

RESOLUTION NO. 820

A RESOLUTION ENDORSING STATE OF OREGON'S PETITION TO METRO FOR A MAJOR AMENDMENT TO THE METROPOLITIAN REGIONAL URBAN GROWTH BOUNDARY.

WHEREAS, the State of Oregon on behalf of Mental Health Division of the Department of Human Resources and Department of General Services (Dammach Hospital and Callahan Center properties) has submitted a petition for a major amendment to the regional urban growth boundary to include a portion of the Dammach Hospital property and the Callahan Center property, a copy of which is made a part of the public record and identified as Exhibit "A"; and

WHEREAS, city staff has reviewed this petition and has submitted its support with conditions, said submittal is attached hereto as Exhibit "B".

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


1. The City of Wilsonville supports the petition of the State of Oregon for a major amendment to the regional urban growth boundary set forth in Exhibit "A" with the comments and conditions set forth in Exhibit "B".

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 15th day of April, 1991 and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



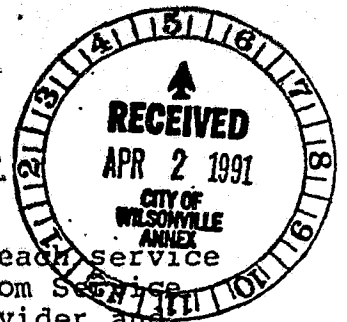
PAMELA MUNSTERMAN City Recorder Pro-Tem

SUMMARY of Votes:

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

Exhibit "B"

Request for Comment from Service Provider



*Mike Hoff*

(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 Land Use Coordinator, Metropolitan Service District, 2000 S.W. 1st Avenue, Portland, Oregon 97201-5398)

Part I

- Sanitary sewer
- storm drainage

To: CITY OF WILSONVILLE : water transportation  
Name of Service Provider

From: DAMMASCH STATE HOSPITAL / DEPT. OF GENERAL SERVICES  
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 APRIL 10, 1991.

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 (less expensive) 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. Please call the Land Use Coordinator, at Metro, 221-1646, if you have any questions.

Part II

I have reviewed 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.) (SEE ATTACHED LETTER)

Signed *Garrett*

Date 4/10/91

Title CITY ENGINEER



City of  
**WILSONVILLE**  
in OREGON

30000 SW Town Center Loop E • PO Box 220  
Wilsonville, OR 97070  
(503) 682-1011

April 10, 1991

Mary Dorman  
Dorman, White & Company  
1020 SW Taylor Suite 205  
Portland OR 97205

Re: Dammasch State Hospital/Callahan Center Application - Service Availability

Dear Mary:

As per your request, of March 28, 1991, for information on service availability to the developed properties identified as the Dammasch/Callahan Center, the following comments are submitted for your application.

Sanitary Sewer:

In your prepared report to Metro for annexation, a preliminary concept design for sewerline extension from the City of Wilsonville to the Dammasch/Callahan Center was proposed. This preliminary concept was prepared by your consultant, Westech Engineering, Inc. The proposed sewer extension alignment appears to adequately serve the developed property's needs; however, the City of Wilsonville will reserve concurrence on the 12" sizing suggested by Westech until more detailed engineering studies are provided. The treatment plant at the City of Wilsonville appears capable of handling added flows generated from the developed properties of the Dammasch/Callahan Center. It is also important to note that the proposed alignment intrudes on an identified wetland area and final design and construction methods will have to include the sensitivity of this area, and obtain all required permits.

Storm Sewer:

The developed properties, of Dammasch/Callahan Center, have an existing status which is depicted on the attached drainage basin area map. The Dammasch State Hospital area, with a drainage basin area of approximately 110 acres in size was diverted to an alternate drainageway when the state hospital was constructed, (see attached map). It is the city's position that this diversion is the responsibility of the state and should be maintained as part of the overall storm sewer system of the Dammasch/Callahan Center and not become a part of the public storm sewer system of the City of Wilsonville.

Mary Dorman  
Dorman, White & Company  
Re: Dammasch/Callahan Application  
April 10, 1991 - Page 2

Water:

Your overall water master plan indicates a future connection to the City of Wilsonville when capacity is available. The City of Wilsonville cannot provide potable water to the Dammasch/Callahan Center until the City has an additional supply source. In the interim, the Dammasch/Callahan Center must obtain potable water from its present, well and water system.

Transportation:

The impact of traffic to the city's street system for the developed properties in the Dammasch/Callahan Center appears to be no greater than the present impact.

At this time the funding mechanism for both the sewer and water extensions are not identified.

An article from the April 10, 1991 edition of the Wilsonville Spokesman - City Seeks to Annex Dammasch State Hospital, is enclosed for your review. For further information, please contact me at 682-4960.

Sincerely,



R. L. Drinkwater, P.E., P.L.S.  
City Engineer

rld:mld

Enc.

cc: Mike Kohlhoff, City Attorney  
Steve Starner, Community Development Director  
Wayne Sorensen, Planning Director  
Engineering Correspondence

Planning

wilsonville

# Spokesman

Serving the Interests of the Wilsonville Community

BULK RATE-CAR. RT. PRESORT-U.S. POSTAGE PAID  
WILSONVILLE, OR 97070-PERMIT NO. 68

VOL. 7 NO. 15

Wednesday, April 10, 1991

ONE SECTION - 35 CENTS

## City seeks to annex Dammasch Hospital

By TOM LAWRENCE  
Of The Spokesman

The city of Wilsonville is negotiating with the state to annex Dammasch State Hospital and the Callahan Center. In exchange for providing city services to the two properties Wilsonville may purchase more than 256 acres of adjacent land from the hospital.

The state-owned property would not add to the city's tax rolls, at least until the sale of the center is completed. A Los Angeles-based television production company, Gloria Monty Productions, is expected to purchase the center soon. Both the hospital and the center need basic services, especially sewer. The Department of Environmental Quality (DEQ) has cited

Dammasch for their waste disposal system. "Dammasch has serious DEQ problems," Interim City Manager Mike Kohlhoff said Monday night. Stan Mazur-Hart, superintendent of the hospital, said Monday that negotiations for the deal have continued for more than three years. He said the annexation could be completed by this summer.

"The basic issue is, and it existed when I got here, is that DEQ cited the hospital. We had to develop another way to deal with the sewage." Dammasch has asked Metro to extend the city's urban growth boundary to allow the annexation. Currently Dammasch provides sewage and water systems to the

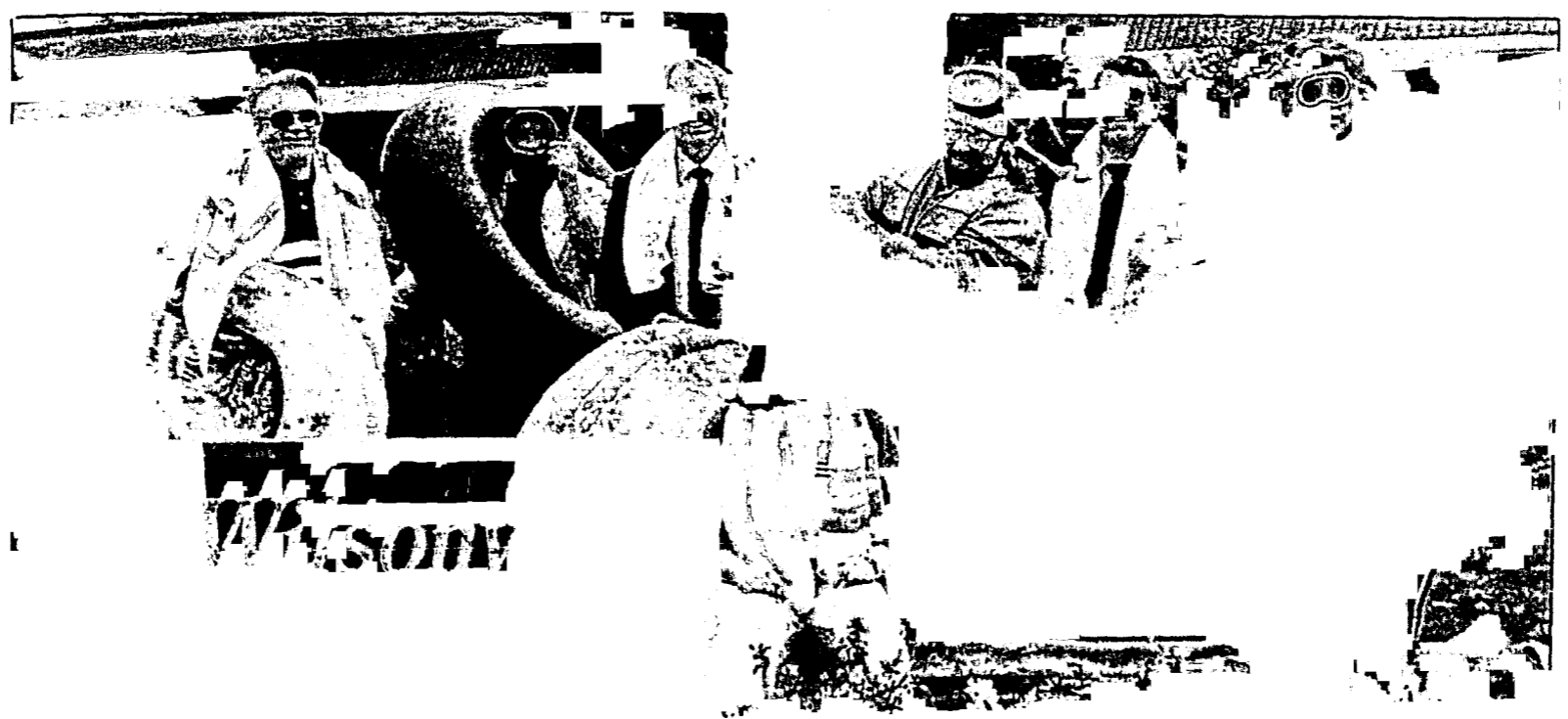
Callahan Center. Since it will soon be sold to a private entity, Mazur-Hart said the hospital "wanted to get out of that business." The Callahan Center would then need the city's services as well. Originally the city proposed selling the center to the city, which would then lease the property to a private golf developer, Ed Freeman. But the two state agencies in-

involved, general services, which operates the center, and mental health, which runs Dammasch, turned down the golf development. However, although none of this is certain, a golf developer may still play a part in this. Kohlhoff said the hospital would have been built within the city limits if it had been built today. Continued on page 9.

## Playground fun night features dunk tank

By BARBARA SHERMAN  
Of The Spokesman

A mayor and a principal will be among the "vounteers" sitting helplessly in a dunk tank at Project Playground's Fun Night and Auction on Friday, April 12. The public will be able to dunk Mayor Jerry Krummel, Wilsonville Primary School Principal Ken Welch and former mayor John Ludlow, among others. The dunk tank is just one of 23 carnival booths at the event, which also will include pie throwing, a fish pond, a basketball free-throw contest, musical chairs, the apron lady and much more. Food booths will offer nachos, jerky, Hawaiian shaved ice, fudge sickles, popcorn and cake. Round Table Pizza will serve pizza-by-the-slice. Tickets will be sold at the door; two 25-cent tickets will



## Transfer station testimony sought

By CHRISTOPHER L. CURRAN  
Of The Spokesman

People wishing to submit public testimony on a proposed garbage transfer and recycling station in North Wilsonville will have the opportunity to do so until 5 p.m., Tuesday, April 16. That's the deadline set by the Wilsonville Planning Commission Monday night after the commission decided to extend the deadline. The decision came on a recommendation by city staff. Written testimony can be submitted to the commission at the city's Community Development Building, 8445 S.W. Elligsen Road. The commission heard testimony Monday night on the station, which is proposed to be built

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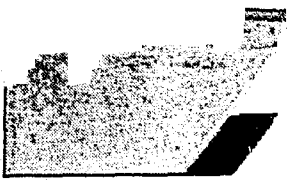


Photo by Barbara Sherman

## Make mine marinated

Hungry cowboys and cowgirls gather around a slab of beef in anticipation of the Slide-on-Down Barbeque sponsored by Lowrie's IGA and the Wilsonville Primary School Parent Support Group on Saturday, April 27. Proceeds will fund a Project Playground slide and future PSG scholarships. The barbeque, to be held in Wilsonville Memorial Park at Shelter C, will feature hamburgers, potato salad, chips and soft drinks. Tickets, at \$2.50 for adults and \$2.00 for children, should be purchased in advance through local schools, churches or outside Lowrie's on weekends. A limited number of tickets, at \$3.50 for adults and \$3.00 for children, will be sold at the event. For more information, call Mardi Braymen at 682-9028. From left are Mardi Braymen, Debbie Hamalainen, Mike Lowrie, Allan Scheller, Kim Robben, Ken Lowrie and Sheila West.

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# Annex

Continued from page 1.

"It makes sense that urban services be provided by the city," he said. The city could extend services without annexing the land but "the cost would be double," he said.

What the city will do with the 256 acres it purchases is unclear. Mazur-Hart said the city may already have a purchaser.

In a letter sent to the City Council late last month Kohlhoff said an

unidentified company he referred to as "the golf course people" are interested in the land.

"The person the city is working with has extensive experience in the area, has had recent positive experience in Clackamas County and has progressive attitudes and sensitivity to wetlands and natural resource enhancement.

"We have also discussed a package which could include estab-

lishing additional soccer fields near Wood Middle School," the letter continues.

The letter states that the city may own land outside of the city limits so annexation or a boundary amendment may not be needed.

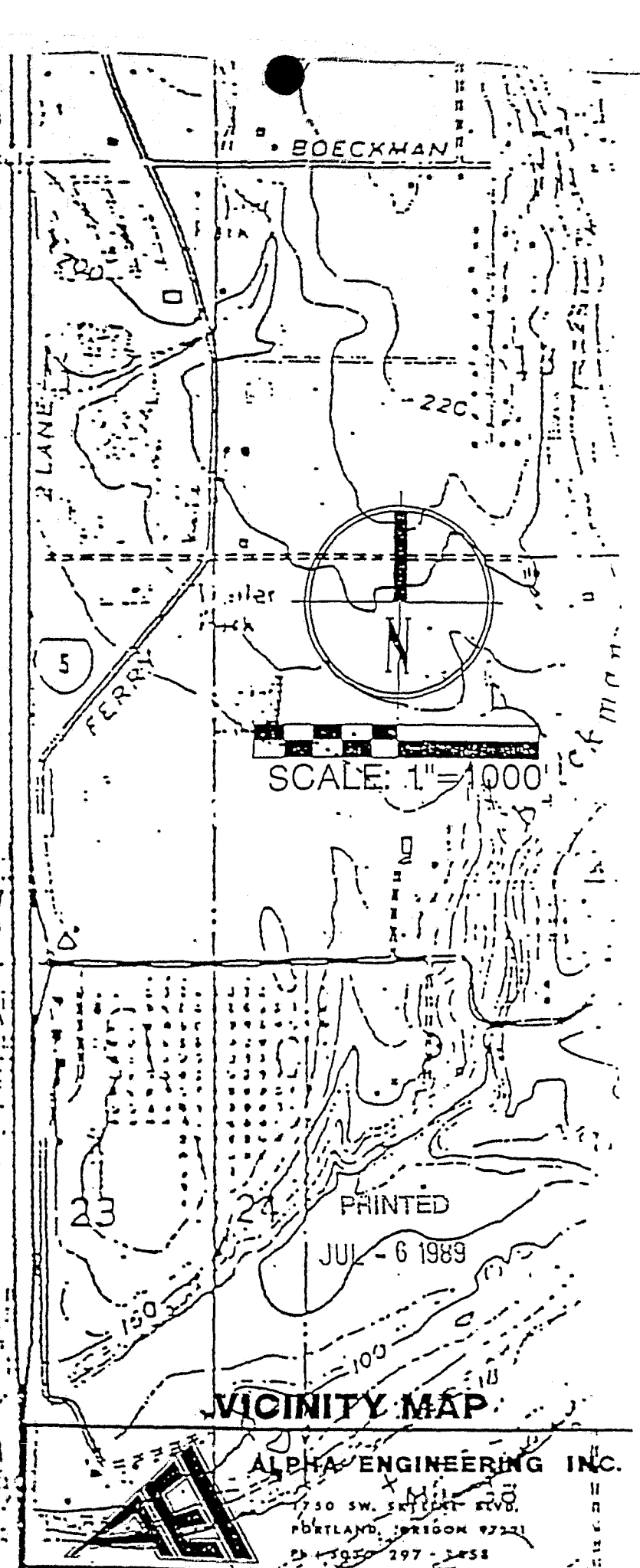
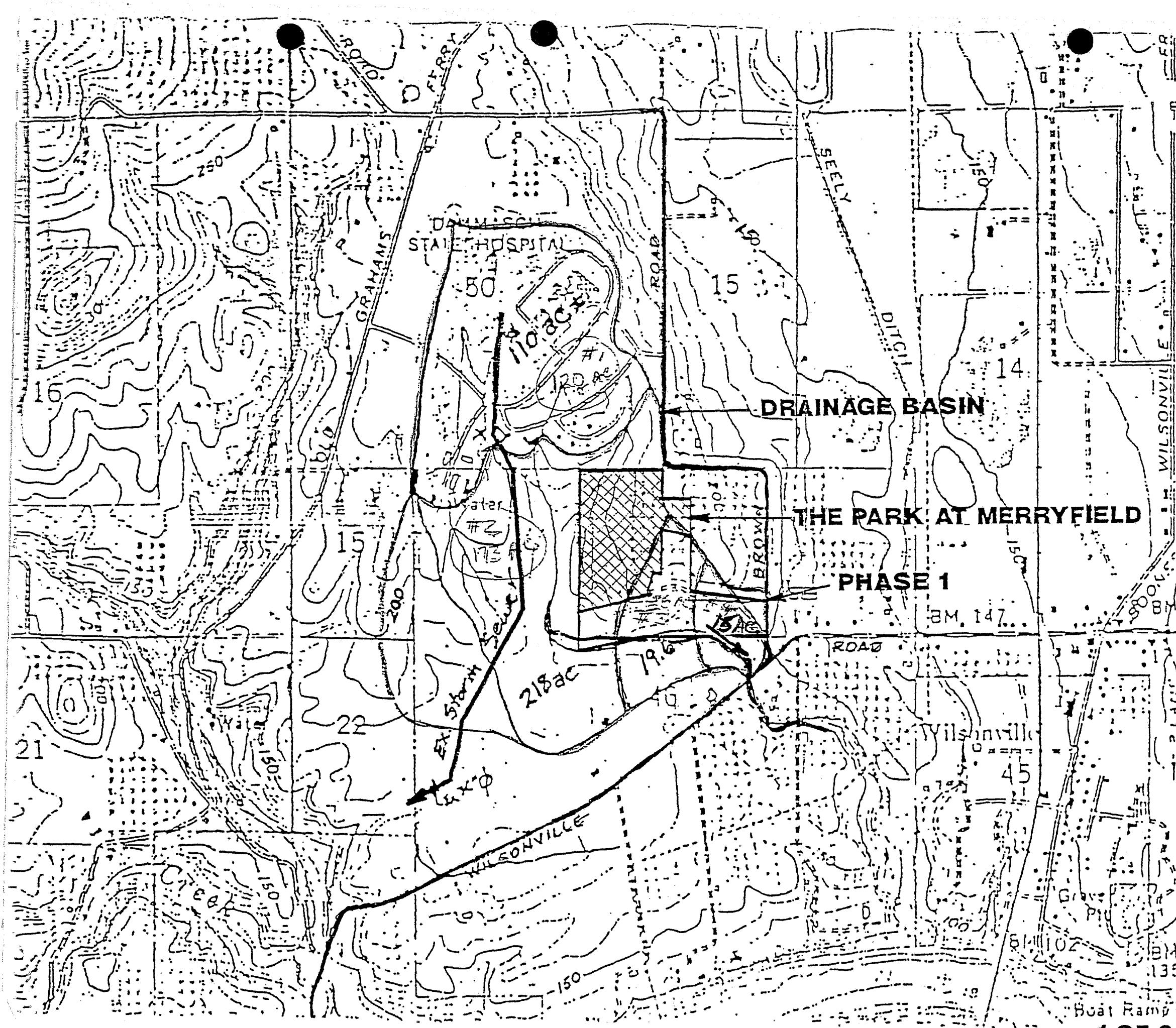
"It also affords the City a way to provide a recreational setting, a type of green space and controlled enhancement of our natural resources."

# Experience Works

IN  
CHRISTINE PLAZA...







SCALE: 1"=1000'

PRINTED  
JUL - 6 1989

VICINITY MAP



ALPHA ENGINEERING INC.  
750 SW. STREET RD.  
PORTLAND, OREGON 97221  
297-2458



City of  
**WILSONVILLE**  
in OREGON

30000 SW Town Center Loop E • PO Box 220  
Wilsonville, OR 97070  
(503) 682-1011

DATE: April 10, 1991

TO: Honorable Mayor and City Council

FROM: Wayne C. Sorensen, Planning Director *Wayne*

SUBJECT: PLANNING COMMISSION'S ACTION REGARDING  
DAMMASCH/CALLAHAN CENTER

Mr. Kohlhoff briefed the Wilsonville Planning Commission on the application by the State, represented by Mary Dorman, AICP, requesting an Urban Growth Boundary (UGB) amendment from METRO. The proposed amendment, if approved, would bring Dammasch State Hospital and the Callahan Center into the Metro UGB. Following a successful application for an UGB amendment, the State would request that the Boundary Commission approve annexation of Dammasch/Callahan to the City. The City would then follow-up the Metro and Boundary Commission actions and apply, when requested, the appropriate Comprehensive Plan and Zone designations.

Following the briefing, the Planning Commission passed a motion to recommend that the Wilsonville City Council continue forward with the negotiations to annex Dammasch/Callahan Center to the City. The motion carried 7-0.

I note that this item was before the Planning Commission as an informational item only and that this was not a formal public hearing. The Commission's action is in the form of a recommendation to the Council and is advisory, the Council's action will be a recommendation to the Metro Hearings Officer and to the Metro Council. The Hearings Officer and the Metro Council will hold formal public hearings regarding the UGB amendment later this year and surrounding property owners and interested persons/agencies will be invited to submit testimony and comments at that time.