

CITY COUNCIL
RESOLUTION NO. 491

A RESOLUTION ADOPTING FINDINGS AND APPROVING PARTICIPATION IN AND SUPPORT OF, AN APPLICATION TO THE METROPOLITAN SERVICE DISTRICT FOR AMENDMENT OF THE URBAN GROWTH BOUNDARY TO INCLUDE 46.25 ACRES OF LAND WHICH INCLUDES THE CITY'S WATER RESERVOIR AND THE INTERVENING PROPERTY, GENERALLY LOCATED NORTH OF ELLIGSEN ROAD AND EAST OF STAFFORD PARK (MAP 3S11, TAX LOTS 500, 502, 602)

WHEREAS, the City of Wilsonville owns a water reservoir site which is located outside of the current City limits and Urban Growth Boundary; and

WHEREAS, the City wishes to annex to the City said reservoir site for development as specified in the City's adopted Capital Improvements Plan; and

WHEREAS, annexation of said property can be accomplished only through first amending the Urban Growth Boundary; and

WHEREAS, to make the site contiguous to the City, property owned by Earle May must also be annexed; and

WHEREAS, amendments to the Urban Growth Boundary require application to, and approval by, the Metropolitan Service District; and

WHEREAS, the deadline for applications to Metro is July 1, 1985; and

WHEREAS, interested parties, if any, had the opportunity to be heard on the subject; and

WHEREAS, the actual Urban Growth Boundary Amendment will require a future Comprehensive Plan Amendment by the City which will require the appropriate hearings and actions by the Planning Commission and City Council; and

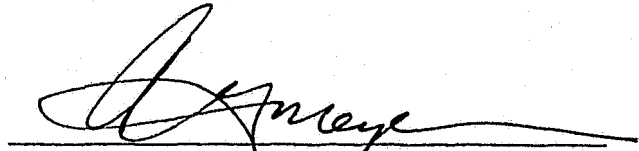
WHEREAS, the proposed Amendment is consistent with the adopted Capital Improvements Plan, which is one of the implementation mechanisms of the acknowledged Comprehensive Plan; and

WHEREAS, north is the only possible direction for expansion of the Urban Growth Boundary because of the location of the Metro Boundary; and

WHEREAS, the proposed Amendment conforms with the five-point Metro criteria (Section 8 of Ordinance 80-105) as applicable.

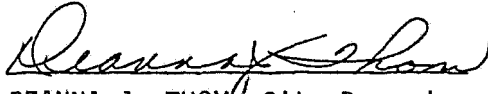
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville, initiate and support, along with adjacent property owner, Earle May, an application to the Metropolitan Service District requesting amendment of the Wilsonville Urban Growth Boundary to include the subject property, and direct staff to take the appropriate actions to initiate a Comprehensive Plan Amendment in conjunction with the City's periodic review process to bring the subject area into the Urban Growth Boundary and the City limits.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof on this 3rd day of June, 1985, and filed with the City Recorder this same date.



A. G. MEYER, Mayor

Attest:



DEANNA J. THOM, City Recorder

CITY OF


Wilsonville

PLANNING DEPARTMENT

SUMMARY STAFF REPORT

TO: City Council

DATE: May 30, 1985

SUBJECT: Application to Metro for Urban Growth Boundary Amendment for proposed water reservoir site and intervening property.

MEETING DATE: June 3, 1985

ACTION REQUIRED: Approval or denial of a Resolution approving participation in, and support of, an application to Metro for the proposed Urban Growth Boundary Amendment.

PREVIOUS ACTION TAKEN: May 13, 1985 - The Planning Commission adopted a Resolution recommending to the City Council participation in, and support of, an application to Metro for an Amendment to the Urban Growth Boundary to allow the eventual annexation of the City's water reservoir and the intervening property.

CONCLUSIONARY FINDINGS:

1. The City has acquired a portion of the subject property for development of a water reservoir site;
2. The specific location of the water reservoir site is critical because of the elevation of the site;
3. The City has programmed construction of the water reservoir in the Capital Improvements Plan;
4. The City Council has recently identified construction of the water reservoir and water quality as priority issues in two of eleven adopted Goals for the City;
5. The findings for the application are specified in detail in the attached application;
6. The application deadline for submittal to Metro is July 1.

RECOMMENDATION: Adopt the attached Resolution.

EXHIBITS

The following exhibits are hereby entered into the public record by the City Council as confirmation of its consideration of the Amendment as presented.

1. Planning Commission Resolution.
2. Application to Metro.
3. City Council Goals.
4. Letters from Service providers:
 - a. Tualatin Rural Fire Protection District
 - b. City of Wilsonville
 - c. Sherwood School District
 - d. West Linn School District
5. Maps:
 - a. Tax Lot Map
 - b. Vicinity Map
 - c. Site Map
 - d. Urban Growth Boundary Map
 - e. Metro Boundary Map
 - f. School District Map
 - g. Capital Improvements Map
 - h. Sewer Map
 - i. Water Map
 - j. Drainage Map
 - k. Significant Natural Resources Map

PLANNING COMMISSION
RESOLUTION NO. 85PC11

A RESOLUTION ADOPTING FINDINGS AND RECOMMENDING
TO THE CITY COUNCIL PARTICIPATION IN AND SUPPORT
OF AN APPLICATION TO THE METROPOLITAN SERVICE
DISTRICT FOR AMENDMENT OF THE URBAN GROWTH BOUNDARY
TO INCLUDE THE CITY'S FUTURE WATER RESERVOIR SITE
AND THE INTERVENING PROPERTY GENERALLY LOCATED
NORTH OF ELLIGSEN ROAD AND EAST OF I-5.

WHEREAS, the City of Wilsonville owns a water reservoir site which is located outside of the current City limits and Urban Growth Boundary; and

WHEREAS, the City wishes to annex to the City said reservoir site for development as specified in the City's adopted Capital Improvements Plan; and

WHEREAS, annexation of said property can be accomplished only through first amending the Urban Growth Boundary; and

WHEREAS, to make the site contiguous, property owned by Earle May must also be annexed; and

WHEREAS, amendments to the Urban Growth Boundary require application to and approval by the Metropolitan Service District; and

WHEREAS, the deadline for applications to Metro is July 1, 1985; and

WHEREAS, interested parties, if any, had the opportunity to be heard on the subject; and

WHEREAS, the actual Urban Growth Boundary Amendment will require a future Comprehensive Plan Amendment by the City which will require the appropriate hearings and actions by the Planning Commission and City Council.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission of the City of Wilsonville does hereby recommend to the City Council that the City Council, along with adjacent property owner Earle May, initiate and support an application to the Metropolitan Service District requesting amendment of the Wilsonville Urban Growth Boundary to include the subject property and take the appropriate actions to initiate a Comprehensive Plan Amendment in conjunction with the City's

periodic review process, to bring the subject area into the Urban Growth Boundary and the City limits.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof on this 13th day of May, 1985, and filed with the Wilsonville City Recorder this same date.

Chairman, Planning Commission

Attest:

Petition for Locational Adjustment to
Metro's Urban Growth Boundary (UGB) (check one):

X addition removal

Note: If you wish to add land in one location and remove land in another, complete one form for the addition and another for the removal and submit with the special form for trades.

1. a. Petitioner's name and address:

- Earle May 15800 S.W. Boonesferry Rd., #305, Lake Oswego, OR
97034 (503)224-4850
- City of Wilsonville, P.O. Box 220, Wilsonville, OR 97070
Phone number: (503)682-1011

b. Contact person, if other than petitioner (consultant or attorney) or if petitioner is a local government:

Nick Steffanoff (Earle May) 503-294-0222
Sharon Kelly Meyer (City of Wilsonville) 503-682-1011
Phone number: listed above

2. What is petitioner's interest in the property:

- X Property Owner
 Contract Buyer
 Option to buy
 Other legal interest (Specify:)
 X Local government

Note: If the property in which you own an interest does not comprise at least 50 percent of the land area and 50 percent of the parcels included in the petition, you must attach the supplemental petition form with signatures of owners of an interest in at least 50 percent of the land area and 50 percent of the parcels included by the petition, unless the petitioner is a local government.

3. County in which property is located: Washington County

4. If the locational adjustment requested were approved, would you seek annexation to or de-annexation from a city?

X Yes, the City of Wilsonville
 No

5. Description of properties included in the petition (list each lot individually and attach a copy of the appropriate tax assessor's map(s)):

- a. Legal Description (Township, Range, Section, Lot): Tax Lots 500, 502, 602, Section 1 Township 1 South Range 3 West WWM (See map)
- b. Acres: 46.25 acres (See attached map)
- c. Owner's Name & Address (Mark "Same" if same as petitioner): Same as Petitioners (See 1.a.)
- d. Improvements on property (e.g., none, one single family dwelling, gas station, etc.): One Single Family House
- e. Is the property currently being farmed? NO

Attach additional sheets as needed.

6. a. What sewage treatment facilities currently serve the property? See Attached

- None, all land is vacant
- Package sewage treatment plant
- Sewer Line
- Septic Tank

b. If septic tanks, have any septic tanks in the area failed?

- Yes, (Explain: _____)
- No

7. How close is the nearest sewer trunk? See Attached

8. a. Are additional sewer trunks for the area planned?

- Yes No
- See Attached

- b. If yes, how close to the property would planned sewer lines run? See Attached
9. How is water provided to the property? See Attached
 Private Well
 _____ inch water line provided by _____
 (city or water district)
 _____ No water provided
10. How close is the nearest water main? See Attached
11. a. Are additional water mains for the area planned?
See Attached
 Yes No
- b. How close to the property would planned water lines run? See Attached
12. Are there any natural or man-made boundaries to development running along or near your property (rivers, cliffs, etc.)?
 Yes (Describe: See Attached)

 Mark location on assessor's map or attach other map or photo.
 No
13. What is the current local plan designation of the property? AF-10 See Attached
14. What is the current local zoning designation? AF-10
15. Does the comprehensive plan identify any natural hazards in this area?
 Yes (Describe and explain applicable comprehensive plan policies: _____

 _____)
 No See Attached
16. Does the comprehensive plan identify any natural or historic resources in this area?
 Yes (Describe resources and explain applicable plan policies: _____
 _____)
 No See Attached for explanation

draft of UGB application for the City of Wilsonville and the Earle May property located at Elligsen Road

Revised April 15, 1985

INTRODUCTION

This application was prepared as a facsimile of the Metro form to facilitate its review. The lines and areas on the form do not provide sufficient space to answer all the questions adequately in this case. Therefore this format of application is submitted with the actual formwork of the Metro form highlighted in a doublestruck character to make it easier to read.

1. a. name and address:

Earle May
15800 S. W. Boonesferry Rd. #305
Lake Oswego Oregon 97034 ph.224-4850

City of Wilsonville
P. O. Box 220
Wilsonville Oregon 97070 phone: 682-1011

Comment: The applicants have joined together here to prepare a logical amendment to the Urban Growth Boundary to facilitate the planning of public facilities in the area. The subject properties are key in the establishment of the City's water reservoir site which is programmed for construction on the capital improvements program for 1986 and 1987. Preliminary engineering by the City is currently underway for this facility. (There are two 8" lines tangent on the east and a 14" line in Elligsen on the south. See maps)

Part of the intent of this application is to facilitate the City water reservoir site as part of this application and the lines from this reservoir will run through the subject properties. This reservoir will augment the City's capacity to the level anticipated in the capital improvement program. As mentioned above the city water reservoir site will extend its lines through both of these properties south to Elligsen. The existing City water lines are contiguous on the west and on the south, being located in those public streets. (See water service map enclosed)

b. Contact person:

Nick Steffanoff (Earle May) 294-0222
Sharon Kelly Meyer (Wilsonville) 682-1011

2. Petitioners' interest: Property owners and Local Government. Note that the Local Government interest is also as a property owner.

3. Location: Washington County contiguous with the City of

Wilsonville on Elligsen Road and the I-5 Interchange.

4. Annexation: Yes, to the City of Wilsonville.

FOR DEVELOPMENT

5. a. Legal Description:

The properties are known as tax lots 500, 502, 602 Section xx Township South Range 1 West WWM. (See map)

b. Acres: 46.25 acres. (see attached map)

c. Owner: same as petitioner.

d. Improvements: One single family house.

e. Currently Farmed? No.

6. Sewage Treatment:

a. None currently serve the property but city sewer services are tangent on both the south and west property lines. The existing residences uses a subsurface sewage disposal system.

b. No history of septic tank failures in the area.

7. Nearest sewer trunk?

Nearest sewer trunk is tangent in two places to the west in the adjoining industrial park located in the streets that dead end into the petitioned property. Sewer lines are also in place in Elligsen Road 150 feet west of the petitioned property. (See maps)

8. Additional sewer trunks planned?

a. Yes, in the road abutting to the south (Elligsen Road). The existing sewers are within 150 feet of the petitioned property and serve the fire station adjoining in the southeast corner of this original tax lot. (The fire station was partitioned from these properties several years ago.)

b. Two of the existing sewers abutt the property on the west in the public streets. The other sewer line is currently in Elligsen Road abutting on the south and serves the Fire station adjoining the property.

9. Water:

Current water service to the property is by private well but the City of Wilsonville water lines abutt the property in several places. See maps.

10. Proximity of water mains:

There are two 8" lines tangent on the east and a 14" line in Elligsen on the south. (See maps)

11. Additional water mains planned?

a. Yes. This is part of the intent of this application in that the City water reservoir site is part of this application and the lines from this reservoir will run through the subject properties. This reservoir will augment the City's capacity to the level anticipated in the capital improvement program.

b. How close? As mentioned above the city water reservoir site will extend its lines through both of these properties south to Elligsen. The existing City water lines

are contiguous on the west and on the south, being located in those public streets. (See water service map enclosed)

12. Natural or man-made boundaries?

Yes. The location of the City water reservoir site is based on it being at the northern edge of the natural drainage area draining into Wilsonville. Both petitioned properties are in this drainage boundary. (See drainage boundary map)

13. Local plan designation:

Washington County plan designation is AF-10 having been granted an agricultural exception by LCDC.

14. Local zoning designation:

Washington County zoning is AF-10.

15. Comprehensive Plan identify hazards ? No hazard areas are identified on the subject properties. This has been confirmed with Washington County and the pertinent portion of the Hazard map is included with this application.

16. Comprehensive Plan identify natural or historic resources in this area?

Natural vegetation? No natural vegetation areas are identified on the subject properties. This has been confirmed with Washington County and the pertinent portion of the Natural Vegetation map is included with this application.

Historic resources: There are no known historic resources in the area. This has been confirmed with Washington County and the pertinent portion of the Historical Areas map is included with this application.

17. Development plans:

The general plans for development of this property are:

a. Construction of a 1² million gallon water reservoir.

b. Construction of water mains from this reservoir to property to the south.

c. Development of a mix of uses on the balance of the property in conformance with the plan policies of Wilsonville. Completion of the business/industrial park pattern and attendant street system with appropriate buffering from less intense uses.

18. Reasons this adjustment increases efficiency or effectiveness of the Urban Growth Boundary.

a. The water tank site needs to be in the City and its construction is scheduled in the capital improvements program. The site was selected by the City for its elevation which is unique in the area. This is the highest elevation in the area and the site tangent to the north has been

acquired by the City of Tualatin for a water reservoir. (See topographic map and Drainage Boundary map.) Incorporating this reservoir site and intervening property facilitates the public interest via implementation of the planned and financed public facilities program.

b. This water tank is in the preliminary engineering stages at the City and is on the capital improvements construction program for 1987. Incorporation of this site now will facilitate efficient and effective implementation of public facilities programming.

c. The reservoir site sits on the boundary of the drainage basins separating Wilsonville from the jurisdiction to the north. Adjusting the UGB to include this reservoir site and intervening property is an efficient and effective implementation of the drainage boundary since it demarks the boundary between the two drainage areas being served by the two Cities.

d. This boundary adjustment increases the efficiency and effectiveness of the lands within the UGB and this city specifically by encouraging development of lands closest to public facilities before promoting development of lands further from such facilities. (i.e. LCDC goals 11, 12, 13, and

Compliance with the stated goals of item 18. on the Metro application form is further demonstrated by the following circumstances:

1.) Proximity to public services such as water and sewer as mentioned above.

2.) Proximity to other urban developed lands such as Burns Bros. truck stop, the Stafford Business park and restaurant and motel development immediately west.

3.) Proximity to the I-5 full interchange that serves these urban uses is less than 1200 feet to the on-ramp and main frontage road. In addition the Parkway Center business park south and east of the properties is re-developing Parkway Avenue to bring all north-bound traffic from Wilsonville directly past the petitioned properties. The traffic counts on Elligsen Road are projected to place Elligsen into the arterial classification. (16,400 vehicles per day along the frontage of the petitioned site. See Buttke traffic study exhibits.)

NOTE: THE FOLLOWING MATERIAL IS SUBMITTED TO ADDRESS THE APPROVAL CRITERIA SET OUT UNDER 30.01.040 OF THE METRO CODE.

The following responses are what the applicants feel is necessary to respond to the balance of question 18. on the

Metro form and follows the standards cited under 3.01.040 of the Code of the Metropolitan Service District. That is, since these approval criteria are not outlined directly in the forwork the applicants have elected to respond to them here for the record. As a result some of this material will be a reiteration of some of the foregoing responses. These responses follow the outline of those standards (3.01.040) and summarize those considerations in bold type.

(a) As required by subsections (b) through (d) of this section, location adjustments shall be consistent with the following factors:

(1) Orderly and economic provision of public facilities and services. A locational adjustment shall result in a net improvement of the efficiency of public facilities and services, including but not limited to:

water,

- As mentioned previously in this application the essential purpose of this locational adjustment is to incorporate the City water tank site in an orderly and efficient manner. Since this tank is scheduled for construction in 1986 and the preliminary engineering is currently under way the inclusion of this site now allows the City sufficient time to develop a plan for the area. The total property subject of this application will have these main water lines from the reservoir traversing the site to connect to existing water mains to the south in Elligsen Road.

sewerage,

- In a ^{similar} fashion to the water system the existing sewer lines abutt the subject proeprty on the west and on the south in Elligsen Road. The development of Parkway Center on the opposite side of the street and Stafford Business Park on the west utilize these services.

storm drainage,

-The location of the City water reservoir site is based on it being at the northern edge of the natural drainage area draining into Wilsonville. Both petitioned properties are in this drainage boundary. (See drainage boundary map)

transportation,

The property is favorably positioned to urban uses and services via the transportation network. These services and characteristics are essentially as follows.

1.) Proximity to public services such as water and sewer as mentioned above.

2.) Proximity to other urban developed lands such as Burns Bros. truck stop, the Stafford Business park and restaurant and motel development immediately west. ^{du}

3.) Proximity to the I-5 full interchange that serves these urban uses is less than 1200 feet to the on-ramp and main frontage road. In addition the Parkway Center business park south and east of the properties is re-developing Parkway Avenue to bring all north-bound traffic from Wilsonville directly past the petitioned properties. The traffic counts on Elligsen Road are projected to place Elligsen into the arterial classification. (16,400 vehicles per day along the frontage of the petitioned site. See Buttke traffic study exhibits.)

fire protection

The access to fire protection is enhanced by proximity to the I-5 full interchange that serves these urban uses is less than 1200 feet to the on-ramp and main frontage road. In addition the Parkway Center business park south and east of the properties is re-developing Parkway Avenue to bring all north-bound traffic from Wilsonville directly past the petitioned properties. The traffic counts on Elligsen Road are projected to place Elligsen into the arterial classification. (16,400 vehicles per day along the frontage of the petitioned site. See Buttke traffic study exhibits.)

Additionally the existing fire station is located in the southwest corner of the subject site as it was originally configured. (i.e. the subject site was the "parent" parcel to fire station). The location of this station makes the inclusion of this property in the UGB an orderly and efficient distribution of public facilities; specifically fire protection facilities. The response time to the site is obviously nil and certainly one of the lowest (most efficient) response times in the region.

and schools

- Schools in the area will be minimally affected with the following general beneficial consequences:

a.) Minor residential population increase is anticipated on the site. This will generate few, if any, students to the schools in the area.

b.) Financial impact to schools will be favorable in that the property tax revenue generated from non-residential uses will be at a higher dollar per student than residential subdivisions produce. This results in an increased assessed value to the school district without a

significant increase in student load.

in the adjoining areas within the UGB;
and any area to be added must be capable of being served in
an orderly and economical fashion.

The above statements demonstrate that this property is
capable of being served in an orderly and economical
fashion.

(2) Maximum efficiency of land uses. Considerations
shall include existing development densities on the
area included within the amendment, and whether the
amendment would facilitate needed development on
adjacent urban land.

[insert]

(3) Environmental, energy, economic and social
consequences.

Impact on the regional transit corridor development: The
impact here is positive in that the property has favorable
proximity to the full interchange approximately 1200 feet to
the west. The application property is closer to the
interchange than the the currently developing Parkway Center
business park which has its main access on Elligsen Road
further to the east. Development of properties closest to
the transit corridor is consistent with those attendant
goals.

This proximity to transit also supports energy goals by
reducing travel time and consequent transportation related
energy. This time and energy saving principle supports the
economic and social goals as stated in the regional planning
policies.

(4) Retention of agricultural land. Not applicable. This
property has been granted an agricultural exception by
Washington County which has been acknowledged by LCDC.

(5) Compatibility of proposed urban uses with nearby
agricultural activities. When a proposed adjustment would
allow an urban use in proximity to existing agricultural
activities, thye justification in terms of factors (1)
through (4) of this subsection must clearly outweigh the
adverse impact of any incompatibility. (see page II-7 of
Metro Code.)

As cited above the proximity and configuration of the urban
services clearly outweigh any potential incompatibility with
adjoining rural lands. That is the City's water tank and
attendant water lines which will run down the east boundary
of the subject property and any related urban uses will
cause no conflict with adjoining agricultural activities.
Evidence of this minor impact is demonstrated in the current
land use pattern in the area. Since none of these rural

lands are in highly productive agricultural use there is virtually no conflict with the adjoining employment related uses. Additionally these employment related uses cause no trespass to rural lands, in contrast to residential uses, and only benefit from this rural character visually.

(b) Removing land from UGB. Not applicable, no land is proposed to be removed. (see page III-7 of Metro code.)

(c) Removing land (from UGB) and adding in another location. Not applicable, no land is proposed to be exchanged. (see page III-8 of Metro Code.)

(d) Petitions to add land to the UGB may be approved under the following conditions: (see page III-8 of Metro code.)

(1) Additions less than two acres. (Not applicable.)

(2) The application is superior to the UGB as presently located based on a consideration of the factors in subsection (a). The minor addition must include all similarly situated contiguous land which could also be appropriately included within the UGB as an addition based on factors in subsection (a).

For the record those factors are met as follows:

(1) Orderly and economic provision of public facilities and services. A locational adjustment shall result in a net improvement of the efficiency of public facilities and services, including but not limited to:

water,

- As mentioned previously in this application the essential purpose of this locational adjustment is to incorporate the City water tank site in an orderly and efficient manner. Since this tank is scheduled for construction in 1986 and the preliminary engineering is currently under way the inclusion of this site now allows the City sufficient time to develop a plan for the area. The total property subject of this application will have these main water lines from the reservoir traversing the site to connect to existing water mains to the south in Elligsen Road.

sewerage,

- In a fashion to the water system the existing sewer lines abutt the subject property on the west and on the south in Elligsen Road. The development of Parkway Center on the opposite side of the street and Stafford Business Park on the west utilize these services.

storm drainage,

-The location of the City water reservoir site is based on it being at the northern edge of the

natural drainage area draining into Wilsonville. Both petitioned properties are in this drainage boundary. (See drainage boundary map)

transportation,

The property is favorably positioned to urban uses and services via the transportation network. These services and characteristics are essentially as follows.

1.) Proximity to public services such as water and sewer as mentioned above.

2.) Proximity to other urban developed lands such as Burns Bros. truck stop, the Stafford Business park and restaurant and motel development immediately west.

3.) Proximity to the I-5 full interchange that serves these urban uses is less than 1200 feet to the on-ramp and main frontage road. In addition the Parkway Center business park south and east of the properties is re-developing Parkway Avenue to bring all north-bound traffic from Wilsonville directly past the petitioned properties. The traffic counts on Elligsen Road are projected to place Elligsen into the arterial classification. (16,400 vehicles per day along the frontage of the petitioned site. See Buttke traffic study exhibits.)

fire protection

The existing fire station is located in the southwest corner of the subject site as it was originally configured. (i.e. the subject site was the "parent" parcel to fire station). The location of this station makes the inclusion of this property in the UGB an orderly and efficient distribution of public facilities; specifically fire protection facilities. The response time to the site is obviously nil and certainly one of the lowest (most efficient) response times in the region.

and schools

- Schools in the area will be minimally affected with the following general beneficial consequences:

a.) Minor residential population increase is anticipated on the site. This will generate few, if any, students to the schools in the area.

b.) Financial impact to schools will be favorable in that the property tax revenue generated from non-residential uses will be at a higher dollar per student than residential subdivisions produce. This results in an increase

in the assessed value to the school district without a significant increase in student load.

in the adjoining areas within the UGB;

and any area to be added must be capable of being served in an orderly and economical fashion.

The above statements demonstrate that this property is capable of being served in an orderly and economical fashion.

(2) Maximum efficiency of land uses. Considerations shall include existing development densities on the area included within the amendment, and whether the amendment would facilitate needed development on adjacent urban land.

The existing land use pattern and Comprehensive Plan for the City of Wilsonville demonstrate that this proposal is consistent with those densities and uses. This proposal is a form of infill to complete the street pattern already built to the west and to the south. It also completes the pattern to be consistent with the programmed water reservoir site and the resultant water lines being built to loop and maintain the City's existing water system.

(3) Environmental, energy, economic and social consequences.

Impact on the regional transit corridor development: The impact here is positive in that the property has favorable proximity to the full interchange approximately 1200 feet to the west. The application property is closer to the interchange than the the currently developing Parkway Center business park which has its main access on Elligsen Road further to the east. Development of properties closest to the transit corridor is consistent with those attendant goals.

This proximity to transit also supports energy goals by reducing travel time and consequent transportation related energy. This time and energy saving principle supports the economic and social goals as stated in the regional planning policies.

(4) Retention of agricultural land. Not applicable. This property has been granted an agricultural exception by Washington County which has been acknowledged by LCDC.

(3) Additions shall not add more than 50 acres of land to the UGB. (see page III-8 of the Metro Code.) As cited earlier in this application the subject property is less than 50 acres. The property is 46.25 acres in size.

(4) Remedy an error made in the boundary. (see page III-8 and 9 of the Metro Code,) This section is not applicable and no error is being claimed.

SUMMARY

The foregoing is the applicant's^s response to the approval criteria cited in sec 3.01.040 of the Metropolitan Service District code. The foregoing responses are what the applicants feel is necessary to respond to the balance of question 18. on the Metro form and follows the standards cited under 3.01.040 of the Code of the Metropolitan Service District. That is since these approval criteria are not outlined directly in the formwork the applicants have elected to respond to them here for the record. Attached are some exhibits that augment this information and are intended for inclusion in the record.

CITY OF WILSONVILLE

MEMO

May 6, 1985

DATE

TO: Mayor and City Council
FROM: Daniel O. Potter, City Administrator
SUBJECT: Council Goals - 1985-86

At the Goal-Setting Session held on Saturday, April 27, 1985, the following goals were established as the major areas of work for the next year to 15 months.

- * --- Plan and initiate program to protect existing water system.
- Determine funding mechanisms for street and storm system maintenance.
- Initiate reconstruction of Old Town streets.
- Determine location, funding, strategy and construction time table for new city library.
- * --- Initiate construction of new water reservoir.
- Evaluate staff recommendations for Human Resource Management Program.
- Determine location, funding strategy and construction time table for Public Works building.
- Establish liaison with Boones Ferry Days Committee and interested and concerned citizen groups to redirect format to a quality community-based festival.
- Determine economic development goals and define Council's role with respect to economic development.
- Establish quarterly work session between Council and Staff to address problems and concerns.
- Determine feasibility of establishing a separate school district for Wilsonville.

Respectfully submitted,


Daniel O. Potter

* RELATE TO RESERVOIR SITE

DOP/fr

EXHIBIT 3



TUALATIN RURAL FIRE PROTECTION DISTRICT

P.O. BOX 127 • TUALATIN, OREGON 97062 • PHONE 682-2601 • RUSSELL WASHBURN, CHIEF

May 24, 1985

RECEIVED
MAY 28 1985
CITY OF WILSONVILLE

Sharon Kelly-Meyer
Senior Planner
City of Wilsonville
30000 S.W. Town Center Loop E
P.O. Box 220
Wilsonville, Oregon 97070-0220

Dear Ms. Kelly-Meyer:

Enclosed is a copy of the "Request for Comment from Service Provider" that has been signed and forward to Metro as you requested. The fire district fully supports your proposed amendment to the Urban Growth Boundary.

If we can be of any further assistance in getting this request approved, just let us know what we might do.

Sincerely,

Russ Washburn
Chief

RW:dm

Enclosure



TUALATIN RURAL FIRE PROTECTION DISTRICT

P.O. BOX 127 • TUALATIN, OREGON 97062 • PHONE 682-2601 • RUSSELL WASHBURN, CHIEF

May 24, 1985

Metro
527 S.W. Hall
Portland, Oregon 97201

Dear Sir:

The City of Wilsonville has forwarded to our fire district a copy of a petition for a locational adjustment to Metro's Urban Growth Boundary. This letter is to let you know that the fire district fully supports Wilsonville's request for this Urban Growth Boundary change.

Enclosed is our signed support of approval. If there are any questions regarding the fire district's ability to serve this area, please feel free to contact us at any time.

Sincerely,

Russ Washburn
Chief

RW:dm

Enclosure

cc: **City of Wilsonville**

Request for Comment from Service Provider

(Part I to be completed by petitioner and submitted to each service provider listed on "Summary of Requests for Comments from Service Providers." Part II to be completed by the service provider and returned to Metro (UGB Amendment), 527 S.W. Hall, Portland, Oregon 97201, 221-1646.)

Part I

To: Tualatin Rural Fire Protection District
Name of Service Provider

From: City of Wilsonville
Name of Petitioner

Attached is a copy of a petition for a locational adjustment to Metro's Urban Growth Boundary (UGB). Please review this petition and submit your comments on it to Metro as soon as possible, but no later than June 1, 1985.

In general, land placed inside the UGB will develop to a residential density of at least four units a net acre or for urban commercial or industrial use, as determined by local zoning. Land outside the UGB cannot be served by sewer and generally cannot be developed at more than one unit to the net acre. In reviewing this petition, please consider: (1) whether its approval would make it easier (cheaper) or harder (more expensive) to serve other, adjacent areas for which service is planned or expected; and (2) how easy or difficult it would be to extend your service to the area included in the petition if the petition were approved.

Thank you for your help.

Part II

I have review the attached petition for a locational adjustment to Metro's UGB and I:

Support Approval Oppose Approval
 Have No Comment Support with Conditions

Comments and explanation (explain any conditions)

(Attach additional pages if needed.)

Signed Russell Washburn, Chief

Dated May 23, 1985
Name

JC/srb
6524B/75
08/06/82

CITY OF



Wilsonville

30000 S.W. Town Center Loop E
P.O. Box 220 / Wilsonville, Oregon 97070-0220
503 / 682-1011

May 30, 1985

Metro
Urban Growth Boundary Amendment
527 S.W. Hall
Portland, OR 97201

TO WHOM IT MAY CONCERN:

Attached with this memo is "Request for Comment from Service Provider", for the area indicated on the request map. Also, maps showing the City's adopted Capital Improvement Plans for water, sanitary sewer, storm sewer and streets have been included for verification of facilities design.

The City, as a part of its efforts to complete the Capital Improvement Plan, included those areas within the Urban Growth Boundary in designing future facility improvements. Costs for such improvements would be at the normal rate of costs for construction and the City does not anticipate additional expenditures for extending services. Much of the area presently has sanitary sewer capabilities.

The City does support this annexation and has the capability to service this area with water, sewer, storm drainage, and street improvements.

If you should need any further information, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Larry R. Blanchard".

Larry R. Blanchard
Public Works Director

enc. Maps
Request for Comment from Services Provider

cc: Annexation file

EXHIBIT 4.b.

Request for Comment from Service Provider

(Part I to be completed by petitioner and submitted to each service provider listed on "Summary of Requests for Comments from Service Providers." Part II to be completed by the service provider and returned to Metro (UGB Amendment), 527 S.W. Hall, Portland, Oregon 97201, 221-1646.)

Part I

To: City of Wilsonville, Public Works Department
Name of Service Provider

From: City of Wilsonville
Name of Petitioner

Attached is a copy of a petition for a locational adjustment to Metro's Urban Growth Boundary (UGB). Please review this petition and submit your comments on it to Metro as soon as possible, but no later than June 1, 1985.

In general, land placed inside the UGB will develop to a residential density of at least four units a net acre or for urban commercial or industrial use, as determined by local zoning. Land outside the UGB cannot be served by sewer and generally cannot be developed at more than one unit to the net acre. In reviewing this petition, please consider: (1) whether its approval would make it easier (cheaper) or harder (more expensive) to serve other, adjacent areas for which service is planned or expected; and (2) how easy or difficult it would be to extend your service to the area included in the petition if the petition were approved.

Thank you for your help.

Part II

I have review the attached petition for a locational adjustment to Metro's UGB and I:

Support Approval Oppose Approval
 Have No Comment Support with Conditions

Comments and explanation (explain any conditions)

(Attach additional pages if needed.)

Signed Larry R. Blanchard
Name

Dated 5.15.85

JC/srb
6524B/75
08/06/82

13.68 Ac

500
9.51

SW COR
DLC 53

S 89° 30' W 15 CH

LOT 1 7.94 AC

SEE MAP

3 S | 2 A

N 89° 01' E 823.2

500
45.25 Ac.

600
113.14 Ac.

204.71
50.2
104.35
104.35
50.2
204.71
208.71

1829.7

S 89° 01' W

88-13

1321.6

SEE MAP
3S | 2D

SW SALISH
LANE

1324.7

SEE MAP
3S | 2DA

250

501
3.91 Ac.

696.96

696.96

250

826.7

1823.7

S.W.

1504
4.6 Ac.

1503
25.32 Ac.

1500
39.20 Ac.

1400
16.14 Ac.

1300

2.24 Ac.

1402
20.00

SEE MAP
3S | 2D

1505
3.20 Ac.

1506
1.94 Ac.

27.51
5.12
32.63

101-3

8.00 CH

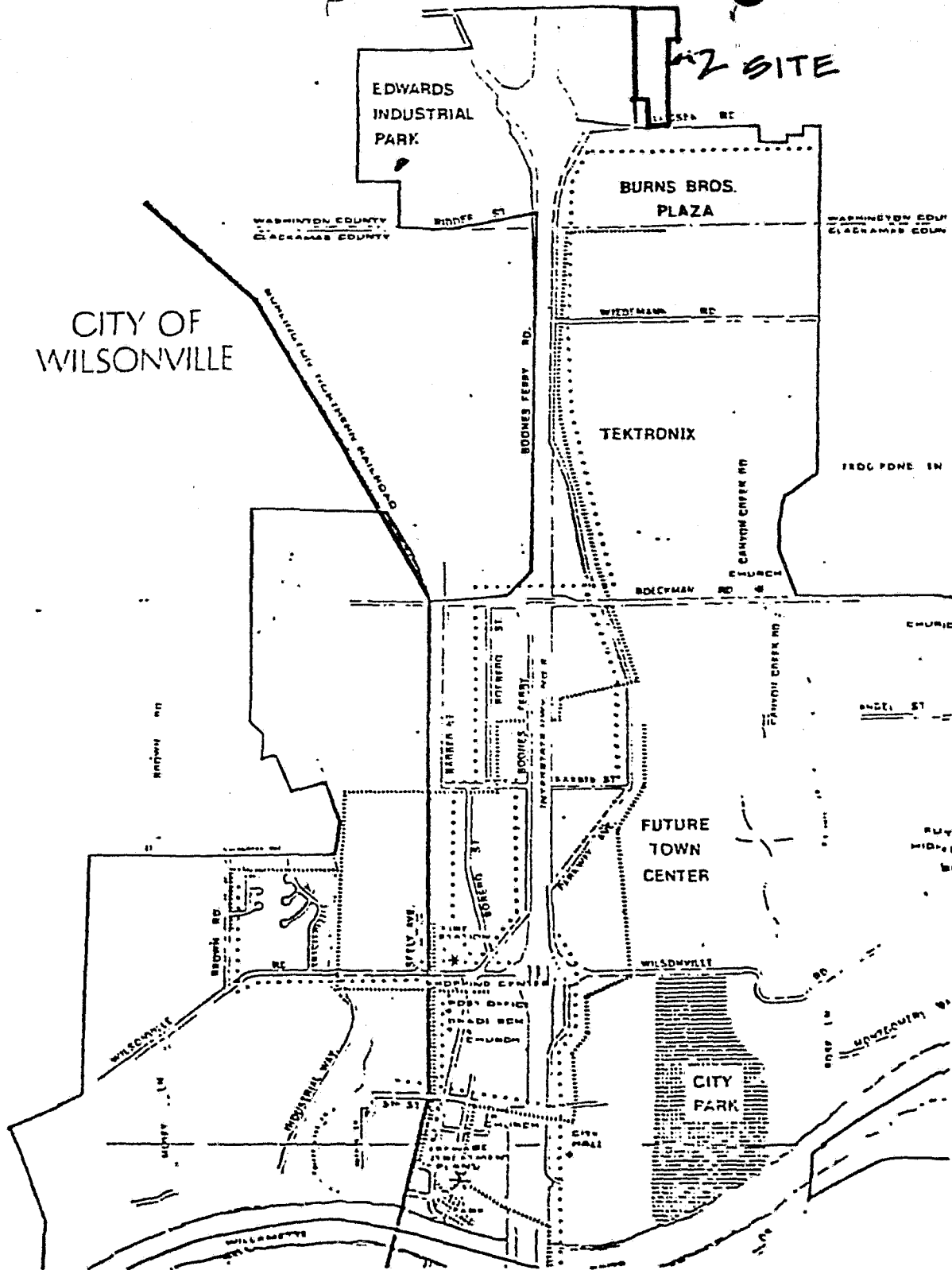
BOYNEVILLE

EXHIBIT 5.a.

88-8

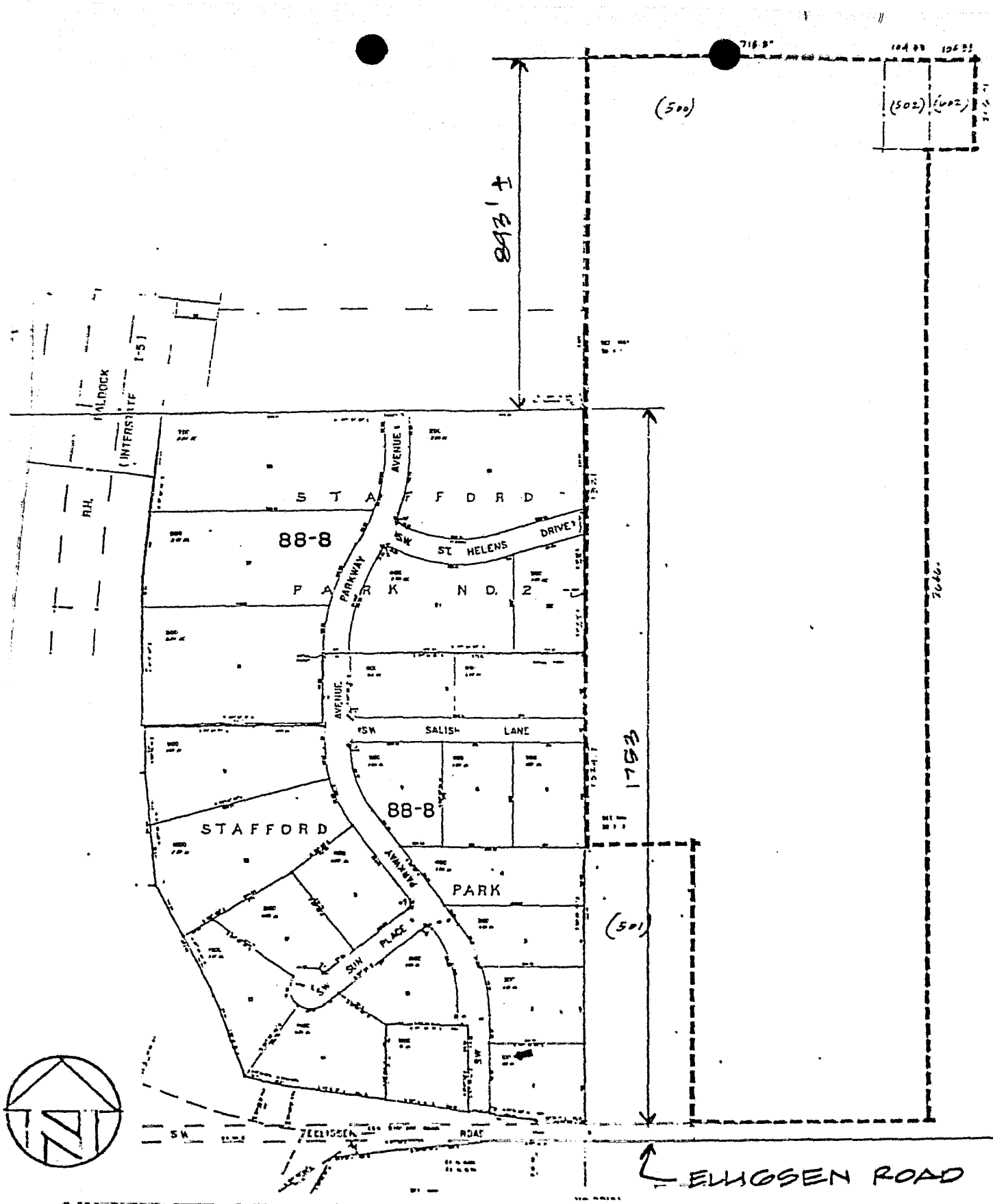
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FREWAY

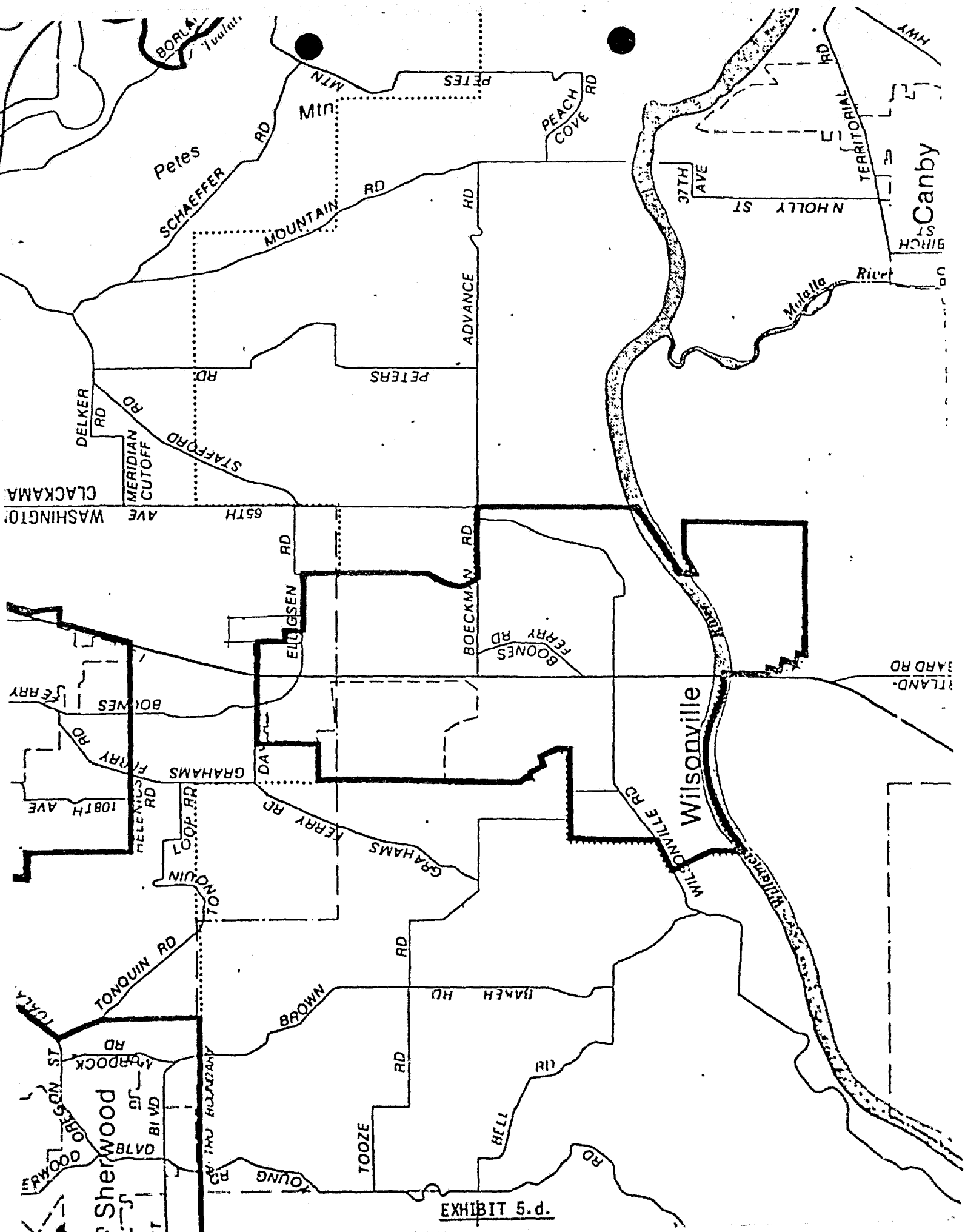


CITY OF WILSONVILLE
Vicinity Map





SKETCH OF SITE



WASHINGTON AVE
CLACKAMA

BOONES FERRY RD

108TH AVE

GOODSON ST

DAV BLDG

ST

Sherwood

RD

MELENIS RD

LOOP RD

TONQUIN RD

RD

RD

RD

RD

RD

RD

RD

RD

RD

GRAHAMS

FERRY RD

GRAHAMS

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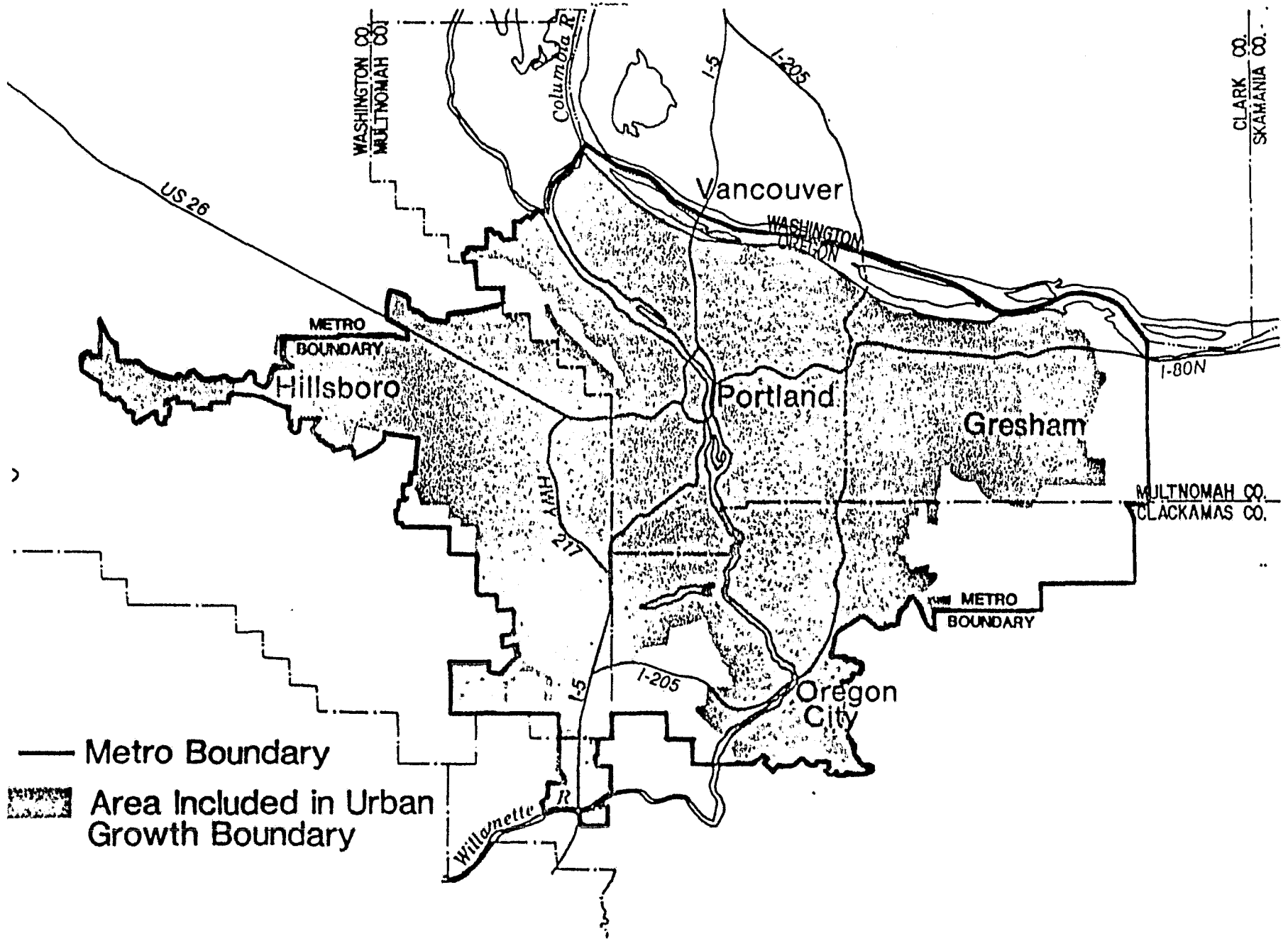
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RD

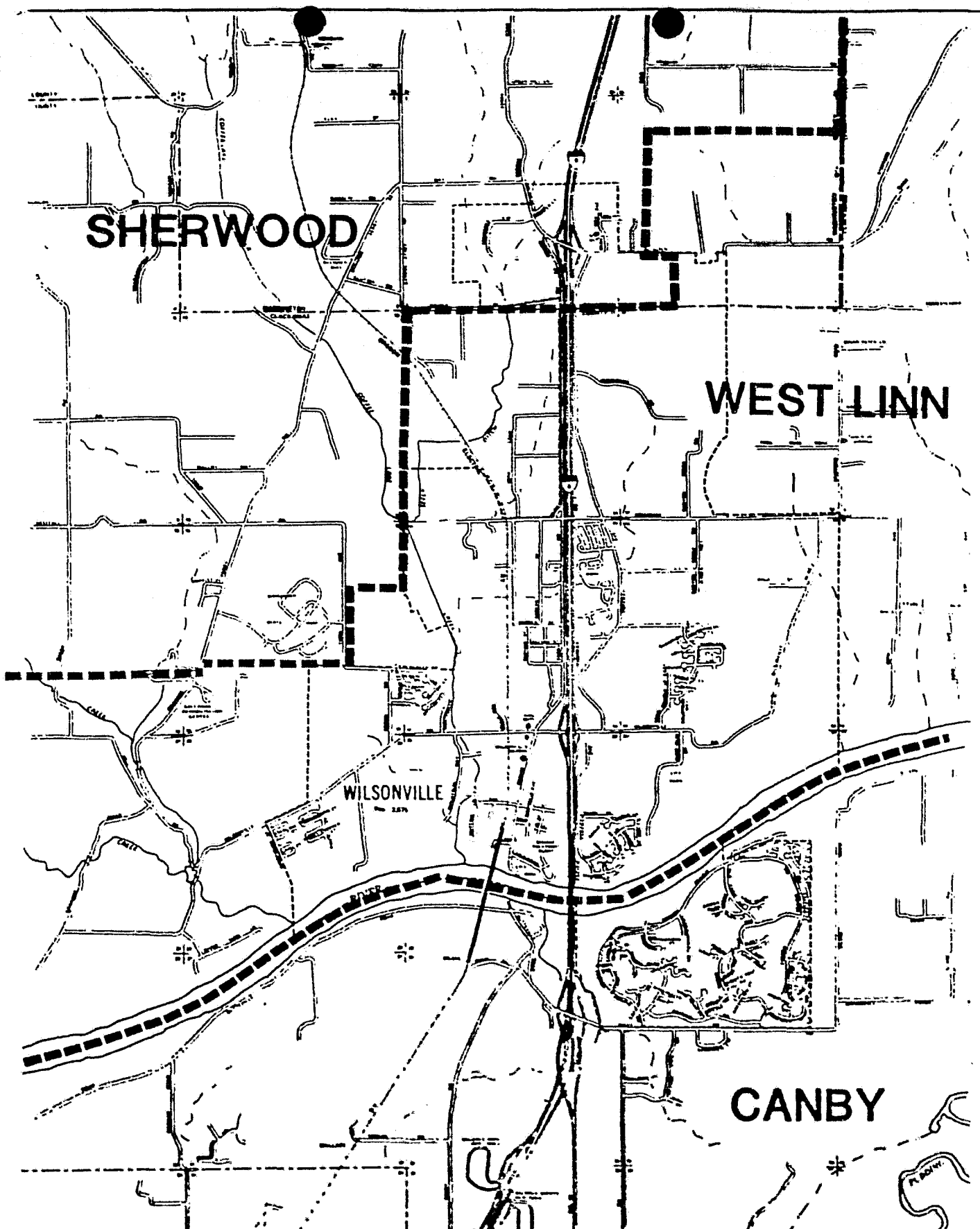
RD

RD

EXHIBIT 5.d.



- Metro Boundary
- ▨ Area Included in Urban Growth Boundary



SHERWOOD

WEST LINN

WILSONVILLE

CANBY

SCHOOL DISTRICT BOUNDARIES




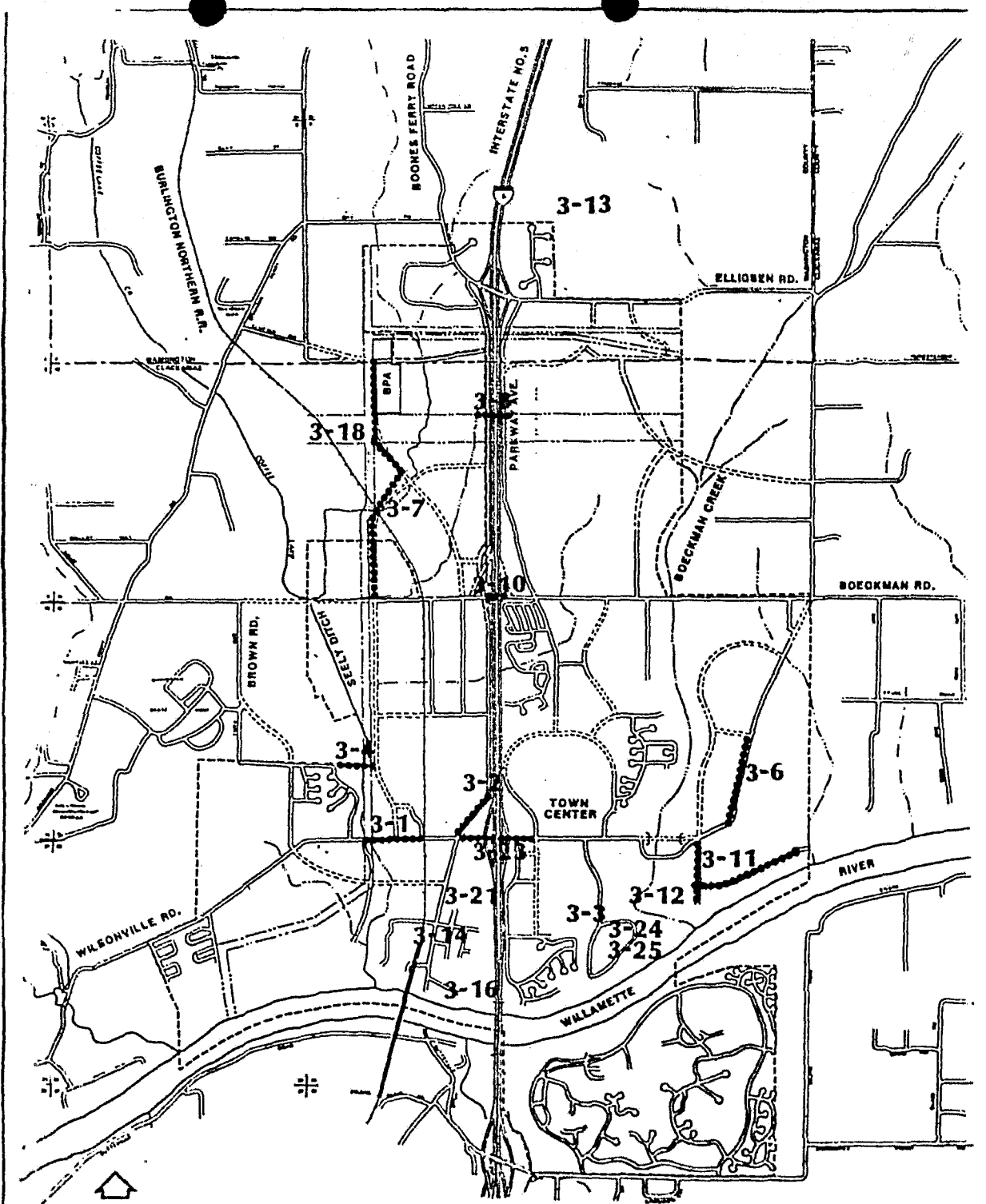
-  INTERSTATE NUMBERED ROUTE
-  U.S. NUMBERED ROUTE
-  STATE NUMBERED ROUTE

EXHIBIT 5.f.

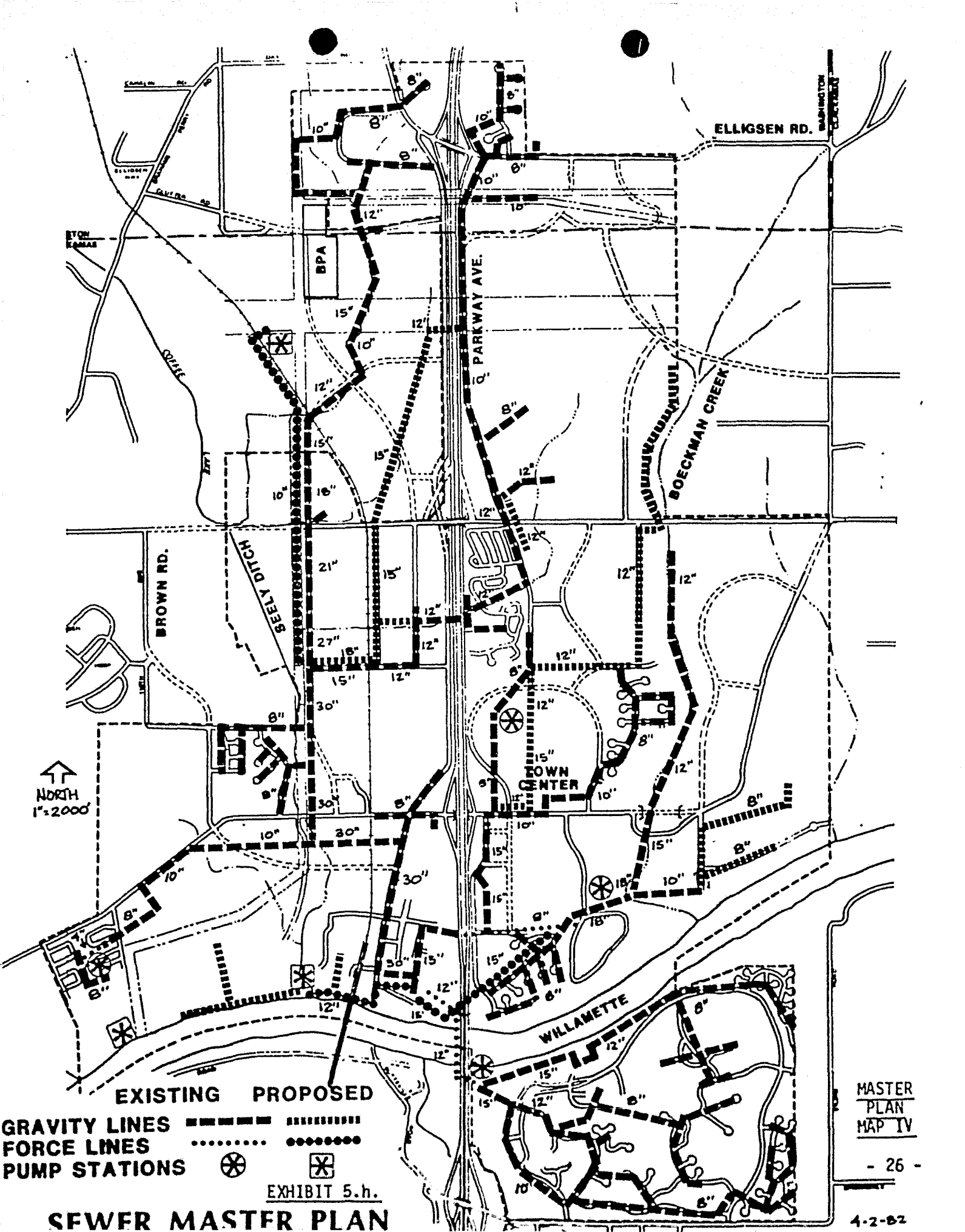
V
CLACK
041



CITY OF WILSONVILLE

-----●----- PROJECT AREA

CIP PROJECTS FOR YEAR 3



NORTH
1" = 2000'

EXISTING PROPOSED

GRAVITY LINES - - - - -

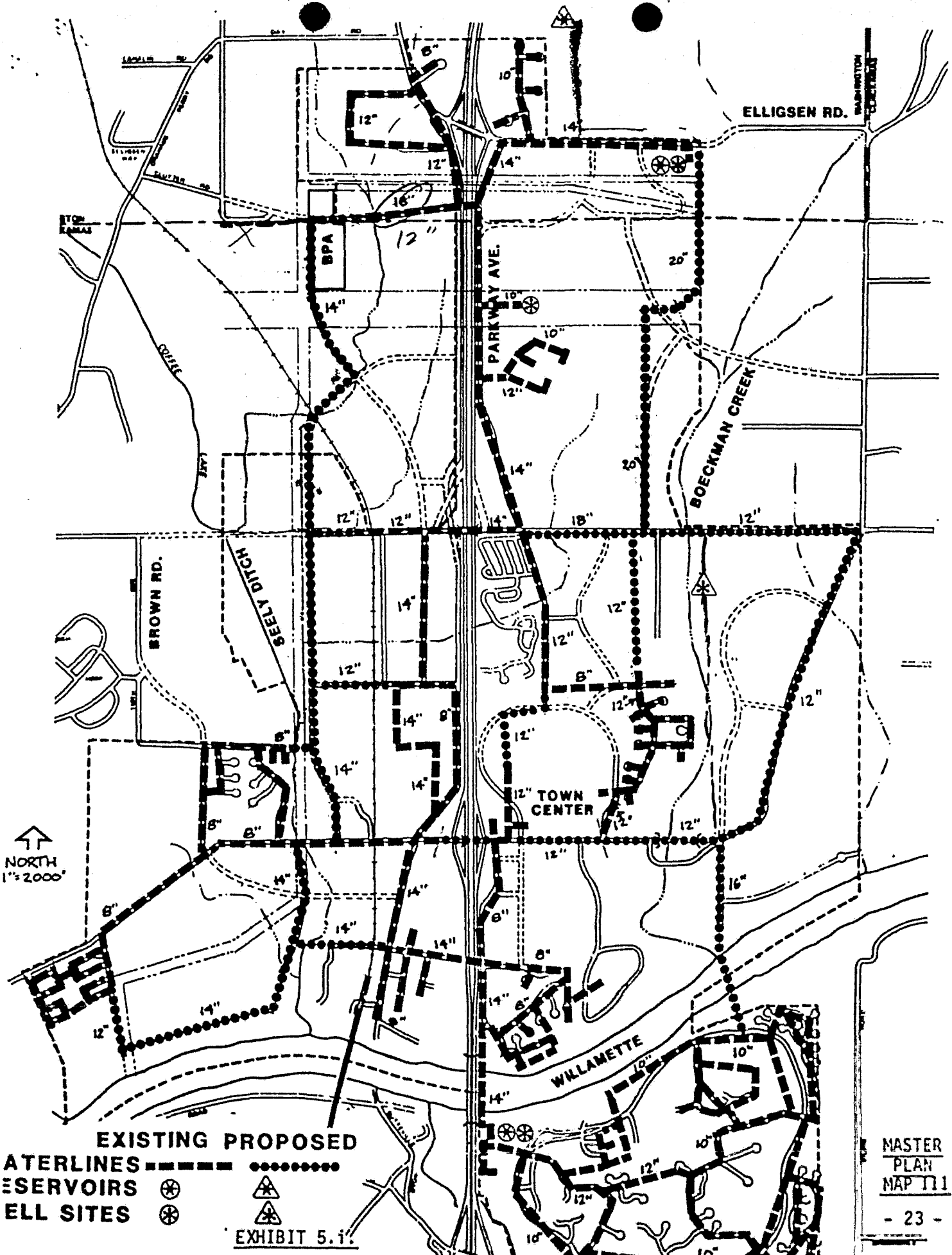
FORCE LINES

PUMP STATIONS ⊗ ⊗

EXHIBIT 5.h.

SFW MASTER PLAN

MASTER
PLAN
MAP IV



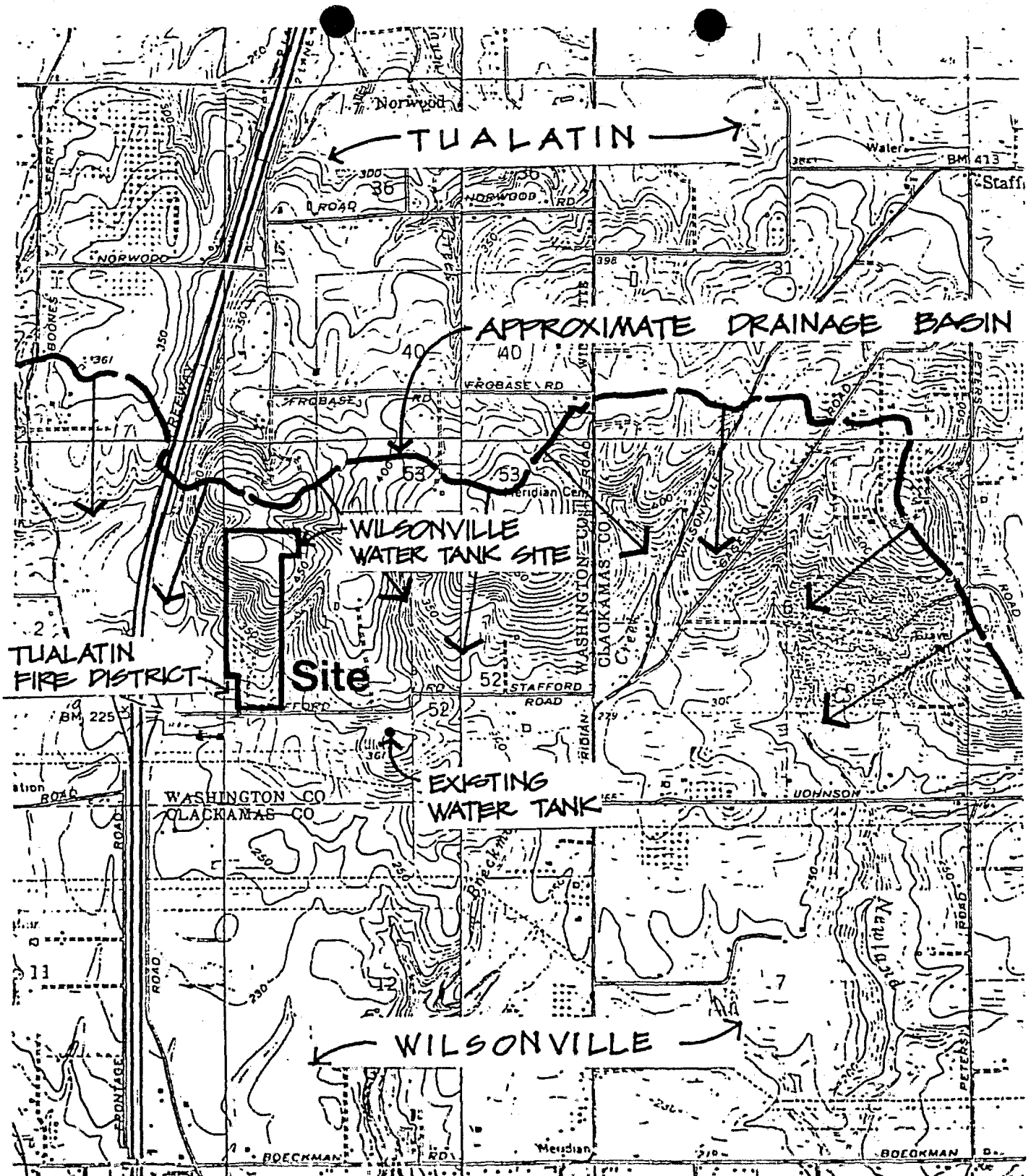
EXISTING PROPOSED

- WATER LINES ———— ●●●●●●●●
- RESERVOIRS ⊗
- WELL SITES ⊗

EXHIBIT 5.1

WATER MASTER PLAN

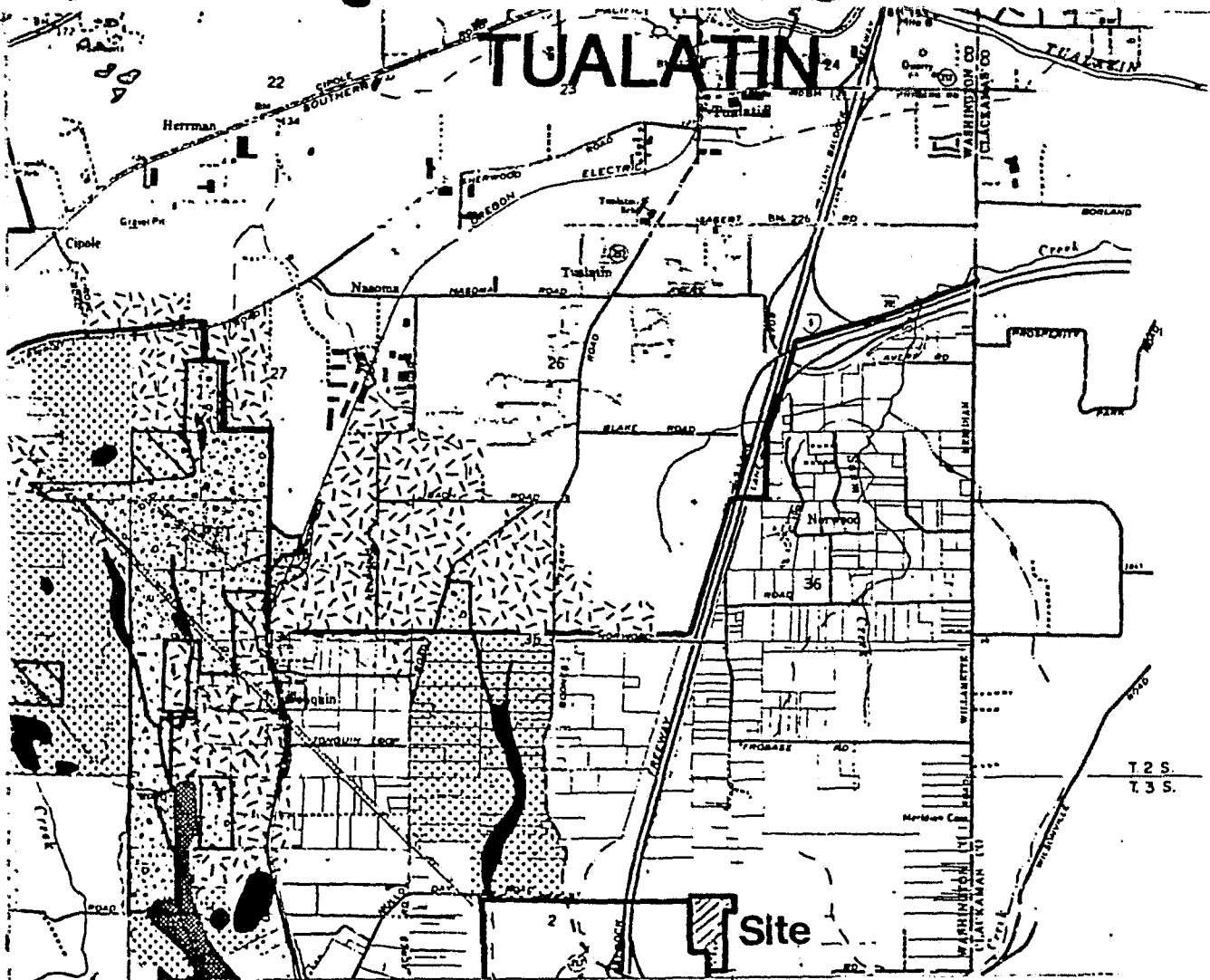
MASTER PLAN MAP T11














CITY OF WILSONVILLE
**Northern Portion of
 Drainage Basin**

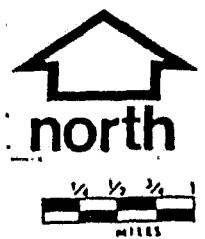


1" = 2000'



LEGEND

-  WATER AREAS AND WETLANDS
-  WILDLIFE HABITAT - ALSO ALL AREAS GENERALLY NORTH OR WEST OF THIS LINE (.....) ARE WILDLIFE HABITAT
-  WATER AREAS AND WETLANDS/FISH AND WILDLIFE HABITAT
-  SIGNIFICANT NATURAL AREA
-  HISTORIC / CULTURAL RESOURCE
-  DISTRICT A PRIMARY MINERAL/AGGREGATE EXTRACTION AREA
-  DISTRICT B PRIMARY MINERAL/AGGREGATE IMPACT AREA
-  SCENIC FEATURE
-  SCENIC ROUTE
-  SCENIC VIEW
-  RESOURCES OVERLAP



Significant Natural Resources

WASHINGTON COUNTY PLANNING DEPARTMENT
WASHINGTON COUNTY, OREGON

PARTIAL MAP OF WASHINGTON CO. SIGNIFICANT NATURAL RESOURCES

EXHIBIT 5.k.