

RESOLUTION NO. 973

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL AND APPROVING A ZONE MAP AMENDMENT TO CHANGE A 60.52 ACRE PARCEL FROM RESIDENTIAL AGRICULTURAL - 1 (RA-1) TO PUBLIC FACILITY (PF); APPROVING A STAGE I MASTER PLAN AND STAGE II SITE DEVELOPMENT PLAN FOR THE FIRST PHASE OF CONSTRUCTION OF THE WEST LINN/WILSONVILLE HIGH SCHOOL; AND APPROVING A BUILDING HEIGHT VARIANCE TO FORTY-FIVE (45) FEET FOR TAX LOT 100, T3S-R1W, SECTION 13, CLACKAMAS COUNTY, OREGON; WEST LINN/WILSONVILLE SCHOOL DISTRICT, APPLICANT.

WHEREAS, an application, together with planning exhibits for the construction of the West Linn/Wilsonville High School, has been submitted to the City of Wilsonville in accordance with the procedures set forth in the Wilsonville Code; and

WHEREAS, the Planning Staff has prepared a report on the West Linn/Wilsonville High School which is identified as "Exhibit A" and is a part of the public record; and

WHEREAS, the Wilsonville Planning Commission, after providing public notice, duly held a public hearing on November 9, 1992, at which time they accepted the Staff Report and planning exhibits, together with additional evidence and public testimony, into the public record; and

WHEREAS, all interested parties have been afforded an opportunity to be heard on this matter; and

WHEREAS, the Planning Commission, after careful consideration of all the exhibits, evidence and testimony presented to them, recommends that the Wilsonville City Council approve the Zone Map amendment, variance and development plans presented by the West Linn/Wilsonville School District; and

WHEREAS, the Wilsonville City Council, after reviewing the Commission's public record and holding an additional public hearing, finds that the application of the West Linn/Wilsonville School District should be APPROVED.

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

1. The 60.52 acres of property identified a Tax Lot 100, T3S-R1W, Section 13, Clackamas County, Oregon shall be rezoned from Residential Agricultural - One acre minimum (RA-1) to Public Facility (PF) and

the same is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from the adoption of this Resolution.

2. The applicant shall develop the site, buildings, parking and drives, in substantial compliance with the approved development plans. It is understood that minor revisions in the development will occur prior to and during the construction phase. Minor site development revisions may be reviewed by the Planning Director under a Class I administrative review.
3. Final construction plans shall be reviewed and approved by the Planning Director, City Engineer, the Tualatin Valley Fire and Rescue District, and the City Building Official prior to construction.
4. This approval grants a variance to increase the building height for the gymnasium and auditorium structures to forty-five (45) feet.
5. The applicant shall install temporary fencing at the boundary of the Primary Open Space and wetlands. This condition is intended to preserve Primary Open Space and wetlands from removal of vegetation, discarded debris and fill and erosion during construction of the high school and athletic fields.
6. All construction workers shall park on site and not on Wilsonville Road.
7. The applicant shall waive right of remonstrance against any local improvement district which may be formed to provide public facilities to serve the subject site.
8. The applicant shall construct parking spaces for the handicapped with close and convenient access to the main entrance of the high school and the stadium. Construct handicapped parking in accordance with the American with Disabilities Act as required by the City Building Official.
9. The developer of any particular site in Wilsonville shall coordinate with the Army Corp. of Engineers and the Division of State Lands for any potential conflict with identifiable wetlands.
10. The applicant shall preserve the "City Tree". This tree is the 48" diameter Oak located next to the proposed main entrance. Stakeout the drip line of the tree with surveyor's ribbon to prevent any disturbance of it's roots from grading and construction activities. Final grading shall slope to drain away from the trunk of the tree, and finish grade in a natural appearing contours. The developer shall verify the exact location of the tree with the

City Parks and Recreation Department prior to any tree removal. Questions for the preservation of the City Tree are to be referred to the Design Review Board.

11. The City Council action approves Stage II site development for Phase I construction of the high school. Subsequent phasing for high school development requires separate applications and approvals from the Planning Commission and Design Review Board.
12. All final plans shall be submitted on a 24" x 36" format. A title page will be required with a space left in the lower right-hand corner for an 8-1/2" x 11" information sheet to be provided by the City and to be affixed to the final as-built plans before acceptance. The applicant shall provide 3 mil mylar as-builts to the City. Said as-builts must be submitted and approved by the City before the final punch list inspection will be performed by the City.
13. Applicant's engineer shall provide a detailed drainage analysis of the subject property and prepare a 24" x 36" sheet identifying contributing drainage areas, to be included with the final design plans.
14. Storm sewer system shall be designed to pass a 25 year frequency storm. Applicant's engineer shall provide detailed drainage computations. Applicant's design engineer shall provide runoff protection to downstream property owners. The design may require a detailed erosion control plan.
15. Final utility design shall be designed to meet the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of all street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of all street centerlines.
 - C. Waterline shall be aligned on the south and east side of all street centerlines.
 - D. Minimum centerline finish grade shall be no less than 1% and the maximum centerline finish grade shall be no more than 12%.
 - E. Top of the curb shall equal centerline finish grade unless offset crown design or curb return transition.
 - F. Composite utility plan shall be part of the final plan set.
 - G. Detailed grading plan shall be part of the final plan set.

- H. Utilities not in the street area shall provide maintenance access acceptable to the City and shall be centered in a 15-foot easement to be conveyed to the City of Wilsonville.
 - I. Final design of the public utilities shall be approved at the time of the City's issuance of a Public Works construction plan.
 - J. All on and off site utilities shall comply with the State of Oregon and the City of Wilsonville requirements and Codes.
 - K. All cul-de-sacs shall have a minimum 45-foot radius to the face of the curb to allow for adequate turning radius.
 - L. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - M. Final design plans shall identify locations for street lighting, gas service, power lines, telephone lines, cable television, street trees and mailbox clusters.
16. All survey monuments on the subject site shall be protected. If destroyed by the proposed site construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
 17. The applicant shall widen Wilsonville Road to allow for construction of a deceleration lane for the north bound lane and a left turn pocket for the south bound lane. This improvement shall be completed prior to occupancy.
 18. The applicant shall dedicate all necessary property to accommodate right-of-way and utility easements on their property, necessary for the future development of Wilsonville Road in accordance with the general alignment shown on the City Transportation Master Plan. The applicant shall dedicate the right-of-way at such time the City Engineering Department determines its final alignment.
 19. The applicant shall contribute \$80,000 to the City of Wilsonville to cover the applicants share of the Memorial Park sanitary sewer lift station reconstruction, construction of a parallel force main and gravity sewer main to the waste water treatment plant.
 20. The applicant at his expense shall install a traffic signal and cross walk at the Boeckman Creek Elementary School entrance and move yellow

- blinking signal light to the new road entrance to the high school to the south, with credit against street systems development charge. The traffic signal shall be installed prior to occupancy.
21. The applicant shall construct an eight (8) foot wide, asphalt, bike path/sidewalk along the west right-of-way of Wilsonville Road that connects the sidewalk at Rose Lane to the south, to the sidewalk at Meadows Parkway to the north. This improvement shall be completed prior to occupancy.
 22. The applicant shall submit an estimate of cost to construct a five (5) foot wide concrete sidewalk, along the entire school district property fronting Wilsonville Road. The applicant shall provide the estimated amount of money to construct the sidewalk at such time as the remainder of Wilsonville Road is improved. The applicant shall construct the sidewalk within twelve (12) months of construction of curb and gutter by Randall Group.
 23. The applicant shall construct an eight (8) foot wide, concrete, bikeway/pedestrian sidewalk to connect the crosswalk at Wilsonville Road and extend it to the main entrance of the high school building. Construct a direct pedestrian route between the northerly parking lot and the stadium. This improvement shall be completed prior to occupancy.
 24. The applicant shall install bicycle racks to accommodate sixteen (16) bicycles. This represents 5% of the total parking spaces proposed for Phase I of the high school. The bicycle racks shall be located within close proximity of the main entrance of the high school, and if possible, under covering. The bicycle racks shall be of the design that cyclists can provide their own locking devices to secure the frame and both wheels of a bicycle.
 25. The applicant shall provide a fire hydrant within 250 feet of the building in hose-lay fashion as approved by the fire marshal.
 26. The applicant shall provide a clear, unobstructed 20' apparatus access roadway with a 13'-6" clear height within 150' of all exterior walls, hose-lay fashion. Such roadway shall not exceed 15%. Roadways shall not have an inside radius of not less than 25 feet on all corners.
 27. The Design Review Board shall review the lighted athletic field location

and consider moving it away from the road and housing.

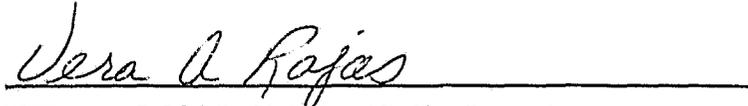
28. The applicant shall construct the traffic circle in front of the school as shown on the design plans they submitted to the Council.
29. The applicant shall agree to install and operate a permit system for automobiles to be driven to school on a daily basis.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof the 21st day of December, 1992, and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

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