

**AFFIDAVIT OF POSTING
ORDINANCE CB-0-196-93**

STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
 AND WASHINGTON)
)
CITY OF WILSONVILLE)

I, the undersigned, City Recorder of the City of Wilsonville, State of Oregon, being first duly sworn on oath depose and say:

On the 16th day of June, 1993, I caused to be posted copies of the attached Ordinance CB-O-196-93, an Ordinance and order of the Wilsonville City Council adopting the findings and conditions of approval to amend the Public Facility (PF) Zoning; to amend the Comprehensive Plan Map to apply the Public Lands Secondary and Primary Open Space designations; and to approve a Stage I Master Plan for the Callahan Center Property, identified as T3S-R1W, Tax Lot 2800, Section 15, Clackamas County, Oregon, containing about 43 acres, in the following four public and conspicuous places of the City, to wit:

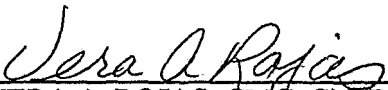
WILSONVILLE CITY HALL

WILSONVILLE POST OFFICE

LOWRIE'S FOOD MARKET

KOPPER KITCHEN

The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 21st day of June, 1993.



VERA A. ROJAS, CMC, City Recorder

Subscribed and sworn to before me
this 15 day of July, 1993.



NOTARY PUBLIC, STATE OF OREGON

My Commission expires: 11-29-95



ORDINANCE NO. 418

AN ORDINANCE AND ORDER OF THE WILSONVILLE CITY COUNCIL ADOPTING FINDINGS AND CONDITIONS OF APPROVAL AND AMENDING THE OFFICIAL ZONING MAP TO APPLY PUBLIC FACILITY (PF) ZONING; AMENDING THE COMPREHENSIVE PLAN MAP TO APPLY THE PUBLIC LANDS, SECONDARY and PRIMARY OPEN SPACE DESIGNATIONS; AND APPROVING A STAGE I MASTER PLAN FOR THE CALLAHAN CENTER PROPERTY, IDENTIFIED AS T3S-R1W, A PORTION OF TAX LOT 2800, SECTION 15, CLACKAMAS COUNTY, OREGON, CONTAINING ABOUT 43 ACRES.

WHEREAS, the applicant/owner, Sierra Pacific Development Company and Ed Freeman, submitted a full and complete application requesting a Comprehensive Plan Amendment, Zone Change and Stage I Master Plan approval for about 43 acres of real property, commonly known as the Callahan Center; and

WHEREAS, the property is currently occupied by the Living Enrichment Center for church and related uses, pursuant to a temporary use permit (Case File No. 92PC22), issued on September 14, 1992, and which will expire on September 14, 1993; and

WHEREAS, the State of Oregon has previously submitted an application to the Portland Metropolitan Service District (Metro) requesting an Urban Growth Boundary (UGB) amendment; and

WHEREAS, the State also submitted an application to the Portland Metropolitan Area Local Government Boundary Commission (PMALGBC) requesting annexation to the City of Wilsonville; and

WHEREAS, the PMALGBC issued a Final Order (Proposal No. 2992), after holding a public hearing and providing notice, on November 14, 1991, and determined that the proposed annexation was in compliance with all regional, county and city plans and approved the annexation of 183.88 acres of land (that includes both the Callahan Center and Dammasch State Hospital) to the City; and

WHEREAS, the Wilsonville Planning Commission, after providing public notice and holding a public hearing, found that it is necessary and appropriate to apply the City's land-use and zoning designations to the Callahan Center and, in fact, this action is required by State Law, the statewide planning goals, and the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing regarding this matter of March 8, 1993, at which time the Commission reviewed the Staff Report, accepted oral and

written testimony and exhibits from the applicant and all other interested parties, and duly considered all the evidence and testimony submitted to them; and

WHEREAS, the Commission adopted their Resolution No. 93PC03 that forwards a recommendation to the Wilsonville City Council that the Callahan Center be designated as *Public Lands , Primary Open Space and Secondary Open Space* on the City's Comprehensive Plan map and as *Public Facility (PF)* on the City's Official Zoning Map, and that the Stage I Master Plan for the Living Enrichment Center church and campus be approved as conditioned; and

WHEREAS, the City Council has duly noticed and advertised for and has conducted a public hearing in this matter, taken testimony and received exhibits, and being fully advised;

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

A. The Wilsonville City Council adopts the recommendation of the Planning Commission along with the findings and exhibits as set forth in the Commission's Resolution No. 93PC03.

B. The City Council adopts the following recommended Conditions of Approval in 93PC03, Comprehensive Plan Map Amendment, Zone Map Amendment and Stage I Master Plan as hereinafter set forth and amended:

1. (a) No later than August 18, 1993, the applicant shall file with the City Planning Department Stage II site development plans for public hearing before the Planning Commission. The Stage II application shall address the cottages, maintenance building, and any other development not specifically addressed by the Temporary Use Permit.

(b) By September 2, 1993, the applicant shall file with the City Planning Department, site design plans for the parking lots(s), landscaping, lighting, and all other requirements of Section 4.400 of the Wilsonville Code.

(c) Upon compliance with Conditions 1 (a) and 1 (b), the main building and continued use thereof shall be deemed to be an Approved Use by the City which shall be final upon completion of conditions as set forth herein. In the event of an appeal, the continued use of the building may be maintained under the terms of the existing Temporary Use Permit until all appeals are settled. In the event of an appeal, the above stated dates shall be adjusted accordingly.

2. The applicant shall obtain from the City Public Works Department a Waste water Discharge Permit and assist with a wet weather Storm Water characterization study. This condition is requested by the Public Works Director.

3. The designation of Primary Open Space and Secondary Open space in the Comprehensive Plan, is illustrated as set forth in the City of Wilsonville's proposal for map designation of Primary Open Space and Secondary Open Space, marked Exhibit "A", attached hereto and incorporated herein as if fully set forth, which may be further refined by the City Council. For Stage II plans referenced in Conditions 1 (a)-1 (c) above, the applicant shall provide a tree survey of all existing wooded areas,

significant clumps/groves of trees and vegetation, and all conifers and oaks with a diameter of six inches or greater and all deciduous trees with a diameter of eight inches or greater for all areas that will be affected by development. This includes the area immediately adjacent to the site being physically developed. Such areas shall be incorporated into the development plan wherever feasible. Based upon this information together with the City's Wetland and Wildlife Habitat Inventory the City Council shall be the final review authority to determine what areas will be classified in Primary and Secondary Open Spaces. Additionally, any Stage II process should address W.C. 4.161 - general regulations protective of natural features.

4. Prior to the expiration date (August, 1993) of DEQ's sanitary discharge permit on the existing system, the applicant shall provide the City proof of an agreement with Dammasch State Hospital to provide sanitary and water services.

5. That the applicant / owners waive right of remonstrance to any proposed local improvement district which may be formed to construct public improvements which would serve the subject property.

Based upon a review of the materials provided to this office on the subject project, the following conditions of approval are presented by the City Engineering Department. These conditions are applicable to the specific amendments and Master Plan applied for and listed above. Any modifications or additional applications may require amendments or additions to the conditions listed below.

PF-1 All plans submitted to this office for review shall be based on a 24" x 36" sheet format in conformance with the City of Wilsonville Public Works Standards. A title page will be required with a space left in the lower right-hand corner for a 8 1/2" x 11" information sheet to be provided by the City and affixed to the final as-built plans before acceptance.

No construction shall begin on any public improvements until the applicants plans are approved by the Engineering Division, all necessary fees paid, any required permits / right-of-way or easements are obtained and acceptable to the Engineering Division.

PF-2 As-built drawings are required and shall be provided on 3mil mylar. The as-builts must be submitted and approved by the Engineering Division before the final punch list inspection will be performed.

PF-3 All survey monuments on the site, or subject to disturbance with the construction of any off site improvements, shall be adequately protected and referenced prior to construction commencement. If disturbed, moved, relocated or destroyed the applicant shall retain the services of a registered professional land surveyor to restore the monument and file the necessary surveys as required by law. A copy of any recorded surveys shall be submitted to the City.

PF-4 Water System. Applicant engineer shall submit for approval a stamped certification by a professional engineer (Oregon) stating that the fire flows available to both facilities will meet the following fire flow requirements (Note: Both applicants have indicated that the facilities will be fully outfitted with sprinkler type fire fighting devices): 1500 Gallons per minute for (2) hours with 20psi minimum residual pressure.

If the applicant elects not to fully sprinkler the applicable facility then the applicants engineer shall submit for approval a stamped certification by a professional engineer (Oregon) and appropriate plan for furnishing the fire flow rate and pressure as indicated in a 2/3/93 memo from the City Building Official to the City Engineer.

PF-5 **Sanitary Sewer System**

The applicants engineer shall submit for approval a stamped certification of sanitary sewer flows based on the criteria outlined below:

Dammasch Hospital

- A. Domestic Flows
80,000 Gallons per day
- B. Infiltration and Inflow
800 Gallons per acre per day
- C. Peaking factor applied to above flows (-3)

Living Enrichment Center

- A. Domestic Flows
1500 Persons
100 Gallons per person per day
3 hour flow
- B. Infiltration and Inflow
800 Gallons per acre per day
- C. Peaking factor applied to above flows (3)

PF-6 If the actual flows from the existing on-site facilities exceed those calculated using the values PF-5, the defective portions of the on-site sanitary sewer system shall be identified and shall be repaired or replaced until the flow meets or is less than the calculated values. Applicant shall furnish sufficient information to satisfy the Engineering Division that the repairs were properly made.

PF-7 No portion of the sanitary sewer system from either facility shall be connected to the City's sanitary sewer system until authorized in writing by the City Engineer.

PF-8 Using the allowable flow's determined in PF-5, the portions of the City's existing sanitary sewer system to the 30" Seely Ditch Interceptor system shall be analyzed by the applicants engineer for adequate capacity.

PF-9 If any portions of the City's existing sanitary sewer system between the subject property and the 30" Seely ditch interceptor are found to be over the calculated (using engineering standard and values acceptable or required by the City) capacity, the sections shall be replaced at the applicant's expense.

PF-10 For the purpose of determining the line capacity, at build out conditions for the 30" Seely Ditch Interceptor the report prepared by CH2M Hill and dated February, 1993 shall be used.

PF-11 The applicant shall by Waste Water Discharge Permit and/or Agreement

agree to bear all costs now and in future for the correct and timely operation, power, materials maintenance and any other facility for the existing trickling filter treatment plant and any proposed sanitary sewer lift and force main used or to be used by the subject properties to current city, county, state or federal standards and requirements.

PF-12 The applicant has agreed to continue to operate the existing trickling filter treatment plant as an effective pre-treatment facility to lessen the BOD loading on the City's facilities, should the City Engineer deem it necessary.

The plant and any other required facility shall operate continuously with property maintenance and personnel at least until determined by the City Engineer that adequate capacity exists in the City's treatment facilities to accept the facility waste water.

PF-13 After the closure of the trickling filter treatment plant, the owners of the Callahan Center agree to bear such costs now and in the future for the correct and timely operation, power, materials, maintenance, and any other facility for any proposed pump station and force main to city, county, state or federal requirements.

PF-14 Street System

Applicant shall install the following conditions of Clackamas County as soon as practicable but in no event later than September 1, 1993 for striping and signage.:

(a). A left-turn lane with a 100-foot turn "pocket" at the entrance for the south bound traffic on Grahams Ferry Road must be provided to minimize delays and traffic conflicts. To accommodate the left-turn channelization, it will be necessary to widen the pavement and construct and stripe tapers in accordance with AASHTO standards for rural areas.

(b). Permits for construction within road right-of-way must be obtained from Department of Transportation & Development prior to commencement of construction. Design of the left turn lane must be reviewed by Clackamas County's traffic Engineering staff.

(c). The exit and entrance driveways need to be improved to a width of 26 to 28 feet to provide for left and right turn movements. A "DO NOT ENTER" sign must be installed at the exit gate. Illumination at entrance is required.

(d). A 6 foot wide, paved, pedestrian path must be constructed along the entire LEC frontage within the road right-of-way between the ditch and existing fence. A 4 foot wide, paved shoulder must be constructed along the LEC frontage according to the County standards.

(e). Adequate parking for all events must be on-site. No parking shall be allowed on Grahams Ferry Road. The County will monitor parking on roads adjacent to LEC and may post those areas with "no parking" signs.

(f). Directional signs must be placed at the entrance and exit of the LEC.

(g). Bell/Grahams Ferry Intersection to be changed from a two-way stop to a four-way stop. "Stop ahead" signs to be installed.

(h). Striping. Bell Road to be striped from this intersection to Wilsonville Road. Both fog lines and center line striping is needed.

(i). Widening in the curves of Bell Road. Widening and spot improvements are needed between Wilsonville Road and Bell/Grahams Ferry intersection. These improvements include:

- (1) Widen one of the curves to 20 feet.
- (2) Cutting back a portion of the bank to increase sight distance
- (3) Repair of the pavement edges and re-rocking of the shoulders

(j). Pavement condition. The pavement is in acceptable condition between the intersection and Wilsonville Road. However, about six locations need spot improvements.

PF-15 The applicant shall construct all improvements to the County road system as required by Washington County and Clackamas County, which requirements the applicant shall communicate promptly to the City prior to final City Council determination in this matter. The City may apply some or all of the road/street System Development Charges (SDC's) to any off-site road improvement(s) if jointly agreed to. This would be in the form of a credit to the developer. Nothing in this Condition shall be construed to mandate the City to apply any portion of the SDC to a county road improvement.

PF-16 The owners of the Callahan Center shall develop a Transportation Demand Management Plan for submittal by **September 1, 1993**. The plan shall address reduction of traffic demand and on-site parking management.

PF-17 The following Condition has been requested by Washington County:

1(A) PRIOR TO FINAL APPROVAL AND ISSUANCE OF ANY BUILDING PERMITS:

Submit Plans, obtain Engineering Division approval, and obtain a facility permit for construction of any public improvements to Washington County roads as determined to be necessary by the County upon completion of their review pursuant to Washington County Resolution and Order No. 86-95.

1(B) PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT:

The improvements required by Washington County as set forth in Condition 1(A) above shall be completed and accepted by Washington County.

C. The Planning Director is directed and ordered to change the City's Official Comprehensive Plan map to designate the Callahan Center, consisting of approximately 43 acres, to *Public Lands, Primary Open Space and Secondary Open Space* and the Official Zoning

Map shall be changed to *Public Facility (PF)* in conformance with the above.


SUBMITTED to the Wilsonville City Council and read the first time at a regular meeting thereof on the 7th day of June, 1993, commencing at the hour of 7:00 o'clock p.m. at the City Hall Annex and read the second time at a regular meeting set for the 21st day of June, 1993 at the before mentioned time and place.


VERA A. ROJAS, CMC/A&E, City Recorder

ENACTED by the City Council on the 21st day of June, 1993, by the following votes:

YEAS: 4

NAYS: 0


VERA A. ROJAS, CMC/A&E, City Recorder

DATED and signed by the Mayor this 22nd day of June, 1993.


GERALD A. KRUMMEL, Mayor

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Van Eck	<u>ABSENT</u>
Councilor Carter	<u>AYE</u>
Councilor Hawkins	<u>AYE</u>
Councilor Lehan	<u>AYE</u>

CITY of WILSONVILLE PROPOSAL

PROPOSED PLAN DESIGNATIONS

LEGEND



PRIMARY OPEN SPACE



SECONDARY OPEN SPACE

PF

PUBLIC FACILITIES



BOUNDARY

NOTE:
PRIMARY OPEN SPACE BOUNDARIES ON THIS PLAN ARE PRELIMINARY
FINAL BOUNDARIES REQUIRE SITE REVIEW OF TREES TYPES,
SIZE, HEALTH AND WETLAND DELINEATIONS.

CALLAHAN CENTERS

WILSONVILLE, OREGON

SIERRA PACIFIC DEVELOPMENT CO.



NORTH

otak

SCALE 1" = 400'

Project No. - L3773.000

Exhibit - 6

Exhibit "A"

Wayne



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: JUNE 18, 1993
TO: FILE
FROM: ELDON JOHANSEN
COMMUNITY DEVELOPMENT DIRECTOR
RE: CALLAHAN CENTER AND DAMMASCH HOSPITAL

When the conditions for the sewage treatment for the Dammasch Hospital and Callahan Center were written, we had used waste water strengths which had been prepared by analysts following collection of samples by Dammasch personnel. These figures indicated that the average BOD per day was 142 pounds. Assuming that 35% of this was soluble, BOD was approximately 50 pounds per day. Our plant has a present capacity of 1100 pounds soluble BOD per day and an unused capacity of 250 pounds per day. With these figures, Dammasch and Callahan would have used 20% of the remaining capacity. Other calculations using different days of collection ran as high as 23% of remaining capacity was used by Dammasch and the Callahan Center.

Based on these figures, the conditions were written to require continued operation of the waste water treatment plant until such time as the City Engineer determines that capacity is available in the Wilsonville plant without continued operation of the trickling filter.

Randy Watson from the treatment plant was visiting the plant and observed the collection techniques. His observation was that they were collecting samples in which the liquids had flown over a weir and the solids had sat in place for several hours. This highly concentrated liquid was being collected and used as a basis of determining plant influent. This is not a reasonable method of determining plant influent in that it would greatly over-indicate the influent suspended solids and BOD.

Following discussions, the City installed a sampler on the Dammasch lines and took samples in early June. Analysis of these samples and use of flow volumes from Dammasch provided by Dammasch indicated that the BOD strength was very significantly less under correct sampling. The BOD's are actually 26 pounds per day with a soluble of 9 pounds per day. This would mean that the Dammasch and Callahan flows would use approximately 4% of our remaining BOD capacity.

Based on the revised figures for the plant BOD, I will recommend to the City Engineer that following adoption of the ordinances for Dammasch and Callahan Center that he determine that adequate capacity is available in our wastewater treatment plant for the Dammasch and Callahan Center flows without using the trickling filter.

Eldon R. Johansen
Eldon R. Johansen, Community Development Director

6/18/93

Date

ej:sh

cc: Arlene Loble, City Manager
Mike Kohlhoff, City Attorney
Wayne Sorensen, Planning Director
Mike Stone, City Engineer
Andy Golay, Dammasch State Hospital
Dale Ross, OTAK
Jeff Bachrack
Joe Dills