements.

Finding: This criterion is satisfied.

Explanation of Finding: The subject property for the proposed schools and the city park is adjacent to the Meridian Creek corridor at its westerly boundary. The Parks and Recreation Master Plan shows a trail along Meridian Creek connecting existing and future schools. Pathway access to the subject property is dependent upon the steepness of the creek banks and other factors. The subject property does not have power line easements.

5. Encourage early acquisition of recreation sites to protect them from development and to reduce the public cost of acquiring the land.”

Finding: This criterion is satisfied.

Explanation of Finding: The City and the school district have demonstrated excellent vision to plan for new schools and for a city park at a location that would reduce the public cost to acquire.

Policy 3.1.11 The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.

- B18. Review Criterion: Implementation Measure 3.1.11.a.** Identify and encourage conservation of natural, scenic, and historic areas within the City.

Finding: This criterion is satisfied.

Explanation of Finding: The City Natural Resources Department and the school district’s natural resources consultant, Taya MacLean, MS., has coordinated their efforts to map Metro Title 3/13 and Goal 5 natural resources on the subject property. SROZ is included along the west side of the subject property is part of the proposed zone map amendment to PF. The subject property is not identified by the US Government, State of Oregon or Clackamas County as a historic site.

- B19. Review Criterion: Implementation Measure 3.1.11.b.** Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.

Finding: This criterion is satisfied.

Explanation of Finding: See Finding B17.

- B20. Review Criterion: Implementation Measure 3.1.11.d.** Continue the acquisition, improvement, and maintenance of open space.

Finding: This criterion is satisfied.

Explanation of Finding: in addition to the recreational amenities at the school, which include a track, football and soccer, this application includes the site for a city community park at 10 acres in size for development of a future public park.

- B21. Review Criterion: Implementation Measure 3.1.11.g.** Where appropriate, require developments to contribute to open space.

Finding: This criterion is satisfied.

Explanation of Finding: The proposed zone change will create SROZ along the west side of the subject property of approximately 1.95 acres. The Stage I Master Plan for the proposed school site shows tack/soccer field and a future soccer field. The future city park

at the northeast corner of the property is anticipated be programmed with active recreation, specifically sports fields.

B22. Review Criterion: Implementation Measure 3.1.11.h. Protect residents from bearing the cost for an elaborate park system, excessive landscape maintenance, and excessive public facility costs.

Finding: This criterion is satisfied.

Explanation of Finding: Sport fields associated with the school site will be maintained by the school district. Sports fields are anticipated at the city park. Wilsonville has a variety of sports available for area residents. Many of the sports are handled by organizations not directly affiliated with the City of Wilsonville. Wilsonville Parks and Recreation is responsible for the management and maintenance of the sports fields. Fields are available for rental from spring to fall. The ability to share recreational amenities between the two sites is a benefit to the community helping to save costs.

B23. Review Criterion: Implementation Measure 3.1.11.i. Develop limited access natural areas connected where possible by natural corridors for wildlife habitat and watershed and soil/terrain protection. Give priority to preservation of contiguous parts of that network which will serve as natural corridors throughout the City for the protection of watersheds and wildlife.

Finding: This criterion is satisfied.

Explanation of Finding: The proposed SROZ may have soft trail pathway access from the subject property to the Meridian Creek corridor.

B24. Review Criterion: Implementation Measure 3.1.11.j. Identify areas of natural and scenic importance and where appropriate, extend public access to, and knowledge of such areas, to encourage public involvement in their preservation.

Finding: This criterion is satisfied.

Explanation of Finding: See Finding B18.

B25. Review Criterion: Implementation Measure 3.1.11.l. Encourage the interconnection and integration of open spaces within the City and carefully manage development of the Willamette River Greenway.

Finding: This criterion is satisfied.

Explanation of Finding: The subject school property and the future city park will be interconnected in terms of program use and parking provisions. The subject property is not within the Willamette River Greenway Boundary.

B26. Review Criterion: Implementation Measure 3.1.11.n. Park classifications and standards shall be developed to guide a program for acquisition and development of a park and open space system to insure an adequate supply of usable open space and recreational facilities, directly related to the specific needs of the local residents.

Finding: This criterion is satisfied.

Explanation of Finding: The future 10 acre city park is classified in the Parks and Recreation Master Plan a 'Community Park'.

B27. Review Criteria: Implementation Measure 3.1.11.o. Individual park and recreational sites, as defined by the parks and open space standards and classification system will be developed according to the following priorities:

1. Where possible, facilities within a park should be adjusted to meet the needs and desires of the local residents and the characteristics of the site. Park and/or recreational facilities in demand and least supply should receive the highest priorities.

Finding: This criterion is satisfied.

Explanation of Finding: The future 10 acre city is not currently master planned for site development. It is anticipated that it will have sports fields. Final development review requires public involvement and a public hearing process to determine desires of the local residents and the characteristics of the site.

2. Parks should be planned to insure maximum benefit to the greatest number of local residents. For this reason, acquisition and development of community level parks should be given the highest park priority.

Finding: This criterion is satisfied.

Explanation of Finding: The Parks and Recreation Master Plan described a 'Community Park' as being the Advance Road School Community Park (P18) as well as a City Community Park (P15)

“P18 - Advance Road School Community Park:

The vision for the proposed Advance Road community school park (P18) is to develop an innovative combination school and community park as a partnership between the City of Wilsonville and the West Linn/Wilsonville School District. The schools planned at Advance Road are a middle school and a primary school. The school park at this site will need to reflect the character of both school populations and potentially offer the opportunity for a larger multiuse recreational facility. The vision for the site at the new schools is for a park that combines major active recreation elements, a naturalized area which serves as a community resource and an outdoor classroom, as well as community picnic facilities and exercise trails. As the design opportunity approaches, evaluate the needs for the age level and number of sports fields and work with the school district for their facility design. Interim development of sports fields ahead of the school development and located in a way that can be incorporated in the future school design will reduce interruption and create a better blend of facilities. The following process is recommended in the design and development of a signature school community park:

1. Involve appropriate stakeholders to develop a detailed site concept and building program for a shared use facility. Because the site is large and planned for two school levels, the park will be well-suited for more mixed use recreation. The following elements should be incorporated:

- a. Dedicated athletic fields, possibly including lighting;
- b. Paved courts, including some that are covered for year round use;
- c. A natural area, or naturalized area that provides an opportunity for environmental education;
- d. At least one picnic shelter (for 30+ people) that serves as a community gathering place and can be used as an outdoor classroom;

- e. Multi-use fields to support organized sports played by younger age groups (T-ball, U8 soccer, etc.);
 - f. At least one gymnasium designed to support community use, including an entrance directly to the grounds and restrooms accessible from the gymnasium. A staffing desk and office should be provided to facilitate after school and evening hours programming;
 - g. A creative play environment that may incorporate a second shelter;
 - h. A connection to Local Access Trail 10 (as designated in the Bicycle and Pedestrian Master Plan); **Staff comment:** Local Access Trail 10 is northwest and off site of the subject property has no reasonable connection.
 - i. Restrooms available for public use;
 - j. Bouldering or other active play features suitable for older age groups; and
 - k. Skate feature.
2. Establish an updated joint use agreement with the School District that spells out daytime public use areas, public use hours of school facilities, and responsibilities for financing, operations, maintenance, and staffing.
 3. Contribute to the design, construction, and other costs to finance the project.”
3. Development of additional neighborhood Parks will have a lower priority for public funding. To assure localized benefit, development and maintenance on neighborhood parks shall continue to be accomplished through homeowner associations.
Finding: This criterion is satisfied.
Explanation of Finding: The future 10 acre city park is not designed. It would require separate Stage II and Site Design Review applications for consideration of all of its park amenities. The future 10 acre city park is classified as a ‘Community Park’ not a ‘Neighborhood Park’.
 4. **Small neighborhood parks** have the lowest development priority and should be supplied at public expense only if an area is determined to be isolated from access to other parks, or where space is extremely limited, and the park is supported by the adjacent neighborhood. Maintenance of such parks should be assigned to a homeowners' association or other neighborhood organization. Small neighborhood parks tend to benefit a very localized population. It is, therefore, the intent of these standards to assign, where possible, the financial burden of maintenance and even development to those that benefit the most. In addition, a significant factor affecting maintenance costs is one of transporting equipment from park to park. Therefore, by concentrating public maintenance efforts to a few community parks, efficient use of maintenance dollars can be maximized.
Finding: This criterion is satisfied.
Explanation of Finding: The future 10 acre city park will be classified as a ‘Community Park’ not a ‘small neighborhood park’.
 5. Provision of regional park facilities will only be considered as an inter-jurisdictional project; and should have a low priority unless unusual circumstances arise.
Finding: This criterion is satisfied.

Explanation of Finding: The future 10 acre city park will be classified as a ‘Community Park’ not a ‘Regional Park’.

6. The City will encourage dedication or acquisition of land for parks and other public purposes in excess of lands needed to satisfy immediate needs.

Finding: These criteria are satisfied.

Explanation of Finding: The school district will make a separate application to partition the subject 40 acres into 2 parcels that will create the proposed 10 acre city park. However, it has not been designed and funded to satisfy immediate park needs.

B28. Review Criterion: Implementation Measure 3.1.11.r. The City shall continue to work on cooperative arrangements with the school districts to encourage provision of adequate year-round recreational programs and facilities, and to eliminate unnecessary overlap of facilities. Joint ventures in providing facilities and programs should be carefully considered in order to maximize the use of public funds in meeting local needs. Safe and convenient access to park and recreation facilities is an important factor in a successful park system. The pedestrian/bicycle/equestrian paths are essentially an element of the City's transportation system and policies regarding their development are included in the Transportation Systems Plan. Pathways do, however, also serve a recreational function and are, therefore, referenced in this element. This is particularly true with respect to coordination/alignment of proposed pathways with park and recreational facilities, including schools.

Finding: This criterion is satisfied.

Explanation of Finding: The Parks and Recreation Department is anticipating updating the Parks and Recreation Master Plan to: “encourage provision of adequate year-round recreational programs and facilities, and to eliminate unnecessary overlap of facilities. Joint ventures in providing facilities and programs should be carefully considered in order to maximize the use of public funds in meeting local needs.”

B29. Review Criterion: Implementation Measure 3.1.11.s. Facilities constructed to implement the Bicycle and Pedestrian Master Plan shall be designed to insure safe and convenient pedestrian, bike and, where appropriate, equestrian access from residential areas to park, recreational and school facilities throughout the City.

Finding: This criterion is satisfied.

Explanation of Finding:

Pedestrian Trails: Sidewalks and bike lanes do not currently exist adjacent to the subject property on Advance Road and SW 60th Avenue. DKS Associates has prepared a Traffic Study for this application in Exhibit D of Exhibit B1. The report studied pedestrian/bicycle facilities essential to the subject property. DKS Traffic report Chapter 5: Recommendations and Mitigations on page 27 states:

Pedestrian and Bicycle Access

- The site plan should provide appropriate pedestrian and bicycle connections to the recommended frontage improvements on SW Advance Road (see above) as well as a

connection to SW Wilsonville Road, and the existing transit stops along it, through the subdivision west of the site.

- The future planned Frog Pond area located on the northwest corner of the SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road will include several new multi-use trails through Frog Pond (including the Boeckman Creek Trail that runs further north). Appropriate pedestrian and bicycle connections should be made to these trails.
- The School District should coordinate with City staff regarding accommodation of New Schools Trail LT-P5 as shown in the City's TSP. This trail was identified to connect existing schools with the proposed Middle School.
- The City of Wilsonville and School District should coordinate with the Landover Neighborhood to consider a bicycle/pedestrian connection between SW Advance Road and the north end of SW Wagner Street (currently gated) that would provide a convenient connection to the proposed Middle School to/from the Landover neighborhood.

Furthermore, Figure 3-5 Bicycle Routes of the TSP shows "Future Shared-Use Path" within the Meridian Creek corridor. The City Development Engineering Manager has considered the recommendations in the DKS Traffic Study and is proposing PF conditions for bicycle/pedestrian facilities for the proposed Stage I Preliminary Plan.

In Exhibit B4 the applicant shows a conceptual off-site pedestrian trail(s) with the Stage I Preliminary Plan review. The proposed pathway connection is at the southwest corner of the subject school property which would connect southwest along Meridian Creek to the existing primary and high schools. As the design opportunity approaches in the next application submittal for the Stage II Final Plan of the middle school, the applicant and the city should further evaluate the needs for on and off-site pathways(s) adjacent to the subject school and city park properties.

OAR 660-012-0060 Transportation Planning Rule for Plan and Land Use Regulation Amendment

- B30. Review Criteria:** Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. This shall be accomplished by either:
- (a) Limiting allowed land uses to be consistent with the planned function, capacity, and performance standards of the transportation facility;
 - (b) Amending the TSP to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division;
 - (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes; or
 - (d) Amending the TSP to modify the planned function, capacity and performance standards, as needed, to accept greater motor vehicle congestion to promote mixed use, pedestrian friendly development where multimodal travel choices are provided.

(2). A plan or land use regulation amendment significantly affects a transportation facility if it:

- (a) Changes the functional classification of an existing or planned transportation facility;
- (b) Changes standards implementing a functional classification system;
- (c) Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or
- (d) Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant's proposal would not significantly affect transportation facilities identified in the City's Transportation Systems Plan (TSP) (See the discussion at OAR-660-012-0060(2) below). The proposed conditions of approval would mitigate any impacts. The Comprehensive Plan Amendment and Zone Map Amendment do not propose any new amendments to the TSP.

Explanation of Finding: The applicant did not propose amendments to the TSP which would significantly affect transportation facilities identified in the City's Transportation Systems Plan (TSP) (See the discussion at OAR-660-012-0060(2) below). The Comprehensive Plan Amendment and Zone Map Amendment do not propose any new amendments to the TSP.

DKS Associates has prepared a Traffic Study for this application in Exhibit D of Exhibit B1. The report studied pedestrian/bicycle facilities essential to the subject property. DKS Traffic report Chapter 5: Recommendations and Mitigations on page 27 of their report states:

The City's TSP was approved by the City Council on June 17, 2013.

The on-site circulation system proposed in the Conceptual Master Plan in Exhibit B1 is designed to reflect the principles of smart growth encouraging alternatives to the automobile while accommodating all travel modes, including school buses, passenger cars, bicycles and pedestrians. Accordingly, there is separated bus, passenger car, bicycle and pedestrian circulation that will connect users of the various modes to the major activities inside and outside the school property. It shows the planned improvements of the impacted street system with ten (10) foot wide multi-modal sidewalks and bicycle lanes. Safe Routes to School planning is a key concept that will be implemented through the construction phase.

The proposed Comprehensive Plan Map and Zone Map Amendments do not propose to change the functional classification of an existing City street facility or one planned in the TSP. Advance Road and SW 60th Avenue are currently under Clackamas County jurisdiction and agreement will be made to allow the City to improve those streets to City TSP designs and Public Works Standards.

The proposed Comprehensive Plan Map and Zone Map Amendments legislative do not propose to change standards implementing a functional classification system (see also the discussion at OAR 660-012-0060(2)(a), above).

The City has adopted traffic concurrency standards which will be applied to development in the subject school property UGB area during subsequent development review to ensure levels of travel and access are not inconsistent with the functional classification of a transportation facility and maintain performance standards adopted in the TSP.

SUMMARY FINDING FOR REQUEST (B):

The proposed Comprehensive Plan Map Amendment meets all applicable requirements and its approval may be recommend to the City Council.