

CITY COUNCIL RESOLUTION NO. 311

A RESOLUTION ADOPTING A MASTER DEVELOPMENT PLAN FOR
MEMORIAL PARK, TAX LOT 601, T3S-R1W, SECTION 14

WHEREAS, a Master Development Plan has been developed and recommended by the Park Commission based on an analysis of the existing Park facilities in Memorial Park, and a Community Recreation Survey, and

WHEREAS, said Master Plan and recommendations were reviewed and approved by the City's Design Review Board on March 31, 1983, and

WHEREAS, said plans and recommendations were further reviewed by the Planning Commission on March 14, 1983, and further reviewed and approved by the Commission on April 11, 1983, and

WHEREAS, said plans and recommendations were considered by the City Council on April 18, 1983, and continued to May 2, 1983, for further consideration and clarification of elements of the Plan to be adopted including development priorities, and

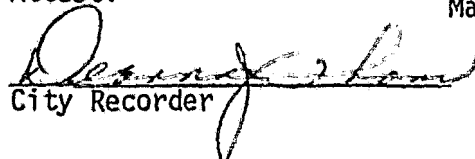
WHEREAS, the City Council finds the proposed development plan to be consistent with the City's Comprehensive Plan and further finds that the plan will serve as a guide to orderly and efficient allocation of space within the Park as funds become available.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Wilsonville City Council does hereby adopt the Memorial Park Master Development Plan attached hereto as Exhibit A to serve as a guide in the allocation of space to various uses and activities within the Park.

BE IT FURTHER RESOLVED that the Council adopts said Plan without specifying priorities for development of any individual segment of the Master Plan and without any specific commitment or allocation of funding for said plan. Any funding allocations for development of any segment of the plan shall be considered through the City's annual Budget process and within the confines of available funding for capital improvements, maintenance and operation.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 2nd day of May, 1983, and filed with the City Recorder this same date.

Attest:


City Recorder


Mayor, City of Wilsonville

EXHIBITS

The following Exhibits are hereby entered into the public record by the City Council as confirmation of its consideration of the plan as submitted.

Exhibit A - Map of Memorial Park Master Development Plan.

1. Findings and recommendations of the Park Commission dated March, 1983, and amended by a Memo from Larry Blanchard, Public Works Director, dated March 14, 1983.
2. City of Wilsonville Comprehensive Plan.
3. Chapter 4 of the Wilsonville Code.
4. Administrative record of Design Review review and approval (Resolution 83DR6) and Minutes of the March 31, 1983, Board meeting.
5. Administrative record for Planning Commission review and approval (Resolution 83PC10) and Minutes from March 14 and April 11, 1983, Planning Commission meetings.
6. Memo from Larry Blanchard, Public Works Director, dated April 14, 1983.
7. Public testimony received by the Council on April 18, 1983.

CITY OF WILSONVILLE

MEMO

May 2, 1983

DATE

TO: Mayor and City Council
FROM: Daniel O. Potter, City Administrator
SUBJECT: Park Master Plan

At the April 18, 1983, Council Meeting, Council reviewed a basic master plan targeted at the long-term development of Memorial Park.

The Plan before Council was one that had been developed by the Park Commission over a period of time and which had also been reviewed by the Planning Commission and the Design Review Board.

Attached is a resolution that has been drafted for the purpose of identifying the site plan, but without specifically prioritizing the specific development.

The intent is to target long-term development potentials and to reserve locations for such development. Any actual construction will necessarily require future, and specific action by the City Council and the Budget Committee.

Materials developed by the Park Commission and reviewed by the Planning Commission and the Design Review Board are attached as exhibits to the Resolution. The intent here is to show the methodology used to arrive at the siting plan which can serve as a guide to future actions by the City Council and/or the Budget Committee.

Respectfully submitted,




Daniel O. Potter

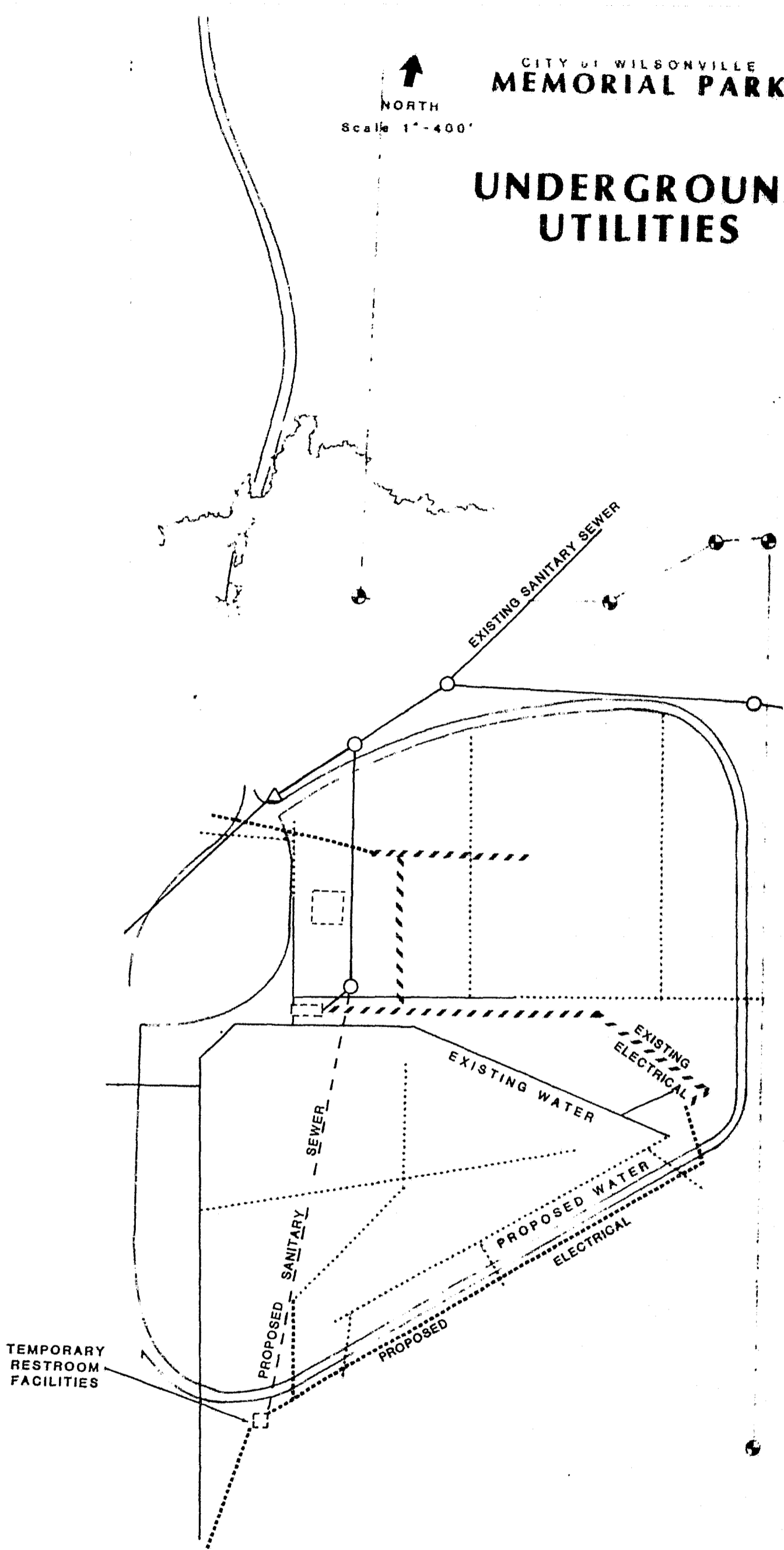
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Attachments

CITY OF WILSONVILLE
MEMORIAL PARK


NORTH
Scale 1" = 400'

UNDERGROUND UTILITIES



PROVIDE SEWER and WATER
NORTH SIDE OF WILSONVILLE ROAD

80 METER POOL

25 METER POOL

POOL HOUSE

CITY OF WILSONVILLE
MASTER DEVELOPMENT PLAN
Sports Fields and Facilities

LARGE
PICNIC
SHELTER

NEW
TENNIS
COURTS

SOFTBALL

SOFTBALL
FIELDS

COMPLEX

STAGE
AREA

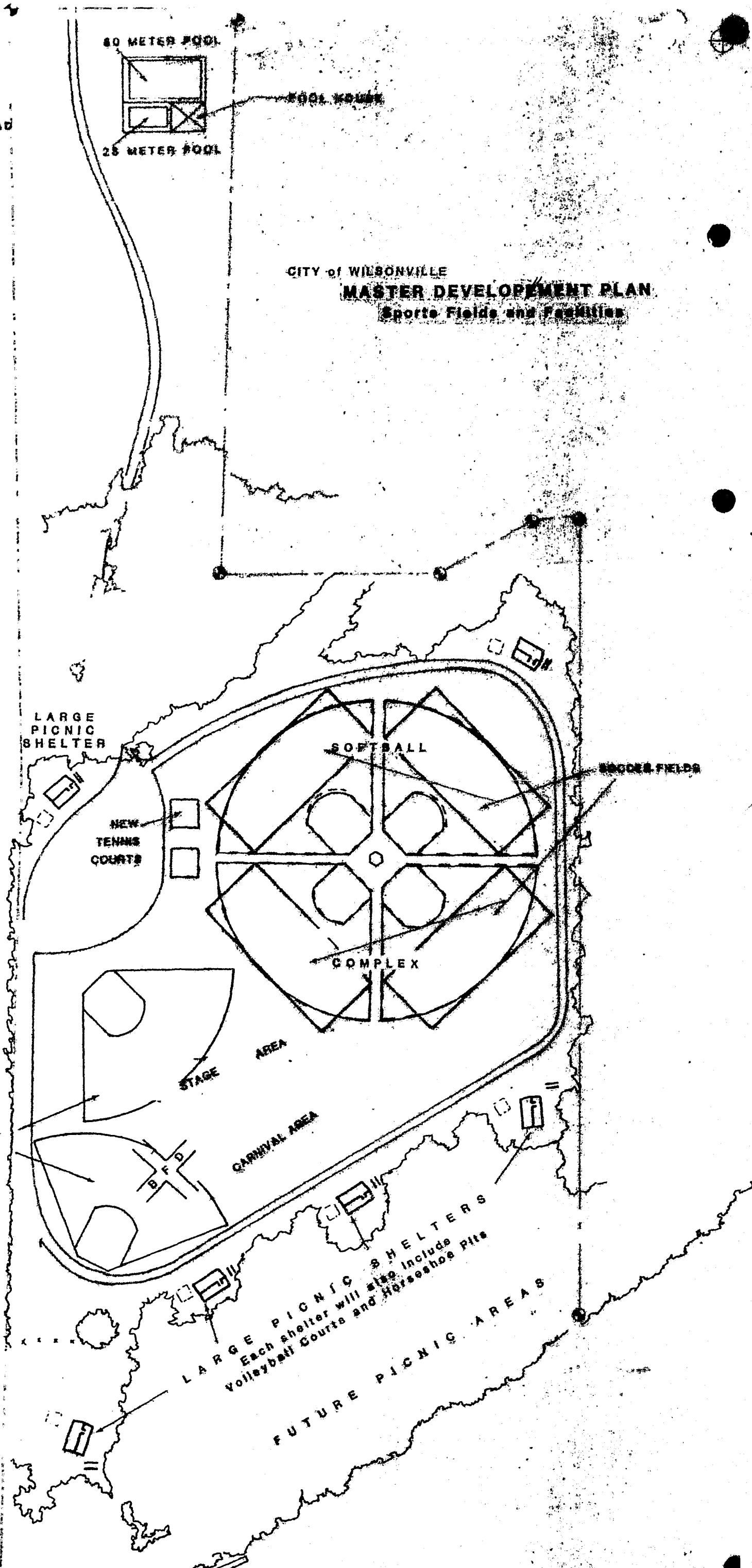
SOFTBALL
FIELDS

CARNIVAL
AREA

LARGE PICNIC SHELTERS
Each shelter will also include
Volleyball Courts and Horseshoe Pits

FUTURE PICNIC AREAS

SOCK



CITY OF WILSONVILLE

MEMO

March 14, 1983

DATE

TO: Planning Commission

FROM: Larry R. Blanchard
Public Works Director *L.B.*

SUBJECT: Memorial Park Development Master Plan

Due to an error in transcribing the changes in the Master Plan, Goal 6 should be modified to read:

It is recognized that improvement of the facilities at Memorial Park are to be given a high priority. It is also recognized that other park and recreational areas may need to be acquired and developed. In all cases the development of Memorial Park must be reviewed before other areas are acquired or developed.

LRB:ks

EXHIBIT 1

MEMORIAL PARK
Development Master Plan
March 1983

I. History Memorial Park

In the past Park development and acquisition was basically the effort from the community which involved many citizens taking the time to provide a recreational area for the City. Much of the facilities existing in Memorial Park today would not be there if not for the generous donations of time and money to provide:

1. The two (2) original softball diamonds (2 fields 1 & 2)
2. The Picnic Tables
3. The original Horse Arena (extended 60' in 1982)
4. The Tennis Courts
5. The Picnic Shelters
6. Much of the landscaping, etc.

The original purchase of the Park was done under the Bureau of Recreation Grants, and some of the improvements to the site were also completed with this Grant money. Many efforts were made to provide a basically uncontrolled development of the Park until the Park Commission was formed in which the Park Commission as established was a recommentory body to the City Council. The Park Commission recommended budgets, improvements, but never really needed to deal with total future development of the Parks for the City of Wilsonville.

Until about 1979 the City of Wilsonville did not experience large overall useage of Memorial Park primarily because many neighboring communities were not aware of the size nor the access of Memorial Park. Park reservations have increased 225% over the last 3 years and 1983-84 will be no exception (See Table I).

TABLE I
Park Reservation Summary

	<u>Total Reservation</u>	<u>Picnic Reservation</u>	<u>Picnic W/Ballfield</u>	<u>Softball Reservation</u>	<u>Soccer Reservation</u>	<u>Tennis Reservation</u>	<u>Horse Arena</u>	<u>Other</u>
1979-80	105	44	29	12	6	0	2	12
1980-81	156	52	49	21	5	3	2	24
1981-82	235	75	67	45	2	16	2	28
1982-83 *	327	100	90	60	14	22	4	37

* Projected

The rate of increase was due primarily to greater use by local residents - groups - local business groups - non resident groups. One principal theory which has been misinterpreted is that the local area users have been primarily neglected in the City's Park system. However it must be kept in mind that although many users live outside the City limits, a large percentage work for businesses within the City limits (See Table II).

TABLE II
Typical User Summary

	<u>Total</u>	<u>Picnic</u>	<u>Picnic</u>	<u>Softball</u>	<u>Soccer</u>	<u>Tennis</u>	<u>Horse</u>	<u>Other</u>
	<u>Reservation</u>	<u>Reservation</u>	<u>W/Ballfield</u>	<u>Reservation</u>	<u>Reservation</u>	<u>Reservation</u>	<u>Arena</u>	<u>_____</u>
Local Use:								
1979-80	45%	20	13	5	3	0	1	5
1980-81	40%	21	20	8	2	1	1	10
1981-82	40%	30	27	18	1	6	1	10
1982-83 *	32%	32	29	19	4	7	2	12
Local Business Use:								
1979-80	30%	13	9	4	2	0	1	4
1980-81	35%	18	17	7	2	1	1	8
1981-82	30%	23	20	14	1	5	1	0
1982-83 *	38%	38	34	23	5	8	1	14
Non Resident Use:								
1979-80	25%	11	7	3	1	0	0	3
1980-81	25%	13	12	6	1	1	0	6
1981-82	30%	22	20	13	0	5	0	9
1982-83 *	30%	30	27	18	5	7	1	11

Memorial Park which is located in Section T.3S. R.1W. W.M. is bordered on the south by the Willamette River, on the north by Wilsonville Road, on the west by Day Dream Ranch Subdivision - DU 5-7, and on the east by Nike Properties Inc. The Park has a mixed Park used for both passive and extensive recreational uses. The Park presently has one entrance road in-and-out of the Park with a 1.85 mile interior loop road. Fourty acres is primarily cleared and useable for extensive recreational uses, and 22 acres are presently available for passive recreational use. Park usage by area and traffic patterns shall be discussed in subsequent report to the City Council.

* Projected

Concerned over the ever increasing demand on the Park Facilities in Memorial Park, staff advised the Park Commission to consider preparation of a Parks Facility Master Plan. The Park Commission agreed with this approach, and discussions began regarding the outline of the Master Plan Project. The Master Plan outline was set up in the following manner:

- Step 1. Review existing facilities and their capacities for park use
- Step 2. Discuss the process for receiving community input and the analysis of that information
- Step 3. Establish a Park Improvement Survey Program and format and set date for survey
- Step 4. Complete survey and compile information
- Step 5. Analyze survey information - prepare report
- Step 6. Prepare list of improvements as designated from report
- Step 7. Review improvement list for potential locations
- Step 8. Prepare preliminary location map for Park Commission review
- Step 9. Make necessary background study for feasibility of locations
- Step 10. Prepare final site location map for Park Commission approval
- Step 11. Prepare final report for presentation to Planning Commission
- Step 12. Planning Commission approval of site plan
- Step 13. City Council approval of site plan

Basically the Park Commissions goals is to establish the Memorial Park Masters Development Plan to provide the following.

1. By the approval of the Master Plan this enables the Park Commission to monitor Park usage, and respond to those additional facilities necessary because intensification of use.
2. As projects are approved to be constructed this enables the Planning Commission and the Design Review Board to review each individual structure or facility as each pertains to a complete design. No single facility is constructed until the Commissions have reviewed and approved each project or structure.
3. Allows individual donations from private parties to be contributed to a specific project if so desired.

4. Completes a line of communications with Planning Commission, Design Review Board, and City Council in regards to the future development of the Park system.
5. Addresses some of the financial options for the completion of the Master Plan.
6. Improvement of the facilities at Memorial Park must be completed to its full potential prior to improvement of any other Park the City may own, acquire, or wish to develop.

II. New Improvements and Related Costs

A. Listing of Improvement According to Importance (as rated by public)

1. Swimming and Wading Pool - Community Recreation Facility

Of all the improvements listed this one ranked number one (1) in the Park Survey. 95% of the total 26% of the Wilsonville citizens who responded would like to see a swimming facility in Memorial Park. Cost vary depending on the size, type, and support building to be constructed.

The location for this facility was determined to be in the entrance area of the Park. The Park Commission determined that visibility by the public and sheriff was necessary for security purposes. Relocation of the entrance road was necessary in order to eliminate traffic congestion in and out of the Park. The entrance road would be located directly adjacent to Town Center Loop Road East, where eventually a signal light will be placed. This would allow a controlled exit and entrance into the Park. The original Memorial Park Master Plan designated a Community Center in the same vicinity as the modified plan completed this year.

2. Sports Field Complex

The sports field complex is designed to concentrate the most use into the least amount of area. Presently the City has four softball fields, which only one is lighted. The City can accommodate a 70 team schedule for the Wilsonville Athletic Association (WAA) which uses the facility Monday through Thursday from 6:00 pm to 11:00 pm. This enables the WAA to play 9 games per night or 36 games per week.

The WAA for the 1983 season which begins May 1, 1983, has the following number of teams.

36 mens
8 womens
7 coed
<u>10 childrens</u>
62 teams

If additional teams should be signed up it is possible to reach the 70 team maximum number this year. This does not include the weekend use of fields which is composed of tournament play and picnic reservation use of ball fields.

Presently the tournament play which occurs from Friday through Sunday can be classified as a part of economic development within the community. Last year only eight (8) tournaments were played primarily because only one (1) large tournament can take place on the fields as they presently exist. However with a Sports Field Complex 2-60 team tournaments or 3-40 team tournaments or 6-20 team tournaments can be run at the same time. Assuming maximum use the facility can provide between \$30,000 - \$50,000 for the community due to participant purchasing meals, food, gas, and lodging.

Primary support of the business community is evident for this structure according to the survey 90% of the businesses contacted indicated they would support this type of structure.

Total area for this structure requires 7.62 Acres, for the present existing structures we now directly and indirectly are using 10 acres for the four fields. The concentration of these fields leave more space available for other activities.

3. Tennis Courts - Lighted

The present lighted tennis court is heavily used, and in the near future an additional court will be necessary. The most general comment from the Park Survey regarding this subject was the possible maximum use of the structure prior to the completion of a new structure. This structure is to be located just north of the existing tennis court.

4. Playground Area

Located between two of the picnic shelters at the southend of the Park. This play area will be a total design area to complement both small children 2-5, and larger children 5-11. The thought here and the primary concern is that during the summer months the picnic shelter use is so maximized with both children and adults, yet the adults have more recreational area then the children do. With the playground area at this location it would minimize the number of children wandering throughout the heavy traffic and parking area.

5. Picnic Shelters

The primary concern of many of the citizens is that the picnic shelters are reserved throughout the year and in order to provide

additional family and group reservations additional picnic shelters must be added. Staff will reserve the picnic areas completely this year and will probably turn away between 50-100 potential reservations due to the lack of space. Many of these reservations are local businesses, and citizen groups who were not aware that in order to make a reservation it must be done in January to reserve a shelter in August.

Accessibility is a key issue, and that is primarily why the shelters are located in the areas as shown on the map. Also the surrounding environment plays a big factor for the picnic shelters, and in all instances they are located adjacent to or at the edge of wooded areas.

6. Additional Restroom Facilities

The restroom facilities are necessary to accommodate the future development of other facilities of the Park. At the present time only one restroom facility exists, and during tournament play or large family gathering location and capacity can uncover some interesting situations. As the Park develops the population growth and Park use trends must be monitored in order to indicate when additional restroom facilities must be constructed. Presently the bathroom facilities are inadequate to handle peak use situation in which up to 8,800 people have been in the Park on one weekend Friday through Sunday. This figure does not represent Boones Ferry Days Festival in which over 20,000 people are accommodated.

7. Additional Parking Areas

Full development of this Park could potentially develop 8,000 trips end per day during peak use situations. Staff will need to do complete traffic analysis for each structure as they are developed in order to identify when additional parking is necessary. Presently existing parking areas can accommodate 2,000 trip end per day. However during peak use situations such as Boones Ferry Days parking must be accommodated by additional parking areas such as the walnut orchard area.

8. Horse Show Area

The improvements to this facility would enable the area horse clubs to hold events according to regulation size arenas.

9. Horse Shoe Pits

Each picnic shelter may have a pit available for use by the general public and reservation group. It may be necessary to move one or two horse shoe pits to a public use area.

10. Additional Nature Trails

The wooded areas of the Park are to remain a passive use area, with maybe a few picnic tables scattered throughout. Existing trails shall remain, however, additional trails will be added as these areas develop. A bike trail shall be provided for the continuation of bicycle traffic through the Park and connecting with the City's planned bike path system.

11. Volley Ball Courts

Each picnic shelter may have a volley ball court available for the general public and reservation groups. It may be necessary to move one or two volley ball courts to a public use area.

12. Support Utilities

Adequately sized water, sewer, power mainline system do exist at the present time to accommodate the planned expansion of Memorial Park as this Master Plan indicates. However the extension of the 8" water line east across the Park is required to make the necessary domestic and irrigation connection for water use as the Master Plan will be designed. Also individual sewer mainline extension will be required to allow discharge for the proposed restroom facilities. Storm sewer connection for drainage purposes can be easily applied since the Willamette River is to the south and Boeckman Creek Drainage Area is to the north and east.

13. Modification to Existing Facilities to Implement Plan

A. Boones Ferry Day Relocation

The power supply and midway area must be moved to the southwest corner of the Park in order to provide maximum use of the Park for this event. The Boones Ferry Day Committee has already supported this plan.

B. Entrance Road Realignment

This is necessary to improve traffic congestion problems and provide access control into the Park.

C. Loop Road Realignment

This is necessary to accommodate the Sports Field Complex.

D. Traffic Flow Patterns

A complete summary of traffic flow patterns and counts will be necessary for the systematic development of the Park. This access road will determine whether or not additional parking will be required or access widening. The Public Works Department will be doing this analysis each and every year from hereon.

Parks Master Plan Summary

A. Developmental Strategy

1. Financial responsibility for park development will always be that of the City Council.
2. Once the master plan is adopted any modifications or additions to the plan shall be administered through the Park Commission to the Planning Commission - Design Review Board - City Council for approvals.

B. Plan Implementation

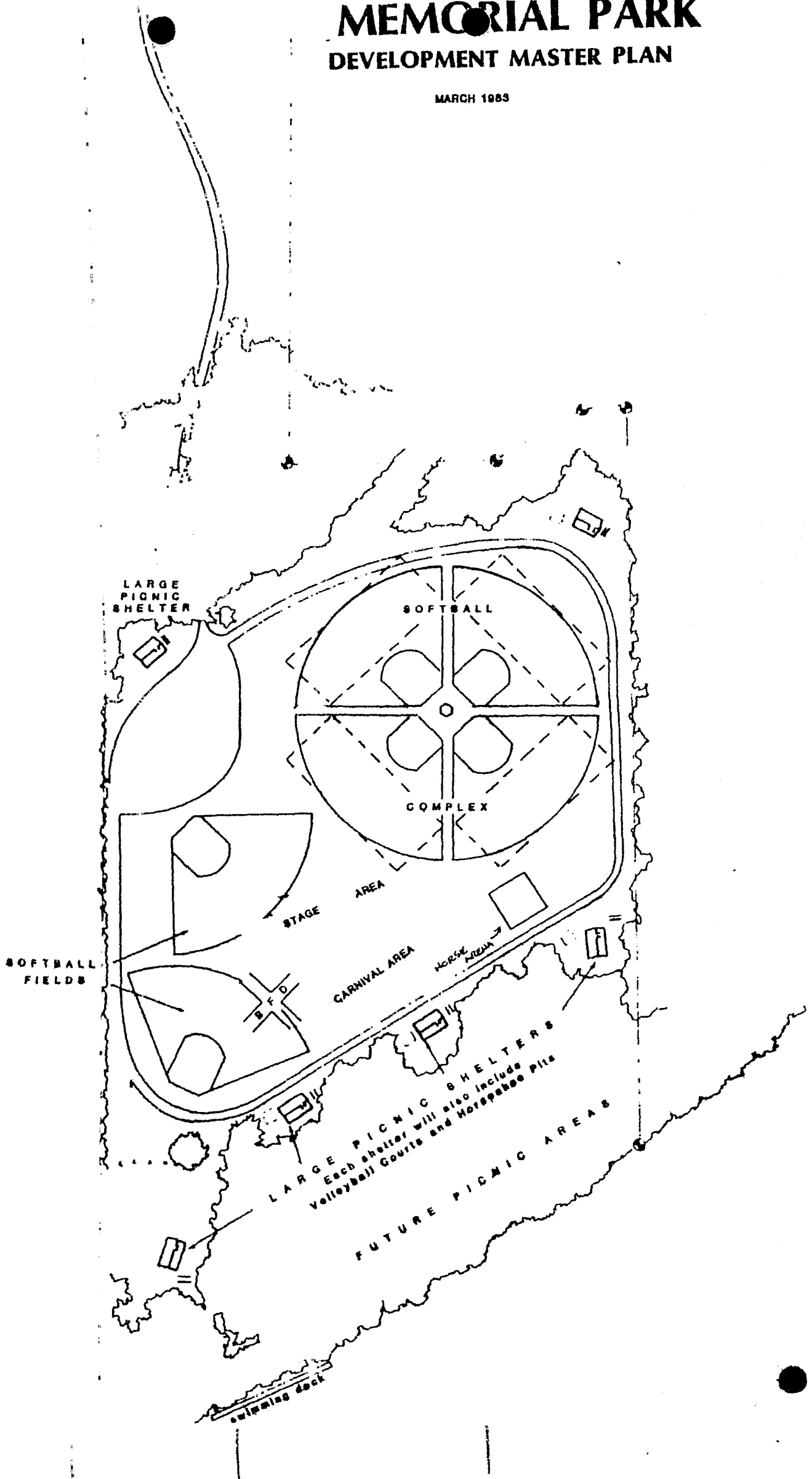
1. The Park Commission will recommend improvements to be made for specific projects as approved under the plan.
2. The Budget Committee and/or the City Council will approve the financing of each project as adopted by the plan.
3. Construction for structures administered under the Planning Commission and Design Review Board shall be approved prior to final submittal to City Council to advertise for bids.
4. All projects shall be constructed under the provisions established by the Uniform Building Code, Uniform Plumbing Code, Public Works Standard and all Planning requirements as established by City Code.

C. Recommendation

1. The Wilsonville Park Commission recommends that the Memorial Park Development Master Plan be approved.
2. The Wilsonville Athletic Association recommends that the Memorial Park Development Master Plan be approved.
3. The Wilsonville Boones Ferry Days recommends that the Memorial Park Development Master Plan be approved.

MEMORIAL PARK DEVELOPMENT MASTER PLAN

MARCH 1983



WATER
ROAD

PEDESTRIAN TUNNEL

SWIM
CENTER
ENTRANCE

WATER

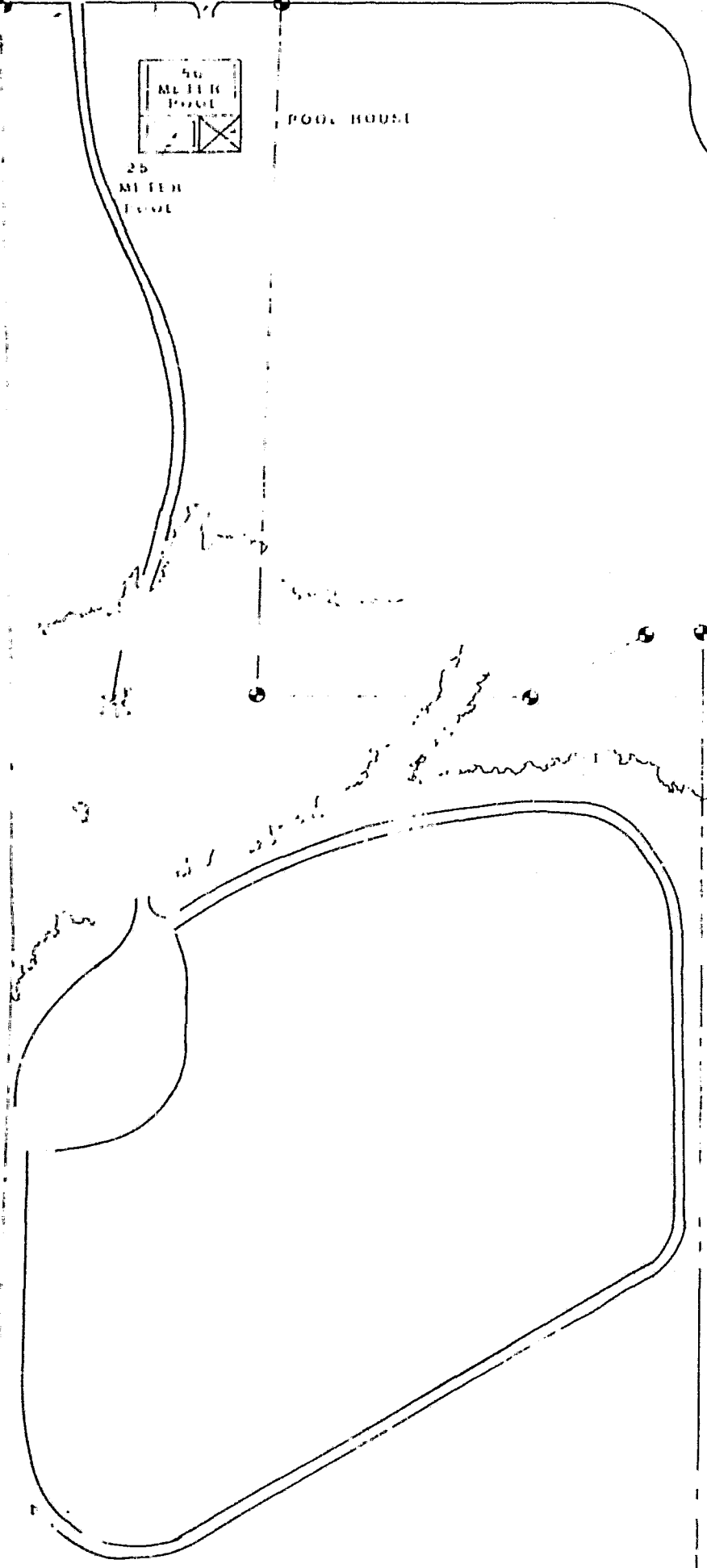
ROAD

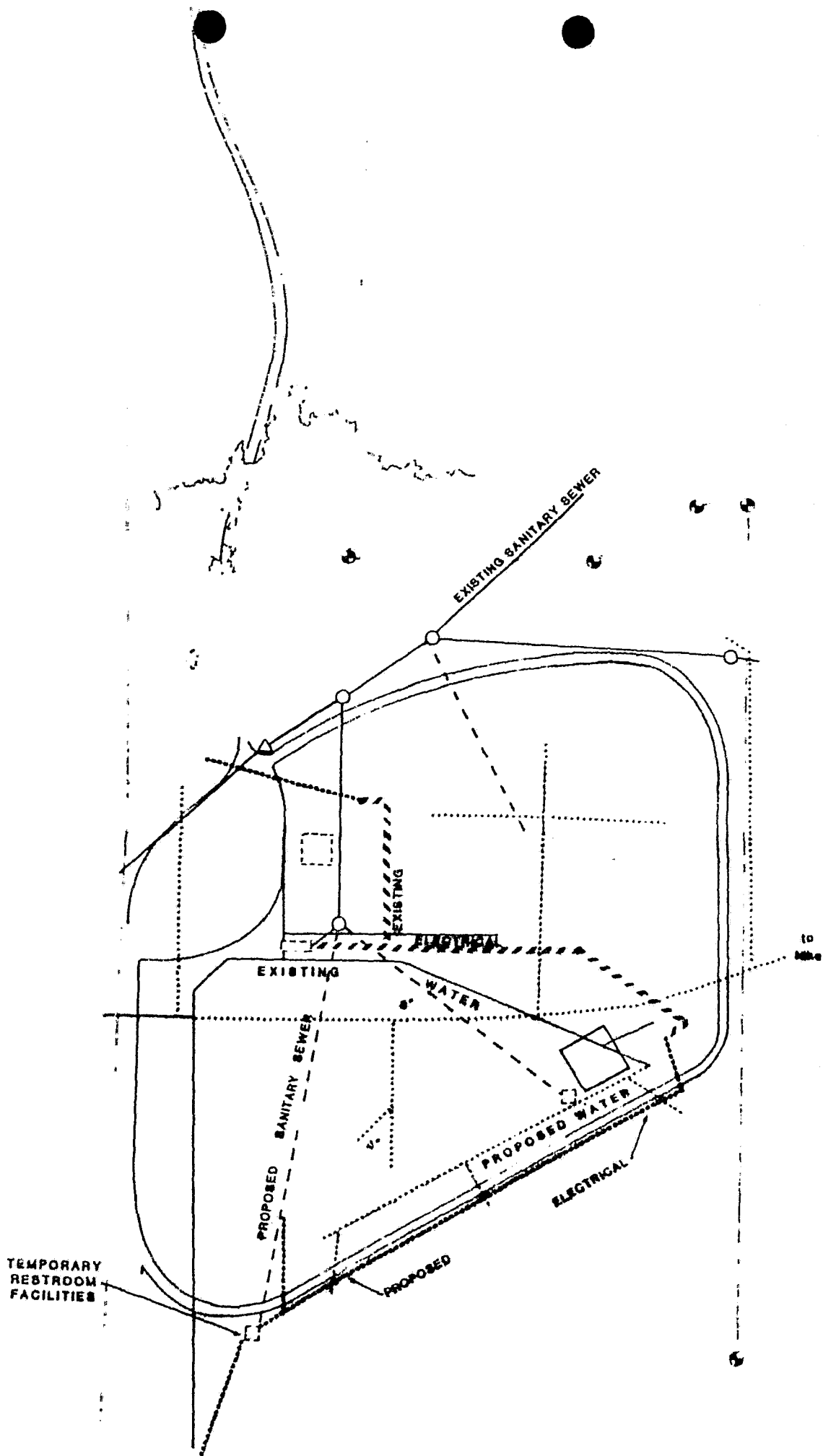
PARK
ENTRANCE

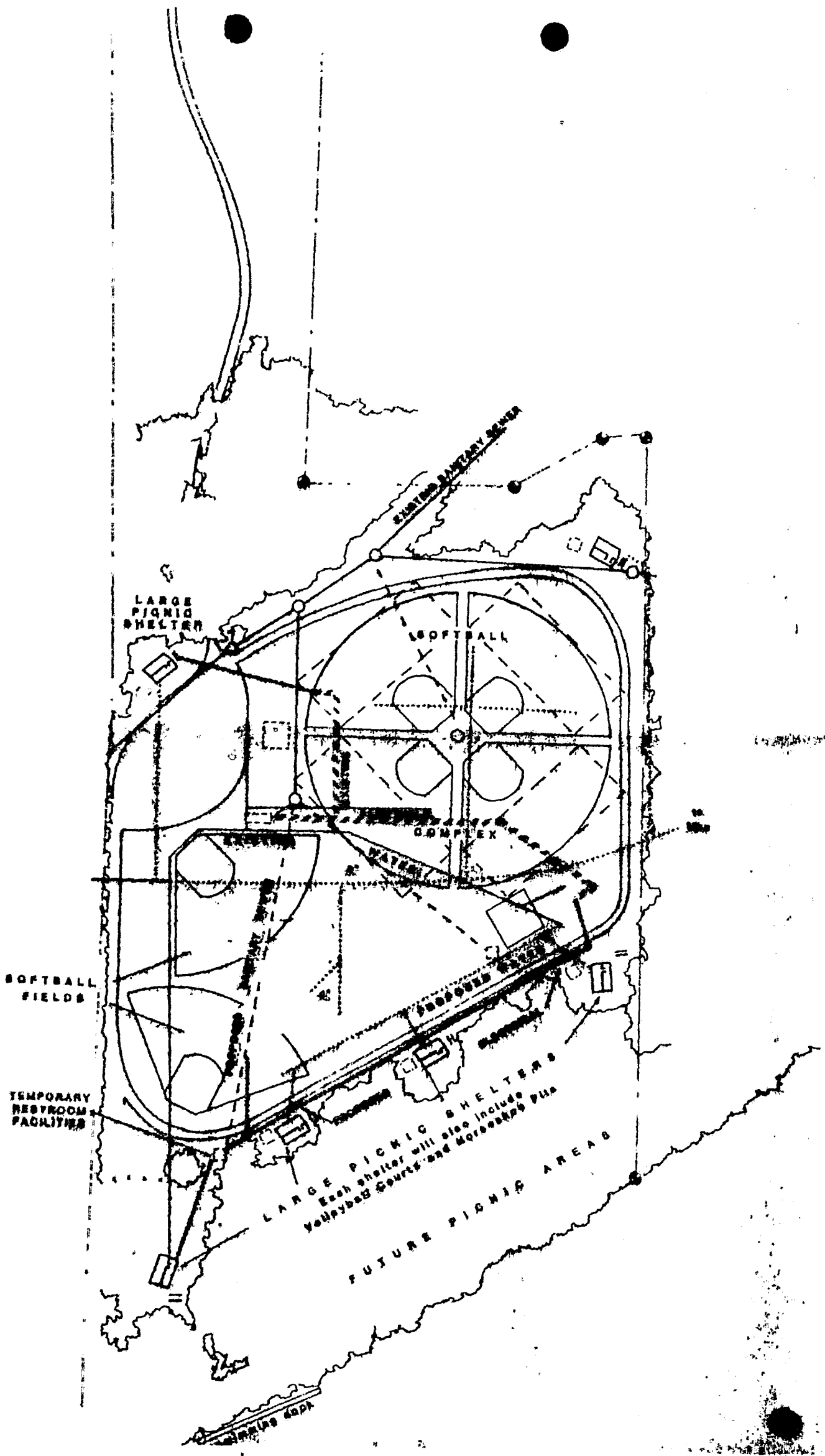


POOL HOUSE

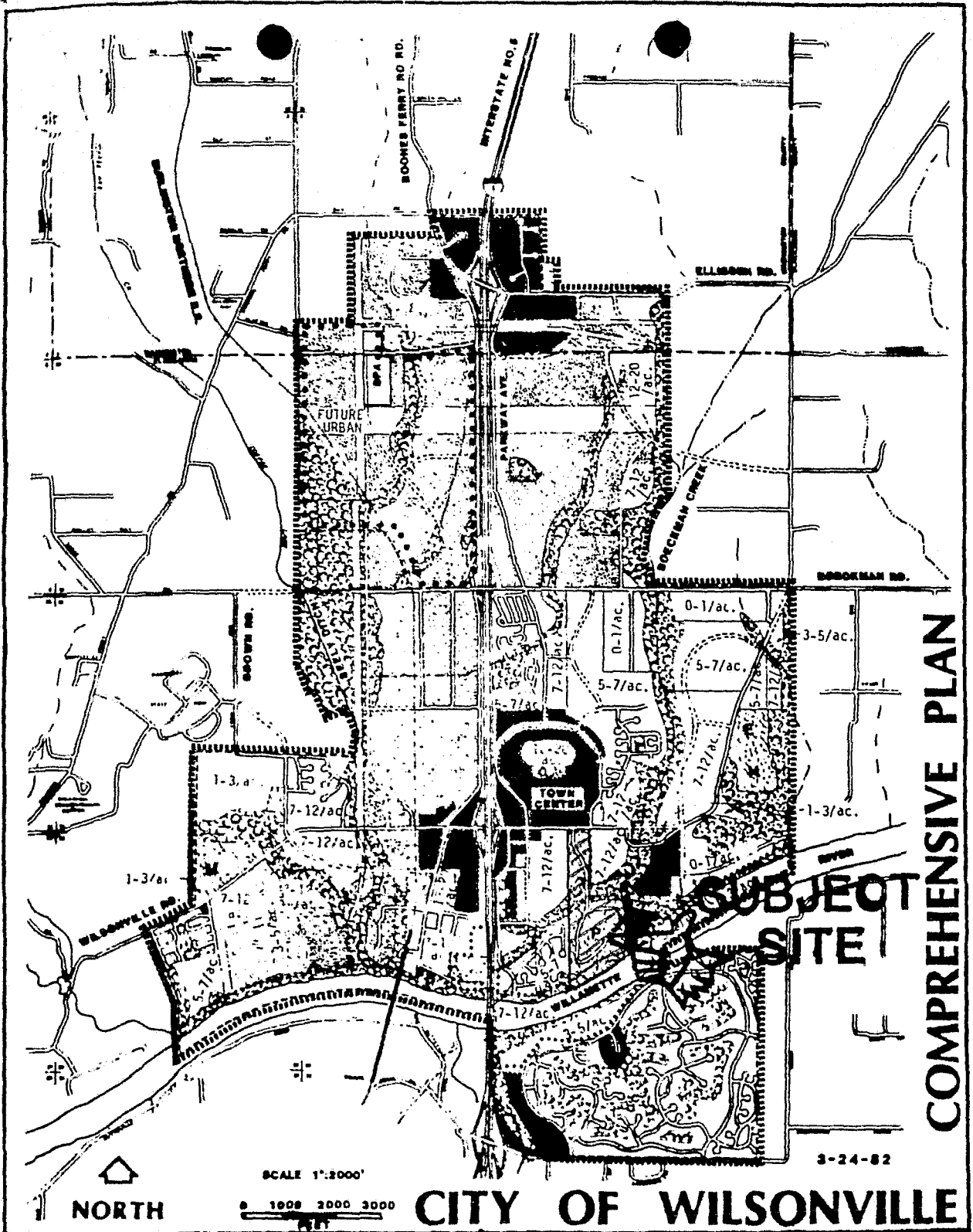
25
METER
POOL







MEMORIAL PARK MASTER PLAN



COMPREHENSIVE PLAN

<p>0 to 20 RESIDENTIAL (dwelling units per acre)</p>	<p> PUBLIC LANDS</p>	<p> POWER LINE EASEMENTS</p>
<p> COMMERCIAL</p>	<p> CITY LIMITS</p>	<p> WILLAMETTE RIVER GREENWAY BOUNDARY</p>
<p> INDUSTRIAL PARK</p>	<p>P - PARKS</p>	<p> PROPOSED STREETS</p>
<p> OPEN SPACE All open space is not shown on map - see text.</p>	<p>E - ELEMENTARY SCHOOL</p>	<p> URBAN GROWTH BOUNDARY</p>
<p> CONTINUING AGRICULTURE (future conversion der. etc.)</p>	<p>M - MIDDLE SCHOOL</p>	<p> FUTURE URBAN GROWTH BOUNDARY</p>
	<p>H - HIGH SCHOOL</p>	

DESIGN REVIEW BOARD

RESOLUTION NO. 83DR6

MEMORIAL PARK DEVELOPMENT MASTER PLAN

TAX LOT 601, T3S-R1W, SECTION 24

CITY OF WILSONVILLE, APPLICANT

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(4) and 4.440(1) of the Wilsonville Code, and

WHEREAS, the Planning Director has prepared a report on the above-captioned subject which is attached hereto as Exhibit "A", and


WHEREAS, said planning exhibits and staff report were duly considered by the Design Review Board at a regularly scheduled meeting conducted on March 28th, 1983, at which time said exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Design Review Board has duly considered the subject and the recommendation(s) 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 Design Review Board of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) and Conditions of Approval contained therein, and further authorizes the Planning Director to issue a Site Development Permit consistent with said recommendation(s).

ADOPTED by the Design Review Board of the City of Wilsonville at a regular meeting thereof this 31st day of March, 1983, and filed with the Wilsonville City Recorder this same day.



Chairman, Design Review Board

Attest:



CITY OF



P.O. Box 220 / Wilsonville, Oregon 97070
503 / 682-1011

DESIGN REVIEW BOARD MINUTES

Willamette Valley Wesleyan Church
29775 Town Center Loop East
Wilsonville, Oregon
March 31, 1983

Members present: Ron Anderson, Harold Long, Daryl May, John Kinsman
and Jim Longwood

Members absent: Daryl Gladheim and Marian Wiedemann

Staff present: Ryan O'Brien and Judee Hunnicutt

Chairman Anderson called the meeting to order at 7:36 p.m.

PUBLIC HEARINGS

A. MEMORIAL PARK - Master Development Plan

Larry Blanchard, Public Works Director, noted the Plan was only conceptual. Over the last three years, the City has seen a 225% increase in use of the Park and it is still increasing. The Park Commission put together a Park Survey. The return back on the Survey was 26%. A list of proposed improvements that people in the community wanted to see was comprised from the Survey input. First on the list was the swimming area with the sports field complex second. More picnic shelter areas, additional tennis courts, more restrooms were also on the list. As the Park Fund has the monies available for the projects, they will be coming back to Planning Commission and Design Review Board.

Harold Long arrived at 7:40 p.m.

Chairman Anderson questioned the horse arena. Blanchard noted it was supposed to be on the Plan and would be added. Chairman Anderson also questioned if there would be room for soccer as well as softball in the sports field complex. Blanchard replied that soccer would also be in there. Chairman Anderson suggested they not mix youth baseball and softball together.

Chairman Anderson opened the public hearing asking for proponents and opponents. Hearing none, he closed the public hearing.

Daryl May asked if there would be a bathhouse. Blanchard replied this was a possibility for the future.

Daryl May moved that the Design Review Board approve the concept as presented for the Memorial Park Master Development Plan. Jim Longwood seconded the motion which passed 5-0.

- B. Payless - Master Site Plan and Phase I, Final Architectural and Site Development Plan for warehouse to be located on Tax Lots 1600, 1700, 1701, 1800, 1900, 2001, 2002 and 2003, Section 14A

Ryan O'Brien pointed out that this project was north of the veterinary clinic and was not at the existing Payless site.

Doug Mulvanny, Architect from Seattle, noted the 430,000 square foot building was to be built in two phases. There will be 30 employees to operate the building. The two buildings on the end are temporary and will be removed when the second phase is completed. There will be a new rail spur added on the rear of the building. They are talking with the City about the creek remaining open beyond the parking lot under Phase I and during Phase II they will close that section. This building will be high pallette stocking only.

Chairman Anderson asked what this would do to Phase II of the big warehouse.

Rob King, Payless, noted that Phase II of the jumbo building was still under consideration.

John Kinsman questioned where Utility Vault was in relation to the new warehouse and if the road did not go north of Payless. Chairman Anderson replied that it ends there and is blocked right now with no access past Utility Vault's driveway. Daryl May questioned parking. Chairman Anderson stated that it was covered in the staff report. He noted that Mulvanny had accepted the staff report. Daryl May noted there was no Irrigation Plan and presumed it would be done after everything was planted. Mulvanny agreed that it would be turned in for staff approval.

Chairman Anderson opened the public hearing asking for proponents and opponents. Hearing none, he closed the public hearing.

Harold Long noted he felt the Plan was very unimaginative with 1,000 feet of garage doors and one small office. He felt they could do something different to the building especially because of its location in downtown Wilsonville.

Doug Mulvanny commented he tried to express the building as a very functional warehouse and noted that Harold Long had told him the same thing about the jumbo warehouse.

PLANNING COMMISSION
RESOLUTION NO. 83PC10

EXPANSION OF CONDITIONAL USE PERMIT
MASTER DEVELOPMENT PLAN
MEMORIAL PARK
CITY OF WILSONVILLE, APPLICANT
TAX LOT 601, T3S-R1W, SECTION 24

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(4) and 4.139(1), (2) and (3) of the Wilsonville Code, and

WHEREAS, the Planning Director has prepared a report on the above-captioned subject which is attached hereto as Exhibit "A", and

WHEREAS, said planning exhibits and staff report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on April 11, 1983, at which time said exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Commission has duly considered the subject and the recommendation(s) 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 Planning Commission of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) and Conditions of Approval contained therein and further authorizes the Planning Director to issue a:

Site Development Permit
 Subdivision Permit

consistent with said recommendation(s).

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 15th day of April, 1983, and filed with the Wilsonville City Recorder this same day.


Chairman, Planning Commission

Attest:



EXHIBITS

The following exhibits are hereby entered into the public record by the Planning Commission as confirmation of its consideration of the application as submitted.

1. City of Wilsonville Comprehensive Plan.
2. Chapter 4 of the Wilsonville Code.
3. Report and maps from Public Works Director.
4. Testimony received on March 14, 1983, from City Park Commission, Wilsonville Athletic Association and other interested parties.

FINDINGS

The following Findings are hereby adopted by the Planning Commission and entered into the public record in consideration of the application as submitted in conformance with the City's Comprehensive Plan and Zoning Regulations.

1. Wilsonville Memorial Park is a Conditional Use in the RA-1 zone. The park has been partially developed under the design of a general development plan prepared for the City in 1970. This plan served as a general guide for park development, but provided no detailed allocation of space for various activities. Increased usage of the park and demand for facilities by special interest groups has caused a re-evaluation of the Park Plan.

The City's Park Commission has studied the park, conducted a citizen's survey and prepared a new Master Development Plan for the park. The Plan was presented to the Commission for review and discussion on March 14, 1983. At that time, the Commission heard testimony from the City's Public Works Director, Planning Director, members of the Park Commission, members of the Boones Ferry Days Committee, members of the Wilsonville Athletic Association and other interested parties.

2. Based on the reports and testimony received, the Commission finds the proposed plan to be consistent with the Comprehensive Plan and zoning regulations. The plan provides for maximum efficient use of the site for various recreational uses and is based on public input in terms of demand for specific facilities and improvements.

The Commission did note, however, certain map corrections necessary to accurately reflect existing facilities within the Park. The Commission noted a concern that if these facilities were not identified, concerned citizens may assume they are to be eliminated. Said corrections shall be made by Public Works staff prior to further public circulation of the Master Plan.

3. The Design Review Board reviewed and approved the Development Plan, without any conditions, on March 31, 1983 (Resolution 83DR6). It is noted, however, that individual structures will be submitted for Board approval prior to issuance of Building Permits.

The Commission further finds that incremental development of the Park will be administered by the Park Commission with approval by the City Council for annual budget allocations. With the Park Commission's annual review and Design Review of individual structures, the Commission does not find it necessary to require further review or approval by the Commission. The Master Plan will serve as the Commission authority for park improvements.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 14, 1983:

MEMORIAL PARK

Larry Blanchard, Public Works Director, stated the Park Commission sent out a survey a year ago asking residents of the community what facilities they felt the Park needed. Among needed facilities the public wanted to see was a swimming pool, another tennis court, additional restrooms, etc.

Over the past three years the Park reservations have increased 225% and they are still increasing. They have done traffic counts and found that in one weeking they logged 8,000 tripends. Boones Ferry Days logged 20,000 tripends in one day.

At the present time there are four fields. This area can eventually be turned into a sports complex. There are plans for a swimming pool area in the future. The entrance road will eventually be moved so that it is adjacent to the Town Center Loop East Road with a traffic light.

As far as facilities, the City will have to extend the sewer line to be able to hook up the future restroom facilities. There is an 8" water line which comes in from Day Dream Ranch and deadends. This will be extended when the need arises.

Chairman Drew questioned the horse arena. Blanchard noted it may have to be shifted to the south a bit. The arena was extended to meet arena regulations so that it would be possible to hold a horse show.

The bike path through Day Dream Ranch area would be continued along the sewer line through NIKE's property up to Wilsonville Road. Another fully-lighted tennis court would be added.

Since the tennis court and horse arena are missing from the map which Blanchard had made, Chairman Drew suggested added them to the map.

Marian Wiedemann questioned Goal 6. Blanchard replied that he handed out a page with the corrected Goal 6. He also noted that according to the Boones Ferry Park Master Plan of several years ago, the swimming area and playground area are the only two phases left to be done to that park. They are looking at getting these two areas finished this year with LWCF monies.

Wayne Penny, President of the Wilsonville Athletic Association, stated the association has been in existence for only three years and this year there are 35 mens' softball teams, 10 womens' teams and 8 coed teams.

Joe Torres, 32280 Armitage Court, Wilsonville, President of Boones Ferry Days, noted he was very pleased with the Park Master Plan and hoped to add something to the Park such as redoing the road and adding lighting.

Stan Maves asked if there were concessions in the Park during the summer season. Blanchard replied that Wilsonville Athletic Association had a portable trailer which they move in and out. With the added tournaments plus the increased number of teams playing this year, they hope to do very well.

Ed Lasley noted he had been on the Park Commission for 11 years and wanted to see that the Park is made usable for everybody.

Rich Drew, on behalf of the Planning Commission, moved that the Planning Commission gives their full approval to the Park Master Plan and asks only that they add a little more detail on the existing facilities, trails and traffic patterns throughout the Park. Helen Burns seconded the motion.

Helen Burns questioned the Day Dream Ranch barn. Blanchard noted he did not know what was to become of it, but that it was up to City Council. He stated he had made his recommendations.

Bill Cooley called for the question. The motion passed 5-0.

EXCERPT FROM THE PLANNING COMMISSION MINUTES OF APRIL 11, 1983:

MEMORIAL PARK

Marian Wiedemann moved to approve the Memorial Park Master Plan. Arland Anderson seconded the motion which passed 5-0.

CITY OF WILSONVILLE

MEMO

April 14, 1983
DATE

TO: Mayor and City Council
Council Mtg: 4-18-83
Agenda Item: Items Needing Action

FROM: Parks Commissioners
Larry R. Blanchard, Public Works Director *LB*

SUBJECT: Approval Park Master Plan

Attached is a compilation of the approvals from the Design Review Board, and the Planning Commission, regarding the Memorial Park Master Plan. The Design Review Board adopted Resolution 83DR6 on March 31, 1983, and the Planning Commission approved the Memorial Park Master Plan at their meeting held April 11, 1983.

The report attached hereto reflects the collective effort of the Park Commission and staff to develop an orderly process for improvements to the Memorial Park. Although the Park Commission would be directly responsible to the City Council to oversee the development of Memorial Park, the City Council would be ultimately responsible for allocation of financing for each project.

The Memorial Park Master Plan is not a recommendation for the approval of financial commitment of the project by the City Council but an approval of the proposed area for development for Memorial Park. Each project as stipulated in the staff report attached hereto, and each project as proposed under this Plan, must meet all the requirements as set forth in applicable Codes of the City for any construction project.

Listed below is an estimated cost of each proposed facility in the Park. These costs will change somewhat as projects are developed into their final stages.

Water Systems - Irrigation	\$ 43,138.00
Sanitary Sewer Systems	30,000.00
Road Improvements - Parking Areas	102,222.00
Indoor Swimming Center	1,304,000.00
Additional Tennis Courts	35,000.00
Sports Field Complex	50,558.00
Electrical Improvements	48,130.00
Picnic Shelters - 5	90,000.00
Playground Equipment	18,783.00
Restrooms - 4	120,000.00
	<hr/>
	\$1,841,831.00

Recommendation

1. To approve the proposed Park Master Plan as submitted by the Park Commission, and as approved previously by the Design Review Board, and the Planning Commission.
2. Request staff to prepare the final site plan map for adoption by Resolution of the City Council.

LRB/fr

Attachments