

ORDINANCE NO. 421

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP AND OFFICIAL ZONING MAP OF THE CITY OF WILSONVILLE, FOR A COMPREHENSIVE PLAN AMENDMENT FROM "URBAN MEDIUM DENSITY RESIDENTIAL, (7-12 DU/AC)" TO "PUBLIC"; AND FOR A ZONE CHANGE FROM RA-1, (RESIDENTIAL AGRICULTURAL) TO PF (PUBLIC FACILITY) FOR TAX LOTS 600, 602, AND 1000, SECTION 24, T3S-RIW, CLACKAMAS COUNTY, OREGON; AND DECLARING AN EMERGENCY.

WHEREAS, an application has been prepared and filed by the Planning Department to amend the Wilsonville Comprehensive Plan Map from "**Residential**", (7-12 du/ac) to "**Public**", and to further rezone the property from RA-1, (Residential Agricultural) to PF (Public Facility) for three parcels totaling approximately 22.16 acres, **and** including Tax Lots 600, 602, and 1000, T3S-R1W, Section 24, Clackamas County, Oregon; and

WHEREAS, the subject property has been identified for acquisition for parks and recreation purposes in the Wilsonville Urban Renewal, Year 2000 Plan, as amended by Ordinance No. 416. The City has initiated acquisition of said property through the use of Urban Renewal funds; and

WHEREAS, the application, including planning exhibits, was submitted to the Planning Commission in accordance with the procedures set forth in Section 1 (Plan Amendments) of the Wilsonville Comprehensive Plan; and

WHEREAS, The Planning Commission held a public hearing on August 9, 1993, at which time they reviewed the staff report, including all exhibits and materials submitted by the applicant and other interested parties, and received testimony from interested parties who were afforded an opportunity to be heard on this subject after public notice was duly posted, published and mailed; and

WHEREAS, after carefully considering the matter and all available evidence and testimony the Planning Commission found this Comprehensive Plan amendment and Zone Change should be approved as requested, and their recommendation is set forth in Resolution 93PC27, Exhibit I; and

WHEREAS, the Commission's approval was, and is in fact a recommendation to

the Wilsonville City Council that they approve the Comprehensive Plan Amendment and Zone Change; and

WHEREAS, appropriate notice of the proposed adoption of this Comprehensive Plan Amendment and Zone Change was provided to the Department Of Land Conservation and Development (DLCD) in accordance with OAR 660-18-020.

WHEREAS, the Wilsonville City Council, after providing the required notices, held a public hearing on September 20, 1993 to review the record of the Planning Commission, and to hear and consider additional evidence and testimony regarding the application.

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

Section 1. The official Comprehensive Plan Map of the City of Wilsonville is hereby amended and changed so that Tax Lots 600, 602, and 1000, T3S-R1W Section 24, Clackamas County, Oregon, are hereby reclassified from **Residential to Public**, except that portion of the properties so designated shall remain **Primary Open Space and Secondary Open Space**. The Planning Director is hereby authorized and directed to make such changes on the Official Comprehensive Plan Map upon the effective date of this Ordinance and in compliance with this section.

Section 2. The official Zoning Map of the City of Wilsonville is hereby amended and changed so that Tax Lots 600, 602, and 1000, T3S-RIW, Section 24, Clackamas County, Oregon, are hereby reclassified from **RA-1, (Residential Agricultural) to PF, (Public Facility)**. The Planning Director is hereby authorized and directed to make such changes on the Official Zoning Map upon the effective date of this Ordinance and in compliance with this section.

Section 3. The following findings are hereby adopted and expressly made part of this Ordinance.

FINDINGS

1.) The subject property is situated at the southeast corner of the intersection of Wilsonville Road and Town Center Loop East. The site contains a total of approximately 22.16 acres, and includes Tax Lots 600, 602, and 1000, T3S-RIW, Section 24, Clackamas County, Oregon. A portion of Tax Lot 600 has been partitioned off and is now a separate Tax Lot. This new parcel (Tax Lot 604), contains approximately .47 acres lying east of Kolbe Lane, and is not part of this application. Preliminary Title Reports containing legal descriptions of the three

parcels are on file with the Planning Department.

The northern portion of the site is a plowed field and remnant orchard. The southern portion of the site contains three single family homes and some outbuildings.

The site is surrounded on three sides by Memorial Park, including Tax Lots 601, 1101, and 1191. The north boundary of the property is Wilsonville Road. The east and south boundary is Boeckman Creek. The west boundary is the northern pan handle of Tax Lot 601 of Memorial Park, which also contains the City Library. To the north of Wilsonville Road is the City Hall and Community Center.

2.) The subject properties are currently designated Urban Medium Density Residential, (7-12 units per acre) on the Comprehensive Plan Map (**Plan**), Exhibit 4. However, portions of the properties abutting Boeckman Creek are designated Primary Open Space (approximately 3.78 acres) and Secondary Open Space (approximately 6.70 acres) depending on slopes and vegetative cover.

All of the property is currently zoned RA-1, Residential Agricultural, Exhibit 6. This zone allows for single family homes on one acre minimum lots. The RA-1 zone further serves as a holding. It is noted that Tax lots 602 and 1000 are pre-existing Lot of Record.

In order for the properties to be developed under the current **Plan** designation they would need to be rezoned PDR. (Planned Development Residential), with appropriate Stage I and Stage II development plans. In consideration of Sections 4.136(1)(e), 4.136(5), and 4.161(3)(a) and (b) of the Wilsonville Code the allowed number of units would be calculated based on a net of 20.60 acres.

3.) Through two separate, but supportive, public actions the City has identified the subject site as a priority for supporting needed parks and recreation activities. The two processes include the Parks and Recreation Master Plan, and the recently amended Urban Renewal Year 2000 Plan, (Ordinance 416). The parks master planning is currently only in preliminary draft stage. A recommended Master Plan is expected from the parks and Recreation Advisory Commission by the end of 1993.

In amending the Urban Renewal Plan the City made the following finding:

"There is little developed park and recreational land within the entire City of Wilsonville. Findings made in a 1991 Resolution establishing a Park and Recreation Lands and Facilities System Development Charge noted that Wilsonville had only the equivalent of 24 acres of developed community park land, and only two acres of developed neighborhood park land. Using National

Parks and Recreation Association standards, Wilsonville had a deficiency of about 100 acres of developed community and neighborhood park and recreation land...."

Based on this finding, together with input from the community, in a June 30, 1992 advisory vote, and the Parks and Recreation Advisory Commission, the Urban Renewal Plan was amended to include the subject site for acquisition for parks and recreation purposes.

4.) The finding of a 100 acre deficiency for parks was based on a national standard of 10 acres per 1000 population, as compared to the City's current population of 9255. When the parks ratio is projected to consider anticipated mid-range build-out of 16,500 (ranging from 13,800 to 18,000) there is a long range need for approximately 165 additional acres of parks land.

Memorial Park currently contains 102 acres and is the only community park within the City. Only approximately 24 acres of the park is currently developed. Development of the existing park land can adequately serve the current population, but falls short of meeting projected parks and recreation demands build-out.

The addition of the 22.16 acres of the subject site will bring the community parks inventory to 124.16 acres. This acreage, when developed, will only marginally serve the lower range of the projected population. Therefore additional lands will also be needed.

When communities plan for the future, there is always a competition for resources, both for land and dollars to adequately support community growth. The competition is not limited to public decisions, but also includes public competition for land with the private sector. Because of this competition for land, in particular, it is essential that the community use its available financial resources to secure needed lands for public purposes, well in advance of the actual need.

5.) With the acquisition of the subject site for public purposes, it is necessary to amend the Comprehensive Plan Map, to conform with the change in planned use. Amendments to the Comprehensive Plan must be made in compliance with the procedures and criteria set forth in Chapter 1, pages 3-5 of the Comprehensive Plan Text.

An amendment to the Plan Map must be made in consideration of the Goals, Policies and Objectives of the City's current Comprehensive Plan text. The amendment must also demonstrate compliance with applicable Statewide Planning Goals.

In order to conform the zoning of the land with the proposed

Comprehensive Plan Map it is also necessary to amend the Official Zone Map. Zone Map amendments are made in consideration of the procedures and criteria set forth in **Section 4.008, Application Procedures - General**; **Section 4.121 PF. Public Facility Zone**; and Section 4.187, **Zone Changes and Amendments - Procedures**.

6.) **COMPLIANCE WITH PLAN AMENDMENT CRITERIA**

This amendment was initiated by motion of the City Council, based on other supporting decisions related to Urban Renewal and parks and recreation planning. As set forth in Chapter 1 of the Comprehensive Plan, there are four criteria to be considered in adopting a plan amendment. The four criteria are set forth in "**bold**" type, followed by findings of compliance with each of the four criteria:

A. **"The proposed amendment is in conformance with the text portions of the Plan not being considered for amendment."**

Finding - While the Plan contains numerous Goals, Policies and Objectives, the Text is divided into four basic Chapters to which the Goals are oriented. These Chapters include **Introduction**, together with **Procedures and Citizen Involvement**; **Urban Growth Management**; **Public Facilities and Services**; and **Land Use and Development**. The following findings address compliance with these four general Chapters.

Procedures and Citizen Involvement

(1) **Goal 1.1, "Encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies."**

Finding - This application for a Plan Map amendment is actually the result of such citizen involvement. The citizens of the community have actively participated in parks and recreation planning, which led to the conclusion that the subject site should be acquired for that purpose. Volunteer citizens also are members of the Parks Advisor Commission, who have engaged the input from their fellow citizens in workshops and hearings.

The Urban Renewal Plan was developed and subsequently amended to include the subject site for acquisition, based on community involvement. Besides the regular public meetings that involved amending the Urban Renewal Plan, the amendments were based on a community-wide advisory vote, which was passed on June 30, 1992.

In addition, consistent with the procedures set forth in the **Plan**, this

application has been reviewed in a public hearing before the Planning Commission, and subsequently by the City Council. Both hearings were held after providing the appropriate public notice.

Urban Growth Management

(2) **Goal 2.1**, "Allow growth to continue at a rate consistent with:

- the economics of development
- the economics of city administration, and
- the economics of providing public services and facilities,

provided that such development is consistent with livability within the City."

Finding - The subject site is within the "Urban Growth Boundary" and therefore readily available for urban development, consistent with the provision of adequate public facilities. The public decision to convert the use of the site from Residential to Public parks and recreation is consistent with the intended balancing of development with services and facilities. In order to assure the continued availability of adequate parks land, it is necessary to acquire such land prior to commitment of vacant lands to other uses. The current Comprehensive Plan only designates existing park land and does not set aside, or otherwise protect other lands, for such use. Therefore it is necessary to amend the Plan, from time to time, to so designate any additional and desired parks land.

Public Facilities and Services

(3) **Goal 3 .1**, "Plan for and provide adequate public facilities and services closely tied to the rate of development."

The Plan further divides public facilities into two categories Primary and Secondary.

Primary facilities, "are those which significantly impact public health and safety and are directly linked to the land development process, in terms of service capacity, location and design...~

Primary facilities are required to be provided in conjunction with actual development and include: Sanitary Sewer, Water, Storm Drainage, Roads, Fire and Police Protection.

Secondary services are those, "which complement the public health,

safety and general welfare of urban residents and worker, but are not directly linked to the land development process or public health and safety".

These facilities include Schools, Libraries, Parks and Recreation, etc.

Finding - Under the current Residential designation any potential development would be required to ensure adequate provision of "Primary Facilities". The rate of past and present development has placed an increasing burden on the City's current facilities and on its ability to provide adequate levels of service. Additional residential development of up to 247 units could severely impact traffic operations on Wilsonville Road and the I-5 Interchange, create additional demands on the water system, create additional impacts on the wetlands and storm drainage system in Memorial Park, and require upgrading of the sanitary sewer system, which is limited by an existing pump station located in Memorial Park, plus further impact the limited available capacity (B.O.D.) at the Waste Water Treatment Plant. Conversion to parks and recreational use will substantially reduce the impact on these available services.

Further, parks and recreation facilities are part of the "Secondary" system for which adequate provision must be planned and developed. As previously noted in the above findings, the community has determined that it is necessary to acquire additional parks land now to ensure their availability in the future. The citizens, through their public participation, have concluded that additional park land is vital to maintaining a continuing high "quality of life" in Wilsonville.

Land Use and Development

(4) Goal 4.3, "Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this Goal while maintaining a reasonable balance between the economics of building and the cost of supplying public services. This Goal identifies the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. This Goal also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe and healthful environment."

Objective 4.3.4 sets balance (targets) ratios for the various types of housing at 50% multi-family, 40% single family, and 10% manufactured housing.

Development trends, to date, result in ratios closely consistent, but below these targets. The current housing stock consists of 45% multi-family, 46% single family, and 9% manufactured housing, Exhibits 6A & 6B.

The total projected housing stock, based on planned densities and these ratios, is 11,039 at build-out. The current stock as of June, 1993, is 4693 units. These units have been built on 744 acres. The average current density is 6.31 units per gross acre. There is a remaining total of 374 vacant acres designated for residential development at various densities.

It is, however, noted that the majority of the vacant residential lands are designated for 7-12 and 12-20 units per acre. Past development has consumed most of the available land designated for lower densities (below 7 units per acre).

(5) The proposed amendment will reduce the potential housing units by removing 22 acres, resulting in a net loss of up to approximately 247 units. It acknowledged that these units, or at least some of them, could be retained and reallocated by increasing densities elsewhere in the City.

A previous **Plan** amendment for Mentor Graphics resulted in a net loss of about 336 units. Although the City has committed to evaluate appropriate density increases for the Bridle Trail Ranchettes area to recapture some of these lost units. However, this planning activity has not yet been initiated.

(6) The 1982 Metro Housing Rule adopted by State law set forth two key provisions to guide local planning for housing within the Portland Metro Region. The Rule generally requires:

- a. Each jurisdiction to adopt a Plan that allows for a new housing construction "mix" that includes at least 50% multi-family or single-family attached units.
- b. Adopted local **Plans** must allow for certain minimum "target" housing densities. The target set for Wilsonville is 8 dwelling units (Net) per acre.

Under the Housing Rule, a Net residential acre is calculated at 75% of a gross acre. This is intended to account for streets, etc.

The Wilsonville **Plan** complies with criteria (a) by allowing for the ratios set forth in Objective 4.3.4. Even though development, to date, has not precisely obtained this ratio, all that the Rule requires is that is allowed.

Compliance with criteria (b) is a little more complex, because of differing methods used to calculate density. The City's original **Plan**, adopted in 1980, was acknowledged as complying with the 8 units/acre objective. However, within the Wilsonville Comprehensive Plan allowed density calculations are based on (Gross) acres rather than (Net) acres.

There are currently a total of 1118 acres designated for residential development in the Comprehensive Plan. This land base includes the reduction from the Mentor Graphic amendment. Even so, past development trends have consumed about 744 acres, resulting in an average density of only 6.31 units per **gross** acre. However, when calculated based on the net density of the Housing Rule, there are 558 (net) acres, which results in an average of 8.41 units per net acre.

The designated Residential land base would need to yield at least 6708 units per net acre to equal the 8 units/acre criteria. The current housing unit inventory is 4693. Therefore in order to meet the projected target, designated densities on the remaining Residential lands need to allow for an additional 2015 units.

With this proposed amendment, the remaining vacant residential land base will be reduced to 352 acres. Therefore, the remaining land will only need to be **allowed** to develop at an average of 5.72 units **gross** acre in order to satisfy the Metro Housing Rule criteria.

Therefore even with this proposed amendment, together with the prior Mentor Graphics amendment the City can still demonstrate compliance with the 8 unit net acre average, without a need to necessarily transfer densities elsewhere within the City. It is emphasized that the Rule only requires that the Plan allow for the average density.

B. "The granting of the amendment is in the public interest."

(1) The public interest is best served when decisions are made in a public forum, supported by citizen involvement. This Plan amendment is being driven by public involvement and a public desire to maintain the livability of Wilsonville through adequate purchase and development of parks and recreation lands.

This desire and public need for open and recreational space is related to the rate and density of development, and this must be balanced against the public values of providing for additional housing. The City's existing land base is limited,

without expanding the Urban Growth Boundary. Therefore, as the priority for one use increases, other possible uses must take a lower priority. If the City determines that more housing opportunities are needed, then densities can be adjusted on the remaining Residential land. However, there is no such alternative as density transfer for providing adequate parks land. It simply must be acquired when available.

C. "The public interest is best served by granting the amendment at this time."

(1) It is possible to plan for increased densities on the remaining available residential lands. It is, however, not possible to provide for adequate parks without securing the lands in advance. As lands are developed, the net land resource is incrementally diminished and the land value increases. Therefore, it is essential to secure parks lands when they are available and economically feasible to purchase. The proposed amendment is related to pending purchase of the site for parks and recreation purposes. Therefore this amendment is timely and appropriate to support the best interests of the public.

D. "The factors of ORS 215.055 were consciously considered. These factors include the various characteristics of the area in the City; the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area, trend in land improvement, density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources and the public need for healthful, safe and aesthetic surroundings and conditions."

(1) The area is well suited for parks purposes. It is surrounded by park land on three sides, and is adjacent to the City Library and near City Hall and the Community Center. It is also near commercial goods, services and restaurants which provide complimentary support for recreational activities.

The site is located adjacent to Wilsonville Road at its intersection with Town Center Loop E. The Loop Road is planned to be extended south into the Park and then west to create an outlet for Day Dream Ranch. Urban Renewal funds are being allocated to this street improvement. Therefore the site has excellent transportation access on a major arterial and a minor arterial. Both streets are designate for pathways and transit service.

As previously noted, land values are increasing due to planned urban development, inflation, and the incremental reduction in available land supply. Obtaining park lands at an affordable price has become a community priority.

The site contains 10.5 acres of designated Primary and Secondary Open Space associated with Boeckman Creek. These are valuable resources which complement the existing resource base in Memorial Park.

COMPLIANCE WITH STATEWIDE PLANNING GOALS

7.) A. Goal 1 - Citizen Involvement

Finding - As previous discussed, this application has been initiated based on significant public involvement in both parks and Urban Renewal planning. Additional provision of citizen involvement have been afforded through the public hearing process related to this Plan amendment and zone change.

B. Goal 2 - Land Use Planning

Finding - This whole issue of parks versus residential uses is based in sound land use planning. The findings, reasons for compliance, and conclusions set forth in this Ordinance ensure continued compliance with the Acknowledged Comprehensive Plan. This site is inside the Urban Growth Boundary, therefore no Goal 2 "Exceptions" are required.

C. Goal 3 - Agricultural Lands

Finding - This Goal is not applicable inside the established Regional Urban Growth Boundary and City Immediate Growth Boundary.

D. Goal 4 - Forest Lands

Finding - This Goal is not applicable inside the established Regional Urban Growth Boundary and City Immediate Growth Boundary.

E. Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources

Finding - The proposed amendment and rezoning enhances the availability of limited and necessary open space in the City. It further maintains appropriate protection of valuable natural resources.

F. Goal 6 - Air, Water and Land Resources Quality

Finding - This Goal is applicable to any urban use, not just the proposed change in use. However, the change to public park use reduces the potential impacts on air and water quality by reducing the density in an area with sensitive resources associated with Boeckman Creek.

G. Goal 7 - Areas Subject to Natural Disasters and Hazards

Finding - The site has some limitations based on natural and geologic hazards. The areas subject to these hazards are currently protected by Primary Open Space designation. This designation is not proposed to be changed.

H. Goal 8 - Recreational Needs

Finding - Based on significant public input, this site has been determined to be needed for recreational use. At this time, this need out-weighs the need for additional housing. Additional documentation for the City's recreational needs is set forth in the proposed Parks Master Plan.

I. Goal 9 - Economy of the State

Finding - Adequate parks and recreational facilities are vital to support continued economic development. Both local residents and employees of local companies use and create demand for parks and recreational facilities.

J. Goal 10 - Housing

Finding - The unamended portion of the Plan still provide for significant additional housing development.

The City intends to conduct a definitive study of housing needs and densities in general in preparation for the next Periodic Review. However, the City has not yet received notice from DLCDD regarding the specific schedule for such Periodic Review.

K. Goal 11 - Public Facilities and Services

Finding - Adequate primary services are available to serve the site and proposed use. The proposed recreational use is one of the public services that must be properly planned for and provided to support a healthful community.

L. Goal 12 - Transportation

Finding - The site is located on major and minor arterial streets. These streets are designated for pedestrian and bike pathways and are also transit routes. The change in use will substantially reduce the overall impact of vehicular traffic, particularly on Wilsonville Road and at the I-5 Interchange.

M. Goal 13 - Energy Conservation

Finding - The site is adjacent to the existing community park. It is also near other public facilities, including the Library, City Hall and the Community Center. There is a bike path on the south side of Wilsonville Road, and sidewalks on the north side. Because of the close proximity to other public uses and access to non-

auto modes of travel this change of use is expected to contribute to reduced energy consumption relative to the normal use of autos.

N. Goal 14 - Urbanization

Finding - This Goal is not applicable inside the established Regional Urban Growth Boundary and City Immediate Growth Boundary.

COMPLIANCE WITH ZONE CHANGE CRITERIA

8.) This application proposes a zone change from **RA-I Residential Agricultural** to PF, Public Facility on Tax Lots 600, 602, and 1000, T3S-Riw, Section 24, Clackamas County, Oregon. The zone change is to bring the zoning in conformance with the proposed Comprehensive Plan amendment.

The subject property is being acquired by the City with Urban Renewal funds. The three Tax Lots are currently RA-I.

9.) The procedures and standards for a zone change are set forth in Section 4.187 of the Wilsonville Code. The following narrative addresses compliance with the applicable standards.

4.187(1)(c) In recommending approval or denial of a proposed zone map amendment, the Planning Commission shall at a minimum, adopt findings addressing the following criterion:

1) The application before the Commission was submitted in accordance with the procedures set forth in Section 4.008 or, in the case of a Planned Development, Section 4.138;

RESPONSE

Section 4.008 provides general procedures and submittal document requirements. This application has been prepared in conformance with those procedures and requirements.

Section 4.138(1) requires all parcels, except those of two (2) acres or less to be zoned for planned development. However, this application is for PF zoning, for which Master Plans are optional, as set forth in Section 4.121(9)(b). The Parks and Recreation Advisory Commission is currently working on a Master Plan. That plan will be presented to the Planning Commission as a separate and subsequent action.

Parks and recreational uses are Principle uses permitted in the PF zone under Section 4.121(2). Therefore PF zoning is the appropriate zone to apply.

10. 2) The proposed amendment is consistent with the Comprehensive Plan Map designation and substantially complies with

the applicable goals, policies and objectives, set forth in the Comprehensive Plan text;

RESPONSE

The subject property is currently designated medium density residential, but the proposed Plan Map amendment seeks to change the designation to **Public PF, Public Facility** is the appropriate urban level zone to apply to bring the site into conformance with the proposed Comprehensive Plan Map designation.

11.) 3). **In the event that the property, or portion thereof, is designated as "Residential" on the City's Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with goal 4.3, Objective 4.3.3, Objective 4.3.4, Policy 4.4.2 and Policy 4.4.8 of Wilsonville's Comprehensive Plan text;**

RESPONSE

The subject site is currently designated for residential use, but is proposed to be redesignated as Public. Therefore this criteria does not apply to this application.

12.) 4). **The existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission shall utilize any and all means to insure that all primary facilities are available and are adequately sized;**

RESPONSE

The existing primary public facilities, including roads and sidewalks, water, sewer and storm sewer are currently all generally available and adequately sized to serve the proposed recreational type development. A more detailed review of appropriate service levels will need to be conducted in relation to the pending parks master plan, and specific site development plans for the site. However, these plans have not yet been developed.

Roads

The subject site abuts Wilsonville Road on the south, and will be served by the planned extension of Town Center Loop East.

The Town Center Loop East extension will connect to Trask Street to the northwest of Day Dream Ranch. The new road will provide improved access to

Memorial Park, the Tuefel property and one leg of the planned outlets for Day Dream Ranch. The new intersection at Wilsonville Road will allow for eventual signalization.

Water

There is an existing 12 inch water main located in Wilsonville Road. This line is adequate to serve the site for the proposed type of uses.

Sanitary Sewer

An 18 inch sanitary sewer line exists along the southern portion of the site. This line is served by a pump station and pressure line located in Memorial Park. There is currently a capacity limitation for the pump station. The proposed change in use will reduce the potential demand for sewer service as compared to the current residential use

Storm drainage for the site will outfall to the Boeckman Creek system and the system that now extends through the park property, including a retention basin south of the Library.

13.) 5) **The proposed development does not have a significant adverse effect upon primary open space, an identified natural hazards, or an identified geological hazard. When primary open space or natural hazard, and/or geologic hazard are located on or abut the proposed development, the Planning Commission shall use appropriate measure to mitigate and significantly reduce conflicts between the development and identified hazard or primary open space;**

RESPONSE

Approximately 10.5 acres of the site is now designated as either Primary Open Space or Secondary Open Space on the Comprehensive Plan. There is 3.78 of Primary and 7.72 acres of Secondary open space. These areas are associated the drainage channel, slopes, flood plain, and vegetation of Boeckman Creek. There are some natural hazards, or geological hazards associated with these designations. These areas are not proposed to be changed. The Open Space designations are to remain.

14.) 6) **The applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of**

the zone change;

RESPONSE

The applicant (City) is committed to a planning schedule for a Master Plan within the next two years. However, specific site improvements have not yet been determined. The site will be in public ownership, and therefore the PF zoning is appropriate regardless of the timing of Development.

15.) 7) **The proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that ensure that the project development substantially conforms to the applicable development standards.**

RESPONSE

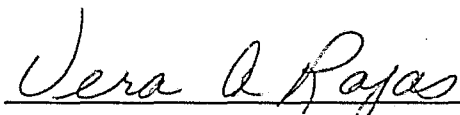
A Stage I Master Plan will be presented to the Planning Commission at a future date. Any Development of the site will be subject to the standards set forth in Section 4.121 and 4.161 of the Code.

CONCLUSION

16.) The subject request for Comprehensive plan amendment from **Residential to Public** and a supporting zone change from **RA-1, Residential Agricultural** to **PF, Public Facility** on Tax Lots 600, 602, and 1000, T3S-RIW, Section 24, Clackamas County, Oregon is found to be consistent with the portions of the Comprehensive Plan, not being amended; applicable LCDC Goals; and applicable Zone Change criteria. Redesignation and Rezoning of the site will bring it into conformance with the pending public acquisition for parks and recreational purposes. The Plan amendment and zone change is timely and in the public's interest.

Section 4. That it is determined by the Wilsonville City Council that time is of the essence and an emergency exists and that this Ordinance shall take effect immediately upon final reading and passage by the Council.

SUBMITTED to the Wilsonville City Council and read the first and second time at a regular meeting thereof on the 20th day of September, 1993, commencing at the hour of 7:00 o'clock p.m. at the Wilsonville Community Development Conference Room.



VERA A. ROJAS, CMC/AE, City Recorder

ENACTED by the Wilsonville City Council on the 20th day of September, 1993,
by the following votes: YEAS: 5 NAYS: 0



VERA A. ROJAS, CMC/AAE, City Recorder

DATED and signed by the Mayor this _____ day of September, 1993.



GERALD A. KRUMMEL, Mayor

SUMMARY of Votes:

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

EXHIBITS

The following Exhibits provide supporting documentation and evidence in support of the findings presented in this Ordinance.

1. Planning Commission Resolution 93PC27, together with minutes of the hearing, held on August 9, 1993.
2. Preliminary Title Reports for the subject properties, issued by Transamerica Title Insurance Company, December 14, 1992, and including legal descriptions of said properties.
3. Ordinance 416, adopted by the Wilsonville City Council, June 7, 1993.
4. Adopted City of Wilsonville Comprehensive Plan and Map.
5. City of Wilsonville Official Zone Map.
6.
 - A. Development Summary, Quarterly Review 1993, prepared by the PLANNING DEPARTMENT.
 - B. Development Summary, For June 1993, prepared by the PLANNING DEPARTMENT.

July 29, 1993

CITY of WILSONVILLE
HOUSING UNITS/POPULATION
GROSS VERSUS NET ACRES

METRO HOUSING RULE

Res. Land Base

(Net acre = 75% of gross)
1118 acres X 8/ac = 8944 units per gross acre
838.5 acres X 8/ac = 6708 units per net acre

Developed Res.

744 acres @ 4693 du = 6.31 du/gross acre
558 acres @ 4693 du = 8.41 du/net acre

Vacant Res.

(less Boozier 22 ac.)
352 acres @ 2015 du = 5.72 du/gross acre
264 acres @ 2015 du = 7.63 du/net acre

Population

8944 units @ 2.5/du = 22,360
6708 units @ 2.5/du = 16,770



City of
WILSONVILLE
In OREGON

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

NOTICE OF DECISION
(RECOMMENDATION TO CITY COUNCIL)

Project Name: Boozier/Roberts Property File No. 93PC27

Applicant/Owner City of Wilsonville

Recommended Action: Amend Comprehensive Plan Map and official Zoning Map from Urban Medium Density Residential to Public and Zone Change from RA-1 to PF

Property Description:

Map No: 24 Tax Lot No: 600,602,1000 Site Size: 22.16 acres

Address: _____

Location: Adjacent to Memorial Park, off of Wilsonville Road

On August 9, 1993 at the meeting of the Planning Commission the following recommendation and decision was made on the above-referenced Proposed Development Action:

Approval Approval with Conditions Denied

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Annex this 12th day of August, 1993 and is available for public inspection. The date of filing is the date of the decision. The City Council will publish Public Hearing Notices and hold further Public Hearings on this matter.

Written decision is attached

Written decision is on file and available for inspection and/or copying

For further information, please contact the Wilsonville Planning Department at Community Development Building, 8445 S.W. Elligsen Rd or phone 682-4960.

FILED 8-12-93 sk

PLANNING COMMISSION
RESOLUTION NO 93PC27

A RESOLUTION OF THE WILSONVILLE PLANNING COMMISSION ADOPTING FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL AMEND THE COMPREHENSIVE PLAN MAP AND OFFICIAL ZONING MAP OF THE CITY OF WILSONVILLE, FROM "URBAN MEDIUM DENSITY RESIDENTIAL, 7-12 DU/AC" TO "PUBLIC"; AND FOR A ZONE CHANGE FROM RA-1, (RESIDENTIAL AGRICULTURAL) TO PF, (PUBLIC FACILITY) FOR TAX LOTS 600, 602 AND 1000, SECTION 24, T3S-R1W, CLACKAMAS COUNTY, OREGON

WHEREAS, an application has been prepared by the Planning Department to amend the Comprehensive Plan Map from "Residential", (7-12 du/ac) to "Public"; and to further rezone the property from RA-1, (Residential Agricultural, one acre minimum) to PF (Public Facility) for three parcels totaling approximately 22.16 acres, and including Tax Lots 600, 602, and 1000, T3S-R1W, Section 24, Clackamas County, Oregon; and

WHEREAS, the subject property has been tentatively identified for acquisition for parks and recreation purposes in the Wilsonville Urban Renewal, Year 2000 Plan, as amended by Ordinance No. 416. The City has initiated acquisition of said property through the use of Urban Renewal funds; and

WHEREAS, the application, including planning exhibits, was submitted to the Planning Commission in accordance with the procedures set forth in Section 1 (Plan Amendments) of the Wilsonville Comprehensive Plan; and

WHEREAS, the Wilsonville Planning Commission held a public hearing on August 9, 1993 at which time they reviewed the staff report, including all exhibits and materials submitted by the applicant and other interested parties, and received testimony from interested parties who were afforded an opportunity to be heard on this subject after public notice was duly posted, published and mailed; and

WHEREAS, after carefully considering this matter and all available evidence and testimony the Planning Commission finds this Comprehensive Plan amendment and Zone Change should be approved as set forth in the attached Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Wilsonville does hereby adopt the staff report, together with the proposed Ordinance, Exhibit "A", with supporting findings, conclusion(s) and Conditions of Approval set forth in Section 3 of the Ordinance, and forwards same with a recommendation to the City Council that the ORDINANCE be adopted in accordance with the Commission's recommendation.

ADOPTED by the Planning Commission of the City of Wilsonville at a regularly schedule meeting thereof, the 9th day of August, 1993, and filed with the Planning Secretary on August 12, 1993.

ATTEST:



Sally Hartill, Planning Secretary



Wilsonville Planning Commission

PUBLIC HEARING:

93PC27-CITY OF WILSONVILLE - Requesting Comprehensive Plan Amendment and Zone Map Amendment for the Boozier/Roberts Property. The site is located south of Wilsonville Road and east of the City Library, and is identified as Tax Lots 600, 602, and 1000, Section 24, T3S-RIW, Clackamas County, Oregon.

Commissioner Spicer noted that there was no one in attendance - The Public Hearing was opened at 11:17.

Attorney Kohlhoff stated a City Council resolution initiated a Comprehensive Plan Amendment and Zone Change for approximately 22 acres of real property commonly known as the "Boozier and Roberts Property" and identified as Tax Lots 600, 602 and 1000; in T3S-RIW; Section 24; Clackamas County, Oregon. Proposed by staff is a Resolution for this Planning Commission to make and adopt findings and recommendations to the City Council concerning this Comprehensive Plan Map and Official Zone Map change from Urban Medium Density/Residential 7-12 DU/AC to PUBLIC for these tax lots.

Mr. Sorensen stated if the Planning Commission were to approve and sign the Resolution, you would be recommending to the City Council that the Boozier/Roberts Property would be changed from Residential to Public and you would change the Zone Map from RA-1 to a designation of Public Facility which would be in keeping with the rest of the adjacent City Park. The City Park is located to the south; that is the developed portion of Memorial Park. Additionally, the City owns Tax Lot 1131 which is 28.85 acres which is the undeveloped portion of Memorial Park also known as the Nike Property. We also own Tax Lot 1101 consisting of 12.61 acres which is a portion of the Nike Property. This site would be incorporated into Memorial Park with the exception of a small amount of land that would be used in a trade to off-set the Tauschman House. That would be further identified by the attorney. To the north is City Hall and Wilsonville Road and directly south of Wilsonville Road and west of the property is the City Library.

The Findings are attached as part of Exhibit A which is incorporated into Ordinance form. All of the appropriate plan designations and site criteria are addressed in the Findings. There is nothing unusual in this application. Mr. Kohlhoff is negotiating for the final sale of this property and is scheduled to conclude in September. By endorsing this Plan Change and Zone Change, the Planning Commission is also recommending to the City Council that they acquire the property.

Attorney Kohlhoff stated that Memorial Park because it was originally acquired through a Federal Grant Program has some limitations in regards to its use. Those same limitations effect Boones Ferry Park because it was acquired under the same grant system. Currently the way the Tauschman House can be used is very limited. The Greenway area to the very south of this property will be used as conversion property to actually add it technically to Memorial Park. It will be about three to four acres. It is not buildable land. That will allow us to free up the Tauschman House for more community use.

Additionally this site because of being put in as both park, recreation and open space can then take some recreational facilities on it that are not necessarily outdoor facilities. If the community supported a swimming pool, it could go in this area. The houses can be used and potentially there may be some recreational use connected with it, a community

center for teens might be one use. There has been no final decision made on various proposals yet.

Attorney Kohlhoff stated the plan was amended to include the project on the basis that we would go through the master planning to add the land. Technically we cannot make the acquisition occur until the Comprehensive Plan is changed; it needs to go through the Planning Commission hopefully with a positive recommendation and then to the City Council on September 20th with the closing set to be the 22nd of September.

Mr. Sorensen stated that the first plan is the Urban Renewal Plan. The Commission would be changing the Comprehensive Plan to conform to that plan.

Mr. Kohlhoff stated the basic issue is balancing density for more quality of life recreational facilities for the community over the long run. Mr. Sorensen stated it was brought out that we are essentially "land-banking" this property.

Commissioner Spicer asked "where are the negatives? It seems positive all of the way around." Mr. Sorensen stated this could be a very good move on the part of the City. It gives us a very large facility on the river; it is within our parks and library system, close to City Hall. It all seems to fit well.

Attorney Kohlhoff stated one of the problems is balancing spending the money for acquisition costs depending on where the funding comes from where other services may not be able to be funded because their source of funds comes from a different source. The problem may come from within the community where they do not understand there are different sources of funds that can be used for different projects. Commissioner Spicer stated that perhaps it is a point of education. Commissioner Wagner stated he has heard comments from the community that point out people do not understand the funding process. Mr. Sorensen stated it is a difficult concept to understand and explain. Attorney Kohlhoff stated it is a balancing thing; you have an eye for the present but also an eye for the future. It is a rare piece of land.

Commissioner Griffin stated the connection is unbelievable. It puts the City property all in one place and makes it feasible for any kind of use that the City needs. Commissioner Spicer stated it is accessible to get to without tying up roads and it mitigates the fact that we are reducing our road transportation.

Commissioner Spicer called for public comments. Hearing none, he closed the Public Hearing. He called for a motion.

Commissioner Sloan moved to approve 93PC27 - Boozier/Roberts Property. Motion was seconded by Commissioner Griffin. Motion passed 4-0.

RESOLUTION NO. 1024

A CITY COUNCIL RESOLUTION TO INITIATE A COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE FOR APPROXIMATELY 22 ACRES OF REAL PROPERTY COMMONLY KNOWN AS THE "BOOZIER AND ROBERTS PROPERTY" AND IDENTIFIED AS TAX LOTS 600, 602 AND 1000; T3S-R1W; SECTION 24; CLACKAMAS COUNTY, OREGON.

WHEREAS, the Wilsonville City Council has approved an amendment to the urban renewal plan, identified as the Wilsonville Year 2000 Plan (the "Plan"), by adopting Ordinance No. 416; and

WHEREAS, the amendments to the "Plan" identified the Boozier and Roberts holdings as properties that were to be acquired for Parks and Recreation facilities and, in fact, the City Attorney has been negotiating for the properties described herein; and

WHEREAS; the proposed sites has been identified preliminary for inclusion in the Master Plan for Parks, Open Space and Recreation Sites by the Parks Steering Committee in it's draft plan; and

WHEREAS, the City Council is empowered by the Comprehensive Plan to initiate a plan amendment to the City's adopted Comprehensive Plan.

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

1. The Council hereby initiates an amendment to the City's adopted Comprehensive Plan to change the Boozier and Roberts properties, identified as tax lots 600, 602 and 1000, T3S-R1W, Section 24, Clackamas County, Oregon, from RESIDENTIAL 7-12 DU/AC to PUBLIC.

2. The Council directs the Planning Commission to schedule and hold a public hearing on this matter as soon as possible and to forward a recommendation to the City Council in accordance with the requirements of the Comprehensive Plan and State Law.

3. City staff is authorized to take all such actions as are appropriate and necessary to accomplish a comprehensive plan amendment for the Boozier and Roberts properties including property descriptions and surveys, preparation of a report and findings, and notification of adjacent property owners and governmental agencies.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 19th day of July, 1993 and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:


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

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>

DRAFT
2-29-93EXHIBIT 1
PROPOSED ORDINANCEPLANNING COMMISSION
RESOLUTION NO. 93PC27

A RESOLUTION OF THE WILSONVILLE PLANNING COMMISSION ADOPTING FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL AMEND THE COMPREHENSIVE PLAN MAP AND OFFICIAL ZONING MAP OF THE CITY OF WILSONVILLE, FROM "URBAN MEDIUM DENSITY RESIDENTIAL, 7-12 DU/AC" TO "PUBLIC"; AND FOR A ZONE CHANGE FROM RA-1, (RESIDENTIAL AGRICULTURAL) TO PF, (PUBLIC FACILITY) FOR TAX LOTS 600, 602, AND 1000, SECTION 24, T3S-RIW, CLACKAMAS COUNTY, OREGON.

WHEREAS, an application has been prepared by the Planning Department to amend the Comprehensive Plan Map from "Residential", (7-12 du/ac) to "Public"; and to further rezone the property from RA-1, (Residential Agricultural, one acre minimum) to PF (Public Facility) for three parcels totaling approximately 22.16 acres, and including Tax Lots 600, 602, and 1000, T3S-Riw, Section 24, Clackamas County, Oregon; and

WHEREAS, the subject property has been tentatively identified for acquisition for parks and recreation purposes in the Wilsonville Urban Renewal, Year 2000 Plan, as amended by Ordinance No. 416. The City has initiated acquisition of said property through the use of Urban Renewal funds; and

WHEREAS, the application, including planning exhibits, was submitted to the Planning Commission in accordance with the procedures set forth in Section 1 (Plan Amendments) of the Wilsonville Comprehensive Plan; and

WHEREAS, The Wilsonville Planning Commission held a public hearing on August 9, 1993, at which time they reviewed the staff report, including all exhibits and materials submitted by the applicant and other interested parties, and received testimony from interested parties who were afforded an opportunity to be heard on this subject after public notice was duly posted, published and mailed; and

WHEREAS, after carefully considering this matter and all available evidence and testimony the Planning Commission finds this Comprehensive Plan amendment and Zone Change should approved as set forth in the attached Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Wilsonville does hereby adopt the staff report, together with the proposed Ordinance, Exhibit "A", with supporting findings, conclusion(s) and Conditions of Approval set forth in Section 3 of the Ordinance, and forwards same with a recommendation to the City Council that the ORDINANCE be adopted in accordance with the Commission's recommendation(s).

ADOPTED by the Planning Commission of the City of Wilsonville at a regularly scheduled meeting thereof, the 9th day of August, 1993, and filed with the Planning Secretary this same day.

Chairman, Planning Commission

ATTEST:

Sally Hartill, Planning Secretary

ORDINANCE NO. ____

A ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP AND OFFICIAL ZONING MAP OF THE CITY OF WILSONVILLE, FOR A COMPREHENSIVE PLAN AMENDMENT FORM "URBAN MEDIUM DENSITY RESIDENTIAL, (7-12 DU/AC)" TO "PUBLIC"; AND FOR A ZONE CHANGE FROM RA-1, (RESIDENTIAL AGRICULTURAL) TO PF (PUBLIC FACILITY) FOR TAX LOTS 600, 602, AND 1000, SECTION 24, T3S-RIW, CLACKAMAS COUNTY, OREGON.

WHEREAS, an application has been prepared and filed by the Planning Department to amend the Wilsonville Comprehensive Plan Map from "Residential", (7-12 du/ac) to "Public", and to further rezone the property from RA-1, (Residential Agricultural) to PF (Public Facility) for three parcels totaling approximately 22.16 acres, and including Tax Lots 600, 602, and 1000, T3S-Riw, Section 24, Clackamas County, Oregon; and

WHEREAS, the subject property has been identified for acquisition for parks and recreation purposes in the Wilsonville Urban Renewal, Year 2000 Plan, as amended by Ordinance No. 416. The City has initiated acquisition of said property through the use of Urban Renewal funds; and

WHEREAS, the application, including planning exhibits, was submitted to the Planning Commission in accordance with the procedures set forth in Section 1 (Plan Amendments) of the Wilsonville Comprehensive Plan; and

WHEREAS, The Planning Commission held a public hearing on August 9, 1993, at which time they reviewed the staff report, including all exhibits and materials submitted by the applicant and other interested parties, and received testimony from interested parties who were afforded an opportunity to be heard on this subject after public notice was duly posted, published and mailed; and

WHEREAS, after carefully considering the matter and all recommendations of the Planning Commission, the Commission has recommended that this Comprehensive Plan amendment and Zone Change should be approved as requested, and their recommendation is set forth in Resolution 93PC27, Exhibit 1; and

WHEREAS, the Commission's approval was, and is in fact a recommendation to the Wilsonville City Council that they approve the Comprehensive Plan Amendment and Zone Change; and

WHEREAS, appropriate notice of the proposed adoption of this Comprehensive Plan Amendment and Zone Change was provided to the Department Of Land Conservation and Development (DLCD) in accordance with OAR 660-18-020.

WHEREAS, the Wilsonville City Council, after providing the required notices, held a public hearing on September 20, 1993 to review the record of the Planning Commission, and to hear and consider additional evidence and testimony regarding the application.

NOW, THEREFORE, the City Council of the City of Wilsonville ordains as follows:

Section 1 The official Comprehensive Plan Map of the City of Wilsonville is hereby amended and changed so that Tax Lots 600, 602, and 1000, T3S-Riw, Section 24, Clackamas County, Oregon, are hereby reclassified from Residential to Public, except that portion of the properties so designated shall remain Primary Open Space and Secondary Open Space. The Planning Director is hereby authorized and directed to make such changes on the Official Comprehensive Plan Map upon the effective date of this Ordinance and in compliance with this section.

Section 2 The official Zoning Map of the City of Wilsonville is hereby amended and changed so that Tax Lots 600, 602, and 1000, T3S-Riw, Section 24, Clackamas County, Oregon, are hereby reclassified from RA-1, (Residential Agricultural) to PF, (Public Facility). The Planning Director is hereby authorized and directed to make such changes on the Official Zoning Map upon the effective date of this Ordinance and in compliance with this section.

Section 3 The following findings are hereby adopted and expressly made part of this Ordinance.

FINDINGS

1. The subject property is situated at the southeast corner of the intersection of Wilsonville Road and Town Center Loop East. The site contains a total of approximately 22.16 acres, and includes Tax Lots 600, 602, and 1000, T3S-Riw, Section 24, Clackamas County, Oregon. A portion of Tax Lot 600 has been partitioned off and is now a separate Tax Lot. This new parcel (Tax Lot 604), contains approximately .47 acres lying east of Kolbe Lane, and in not part of this application. Preliminary Title Reports containing legal descriptions of the three parcels are on file with the Planning Department.

The northern portion of the site is a plowed field and remnant orchard. The southern portion of the site contains three single family homes and some outbuildings.

The site is surrounded on three sides by Memorial Park, including Tax Lots 601, 1101, and 1191. The north boundary of the property is Wilsonville Road. The east and south boundary is Boeckman Creek. The west boundary is the northern pan handle of Tax Lot 601 of Memorial Park, which also contains the City Library. To the north of Wilsonville Road is the City Hall and Community Center.

2. The subject properties are currently designated Urban Medium Density Residential, (7-12 units per acre) on the Comprehensive Plan Map (Plan), Exhibit 4. However, portions of the properties abutting Boeckman Creek are designated Primary Open Space (approximately 3.78 acres) and Secondary Open Space (approximately 6.70 acres) depending on slopes and vegetative cover.

All of the property is currently zoned RA-1, Residential Agricultural, Exhibit 6. This zone allows for single family homes on one acre minimum lots. The RA-1 zone further serves as a holding. It is noted that Tax lots 602 and 1000 are pre-existing Lot of Record.

In order for the properties to be developed under the current Plan designation they would need to be rezoned PDR, (Planned Development Residential), with appropriate Stage I and Stage II development plans. In consideration of Sections 4.136(1)(e), 4.136(5), and 4.161(3)(a) and (b) of the Wilsonville Code the allowed number of units would be calculated based on a net of 20.60 acres.

3. Through two separate, but supportive, public actions the City has identified the subject site as a priority for supporting needed parks and recreation activities. The two processes include the Parks and Recreation Master Plan, and the recently amended Urban Renewal Year 2000 Plan, (Ordinance 416). The parks master planning is currently only in preliminary draft stage. A recommended Master Plan is expected from the parks and recreation advisory commission of 1992 and 1993.

In amending the Urban Renewal Plan the City made the following finding:

"... There is little developed park and recreational land within the entire City of Wilsonville. Findings made in a 1991 Resolution establishing a Park and Recreation Lands and Facilities System Development Charge noted that Wilsonville had only the equivalent of 24 acres of developed community park land, and only two acres of developed neighborhood park land. Using National Parks and

Recreation Association standards, Wilsonville had a deficiency of about 100 acres of developed community and neighborhood park and recreation land. ..."

Based on this finding, together with input from the community, in a June 30, 1992 advisory vote, and the Parks and Recreation Advisory Commission, the Urban Renewal Plan was amended to include the subject site for acquisition for parks and recreation purposes.

4. The finding of a 100 acre deficiency for parks was based on a national standard of 10 acres per 1000 population, as compared to the City's current population of 9255. When the parks ratio is projected to consider anticipated mid-range build-out of 16,500 (ranging from 13,800 to 18,000) there is a long range need for approximately 165 additional acres of parks land.

Memorial Park currently contains 102 acres and is the only community park within the City. Only approximately 24 acres of the park is currently developed. Development of the existing park land can adequately serve the current population, but falls short of meeting projected parks and recreation demands build-out.

The addition of the 22.16 acres of the subject site will bring the community parks inventory to 124.16 acres. This acreage, when developed, will only marginally serve the lower range of the projected population. Therefore additional lands will also be needed.

When communities plan for the future, there is always a competition for resources, both for land and dollars to adequately support community growth. The competition is not limited to public decisions, but also includes public competition for land with the private sector. Because of this competition for land, in particular, it is essential that the community use its available financial resources to secure needed lands for public purposes, well in advance of the actual need.

5. With the acquisition of the subject site for public purposes, it is necessary to amend the Comprehensive Plan Map, to conform with the change in planned use. Amendments to the Comprehensive Plan must be made in compliance with the procedures and criteria set forth in Chapter 1, pages 3-5 of the Comprehensive Plan Text.

An amendment to the Plan Map must be made in consideration of the Goals, Policies and Objectives of the City's current Comprehensive Plan text. The amendment must also demonstrate compliance with applicable Statewide Planning Goals.

In order to conform the zoning of the land with the proposed Comprehensive Plan Map it is also necessary to amend the Official Zone Map. Zone Map amendments are made in consideration of the procedures and criteria set forth in Section 4.008, Application Procedures - General; Section 4.121 PF, Public Facility Zone; and Section 4.187, Zone Changes and Amendments - Procedures.

6. **COMPLIANCE WITH PLAN AMENDMENT CRITERIA**

This amendment was initiated by motion of the City Council, based on other supporting decisions related to Urban Renewal and parks and recreation planning. As set forth in Chapter 1 of the Comprehensive Plan, there are four criteria to be considered in adopting a Plan amendment. The four criteria as set forth in "bold" type, followed by findings of compliance with each of the four criteria:

- A. "The proposed amendment is in conformance with the text portions of the Plan not being considered for amendment."

Finding - While the Plan contains numerous Goals, Policies and Objectives, the Text is divided into four basic Chapters to which the Goals are oriented. These Chapters include **Introduction**, together with **Procedures and Citizen Involvement**; **Urban Growth Management**; **Public Facilities and Services**; and **Land Use and Development**. The following findings address compliance with these four general Chapters.

Procedures and Citizen Involvement

1. Goal 1.1, "Encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies."

Finding - This application for a Plan Map amendment is actually the result of such citizen involvement. The citizens of the community have actively participated in parks and recreation planning, which led to the conclusion that the subject site should be acquired for that purpose. Volunteer citizens also are members of the Parks Advisor Commission, who have engaged the subject site through citizens at workshops and hearings.

The Urban Renewal Plan was developed and subsequently amended to include the subject site for acquisition, based on community involvement. Besides the regular public meetings that involved amending the Urban Renewal Plan, the amendments were based on a community-wide advisory vote, which was passed on June 30, 1992.

In addition, consistent with the procedures set forth in the Plan, this application has been reviewed in a public hearing before the Planning Commission, and subsequently by the City Council. Both hearings were held after providing the appropriate public notice.

Urban Growth Management

2. Goal 2.1, "Allow growth to continue at a rate consistent with:

- the economics of development
- the economics of city administration, and
- the economics of providing public services and facilities

provided that such development is consistent with livability within the City."

Finding - The subject site is within the "Urban Growth Boundary" and therefore readily available for urban development, consistent with the provision of adequate public facilities. The public decision to convert the use of the site from Residential to Public parks and recreation is consistent with the intended balancing of development with services and facilities. In order to assure the continued availability of adequate parks land, it is necessary to acquire such land prior to commitment of vacant lands to other uses. The current Comprehensive Plan only designates existing park land and does not set aside, or otherwise protect other lands, for such use. Therefore it is necessary to amend the Plan, from time to time, to so designate any additional and desired parks land.

Public Facilities and Services

3. Goal 3.1, "Plan for and provide adequate public facilities and services closely tied to the rate of development."

The Plan further divides public facilities into two categories Primary and Secondary.

Primary facilities, "are those which significantly impact public health and safety and are directly linked to the land development process, in terms of service capacity, location and design..."

Primary facilities are required to be provided in conjunction with actual development and include: Sanitary Sewer, Water, Storm Drainage, Roads, Fire and Police Protection.

Secondary services are those, "which complement the public health, safety and general welfare of urban residents and worker, but are not directly linked to the land development process or public health and safety".

These facilities include Schools, Libraries, Parks and Recreation, etc.

Finding - Under the current Residential designation any potential development would be required to ensure adequate provision of "Primary Facilities". The rate of past and present development has placed an increasing burden on the City's current facilities and on its ability to provide adequate levels of service. Additional residential development of up to 247 units could severely impact traffic operations on Wilsonville Road and the I-5 Interchange, create additional demands on the water system, create additional impacts on the wetlands and storm drainage system in Memorial Park, and require upgrading of the sanitary sewer system, which is limited by an existing pump station located in Memorial Park, plus further impact the limited available capacity (B.O.D.) at the Waste Water Treatment Plant. Conversion to parks and recreational use will substantially reduce the impact on these available services.

Further, parks and recreation facilities are part of the "Secondary" system for which adequate provision must be planned and developed. As previously noted in the above findings, the community has determined that it is necessary to acquire additional parks land now to ensure their availability in the future. The citizens, through their public participation, have concluded that additional park land is vital to maintaining a continuing high "quality of life" in Wilsonville.

Land Use and Development

4. Goal 4.3, "Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this Goal while maintaining a reasonable balance between the economics of building and the cost of supplying public services. This Goal identifies the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. This Goal also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe and healthful environment."

Objective 4.3.4 sets balance (targets) ratios for the various types of housing at 50% multi-family, 40% single family, and 10% manufactured housing. Development trends, to date, result in ratios closely consistent, but below these targets. The current housing stock consists of 45% multi-family, 46% single family, and 9% manufactured housing, Exhibits 6A & 6B.

The total projected housing stock, based on planned densities and these ratios, is 11,039 at build-out. The current stock, as of June 1993, is 4693 units. These

units have been built on 744 acres. The average current density is 6.31 units per gross acre. There is a remaining total of 374 vacant acres designated for residential development at various densities.

It is, however, noted that the majority of the vacant residential lands are designated for 7-12 and 12-20 units per acre. Past development has consumed most of the available land designated for lower densities (below 7 units per acre).

5. The proposed amendment will reduce the potential housing units by removing 22 acres, resulting in a net loss of up to approximately 247 units. It acknowledged that these units, or at least some of them, could be retained and reallocated by increasing densities elsewhere in the City:

A previous Plan amendment for Mentor Graphics resulted in a net loss of about 336 units. Although the City has committed to evaluate appropriate density increases for the Bridle Trail Ranchettes area to recapture some of these lost units. However, this planning activity has not yet been initiated.

6. The 1982 Metro Housing Rule adopted by State law set forth two key provisions to guide local planning for housing within the Portland Metro Region. The Rule generally requires:
 - a. Each jurisdiction to adopt a Plan that allows for a new housing construction "mix" the includes at least 50% multi-family or single-family attached units.
 - b. Adopted local Plans must allow for certain minimum "target" housing densities. The target set for Wilsonville is 8 dwelling units (Net) per acre.

Under the Housing Rule, a Net residential acre is calculated at 75% of a gross acre. This is

The Wilsonville Plan complies with criteria (a) by allowing for the ratios set forth in Objective 4.3.4. Even though development, to date, has not precisely obtained this ratio, all that the Rule requires is that is allowed.

Compliance with criteria (b) is a little more complex, because of differing methods used to calculated density. The City's original Plan, adopted in 1980, was

acknowledged as complying with the 8 units/acre objective. However, within the Wilsonville Comprehensive Plan allowed density calculations are based on (Gross) acres rather than (Net) acres.

There are currently a total of 1118 acres designated for residential development in the Comprehensive Plan. This land base includes the reduction from the Mentor Graphic amendment. Even so, past development trends have consumed about 744 acres, resulting in an average density of only 6.31 units per gross acre. However, when calculated based on the net density of the Housing Rule, there are 558 (net) acres, which results in an average of 8.41 units per net acre.

The designate Residential land base would need to yield at least 6708 units per net acre to equal the 8 units/acre criteria. The current housing unit inventory is 4693. Therefore in order to meet the projected target, designated densities on the remaining Residential lands need to allow for an additional 2015 units.

With this proposed amendment, the remaining vacant residential land base will be reduced to 352 acres. Therefore, the remaining land will only need to be allowed to develop at an average of 5.72 units gross acre in order to satisfy the Metro Housing Rule criteria.

Therefore even with this proposed amendment, together with the prior Mentor Graphics amendment the City can still demonstrate compliance with the 8 unit net acre average, without a need to necessarily transfer densities elsewhere within the City. It is emphasized that the Rule only requires that the Plan allow for the average density.

- B. "The granting of the amendment is in the public interest."
1. The public interest is best served when decisions are made in a public forum, supported by citizen involvement. This Plan amendment is being driven by public involvement and a public desire to maintain the livability of Wilsonville through adequate purchase and development of parks and recreation lands.

This desire and public need for open and recreational space is related to the rate and density of development, and this must be balanced against the public values of providing for additional housing. The City's existing land base is limited, without expanding the Urban Growth Boundary. Therefore, as the priority for one use increases, other possible uses must take a lower

priority. If the City determines that more housing opportunities are needed, then densities can be adjusted on the remaining Residential land. However, there is no such alternative as density transfer for providing adequate parks land. It simply must be acquired when available.

C. "The public interest is best served by granting the amendment at this time."

1. It is possible to plan for increased densities on the remaining available residential lands. It is, however, not possible to provide for adequate parks without securing the lands in advance. As lands are developed, the net land resource is incrementally diminished and the land value increases. Therefore, it is essential to secure parks lands when they are available and economically feasible to purchase. The proposed amendment is related to pending purchase of the site for parks and recreation purposes. Therefore this amendment is timely and appropriate to support the best interests of the public.

D. "The factors of ORS 215.055 were consciously considered. These factors include the various characteristics of the area in the City; the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area, trend in land improvement, density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources and the public need for healthful, safe and aesthetic surroundings and conditions."

1. The area is well suited for parks purposes. It is surrounded by park land on three sides, and is adjacent to the City Library and near City Hall and the Community Center. It is also near commercial goods, services and restaurants which provide complimentary support for recreational activities.

The site is located adjacent to Wilsonville Road at its intersection with Town Center Loop E. The Loop Road is planned to be extended south into the Park and then west to create an access for Day Dream Ranch. Urban renewal funds are being allocated to this street improvement. Therefore the site has excellent transportation access on a major arterial and a minor arterial. Both streets are designate for pathways and transit service.

As previously noted, land values are increasing due to planned urban development, inflation, and the incremental reduction in available land supply. Obtaining park lands at an affordable price has become a community priority.

The site contains 10.5 acres of designated Primary and Secondary Open Space associated with Boeckman Creek. These are valuable resources which complement the existing resource base in Memorial Park.

COMPLIANCE WITH STATEWIDE PLANNING GOALS

7. A. Goal 1 Citizen Involvement

Finding - As previous discussed, this application has been initiated based on significant public involvement in both parks and Urban Renewal planning. Additional provision of citizen involvement have been afforded through the public hearing process related to this Plan amendment and zone change.

B. Goal 2 Land Use Planning

Finding - This whole issue of parks versus residential uses is based in sound land use planning. The findings, reasons for compliance, and conclusions set forth in this Ordinance ensure continued compliance with the Acknowledged Comprehensive Plan. This site is inside the Urban Growth Boundary, therefore no Goal 2 "Exceptions" are required.

C. Goal 3 Agricultural Lands

Finding - This Goal is not applicable inside the established Regional Urban Growth Boundary and City Immediate Growth Boundary.

D. Goal 4 Forest Lands

Finding - This Goal is not applicable inside the established Regional Urban Growth Boundary and City Immediate Growth Boundary.

E. Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources

Finding - The proposed amendment and rezoning enhances the availability of limited and necessary open space in the City. It further maintains appropriate protection of valuable natural resources.

F. Goal 6 Air, Water and Land Resources Quality

Finding - This Goal is applicable to any urban use, not just the proposed change in use. However, the change to public park use reduces the potential impacts on air and water quality by reducing the density in an area with sensitive resources associated with Boeckman Creek.

G. Goal 7 Areas Subject to Natural Disasters and Hazards

Finding - The site has some limitations based on natural and geologic hazards. The areas subject to these hazards are currently protected by Primary Open Space designation. This designation is not proposed to be changed.

H. Goal 8 Recreational Needs

Finding - Based on significant public input, this site has been determined to be needed for recreational use. At this time, this need out-weighs the need for additional housing. Additional documentation for the City's recreational needs is set forth in the proposed Parks Master Plan.

I. Goal 9 Economy of the State

Finding - Adequate parks and recreational facilities are vital to support continued economic development. Both local residents and employees of local companies use and create demand for parks and recreational facilities.

J. Goal 10 Housing

Finding - The unamended portion of the Plan still provide for significant additional housing development.

The City intends to conduct a definitive study of housing needs and densities in general in preparation for the next Periodic Review. However, the City has not yet received notice from DLCDC regarding the specific schedule for such Periodic Review.

K. Goal 11 Public Facilities and Services

Finding - Adequate primary services are available to serve the site and proposed use. The proposed recreational use is one of the public services that must be properly planned for and provided to support a healthful community.

L. Goal 12 Transportation

Finding - The site is located on major and minor arterial streets. These streets are designated for pedestrian and bike pathways and are also transit routes. The change in use will substantially reduce the overall impact of vehicular traffic, particularly on Wilsonville Road and at the I-5 Interchange.

M. Goal 13 Energy Conservation

Finding - The site is adjacent to the existing community park. It is also near other public facilities, including the

Library, City Hall and the Community Center. There is a bike path on the south side of Wilsonville Road, and sidewalks on the north side. Because of the close proximity to other public uses and access to non-auto modes of travel this change of use is expected to contribute to reduced energy consumption relative to the normal use of autos.

N. Goal 14 Urbanization

Finding - This Goal is not applicable inside the established Regional Urban Growth Boundary and City Immediate Growth Boundary.

COMPLIANCE WITH ZONE CHANGE CRITERIA

8. This application proposes a zone change from RA-1 Residential Agricultural to PF, Public Facility on Tax Lots 600, 602, and 1000, T3S-R1w, Section 24, Clackamas County, Oregon. The zone change is to bring the zoning in conformance with the proposed Comprehensive Plan amendment.

The subject property is being acquired by the City with Urban Renewal funds. The three Tax Lots are currently RA-1.

9. The procedures and standards for a zone change are set forth in Section 4.187 of the Wilsonville Code. The following narrative addresses compliance with the applicable standards.

4.187(1)(c) In recommending approval or denial of a proposed zone map amendment, the Planning Commission shall at a minimum, adopt findings addressing the following criterion:

- 1) The application before the Commission was submitted in accordance with the procedures set forth in Section 4.008 or, in the case of a Planned Development, Section 4.138;

RESPONSE

Section 4.008 provides general procedures and submittal document requirements. This application has been prepared in conformance with those procedures and requirements.

Section 4.138(1) requires all parcels, except those of one (2) acres or less to be zoned for planned development. However, this application is for PF zoning, for which Master Plans are optional, as set forth in Section 4.121(9)(b). The Parks and Recreation Advisory Commission is currently working on a Master Plan. That plan will be presented to the Planning Commission as a separate and subsequent action.

Parks and recreational uses are Principle uses permitted in the PF zone under Section 4.121(2). Therefore PF zoning is the appropriate zone to apply.

10. 2) The proposed amendment is consistent with the Comprehensive Plan Map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text;

RESPONSE

The subject property is currently designated medium density residential, but the proposed Plan Map amendment seeks to change the designation to Public. PF, Public Facility is the appropriate urban level zone to apply to bring the site into conformance with the proposed Comprehensive Plan Map designation.

11. 3) In the event that the property, or portion thereof, is designated as "Residential" on the City's Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with goal 4.3, Objective 4.3.3, Objective 4.3.4, Policy 4.4.2 and Policy 4.4.8 of Wilsonville's Comprehensive Plan text;

RESPONSE

The subject site is currently designated for residential use, but is proposed to be redesignated as Public. Therefore this criteria does not apply to this application.

12. 4) The existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission shall utilize any and all means to insure that all primary facilities are available and are adequately sized;

RESPONSE

The existing primary public facilities, including roads and sidewalks, water, sewer and storm sewer are currently all generally available and adequately sized to serve the proposed recreational type development. A more detailed review of appropriate service levels will need to be conducted in relation to the pending parks master plan, and specific site development plans for the site. However, these plans have not yet been developed.

Roads

The subject site abuts both Wilsonville Road, and will be served by the planned extension of Town Center Loop East.

The old section of Ridder Road west of the realignment will remain as a public street. A new intersection and short street section will be constructed to reconnect the old road to the new alignment. This new couplet will provide public street access to properties south of Ridder Road.

Water

There is an existing 12 inch water main located in Wilsonville Road. This line is adequate to serve the site for the proposed type of uses.

Sanitary Sewer

An 18 inch sanitary sewer line exists along the southern portion of the site. This line is served by a pump station and pressure line located in Memorial Park. There is currently a capacity limitation for the pump station. The proposed change in use will reduce the potential demand for sewer service as compared to the current residential use.

Storm Drainage

Storm drainage for the site will outfall to the Boeckman Creek system and the system that now extends through the park property, including a retention basin south of the Library.

13. 5) The proposed development does not have a significant adverse effect upon primary open space, an identified natural hazards, or an identified geological hazard. When primary open space or natural hazard, and/or geologic hazard are located on or abut the proposed development, the Planning Commission shall use appropriate measure to mitigate and significantly reduce conflicts between the development and identified hazard or primary open space;

RESPONSE

Approximately 10.5 acres of the site is now designated as either Primary Open Space or Secondary Open Space on the Comprehensive Plan. There is 3.78 of Primary and 7.72 acres of Secondary open space. These areas are associated the drainage channel, slopes, flood plain, and vegetation of Boeckman Creek. There are some natural hazards, or geological hazards associated with these designations. These areas are not proposed to be changed. The Open Space designations are to remain.

14. 6) The applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change;

RESPONSE

The applicant (City) is committed to a planning schedule for a Master Plan within the next two years. However, specific site improvements have not yet been determined. The site will be in public ownership, and therefore the PF zoning is appropriate regardless of the timing of Development.

15. 7) The proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that ensure that the project development substantially conforms to the applicable development standards.

RESPONSE

A Stage I Master Plan will be presented to the Planning Commission at a future date. Any Development of the site will be subject to the standards set forth in Section 4.121 and 4.161 of the Code.

CONCLUSION

16. The subject request for Comprehensive plan amendment from Residential to Public and a supporting zone change from RA-1, Residential Agricultural to PF, Public Facility on Tax Lots 600, 602, and 1000, T3S-R1W, Section 24, Clackamas County, Oregon is found to be consistent with the portions of the Comprehensive Plan, not being amended; applicable LCDC Goals; and applicable Zone Change criteria. Redesignation and Rezoning of the site will bring it into conformance with the pending public acquisition for parks and recreational purposes. The Plan amendment and zone change is timely and in the public's interest.

SUBMITTED to the Wilsonville City Council and read the first time at a regular meeting thereof on the 20th day of September, 1993 and scheduled for second reading at a regular scheduled meeting of the City Council on the 4th day of October, 1993 commencing at the hour of 7:30 o'clock p.m. at the Community Development Conference Room.

VERA A. ROJAS, CMC, CITY RECORDER

ENACTED by the Council on the ____ day of September, 1993, by the following votes: AYES: ____ NAYS: ____

DATED and signed by the Mayor this ____ day of _____, 1993.

GERALD A. KRUMMEL, Mayor

SUMMARY of Votes:

Mayor Krummel	_____
Councilor Van Eck	_____
Councilor Carter	_____
Councilor Hawkins	_____
Councilor Lehan	_____

EXHIBITS

The following Exhibits provide supporting documentation and evidence in support of the findings presented in this Ordinance.

1. Planning Commission Resolution 93PC27, together with minutes of the hearing, held on August 9, 1993.
2. Preliminary Title Reports for the subject properties, issued by Transamerica Title Insurance Company, December 14, 1992, and including legal descriptions of said properties.
3. Ordinance 416, adopted by the Wilsonville City Council, June 7, 1993.
4. Adopted City of Wilsonville Comprehensive Plan and Map.
5. City of Wilsonville Official Zone Map.
6. A. Development Summary, Quarterly Review 1993, prepared by the Planning Department.
B. Development Summary, For June 1993, prepared by the Planning Department.

July 29, 1993

CITY of WILSONVILLE
HOUSING UNITS/POPULATION
GROSS VERSUS NET ACRES

METRO HOUSING RULE

Res. Land Base (Net acre = 75% of gross)
1118 acres X 8/ac = 8944 units per gross acre
838.5 acres X 8/ac = 6708 units per net acre

Developed Res.
744 acres @ 4693 du = 6.31 du/gross acre
558 acres @ 4693 du = 8.41 du/net acre

Vacant Res. (less Boozier 22 ac.)
352 acres @ 2015 du = 5.72 du/gross acre
264 acres @ 2015 du = 7.63 du/net acre

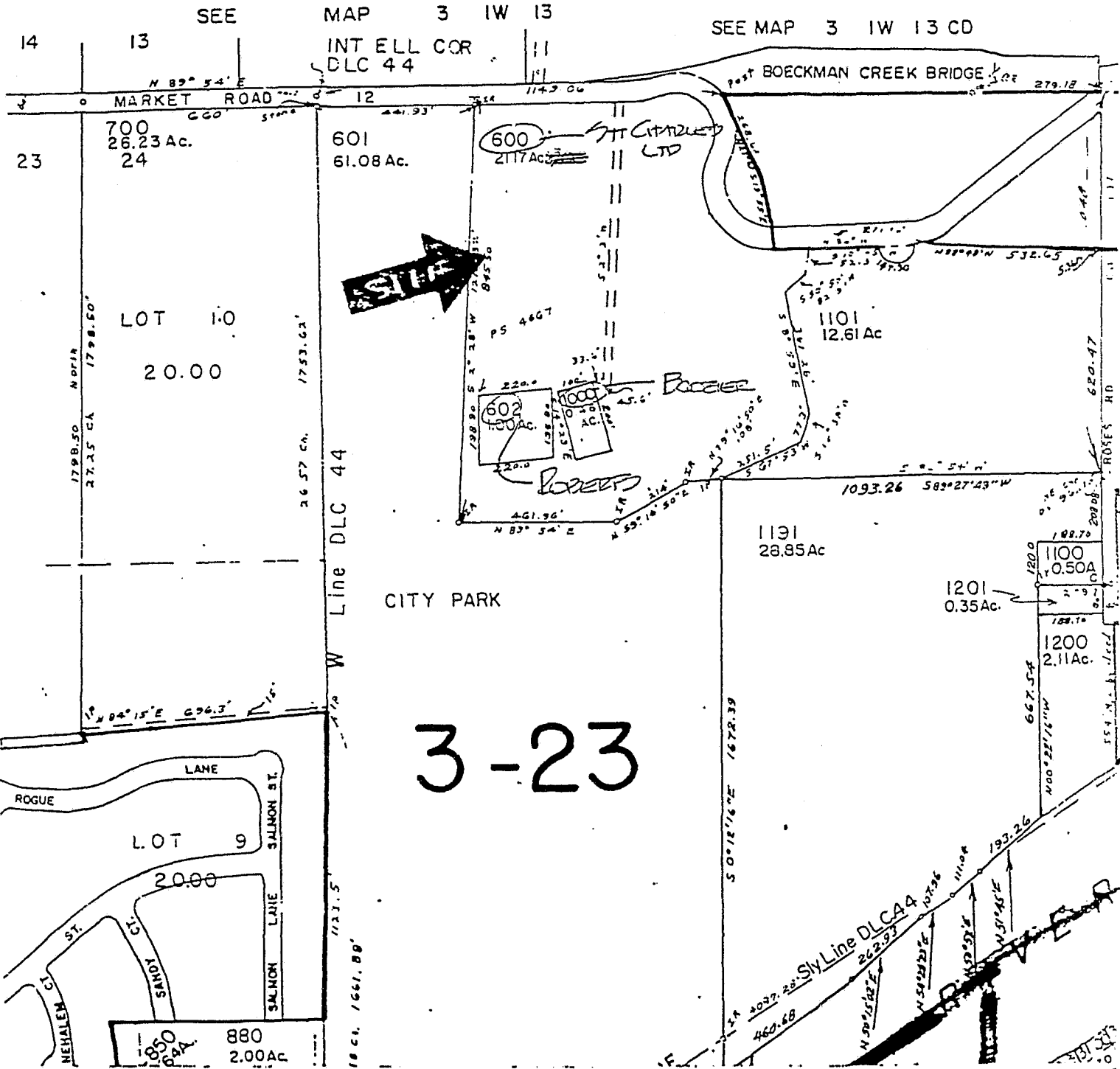
Population
8944 units @ 2.5/du = 22,360
6708 units @ 2.5/du = 16,770

ALTMAN

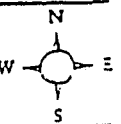
Urban Solutions
PC:COW-Boozier-Roberts Prop.
8-9-93

Releasing...

Inspired & Effective Action
Page 23 of 24
93PC27



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, any report or policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



TRANSAMERICA
TITLE INSURANCE COMPANY

EXHIBIT 2

Transamerica Title Insurance
12360 Eas' Burnside
Box 1601
Portland, Oregon 97216
(503) 256-1160 FAX (503) 254-3865

Right-of-Way Associates, Inc.
10186 S.W. Laurel Street
Beaverton, OR 97005
Attn: DeAnn Franklin
2cc 02-41-00

City of Wilsonville
30000 S.W. Town Center Loop E
Wilsonville, OR 97070
Attn: Michael Kohlhoff
1cc

RECEIVED

DEC 17 1992

CITY OF WILSONVILLE

PRELIMINARY TITLE REPORT

Dated : December 14, 1992 Parties : ST. CHARLES ACRES,
Escrow Officer: LTD.
Escrow Number : Prop. Add: 7920 SW Wilsonville
Title Officer : Kim Wylie Wilsonville, OR
Title Number : 4138267 97070

ALTA Owners Std. Coverage : \$1,000.00 Premium: \$ 175.00
Partial Billing Applied to the Premium

A consolidated statement of all charges, credits, and advances, if any, in connection with this order will be provided at closing.

Effective December 9, 1992 at 8:00 A.M., title to the land described herein is vested in:

ST. CHARLES ACRES, LTD., an Oregon corporation

*Donis McArdle - BROKER
Prof. 100 ST. CHARLES LTD.*

645-7433 - office

781-7444 - mobile

297-3033 - home.



Description:

That portion of the property conveyed by Kenneth F. Stein and Agnes E. Stein, husband and wife, to C. C. Boozier and Lucile H. Boozier, husband and wife, by deed dated February 20, 1946 and of record at page 127 of Book 361, Deed Records of Clackamas County, Oregon, in the City of Wilsonville, County of Clackamas and State of Oregon, described as follows:

Beginning at the Northeast corner of Parcel I as described in such Deed and running thence Westerly 707.61 feet along the roadway of Market Road No. 12 to a point, running thence South 2'28' West 1210.32 feet to a point, running thence East 461.96 feet to a point, running thence North 59'16'50" East 214 feet to a point, running thence North 79'16'50" East 108 feet to a point, running thence North 0'24'22" East along the Easterly sideline of Parcel I as described in the Deed aforesaid, to the point of beginning of the lands here described, EXCEPTING that portion thereof already conveyed to Charles W. Boozier and Barbara Jean Boozier on September 13, 1963, by Deed of Record at page 314 of Book 628, Deed Records of Clackamas County, Oregon, with appurtenant roadway easement.

ALSO:

Beginning at the Northeast corner of the above described land which point is South 89'32' West 12.59 chains from the one-quarter section corner on the North line of Section 24, in Township 3 South, Range 1 West of the Willamette Meridian; thence South 27' East 4.07 chains to a point; thence South 13'55' East to the center of Market Road #12; thence Easterly along said road 118.6 feet; thence South 10'05' West 24.75 feet to an iron pipe; thence South 10'05' West 52.3 feet to an iron bar; thence South 50'50' West 82.9 feet; thence South 8'59' East 361.26 feet; thence South 16'38' West 77.3 feet; thence South 67'53' West 251.4 feet to an iron pipe on the East line of the above described land; thence North on East line of the first above described land 16.37 chains to the place of beginning, EXCEPTING rights reserved in deed from Ernest L. Kolbe to Kenneth F. Stein and Agnes E. Stein, his wife, recorded in Book 360, page 204, Deed Records of Clackamas County, Oregon, to which reference is hereby made.

ALSO EXCEPTING that portion conveyed to Beck by deed recorded February 2, 1988, Recorder's Fee No. 88 4417;

ALSO EXCEPTING that portion conveyed to Blankenbaker by deed recorded November 3, 1989, Recorder's Fee No. 89 49515.

We are prepared to issue title insurance in the form and amount shown above subject to the usual printed conditions, stipulations and exclusions from coverage appearing in such policy form and to exceptions as shown herein. This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefore paid.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
6. Unpaid taxes for the year 1990-91,
Original Amount : \$88,421.63
Unpaid balance : \$88,421.63, plus interest and costs

Unpaid taxes for the year 1991-92,
Original Amount : \$17,428.23
Unpaid balance : \$17,428.23, plus interest and costs

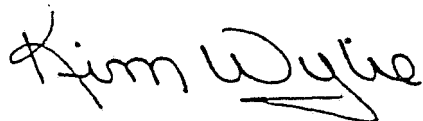
Unpaid taxes for the year 1992-93,
Original Amount : \$20,139.88
Unpaid balance : \$20,139.88, plus interest and costs
Levy Code : 3-027
Account No. : R31W 24 00600
Key No. : 821258

Taxes shown above are delinquent for at least 3 years. Under ORS Chapter 312, the land described herein is subject to foreclosure for delinquent taxes.

7. City liens, if any, of the City of Wilsonville. (No inquiry has been made. If a search is requested, an additional fee may be charged.)
8. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.
9. The subject property was incorporated into a neighborhood development project by instruments, including the terms and provisions thereof, and all amendments and modifications thereto,
Recorded : October 12, 1990
Recorder's Fee No.: 90 51076
Project : City of Wilsonville Urban Renewal Ordinance

END OF REPORT
JD/kmr

I would like to thank you for being one of my valued customers.
If you have any questions regarding this report, please call me, Kim Wylie, Title Officer, (503) 256-1160.



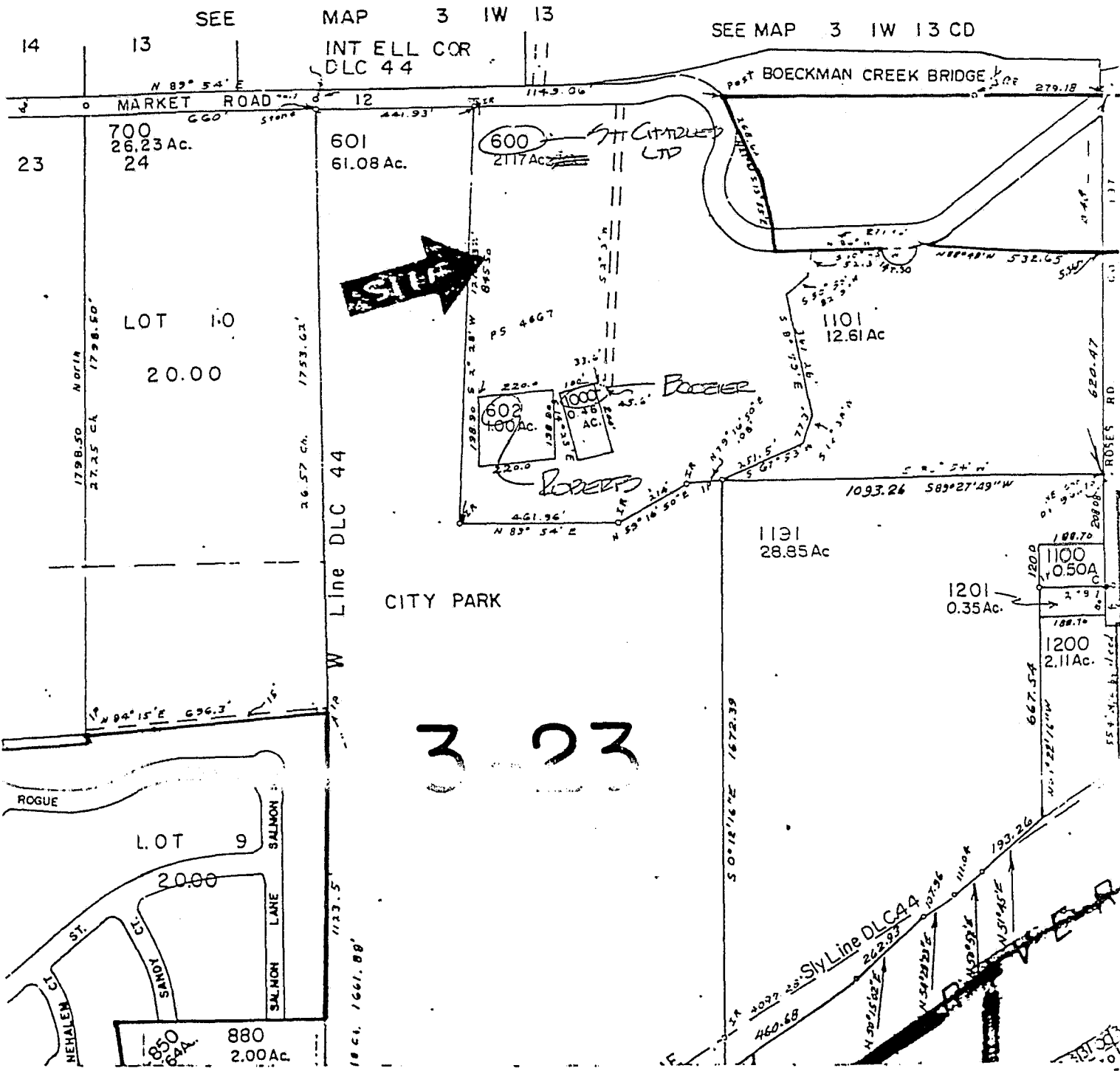
NOTICE: Changes in recording fees effective January 1, 1990.

	MULTNOMAH	WASHINGTON	CLACKAMAS
Recording Fee (per page)	\$ 5.00	\$ 5.00	\$ 5.00
*Remonumentation Fee	\$ 3.00	\$ 8.00	\$ -0-
*State Dept. Revenue Fee	\$20.00	\$20.00	\$20.00
Total	\$28.00	\$33.00	\$25.00

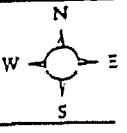
*Affects only certain documents. Please contact your Transamerica Representative for a complete list.

CLACKAMAS COUNTY

1" = 400'



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, any report or policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



TRANSAMERICA
TITLE INSURANCE COMPANY

Transamerica Title Insurance
12360 East Burnside
Box 1601t
Portland, Oregon 97216
(503) 256-1160 FAX (503) 254-3865

Right-of-Way Associates
10186 SW Laurel St.
Beaverton, OR 97005
Attn: DeAnn Franklin
2cc 02-41-00

City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, OR 97070
Attn: Michael Kohlhoff
1cc

RECEIVED

DEC 17 1992

CITY OF WILSONVILLE

PRELIMINARY TITLE REPORT

Dated : December 14, 1992 Parties : ROBERTS, Thomas L.
Escrow Officer:
Escrow Number : Prop. Add: 7930 SW Wilsonville
Title Officer : Kim Wylie Wilsonville, OR
Title Number : 4138266

ALTA Owners Std. Coverage : \$1,000.00 Premium: \$ 175.00
Partial Billing Applied to the Premium
A consolidated statement of all charges, credits, and advances, if
any, in connection with this order will be provided at closing.

Effective December 9, 1992 at 8:00 A.M., title to the land described
herein is vested in:

THOMAS L. ROBERTS and DEBRA DOWNEY ROBERTS, as tenants by
the entirety

John Lublow
682-34119 - ROBERTS

REBBIE ROBERTS 682-4548

Description:

PARCEL I:

A tract of land in the Daniel Minkler Donation Land Claim situated in Section 24, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Clackamas and State of Oregon, described as follows:

Beginning at a 5/8 inch iron rod which bears North 89°19'15" East (Basis for Bearings) 1,099.98 feet along the Northerly line of said Section 24 and South 0°18' West 845.50 feet from the Northwest corner of said Section 24, from said place of beginning; thence continuing South 0°18' West 198.90 feet to a 5/8 inch iron rod; thence North 84°52'15" East 220.00 feet to a 5/8 inch iron rod; thence North 0°18' East 198.90 feet to a 5/8 inch iron rod; thence South 84°52'15" West 220.00 feet to the place of beginning.

PARCEL II:

Also the right to use with others an easement for road purposes from Market Road No. 12 to the above described tract, in Section 24, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Clackamas and State of Oregon, described as follows:

Beginning on the Easterly line of the above dedscribed Parcel I, at a point South 0°18' West 27.15 feet from the Northeast corner thereof; thence along the center line of a 12.00 foot road easement North 48°32' East 74.50 feet; thence North 70°29' East 103.05 feet; thence Northeasterly 60.00 feet, more or less, to the center line intersection of a 20.00 foot road easement; thence North 1°55'15" East along the center line of said 20.00 foot road easement, 720.00 feet, more or less, to the Northerly line of said Section 24, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon.

We are prepared to issue title insurance in the form and amount shown above subject to the usual printed conditions, stipulations and exclusions from coverage appearing in such policy form and to exceptions as shown herein. This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefore paid.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would
6. Unpaid taxes for the year 1992-93,
Original Amount : \$3,176.74
Unpaid balance : \$2,117.82, plus interest and costs
Levy Code : 3-027
Account No. : R31W 24 00602
Key No. : 821276

7. City liens, if any, of the City of Wilsonville. (No inquiry has been made. If a search is requested, an additional fee may be charged.)
8. Terms, provisions and conditions, including but not limited to maintenance provisions contained in Contract
 - Dated : March 25, 1975
 - Recorded : April 28, 1977
 - Recorder's Fee No.: 77 15862
9. The subject property was incorporated into a neighborhood development project by instruments, including the terms and provisions thereof, and all amendments and modifications thereto,
 - Recorded : October 12, 1990
 - Recorder's Fee No.: 90 51076
 - Project : City of Wilsonville Urban Renewal Ordinance
10. Trust Deed, including the terms and provisions thereof,
 - Amount : \$88,000.00
 - Dated : February 27, 1991
 - Recorded : March 11, 1991
 - Recorder's Fee No.: 91 10344
 - Trustor : Thomas L. Roberts and Debra Downey-Roberts, husband and wife
 - Trustee : Chicago Title Insurance Company of Oregon
 - Beneficiary : Fleet Mortgage Corp.
 - Loan No. : 972114-0

END OF REPORT
JD/cc

I would like to thank you for being one of my valued customers.

If you have any questions regarding this report, please call me, Kim Wylie, Title Officer, (503) 236-1160.

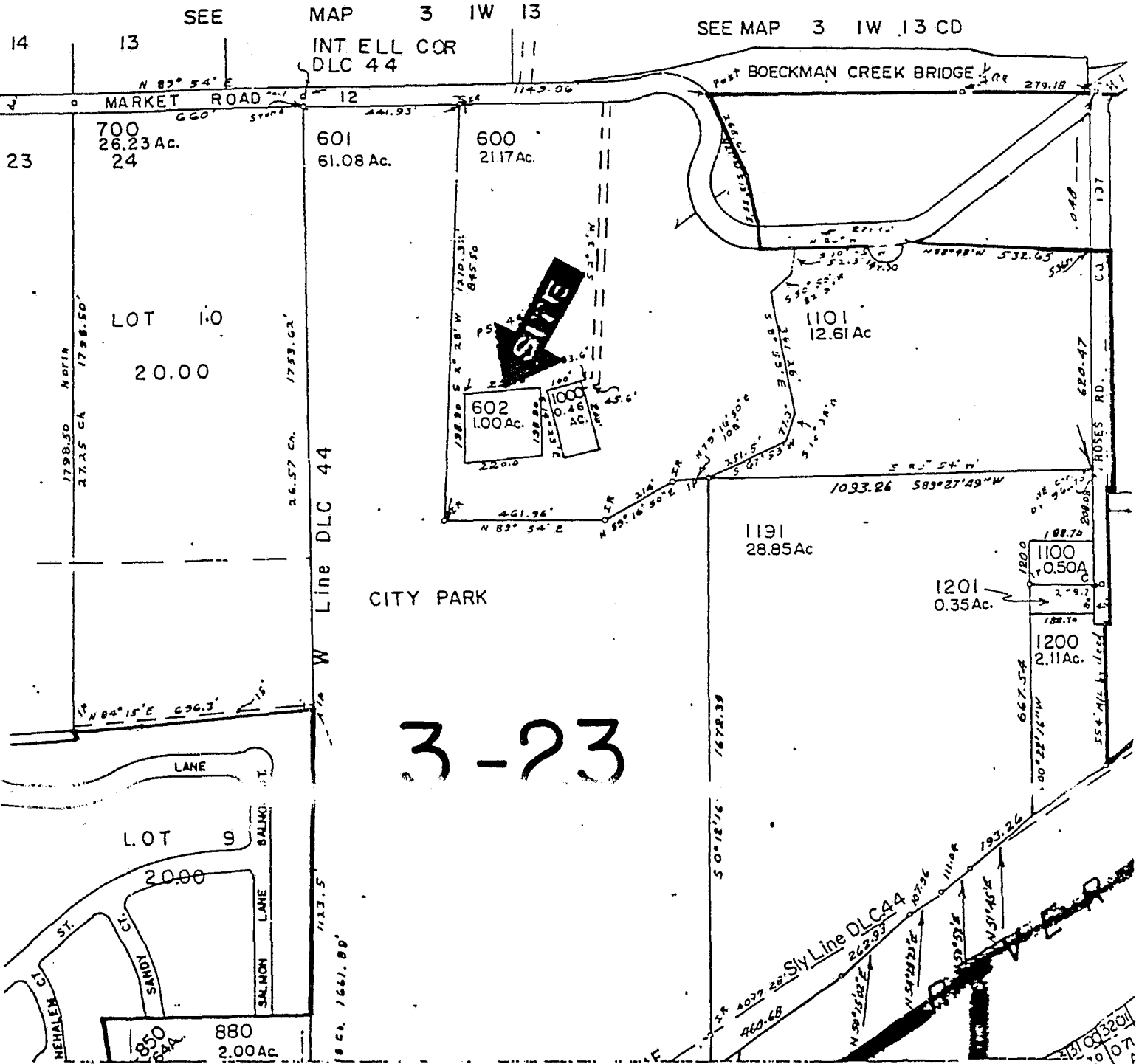
NOTICE: Changes in recording fees effective January 1, 1990.

	MULTNOMAH	WASHINGTON	CLACKAMAS
Recording Fee (per page)	\$ 5.00	\$ 5.00	\$ 5.00
*Re monumentation Fee	\$ 3.00	\$ 8.00	\$ -0-
*State Dept. Revenue Fee	\$20.00	\$20.00	\$20.00
Total	\$28.00	\$33.00	\$25.00

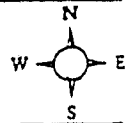
*Affects only certain documents. Please contact your Transamerica Representative for a complete list.

CL KAMAS COUNTY

1" = 400'



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, any report or policy to which it is attached. The Company assumes **NO LIABILITY** for any matter related to this sketch. Reference should be made to an accurate survey for further information.



TRANSAMERICA
TITLE INSURANCE COMPANY

12360 East Burnside
Box 160
Portland, Oregon 97216
(503) 256-1160 FAX (503) 254-3865

Right-of-Way Associates, Inc.
10186 SW Laurel St
Beaverton, OR 97005
Attn De Ann Franklin
2cc-02-41-00

City of Wilsonville
30000 SW Town Center Lp E
Wilsonville, OR 97070
Attn Michael Kohlhoff
1cc

RECEIVED

DEC 22 1992

CITY OF WILSONVILLE

19

PRELIMINARY TITLE REPORT

Dated : December 16, 1992 Parties : BOOZIER, Charles W
Escrow Officer:
Escrow Number : Prop. Add: 7920 SW Wilsonville
Title Officer : Kim Wylie Road
Title Number : 4138265 Wilsonville, OR 97070

Partial Billing Applied to the Premium
ALTA Owners Std. Coverage : \$1,000.00 Premium: \$ 175.00
A consolidated statement of all charges, credits, and advances, if
any, in connection with this order will be provided at closing.

Effective December 9, 1992 at 8:00 A.M., title to the land described
herein is vested in:

CHARLES W. BOOZIER and BARBARA JEAN BOOZIER, as tenants by
the entirety.



Description:

A tract of land in the Daniel Minkler Donation Land Claim in Section 24, Township 3 South, Range 1 West, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a 2 inch iron rod at the Northwest corner of Section 24, Township 3 South, Range 1 West of the Willamette Meridian; running thence along the North line of said section North 89° 54' East 660 feet to a nail in the pavement and the Northwest corner of the grantors land; continuing thence along said section line, North 89° 54' East 867.85 feet to an iron rod in pavement; thence South 2° 30' West 782.5 feet to a point; thence South 75° 37' West 33.6 feet to an iron rod and the true point of beginning of the tract herein described; from said true point of beginning, continuing South 75° 37' West 100 feet to an iron rod; thence South 14° 23' East 200 feet to an iron rod; thence North 75° 37' East 100 feet to an iron rod; thence North 14° 23' West 200 feet to the true point of beginning.

ALSO an easement for road purposes to be used in common with others, over a strip of land 20 feet wide from Market Road No. 12 to the Northwest corner of said tract, being a strip of land 20 feet wide and lying 10 feet on each side of the following described center line. Beginning at an iron rod in Market Road 12 that is North 89° 54' East 867.85 feet from the grantors Northwest corner, running thence South 2° 30' West 792.85 feet to a point; thence South 75° 37' West 39.6 feet to a point that is South 14° 23' East 10 feet from the Northeast corner of the tract of land herein above described.

We are prepared to issue title insurance in the form and amount shown above subject to the usual printed conditions, stipulations and exclusions from coverage appearing in such policy form and to exceptions as shown herein. This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefore paid.

EXCEPTIONS:

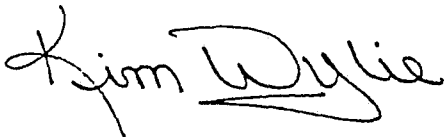
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
6. Unpaid taxes for the year 1992-93
Original Amount : \$3,299.62
Unpaid balance : \$2,199.74, plus interest and costs
Levy Code : 3-027
Account No. : R31W24 01000
Key No. : 821356

- 7. City liens, if any, of the City of Wilsonville. (No inquiry has been made. If a search is requested, an additional fee may be charged.)
- 8. The subject property was incorporated into a neighborhood development project by instruments, including the terms and provisions thereof, and all amendments and modifications thereto,
 - Recorded : October 12, 1990
 - Recorder's Fee No.: 90 51076
 - Project : City of Wilsonville Urban Renewal Plan

END OF REPORT
JD/dm

I would like to thank you for being one of my valued customers.

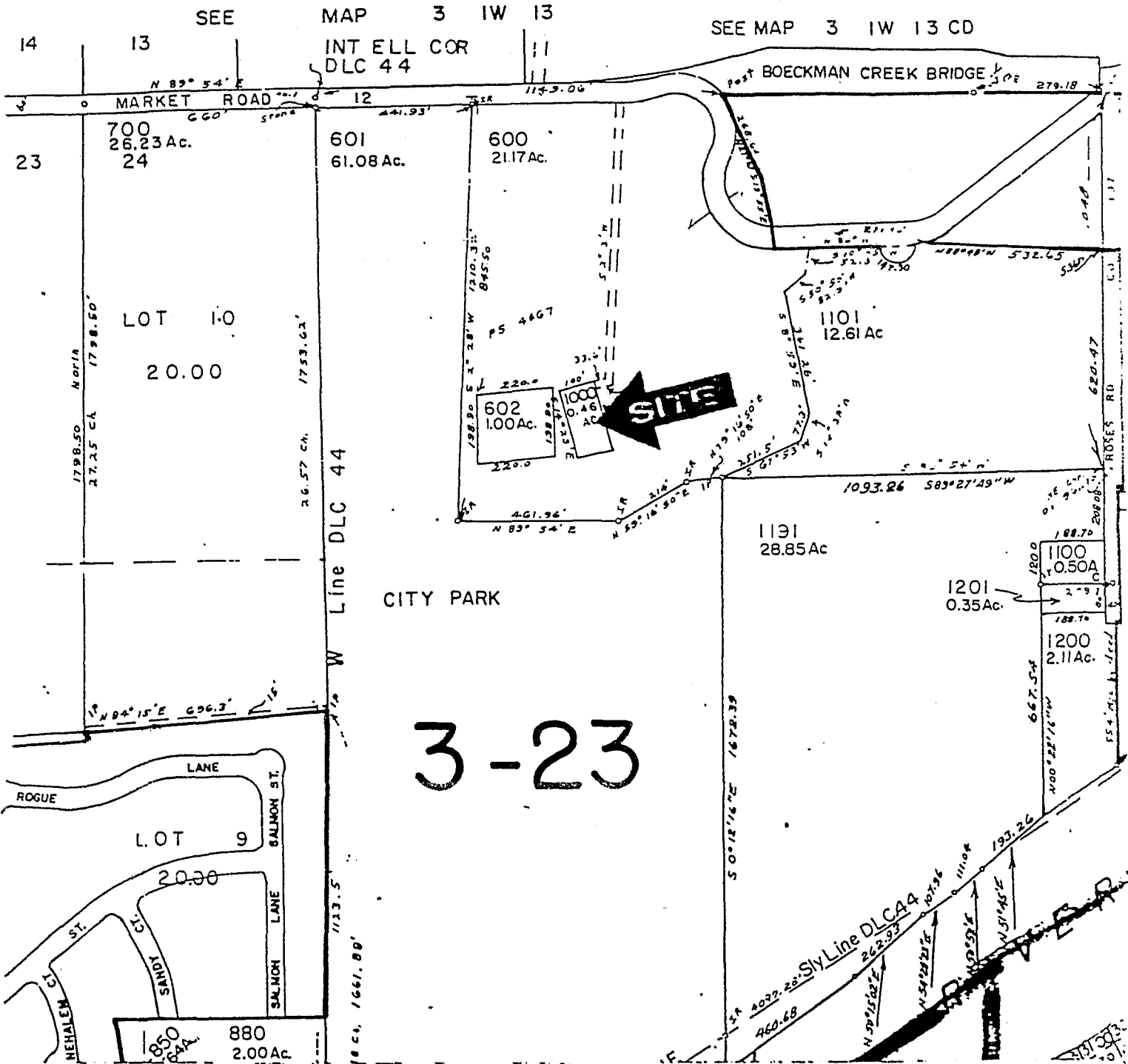
If you have any questions regarding this report, please call me, Kim Wylie, Title Officer, (503) 256-1160.



NOTICE: Changes in recording fees effective January 1, 1990.

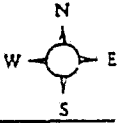
	MULTNOMAH	WASHINGTON	CLACKAMAS
Recording Fee (per page)	\$ 5.00	\$ 5.00	\$ 5.00
*Rezonementation Fee	\$ 3.00	\$ 8.00	\$ -0-
*State Dept. Revenue Fee	\$20.00	\$20.00	\$20.00
Total	\$28.00	\$33.00	\$25.00

*Affects only certain documents. Please contact your Transamerica Representative for a complete list.



3-23

This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, any report or policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



ORDINANCE NO. 416

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING AN AMENDMENT TO THE WILSONVILLE URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED.

WHEREAS, the Wilsonville Urban Renewal Agency (the "Agency") has prepared and has proposed to the City Council for its approval, an amendment to an urban renewal plan for an urban renewal area within the boundaries of the City of Wilsonville which urban renewal plan is known as the Wilsonville Year 2000 Plan (the "Plan"); and

WHEREAS, such Plan amendment and its accompany Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the Plan amendment; and

WHEREAS, pursuant to applicable state and local law, the City of Wilsonville has provided public notice, including additional notice as required by ORS 457.120, and considered public testimony regarding the Plan amendment; and

WHEREAS, this amendment to the Plan and Report were forwarded to the Wilsonville Planning Commission for recommendations and the Planning commission has reviewed the amendment to the Plan and Report and made certain recommendations with respect thereto; and

WHEREAS, on May 10, 1993, the Wilsonville Planning Commission recommended approval of this amendment to the Wilsonville Urban Renewal Plan; and

WHEREAS, the Wilsonville City Council has reviewed this amendment to the Wilsonville Urban Renewal Plan; and

WHEREAS, the City Council finds this amendment to the Wilsonville Urban Renewal Plan to be in the best interests of the City of Wilsonville, based on the findings listed below.

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

FINDINGS

1. That the area described in the Wilsonville Urban Renewal Plan, as amended, has previously been found to be blighted.

2. That rehabilitation and redevelopment is necessary to protect the public health, safety or welfare of the City of Wilsonville.
3. That the amendment to the Wilsonville Urban Renewal Plan conforms to the City's Comprehensive Plan, and provides an outline for accomplishing the projects proposed.
4. That to the extent that persons as defined in ORS Chapter 281 and ORS Chapter 457 will be displaced by this plan, as amended, provisions will be made to house displaced persons within their financial means and in accordance with ORS 281.045-ORS 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing.
5. That the acquisition of real property provided for is necessary.
6. That the adoption and carrying out of the urban renewal plan, as amended, is economically sound and feasible.
7. That the City shall assume and complete any activities prescribed by the urban renewal plan.
8. That the above findings support the adoption by the Wilsonville City Council of this amendment to the Wilsonville Urban Renewal Plan, attached to this Ordinance as Exhibit "A".
9. That the Wilsonville City Council further finds that the findings and conclusions of the Report on the amendment to the Wilsonville Urban Renewal Plan, attached to this Ordinance as Exhibit "B", which is incorporated by reference, the report of the Planning Commission, the public hearing and the entire record before the City Council in this matter, supports adoption of the amendment, Exhibit "A".

CONCLUSIONS

1. The Wilsonville City Council hereby adopts and approves this amendment to the Wilsonville Urban Renewal Plan pursuant to the provisions of ORS 457, and directs the City Recorder to public notice of the adoption of this Ordinance in accordance with the requirements of ORS 457.115.
2. The Wilsonville City Council directs the City Recorder to record a copy of the Ordinance approving this amendment to the Wilsonville Urban Renewal Plan with the Recording Officer of Clackamas County, Oregon, pursuant to ORS 457.125, and directs the City Recorder to send a copy of this

Ordinance to the Urban Renewal Agency for the City of Wilsonville,
Oregon.

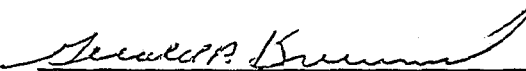
SUBMITTED to the Wilsonville City Council for first reading and public hearing at a regular meeting thereof on the 17th day of May, 1993 and scheduled for second reading at a regular Council meeting on the 7th day of June, 1993, commencing at the hour of 7:00 o'clock p.m. at the Community Development Hearings Room.


VERA A. ROJAS, CMC/AAE, City Recorder

ENACTED by the City Council on the 7th day of June, 1993, by the following
votes: YEAS: 4 NAYS: 0


VERA A. ROJAS, CMC/AAE, City Recorder

DATED and signed by the Mayor this 7th day of June, 1993.


GERALD A. KRUMMEL, Mayor

SUMMARY of Votes:

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

May 5, 1993

Arlene Loble
City Manager
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, Or. 97070

Dear Arlene:

I am forwarding you a final version of the amended Plan and Report. This incorporates the wording changes recommended at our May 3rd work session with the City Council. I've faxed you those changes earlier today.

You may want to keep the amended plan and amended report as separate documents, rather than stapling them into one package. Some feel this helps maintain the distinction that the Council adopts the Plan, relying upon the Report for its findings in the adopting Ordinance. Some feel this is splitting hairs, so it's your choice. Call if any problems develop, or if you would like me to be in attendance at the Planning Commission meeting.

Very truly yours,


Charles Kupper

Charles Kupper
SPENCER & KUPPER

250 N.E. THOMPSON ST.
PORTLAND, OR 97232
TELEPHONE 503-284-0342
FACSIMILE 503-287-9418

AMENDMENT TO THE YEAR 2000 RENEWAL PLAN

Purpose of the Amendment

This plan amendment is undertaken as a substantial change to the Year 2000 Urban Renewal Plan. Two changes to the plan, one concerning bonded indebtedness, and another concerning future plan amendments, are being made to comply with new requirements of Oregon urban renewal law. In addition, this amendment adds I-5 Interchange improvements to the list of Roads activities, revises the description of a joint City/School Parks and Recreation activity, cites benefits to the project area from the joint activity, and lists certain properties to be acquired for Parks and Recreation activities.

In the following section, new text is indicated by underlining, deleted text is indicated by ~~strikeout~~. The proposed amendments to the urban renewal plan are:

A. Make the following revision to Section 404:

Section 404 - Consistency with City's Comprehensive Plan

This Plan has been prepared in conformity with the City's adopted Comprehensive Plan including its goals, policies, procedures and implementing provisions. Provided however, based on the more detailed engineering and planning analysis which has been on-going since adoption and acknowledgement of the Comprehensive Plan, that the realignment of certain arterial and collector streets and the need for additional park and recreation sites is clear. These preferred street alignments ~~and additional park sites~~ are shown on Exhibits 5 ~~and 6~~ of this Urban Renewal Plan. There also is an on-going concurrent process to amend the Comprehensive Plan through a Master Plan for Parks and Open Space. This process will identify certain additional Park, open space, and recreation center sites. These preferred additional sites are shown on Exhibit 6 of this Urban Renewal Plan. Implementation, however, will not be will be undertaken until and unless the Comprehensive Plan is appropriately modified through the formal amendment and periodic review process. Implementation will be undertaken in keeping with the Comprehensive Plan process.

B. Add the following text to the introductory paragraph of Section 601 A:

The interchange at I-5 and Wilsonville Road is nearing traffic capacity. Congestion is expected to increase at the interchange, decreasing the accessibility of the Urban Renewal Area from the interstate highway. The limited width of the freeway structures under I-5 presents an obstacle to further widening of Wilsonville Road.

C. Make the following additions and revisions to project activities listed in Section 601 A:

3. Town Center Loop East Extension...From Wilsonville Road south and then west to Parkway Avenue to the intersection of Trask and Rogue Lane with sanitary sewer extension to City Library and street improvements fronting City Library along Wilsonville Road. Project also includes a new sanitary sewer line from the intersection of Trask Street and Rogue Lane east within existing and proposed sewer easements. Includes storm drain, water and sewer.

4. Town Center Loop West Extension...From Wilsonville Road southerly to Trask Street, including improvements to Pacific and Holly Streets. A first-phase project extends from Wilsonville Road to Pacific and Pacific west to Parkway Avenue. Includes storm drain, water and sewer.

13. Wilsonville Road Interchange -Reconstruct the existing interchange at I-5 and Wilsonville Road. This activity will allow the renewal agency to participate in the interchange improvements. Improvements include replacing the I-5 overcrossing structure with a longer structure. This will allow Wilsonville Road to be widened to carry four travel lanes, two left turn lanes, bicycle lanes, and sidewalks. The new I-5 structure will also be wider to carry the existing six lanes and shoulders plus two future travel lanes.

D. Make the following revisions to the descriptions of project activities in Section 601E:

2. Memorial Park. A 102 acre substantially unimproved park. Improvements shall include addition of land to the park, and both active and passive recreation improvements consistent with the City's Park Master Plan.

3. Running and Playing Field, Two Ballfields and Night Lighting- Joint Use of Athletic, Cultural and Public Assembly Facilities at new High School

~~At new High School site if an intergovernmental agreement between the City and School District No. 3 can be consummated, or at Memorial Park. At either site, the facilities could be a structure for joint community and school use.~~

This activity implements a measure approved by Wilsonville voters on June 30, 1992. This measure advised the Renewal Agency to contribute to joint community facilities at a new high school to be constructed within the urban renewal area. Pursuant to an Intergovernmental Cooperation Agreement between the Renewal Agency and the West Linn-Wilsonville School District for Joint Development and Use of Facilities, the Renewal Agency will contribute toward the planning and construction of joint use community/high school

facilities in Wilsonville, including community recreation, public educational, cultural and assembly facilities, or such other joint use community/high school facilities as may be agreed upon by the West Linn-Wilsonville School District and the Urban Renewal Agency of the City of Wilsonville.

E. Make the following revision to Section 602C:

C. ~~Property Which May Be Acquired. No specific property to be acquired has been identified as of the date of approval of this Plan. However, should the Agency subsequently determine that the objectives of this Plan would be furthered by acquiring property, the procedures set forth in Section 603, below, shall govern the Agency's action.~~ The Agency may acquire property either through a substantial plan change, or by the procedures set forth in Section 603 of this Plan. The Agency has determined that the objectives of this Plan would be furthered by acquiring the following listed property:

<u>1. Property to be acquired for Parks and Recreation facilities</u>	
<u>Map</u>	<u>Tax Lot Number</u>
<u>3-1W-13CD</u>	<u>600</u>
<u>3-1W-13CD</u>	<u>602</u>
<u>3-1W-13CD</u>	<u>1000</u>

F. Add the following text as a new Section 609:

Section 609 - Project Area Benefits from Construction of Public Buildings

609A - Project Area Benefit from Joint Use Agreements on Recreational Facilities

No developed park and recreational sites currently exist within, or adjacent to, the Project Area. There is little developed park and recreational land within the entire City of Wilsonville. Findings made in a 1991 Resolution establishing a Park and Recreation Lands and Facilities System Development Charge noted that Wilsonville had only the equivalent of 24 acres of developed community park land, and only two acres of developed neighborhood park land. Under the National Park and Recreation Area standards, Wilsonville had a deficiency of about 100 acres of developed community and neighborhood park and recreation land. Residents and employees in the renewal project area clearly will benefit from Renewal Agency actions to provide recreational opportunities within the project area. To help provide those opportunities, the Renewal Agency will be a party to joint use agreements with the City, and the School District to assist in the construction of recreational facilities within the urban renewal area.

The current and projected residential and employee population of the urban renewal area is conservatively estimated at 9000-10,000 persons. Joint use facilities at the new high school in the urban renewal area will help provide recreational, athletic and cultural needs for an area population which is comparable in size to that of many Oregon cities.

1. Residential Population

Section 107 A of the Report on the 1990 Plan states that approximately 644 people resided within the boundaries of the Urban Renewal Area. The urban renewal area currently could accomodate another 880 dwelling units, and an estimated population of approximately 1748 persons.

2. Employee Population

Wilsonville is a growing employment center in the Portland Metropolitan area. The City currently estimates that Wilsonville's employment total is about 12,000. The employee population of Wilsonville in fact is higher than the full-time residential population, currently estimated at about 9500 persons. Several of the major employers in Wilsonville are located within the urban renewal area, and the great majority of those 12,000 employees work within, or in the immediate vicinity of the urban renewal area. Major employers within the urban renewal area include:

Mentor Graphics
Payless
Sysco Food Services

Incredible Universe
White-GMC

These employers alone provide approximately 1500 jobs in the renewal area.

In June, 1992 Wilsonville voters approved a bond issue to finance construction of a new high school within the urban renewal area. At that election, voters also approved a measure advising the urban renewal agency to contribute funds toward construction of recreation and other facilities at the high school. These facilities would be available for general public use. The Renewal Agency contribution is the basis for an Intergovernmental Agreement between the Renewal Agency, the City, and the West Linn School District authorizing public access to athletic facilities, and meeting and public assembly facilities at the new high school. This contribution to facilities at the high school is consistent with goals of the City of Wilsonville's Comprehensive Plan, furthers the Goals and Objectives of this Renewal Plan, and provides direct and indirect benefits to the Renewal project area. A discussion of those policies, and benefits follows.

I. Comprehensive Plan Policies

Wilsonville's urban renewal plan is intended to conform to, and help implement goals, policies, procedures, and implementing provisions of Wilsonville's Comprehensive Plan.

Contributing to a joint use of facilities at the new high school helps to implement Comprehensive Plan Policy 3.7.2 (School and Educational Services), viz:

"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 should also work in concert with the school districts for the provision of recreational facilities and programs." (emphasis added)

- Policy 3.7.2 highlights a direct benefit to the renewal area in funding the joint use of facilities at the new high school. Funding a joint use of facilities enables the Renewal Agency to avoid considerably larger, and duplicatory expenditures on facilities to serve the recreational needs of several thousand residents and employees in the renewal area.

Comprehensive Plan Policies on School and Educational Services also note that:

".....development within the City should not be regulated based on the availability of school facilities and services.....If however, school facilities and/or services were determined to be severely inadequate and the school districts unable to provide satisfactory improvements, then growth limitations would be appropriate."

- The new high school facility provides school facilities and services needed by Wilsonville's growing population. The availability of those facilities and services will allow orderly growth to continue, both inside and outside the urban renewal area. Construction of the high school therefore benefits the area by allowing the planned development of the renewal project area to continue.

II. Renewal Plan Goals and Objectives

Section 402 of this Renewal Plan lists several Goals and Objectives which clearly identify ways in which joint use of recreational, cultural, and assembly facilities at the new high school will benefit and serve the project area. The joint use facilities will:

"...Enhance opportunities for residential, civic, cultural, business and industrial property to be developed..."

- The construction of a new high school, with its related recreational and athletic facilities inside the urban renewal area will benefit the area by enhancing the area's residential development potential. The agency's contribution to the new school further benefits the area by ensuring that adequate educational facilities are available to serve a rapidly growing population, and thus allowing the development of commercial and industrial property to continue as anticipated in the renewal plan..

"...Encourage the expansion and development of businesses that will produce jobs...."
(Section 402 B. 2.)

- Wilsonville is an important center of high-tech employment in the Portland metropolitan area. These employers place a high value on environment and "quality of life" factors in location decisions. Providing employee access to a wide variety of athletic and recreational facilities will benefit the project area by making it a desirable site for the expansion and development of businesses producing family wage jobs.

"...Leverage the Agency's financial resources to the maximum extent possible with other public and private investments. ." (Section 402 M)

- The Renewal Agency's contribution to facilities at the new high school amounts to only a minor percentage of the total cost of the new school. The contribution to the new high school benefits the area by giving the Renewal Agency an opportunity to provide high quality athletic, recreational, and cultural facilities with a minimum expenditure of Agency funds.

G. Add the following subsection to Section 700, Financing of Urban Renewal Indebtedness:

704 - Latest Date for Issue of Bonded Indebtedness

This urban renewal plan calls for a division of ad valorem taxes under ORS 457.440. No bonded indebtedness shall be issued with respect to the plan, or any project undertaken with respect to the plan, later than September 27, 2004.

H. Make the following revisions and additions to Section 1203, Substantial Changes

B. An increase or decrease of land area to the boundaries of this Urban Renewal Plan. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.

shall be issued with respect to the plan or any project undertaken with respect to the plan.

Exhibit "B"

REPORT ON AMENDMENT TO THE WILSONVILLE RENEWAL PLAN

Description of the Amendment to the Wilsonville urban renewal plan

The amendment to the Wilsonville urban renewal Plan makes the following changes:

1. Adds to the list of actions which require substantial amendment to the Plan.
2. Inserts a provision that no bonded indebtedness shall be issued or new projects undertaken, later than September 27, 2004.
3. Adds the following new, or revised, project activities to the Plan:
 - a. I-5 Interchange Improvements
 - b. Revisions to Town Center Loop Street Improvements
 - c. Land acquisition for parks and recreation purposes
 - d. Joint use recreation facilities at new high school

This Amended Report on the Urban Renewal Plan reflects the Plan changes noted above.

Chapter I - A Description of Physical, Social and Economic Conditions In The Area

The information on the conditions in the renewal project area is contained in Chapter I of the 1990 Report on the Urban Renewal Plan, and is hereby incorporated into this amended Report. The conditions affected by project activities added or revised in the amendment are:

Section 102 F - Streets and Roads - Add the following text to Section 102 F.

Since adoption of the Urban Renewal Plan in 1990, additional engineering and environmental work has been completed in order to further define the need for and proposed improvements to the Wilsonville Road Interchange, and access to Day Dream Ranch.

An Environmental Assessment was approved in May, 1992 on improvements to the Wilsonville Road Interchange and the Stafford Interchange¹. The existing freeway interchange structures limit the capacities of the local roads which are becoming heavily congested as urban development increases. Interstate 5 will also require additional lanes to accommodate traffic. At the three signalized intersections at Wilsonville Road Interchange, traffic operates at LOS C or better during the morning peak hour, but at evening peak hour traffic operates at LOS D or worse. By the year 2015, traffic volumes at the interchange will more than double, resulting in unacceptable traffic congestion conditions.

In July of 1991, the City Council adopted a Transportation Masterplan for the City of Wilsonville. The plan identified needed street improvements, including the extension of

¹Environmental Assessment, Wilsonville Road Interchange, Stafford Interchange, Federal Highway Administration, May, 1992.

Town Center Loop West and East southward to Daydream Ranch. A preliminary design report was completed in February, 1993 which identified specific alternatives and cost estimates for the "Daydream Escape" project². The Wilsonville City Council adopted Resolution No. 979 in March, 1993 accepting the Design Report and directing city staff to proceed with the Extension of Town Center Loop West (Alternative A) and Extension of Town Center Loop East (Alternative B-1) subject to urban renewal budget authorization and urban renewal plan amendments as required.

Chapter II - Fiscal Impact of the Plan Amendment

The information on the fiscal impact of the urban renewal plan is contained in Chapter II of the 1990 Report on the Urban Renewal Plan, and is hereby incorporated into this amended Report. The activities added and revised in this amendment are expected to produce no adverse fiscal, service, or population impacts. Text added to Chapter VII in this amendment provides further information on expected fiscal impacts of the Plan.

Chapter III - Reasons for Selection of the Renewal Area

Reasons for selecting the renewal area are cited in Chapter III of the 1990 Report on the Urban Renewal Plan. The amendment does not alter the reasons for selecting the urban renewal area.

Chapter IV - The Relationship Between Each Project to be Undertaken Under the Plan Amendment and the Existing Conditions in the Urban Renewal Area

Information on the major projects to be undertaken to eliminate blight is contained in Section 400 of Chapter IV of the 1990 Report on the Urban Renewal Plan, and is hereby incorporated into this amended Report. The following paragraphs, covering new and revised projects to eliminate blight, are to be added to Chapter IV, Section 400 of the Report.

Since adoption of the Urban Renewal Plan in 1990, additional engineering and environmental work has been completed in order to further define the need for proposed improvements to the Wilsonville Road Interchange of I-5, and access to Day Dream Ranch. The findings and conclusions of these studies are summarized in amendments to Chapter I of this report. One new project activity and amendments to two existing project activities are proposed in Section 600 of the Urban Renewal Plan (See Section 600.A. 3, 4, and 13 as amended). These project activities will address the transportation problems and deficiencies identified, and will

The acquisition of additional park land, identified in Section 601.E.2 of the Plan, and implementing the joint City-School recreation project identified in Section 601.E.3. of the Plan, address the deficiencies of park land and recreational opportunities identified in Section 102 E of the 1990 Report on the plan. The acquisition also provides a potential site for the

²Town Center Loop Extension (Daydream Escape), MacKay & Sposito Consulting Engineering, February, 1993.

aquatic facilities envisioned as part of the Plan's Parks and Recreation facilities component.

The benefit to the project area derived from the funding of joint use facilities is detailed in Section 609A of the urban renewal plan. Section 609A also noted that the employee population of the urban renewal area is several thousand, and growing. Businesses are the heaviest users of Wilsonville's existing parks system. Reservations data for 1992 showed that business usage accounted for 56% of parks reservations. The Renewal Agency contribution to the joint use project is estimated at \$2 million, of the total \$20 million total cost of the new high school. That ten percent sharing of costs allows area residents to access recreational and cultural facilities worth many times the Agency's contribution. The project share of the total cost of the new high school is very cost effective when compared with the estimated cost to acquire and develop an acre of park land in Wilsonville. A 1991 Resolution adopting a Parks and Recreation Land and Facilities SDC sets the cost of acquiring and developing an acre of park and recreation land at about \$90,000 per acre. The projected residential population of the renewal area alone would require about 13 acres of developed park and recreation land, according to standards cited in the 1991 Resolution. The \$90,000 per acre figure would not provide for construction of major building facilities such as the cultural and meeting facilities that the renewal area will gain by the contribution to the joint use of facilities at the new high school.

Chapter V - The Estimated Total Cost of Each Project and the Sources of Money to Pay for Such Costs, and the Anticipated Completion Date for Each Project.

Section 500 of Chapter V of the 1990 Report discusses Estimated Project Activity Costs, Source of Funding, and Completion Dates, and is hereby incorporated into this amended Report, with the following changes:

- There are ~~thirty-six (36)~~ (35) potential projects in the Urban Renewal Area.
- All projects are estimated to be completed during or before fiscal year ~~2003-04~~ 2004-05

Section 501 - Estimated Cost of Projects and Activities, and Cost Sharing.

This amendment makes certain additions to the list of activities to be undertaken under the urban renewal plan. This amendment also adds urban renewal agency contributions to certain projects, as their costs have become better identified, as planned activities have been carried out with other funds, and as funding priorities for activities have changed. This amendment makes the following revisions to Section 501 of the Report on the Plan: (In the following table of activities 501A-F, revised items are shown in italics.)

PROJECT LIST	TOTAL \$	AGENCY SHARE	OTHER SHARE
A. Roads, Including Utilities	\$34,825,540	\$18,845,520	\$15,980,020
B. Water System Only	\$3,696,850	\$1,323,540	\$2,373,310
C. Sanitary Sewer Systems Only	\$4,233,730	\$1,061,350	\$3,172,380
D. Storm Drains Only	\$572,700	\$572,700	0
E. Parks and Recreation Facilities	\$9,971,550	\$9,658,750	\$312,800
F. Total Projects	\$53,300,370	\$31,461,860	\$21,838,510

Section 501 G is hereby amended to read, in its entirety, as follows:

G. Operations, Special Services, and Bond Preparation Costs:

For the period 1992-93 to 2004-05 @\$125,000: \$1,625,000

Section 501 H is hereby amended to read, in its entirety, as follows:

H. Financing Costs (Interest on Bonds)

\$5,000,000, 10 year financing at 6.25%: \$1,877,888

Section 502 is hereby amended to read, in its entirety, as follows:

502 Estimated Annual and Cumulative Tax Increment Proceeds to Agency

Estimated annual and cumulative tax increment proceeds to the renewal agency are shown in the following table. The table takes into account effects of the property tax rate limitation approved in November, 1990, and 1991 legislative changes on the methodology of calculating tax increment revenues for the renewal agency.

Table of Annual and Cumulative Tax Increment Proceeds			
Year	TCV ⁽¹⁾ Increase	Cumulative TCV	Tax Increment
1992-93	89,235,820 ⁽²⁾	163,707,580	2,109,033
1993-94	15,000,000	178,707,580	2,508,473
1994-95	5,807,996	184,515,576	2,628,489
1995-96	5,996,756	190,512,333	2,751,892
1996-97	6,191,651	196,703,983	2,878,834
1997-98	6,392,879	203,096,863	3,009,470
1998-99	6,600,648	209,697,511	3,143,955
1999-00	6,815,169	216,512,680	3,282,450
2000-01	7,036,662	223,549,342	3,425,115
2001-02	7,265,354	230,814,696	3,572,117
2002-03	7,501,478	238,316,173	3,723,624
2003-04	7,745,276	246,061,449	3,879,808
2004-05	7,996,997	254,058,446	NA ⁽³⁾
Total	179,586,686	254,058,446	36,913,261

(1) - TCV means true cash value of property.

(2) - The 1992-93 figure represents the total increase in value since inception of the Plan

(3) - It is assumed that there will be no tax increment collection in 2004-05.

Section 503 is hereby amended to read, in its entirety, as follows:

503 Amount of Tax Increment Proceeds Collected by the Urban Renewal Agency

The figures in Section 501A through H of this Report indicate that the total amount of tax increment proceeds required for project activities is \$34,964,748.

Section 504 of the 1990 Report is hereby incorporated into this report.

Chapter VI - The Estimated Amount of Tax Increment Money Required.....

Section 600 of Chapter VI of the 1990 Report is hereby amended to read, in its entirety, as follows:

Section 600 Tax Increment Proceeds Requirements to Retire Indebtedness

The estimated amount of tax increment proceeds required is \$34,964,748. The amount of tax increment proceeds estimated to be available to the Agency is \$36,913,261. In accordance with provisions in Section 701 of the Plan, it is estimated that net tax increment collections will not exceed \$35,527,189. Should any surplus tax increment funds exist at the time this urban renewal project is terminated, they will be distributed to other taxing bodies in accordance with the provisions of ORS 457.450 (3)

The estimated fiscal year when no new indebtedness will be undertaken is 2004-05. It is estimated that all outstanding indebtedness will be retired by that date.

Chapter VII - A Financial Analysis of the Plan With Sufficient Information to Determine Feasibility

Chapter VII of the 1990 Report discusses the financial feasibility of the plan, and impacts on other taxing bodies, and is hereby incorporated into this amended Report. The following paragraphs are to be added to Chapter VII of the Report:

Urban Renewal Taxes

The Wilsonville urban Renewal Plan was adopted in August, 1990. The Constitutional Amendment in November, 1990, and subsequent legislative and judicial actions have greatly changed the manner in which the fiscal impacts of carrying out the urban renewal Plan may be calculated. Prior to the 1991 changes, the tax rate for each taxing body influenced by the urban renewal plan was adjusted upward to raise both the levy for the taxing body, and a portion of the tax increment funds allocated to the renewal program. Before 1991, property tax bills did not show the effect of this upward adjustment of rates, or the amount of property tax collected for urban renewal purposes. The 1990 Constitutional Amendment has changed that. Renewal revenues raised by the tax increment financing process now are considered to be a tax on property, and the amount of property taxes required for the urban renewal agency is shown as an individual item on property tax bills.

With these changes, the tax rates for other taxing bodies which overlap the renewal agency now reflect the rate needed to raise that taxing body's levy. Wilsonville taxpayers also receive clear information on the amount of property tax they paid for urban renewal. Wilsonville taxpayers within the West Linn School District paid \$3.03 per thousand of valuation for Wilsonville urban renewal for the 1992 tax year. Wilsonville taxpayers in the Charbonneau district of Wilsonville paid \$0.87 per thousand for Wilsonville urban renewal. The tax increment revenue projections made for this amendment would result in a gradually decreasing renewal tax rate over the life of the urban renewal plan.

An additional important change to urban renewal regulations allows the urban renewal agency to annually certify the amount of tax increment revenue it wishes to receive from the assessor. This process gives the urban renewal agency and the Wilsonville City Council a much greater degree of control over the tax rate impacts of the plan than they had prior to 1991. This new ability to control renewal taxes serves as a protection against unforeseen fiscal impacts of the tax increment financing process.

Revenue Compression

A related change in the impact of tax increment financing stems from the restriction on the total amount of property tax that can be raised in a given jurisdiction. The total amount of property taxes collected within the City of Wilsonville for units of government other than schools now is limited by constitution to one percent of the total assessed valuation within the city. (Property taxes collected for voter approved bonded indebtedness are not subject to that

limitation.) Urban renewal now is a separate item on tax bills, and tax increment revenue collections for renewal agencies are subject to the limitation on total property taxes raised within Wilsonville. If total property taxes for non-school purposes (including urban renewal) exceed the one percent limitation, then collection of tax increment revenues may reduce the property tax revenues for other *non-school* taxing bodies which share values with Wilsonville's renewal agency. *Urban renewal financing does not reduce the property tax revenue available to schools.*

A September, 1992 Supreme Court ruling held that all renewal agency revenues, even those collected for payment of bonded indebtedness, are subject to the the Constitutional limitation. The possible "compression" of governmental revenues thus becomes a critical issue for governmental bodies affected by urban renewal programs. Wilsonville's renewal agency shares property values with the following tax bodies:

Non-School

City of Wilsonville	Metropolitan Service District
Clackamas County	Clackamas County Renewal Agency
Tualatin Fire District	Vector Control
Port of Portland	

Schools

West Linn - Wilsonville School District	Clackamas ESD High School
Clackamas Community College	Clackamas ESD Elementary

There is a range of "government" (non-school) tax rates which apply within the City of Wilsonville. The "government" rates at the time of the amendment, and the Wilsonville renewal tax portion of those rates are shown below:

Tax Code	Non-school Rate Inside \$10 limit	Wilsonville renewal share of non-school rate
003-021	\$6.19	\$2.82
003-023	\$8.26	\$3.03
003-027	\$8.26	\$3.03
003-029	\$8.27	\$3.03
006-014	\$6.17	\$0.97
006-018	\$4.50	\$0.60

This amendment re-evaluated expected tax increment revenues, and resulting urban renewal and combined "governmental" tax rates during the period 1992-93 through 2004. Revenues required to carry out project activities can be raised within the \$10.00 per thousand limitation on "governmental" rates throughout the expected life of the renewal plan. The City of Wilsonville is experiencing a rapidly rising rate of growth in total true cash values. The re-evaluation assumed that the annual rate of growth in Wilsonville's true cash values would

drop to 6%. However, the level of tax increment revenue needed to finance the project is expected to grow at a very low rate during the life of the Plan. It therefore is anticipated that the revenues necessary to carry out the renewal plan can be collected with a decreasing urban renewal tax rate. Wilsonville's tax increment financing therefore is not expected to result in compression of property tax revenues for units of general purpose governments which levy taxes in Wilsonville. Once again, it must be noted that the City Council and the renewal agency have the ability to certify renewal revenues on an annual basis. Should revenue compression problems arise during the life of this plan, they can be addressed and, if necessary, rectified in the renewal agency's annual budgeting and certification process.

It is estimated that tax increment proceeds will be required until the year 2004, when the tax increment financing provisions of the urban renewal Plan are expected to be terminated. When those provisions are terminated, the property tax collection for urban renewal also will end. The property tax reduction from the termination of tax increment financing is expected to be approximately \$2.80 per thousand of valuation.

Financial Feasibility

The Amendment to the Wilsonville urban Urban Renewal Plan is financially feasible, for the following reasons:

- Actual 1992-93 tax increment revenues exceeded \$2 million.
- Very conservative tax increment revenue estimates made for this amendment show revenues consistent with projections used in the 1990 Plan.
- The anticipated revenues are sufficient to carry out all project activities.
- The estimated total cost of activities to be funded by tax increment revenue has been slightly reduced from estimates used in the 1990 Plan.
- The time needed to carry out project activities is consistent with the 1990 Plan.
- Revenues necessary to carry out the Plan can be collected within the \$10 rate limit.
- Carrying out the Plan will not cause revenue compression for the City of Wilsonville, or other taxing bodies.

Section 800 of the Report on the Plan is revised to read, in its entirety, as follows:

Section 800 Occupied Property To Be Acquired

One occupied residential property may be acquired as a result of this plan amendment. The property is located on Tax lot 600, Map 3-1W-13CD. The property is tenant occupied. The Agency has identified no economic or physical factors which would indicate it will be difficult for the tenant to find replacement housing. The tenant will be provided with

relocation assistance in accordance with the relocation provisions of ORS 281.045.106, and relocation payments will be made as provided by ORS 281.060. The Agency will adopt relocation guidelines prior to completing the acquisition of this property.

SECTION 801B. Cost of housing to be removed

Section 801B of the Report on the Plan is revised to read, in its entirety, as follows:

The appraised value of the residential property which may be removed from Tax lot 600, Map 3-1W-13CD is \$30,000.

APPENDIX TO THE REPORT ON THE PLAN

1. The following table is added to the Appendix to the Report as Exhibit 3.

The table below shows the estimated governmental and Wilsonville urban renewal tax rates during the life of the urban renewal plan. Taxes for Wilsonville's urban renewal program are assessed in six tax codes. The tax rates shown may vary somewhat on a property by property basis, but they represent the estimated rates for the great majority of properties assessed for Wilsonville urban renewal.

Note: These tax rates assume that Wilsonville will certify the maximum amount of tax increment revenue to which it is entitled. The decision on certification is made on an annual basis, and the actual amount certified could result in rates lower than those shown below.

A. Estimated Urban Renewal and Governmental Tax Rates- Wilsonville Urban Renewal Program
(Tax Rate is per thousand of property value)

Year	Governmental Tax Rate-WL ⁽¹⁾	Wilsonville UR Tax Rate-WL	Governmental Tax Rate - C ⁽²⁾	Wilsonville UR Tax Rate - C
1993-94	\$9.49	\$3.25	\$8.18	\$0.97
1994-95	\$9.45	\$3.22	\$8.17	\$0.97
1995-96	\$9.41	\$3.17	\$8.14	\$0.95
1996-97	\$9.37	\$3.13	\$8.12	\$0.94
1997-98	\$9.33	\$3.09	\$8.12	\$0.94
1998-99	\$9.29	\$3.04	\$8.11	\$0.93
1999-00	\$9.25	\$2.99	\$8.08	\$0.91
2000-01	\$9.20	\$2.95	\$8.07	\$0.91
2001-02	\$9.15	\$2.90	\$8.03	\$0.89
2002-03	\$9.11	\$2.85	\$8.02	\$0.88
2003-04	\$9.08	\$2.80	\$8.02	\$0.87

(1) - WL is West Linn School District Tax Codes
(2) - C is Canby School District Tax Code

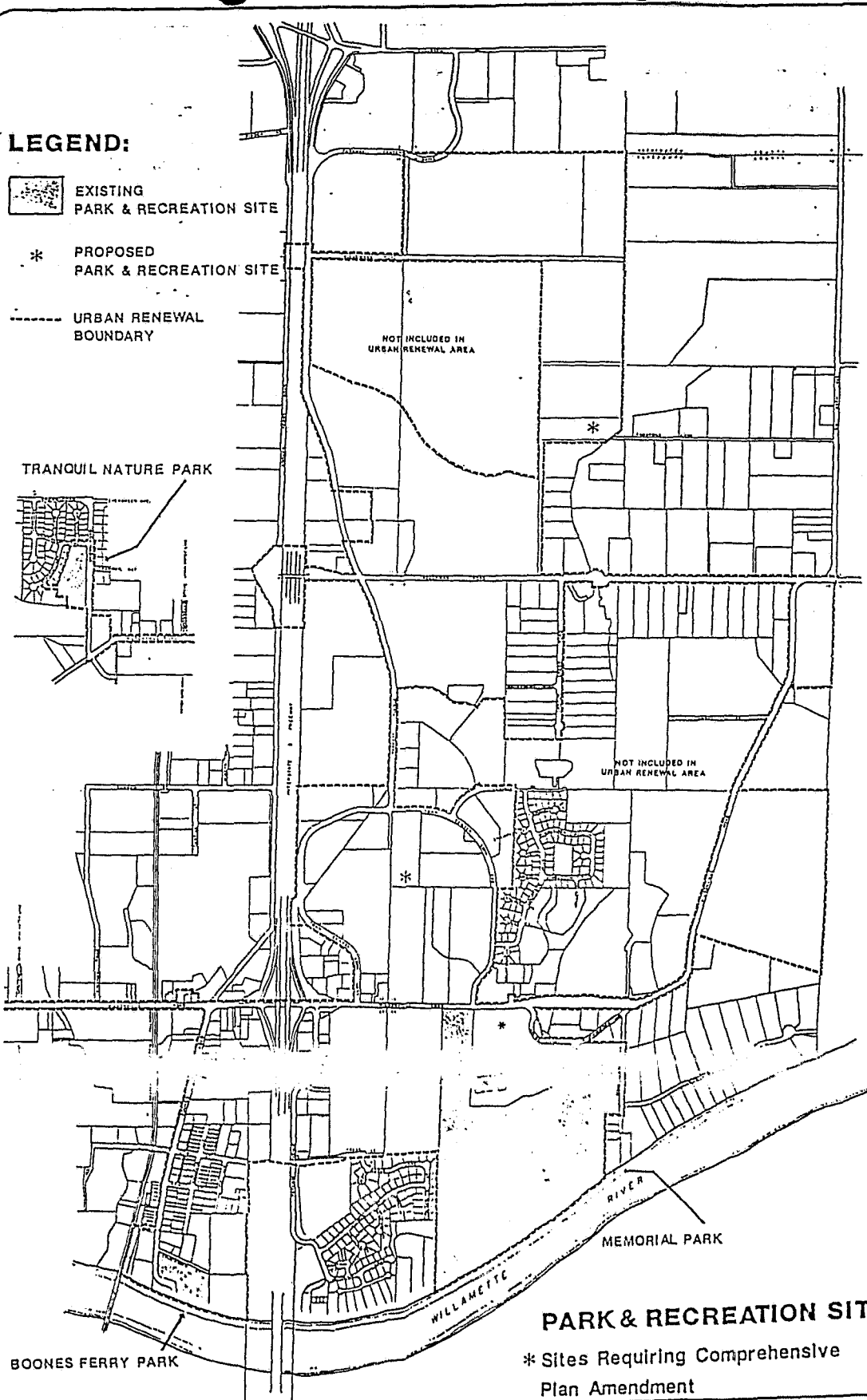
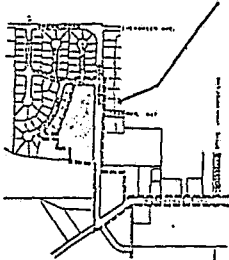
LEGEND:

 EXISTING
PARK & RECREATION SITE

* PROPOSED
PARK & RECREATION SITE

----- URBAN RENEWAL
BOUNDARY

TRANQUIL NATURE PARK



BOONES FERRY PARK

MEMORIAL PARK

PARK & RECREATION SITES

* Sites Requiring Comprehensive
Plan Amendment

WILSONVILLE, OREGON



Scale: 1 inch = 1 mile
North Arrow

2. Table 31 of the Appendix to the Report, entitled "Wilsonville Urban Renewal Program..Project List..Cost Estimates" is revised as follows:

Project List	Cost	TIF	Other Sources
A. Roads/utilities where noted			
6. Boeckman Interchange/Ramps	5,750,000		
Engineering	862,500		
Total	6,612,500	3,306,250	3,306,250
		0	6,612,500
10. Parkway Avenue..	490,000		
Engineering	73,500		
Total	563,500	563,500	
		0	563,500
13. (new activity) Wilsonville Rd. Interchange	1,600,000	1,600,000	
E. Park and Recreation			
2. Memorial Park			
Construction <u>and Land Acquisition</u>	1,430,000		
	2,930,000		
Arch./Eng. Fees	214,000		
Total	1,644,000	1,644,000	
	3,144,000	3,144,000	
3. At High School Site...City Use			
<u>Joint use public facilities</u>	541,000	541,000	
	2,000,000	2,000,000	
4. Covered Swimming Pool	3,162,500	3,162,500	
	2,300,000	2,300,000	

PLANNING COMMISSION
RESOLUTION NO. 93PC15

A RESOLUTION RECOMMENDING THAT
PROPOSED AMENDMENTS TO
URBAN RENEWAL PLAN AND REPORT BE
APPROVED BY THE CITY COUNCIL

WHEREAS, the Planning Commission duly adopted Resolution 90 PC 37 on August 6, 1990, which recommended to the City Council adoption of the Urban Renewal Plan and Report, identified as The Year 2000 Plan and the Report on the Year 2000 Plan; and

WHEREAS, under authority of ORS 457.095, Resolution 90 PC 37 was forwarded to the City Council and duly considered by the City Council, who did, in fact, adopt The Year 2000 Plan and the Report on The Year 2000 Plan; and

WHEREAS, there are now proposed certain amendments to the Plan and supporting Report, attached hereto and incorporated herein as "Exhibit A". These amendments can be generally categorized as major and minor amendments. The major amendments include additional projects of Joint Use Community, Cultural and Recreational Facilities at the site of the new Wilsonville High School, the Wilsonville-1-5 (Exit 283) Interchange project for local match and deletion of the Boeckman Interchange project, acquisition of approximately 22 acres, commonly known as the Boozier and Roberts properties, adjacent to Memorial Park for a combination park, open space and recreation site, which could be used for a community swimming pool project identified in the plan, and certain legal requirements setting forth that the year 2004 is the last year bonds could be issued. The minor amendments primarily involve land acquisition from the Teufel family for road right-of-way and slope and drainage easements for the plan project known as the Town Center Loop East Extension (a portion of what is commonly called Day Dream Ranch escape) and recalculation of the anticipated revenues and expenditures tables; and

WHEREAS, the Plan and Report previously identified recreational fields at the new high school site, and the construction of the new high school presented greater opportunities to expand community cultural and assembly facilities, and an advisory vote of the citizenry supported an expansion of joint use community recreation, cultural and assembly facilities; and

WHEREAS, Comprehensive Plan Policy 3.8.5 states, "The City shall continue to work on a cooperative arrangement with the school districts (community schools program)

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." Therefore, the amendments concerning this project are in keeping with the City's Comprehensive Plan; and

WHEREAS, the City's Master Transportation Plan, an element of the City's Master Plan, recognizes the reconstruction of the 1-5 Interchange at Wilsonville Road as a necessary element of the City's transportation plan and, therefore, inclusion in the Urban Renewal Plan and Report is consistent with the Comprehensive Plan; and

WHEREAS, the City and the Oregon Transportation Department have reached an agreement in developing the City's Comprehensive Plan and Transportation Master Plan wherein a potential Boeckman Interchange has been recognized as not likely to be constructed within the time limits of The Urban Renewal Plan and, therefore, its deletion is consistent with the Comprehensive Plan; and

WHEREAS, there is an ongoing process to amend the City's Comprehensive Plan by establishing a Master Plan for Parks, Open Space and Recreation Sites which is scheduled for completion in September, 1993. The proposed Boozier and Roberts site has been identified preliminary for inclusion as it is uniquely located adjacent to Memorial Park, contains primary open space, and excellent access for community recreational facilities, including a community swimming pool facility, and its primary open space land can be used in a conversion process for the Tauchman House facilities at Boones Ferry Park creating additional community recreational facilities; and

WHEREAS, this preliminary identification is consistent with a reaffirmation in the current Comprehensive Plan of the 1971 General Plan objective of "Encourage early acquisition of recreation sites to protect them from development and to reduce the public cost of acquiring the land"; and

WHEREAS, acquisition of the Boozier and Roberts properties further meets the

- Goal 3.2 Conserve and create open space through the City for specified objectives;
- Goal 3.3 Identification and encourage conservation of natural, scenic and historic areas in the City;
- Goal 3.4 To provide an adequate diversity and quantity of passive and active recreational opportunities conveniently located for the community; and

WHEREAS, in previous community questionnaires, a community swimming pool facility has been identified as the number one recreational need and was included in The Urban Renewal Plan with potential sites at the new high school, which due to natural area and parking constraints is not feasible or at Memorial Park, but given current facilities plan and areas for passive use, would not be feasible without additional lands; and

WHEREAS, it is also recognized that the current Comprehensive Plan Map lists this site as multi-family, 7-12 units per acre, and diversified housing is a competing goal (Comprehensive Plan Goal 4.3). However, early acquisition of this unique site materially assists in providing an adequate park and recreation system for the physical, mental and moral health of the community and protects this site from development and reduces the public cost of acquiring the land. It is anticipated that this site will be included in the Master Plan for Parks, Open Space and Recreation Sites as an element of the Comprehensive Plan, scheduled for adoption in September, 1993. Therefore, acquisition of this site is consistent with the Comprehensive Plan process wherein an amendment to the plan to include this site as park, open space and recreational land is currently an ongoing process; and

WHEREAS, the Town Center Loop East Extension, a portion of what is commonly known as the Day Dream Ranch escape, a project currently listed in The Urban Renewal Plan and Report, meets the City's Master Transportation Plan, an element of the City's Comprehensive Plan, involves approximately 3.7 acres of property for right-of-way and slope and drainage easements, is necessary for the safety, health and welfare of the commuting public, involves the least amount of taking and, therefore, the least amount of private injury to meet the public necessity for this route; and

WHEREAS, this matter is before the Planning Commission, after providing the appropriate public notice, in order that the Commission may gather public testimony, consider available evidence and make a recommendation to the City Council.

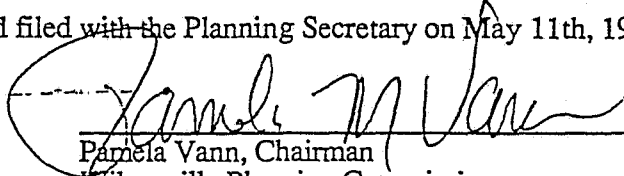
NOW, THEREFORE, THE WILSONVILLE PLANNING COMMISSION

1. The Commission recommends that the City Council approve the amendments of The Year 2000 Plan and The Year 2000 Report, the City's Urban Renewal Plan and Report, set forth in "Exhibit A" and incorporated herein. The amendments to The Urban Renewal Plan and Report adds to the list of actions which require a substantial amendment to the Plan; inserts a provision that no bonded indebtedness shall be issued, or new projects undertaken, later than September 27, 2004; adds the I-5 Interchange improvement as a project and deletion of Boeckman Interchange as a

EP-01-2

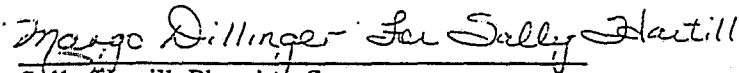
project; revises the joint use recreation facilities project at the Wilsonville High School to include recreational, cultural and assembly facilities and allows land to be acquired for parks, open space and recreation purposes, commonly known as the Boozier and Roberts property, and provides for acquisition from the Teufel land for right-of-way and storm and slope easements for the Town Center Loop East Extension project and financial recalculations.

ADOPTED by the Wilsonville Planning Commission at a regular meeting thereof this 10th day of May, 1993, and filed with the Planning Secretary on May 11th, 1993.



Pamela Vann, Chairman
Wilsonville Planning Commission

Attest:



Sally Hartill, Planning Secretary

Planning Commission

5-10-93

I am unable to stay longer so will leave this brief comment on the Urban Renewal Amendment.

1. I think the Urban Renewal program is questionable from a financial view
2. If funds are allocated to the purchase of property south of Wilshire Road, it should be with the idea of retaining that property, or "banking" it for the future. No funds for development should be considered at this time, or until the city is on a sound financial base which it is not today.

Ralph Hill

32265^{5th} Ametage Road
Wlanville, OR 97075

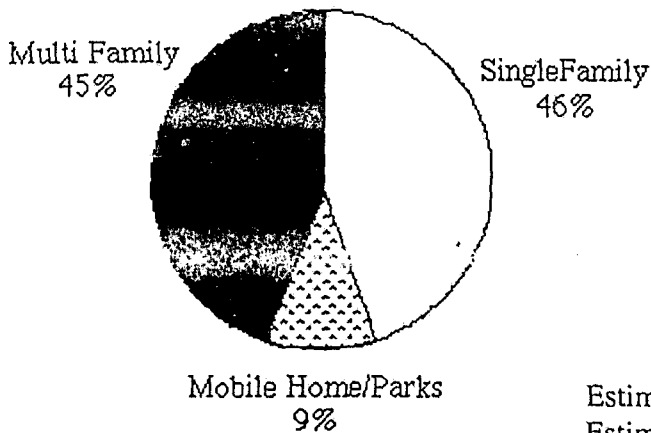
Development Summary Quarterly Review 1993

Land Use

Type	Total Acreage	1st quarter vacant	2nd quarter vacant	3rd quarter vacant	4th quarter vacant
Commercial	319	84	81		
*Industrial	1042	420	*460		
*Residential	1118	417	*374		
*POS	433				
SOS	528				
*Public	923				
Totals	4363				

Housing Units

Type	1st quarter	2nd quarter	3rd quarter	4th quarter	Totals
Apartment	0	0	0	0	1953
Condominium	0	0	0	0	148
Duplex	0	0	0	0	52
Mobile Home	0	0	0	0	16
Mobile Home/Park	0	0	0	0	418
Single Family	27	33	0	0	2108
Totals	27	33	0	0	4693




 PSU Certified Population 1991.....8755


 PSU Certified Population 1992.....9255

Estimated Population @ 2.15 per household....10089

Estimated Population @ 1.89 per household.....8869

1993 Activity

* Represents Mentor Graphics Plan Change and Annexed Properties designation
 60 New Single Family Dwellings
 Legacy Health Care, 15,000 s.f. clinic

The information contained in this report is subject to change and should be verified.

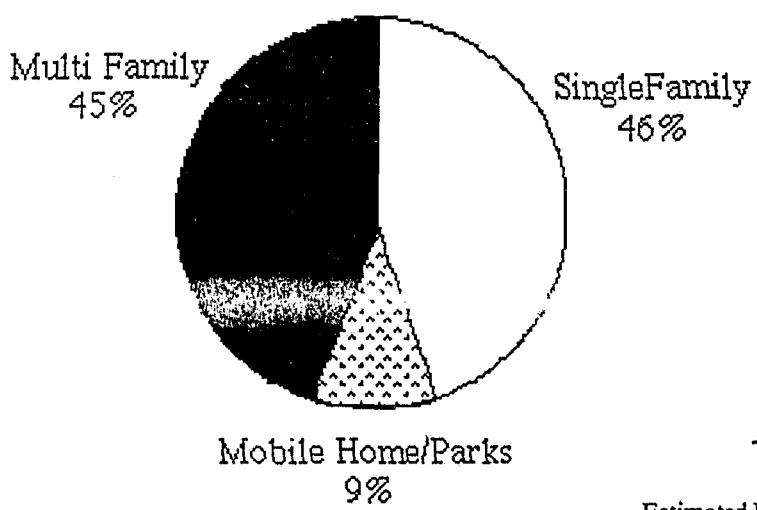
Development Summary For June 1993

Land Use

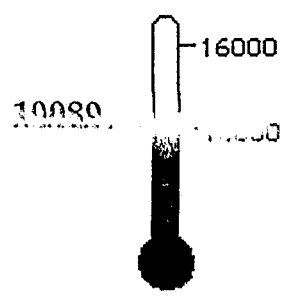
Type	Total Acreage	Acres Vacant	% Vacant
Commercial	319	81	25
*Industrial	1042	460	44
*Residential	1118	374	33
*POS	433		
SOS	528		
*Public	923		
Totals	4363		

Housing Units

Type	New	YTD	Total
Apartment	0	0	1953
Condominium	0	0	148
Duplex	0	0	52
Mobile Homes	0	0	16
Mobile Homes/Parks	0	0	416
Single Family	15	60	2108
Totals	15	60	4693



Population Estimates



Estimated Population @ 2.15 per household....10089
 Estimated Population @ 1.89 per household....8869
 PSU Certified Population as of 7-1-92.....9255

June, in short.....

15 new single family homes
 * figures represent Mentor Graphics Plan change
 and Annexed properties designations

The information contained in this report is subject to change and should be verified.