

AFFIDAVIT OF POSTING
ORDINANCE CB-0-85-87

STATE OF OREGON)
COUNTIES OF CLACKAMAS)
AND WASHINGTON)
CITY OF WILSONVILLE)

I, the undersigned, City Recorder of the City of Wilsonville, State of Oregon, being first duly sworn on oath depose and say:

On the 28th day of October, 1987, I caused to be posted copies of the attached Ordinance CB-O-85-87, an Ordinance amending the text of Wilsonville's Comprehensive Plan, adopting a list of "Public Facilities Project Titles" as part of the Comprehensive Plan, and adopting the "Historical Survey Results" as an appendix to the Comprehensive Plan as potential sites for historic designation, in the following four public and conspicuous places of the City, to wit:

WILSONVILLE CITY HALL

WILSONVILLE POST OFFICE

LOWRIE'S FOOD MARKET

KOPPER KITCHEN

The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 2nd day of November, 1987.



VERA A. ROJAS, City Recorder

Subscribed and sworn to before me
this 18th day of November, 1987.


NOTARY PUBLIC, STATE OF OREGON

My Commission expires: 8-23-89

ORDINANCE NO. 318

**AN ORDINANCE AMENDING THE TEXT OF
WILSONVILLE'S COMPREHENSIVE PLAN,
ADOPTING A LIST OF "PUBLIC FACILITIES PROJECT
TITLES" AS PART OF THE COMPREHENSIVE PLAN,
AND ADOPTING THE "HISTORICAL SURVEY
RESULTS" AS AN APPENDIX TO THE COMPREHENSIVE
PLAN AS POTENTIAL SITES FOR HISTORIC DESIGNATION.**

WHEREAS, the City Council adopted a Periodic Review Final Order by Resolution No. 637 on October 5, 1987; and

WHEREAS, the City finds that it is necessary to amend the Comprehensive Plan in order to insure compliance with the statewide planning goals, state law and Oregon Administrative rules; and

WHEREAS, the Wilsonville Planning Commission has held public hearings, and has gathered testimony from interested persons and agencies regarding Periodic Review and has recommended that the proposed amendments to the Housing Development section of the Comprehensive Plan be adopted by the City Council; and

WHEREAS, the City Council has held public hearings and has gathered additional testimony from interested parties and agencies; and

WHEREAS, the City Council has duly considered the testimony and evidence submitted to them, has considered the recommendations of the Planning Commission, and has adopted the findings and conclusions set forth in the Final Order.

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

Section 1

The Housing Development element of the Comprehensive Plan shall read as follows:

Housing Development

Housing is a basic human need which concerns everyone. With today's inflated housing costs, satisfying this basic need is becoming an increasingly difficult task. Governments at all levels are giving more and more attention to housing issues (see Housing and Economic Report).

In Oregon, as part of the statewide land use planning goals and guidelines, LCDC has established a goal "to provide for the housing needs of the state". To meet this goal all local jurisdictions in the state must develop plans, "that encourage the availability of adequate number of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households".

Prior to adoption of the statewide Goals and Guidelines, Wilsonville's 1971 General Plan contained a similar goal plus the following objectives: establish residential areas that are safe, convenient, healthful, and attractive places to live; encourage variety through the use of clusters and planned developments; and develop a renewal program to update the "Old Town" area. In compliance with these objectives, several residential developments, including apartments, single family subdivisions, planned developments, and a mobile home park have been approved by the City. However, during the review hearings of many of these projects, questions of need, related to the timing, type, and number of units continually arose. Subsequently, as part of this Plan update, a detailed housing and economic development analysis was conducted (see Housing and Economic Development report). While the report discusses several factors, it identified two significant factors related to housing. They are as follows:

- The majority of workers employed in Wilsonville do not live in the City.
- The prevailing vacancy rates for all types of housing as of January, 1987, within the City are extremely low. This indicates that the City's housing supply lags considerably behind demand.

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 living environment.

For the purpose of evaluating zone map amendments involving residentially-designated lands, and in that case only; the objectives and policies set forth to implement goal 4.3 shall have precedence, and in the case of conflict, shall prevail over other provisions of the Comprehensive Plan.

To further define the framework for evaluating residential development, the objectives of the 1971 General Plan have been reaffirmed along with the establishment of some new objectives addressing issues identified in the housing report.

OBJECTIVE 4.3.1: Establish residential areas that are safe, convenient, healthful and attractive places to live, while encouraging variety through the use of planned developments and clusters.

OBJECTIVE 4.3.2: Continue the development of a renewal program to update/upgrade the "Old Town" area of Wilsonville.

The 1979 Housing Report documented that the City's housing, in terms of single-family, condominiums, multi-family and mobile homes were distributed at about 25% per housing type. The future demand for mobile homes versus other alternative housing types was unknown at that time, however, considerable interest in that form of housing had been expressed during development of the Plan. As of December, 1986, the existing housing stock of 2,190 units consisted of 33% single-family (including duplexes); 46% multi-family, and 21% manufactured housing (mobile homes).

OBJECTIVE 4.3.3 Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes and condominiums in various structural forms.

OBJECTIVE 4.3.4 Balance ratios (targets) are to be set as follows: 50% multi-family; 40% single-family (including manufactured housing located in subdivisions and modular homes) and 10% for mobile homes and manufactured housing located in mobile home parks.

Because of normal building cycles, it would be expected that any single family projection for a specific type of housing might vary by 50% from the units calculated for a specific housing type. Interim targets are to be established for a five-year interval and will be recalculated at each periodic review period. The building average will be allowed to vary by as much as 30%, but shall not exceed the long term goal. Permits exceeding more than 30% of an interim goal or exceeding the long term goal may be specifically excepted by the City Council on a case-by-case basis.

To assure balance in location of housing types, no traffic zone shall have a single housing type exceeding 60% of the long-term goal calculated for the sum total of the primary traffic zone, and all adjacent traffic zones.

The balance targets shall be as follows:

	Current %	Target %	Units
Single-family	33	40	4415
Multi-family	46	50	5520
Manufactured housing located in mobile home parks	21	10	1104
Total	100	100	11039

- OBJECTIVE 4.3.5** Accommodate the housing needs of the existing residents of the City of Wilsonville. The future status of existing mobile home dwellers, within the City, is a particular concern in establishing this objective.
- OBJECTIVE 4.3.6** Make available housing for a reasonable proportion of the employees and their families who work in the City.
- OBJECTIVE 4.3.7** Coordinate housing development with the social and economic needs of the community.
- OBJECTIVE 4.3.8** Require new housing developments to pay an equitable share of the cost of required capital improvements for public services.
- OBJECTIVE 4.3.9** Restrict the number of housing starts to the capacities of public facilities and services.

Policy 4.4.2 a. shall read as follows:

POLICY 4.4.2 a. The city will provide for development of mobile home parks and subdivisions by establishing them as outright permitted uses in urban medium density residential areas. Where economically feasible and where adequate compatible provisions can be made existing mobile home parks shall be protected and allowed to continue.

The following textual change (on page 84) shall be made.

p. 84 (add) Wilsonville is located within the Portland/Vancouver Air Quality Maintenance Area (AQMA). Within the AQMA there are three non-attainment areas (CO, TSP, 03). Only the 03

non-attainment area includes Wilsonville (it has the same boundaries as the AQMA). Consequently, the City is subject to the policies and standards set forth in the State Implementation Plan jointly adopted by Metro and State Department of Environmental Quality (DEQ).

(deleted) In the past, Portland region has experienced air quality problems and was subsequently identified as a non-attainment area for Federal air quality standards. Consequently, the region, including Wilsonville, is subject to the policies and standards set forth in the Portland Air Quality Maintenance Area (AQMA) State Implementation Plan, jointly adopted by Metro and the State Department of Environmental Quality (DEQ).

The following text change on page 85 shall be made:

In considering the overall character of the community, it is important to look to the past. As a community develops, it should not discard its past for the sake of the future. historic features provide a link with the past and add character and variety to the community's design.

The Statewide Inventory of Historic Sites and Building identifies one historic site in the City, the Boones Ferry Landing Site. There is no physical evidence of this landing site, except that Boones Ferry Road terminates at the river's edge. It is currently not monumented, but is part of a six-acre City Park. This site is designated Primary Open Space and is within the Willamette River Greenway Boundaries. Other than documentation and recognition that this landing site exists, no additional standards or measures are considered necessary to preserve its historic value.

Additional Wilsonville sites and buildings have been inventoried and the results have been included as an appendix to the Comprehensive Plan as potential historic sites and structures.

Policy 4.5.10 The City recognizes that historic features form a desirable line with the past and that they form a vital part of and contribute to the overall character of Wilsonville. The City, therefore, will cooperate with the Wilsonville Historical Society, the State Historic Preservation Office, Clackamas County, and other interested parties to evaluate the identified potential historic sites and structures and proceed with the Goal 5 process. The City shall determine which sites and structures, if any, are suitable for inclusion on the Plan Inventory no later than January, 1989.

Section 2

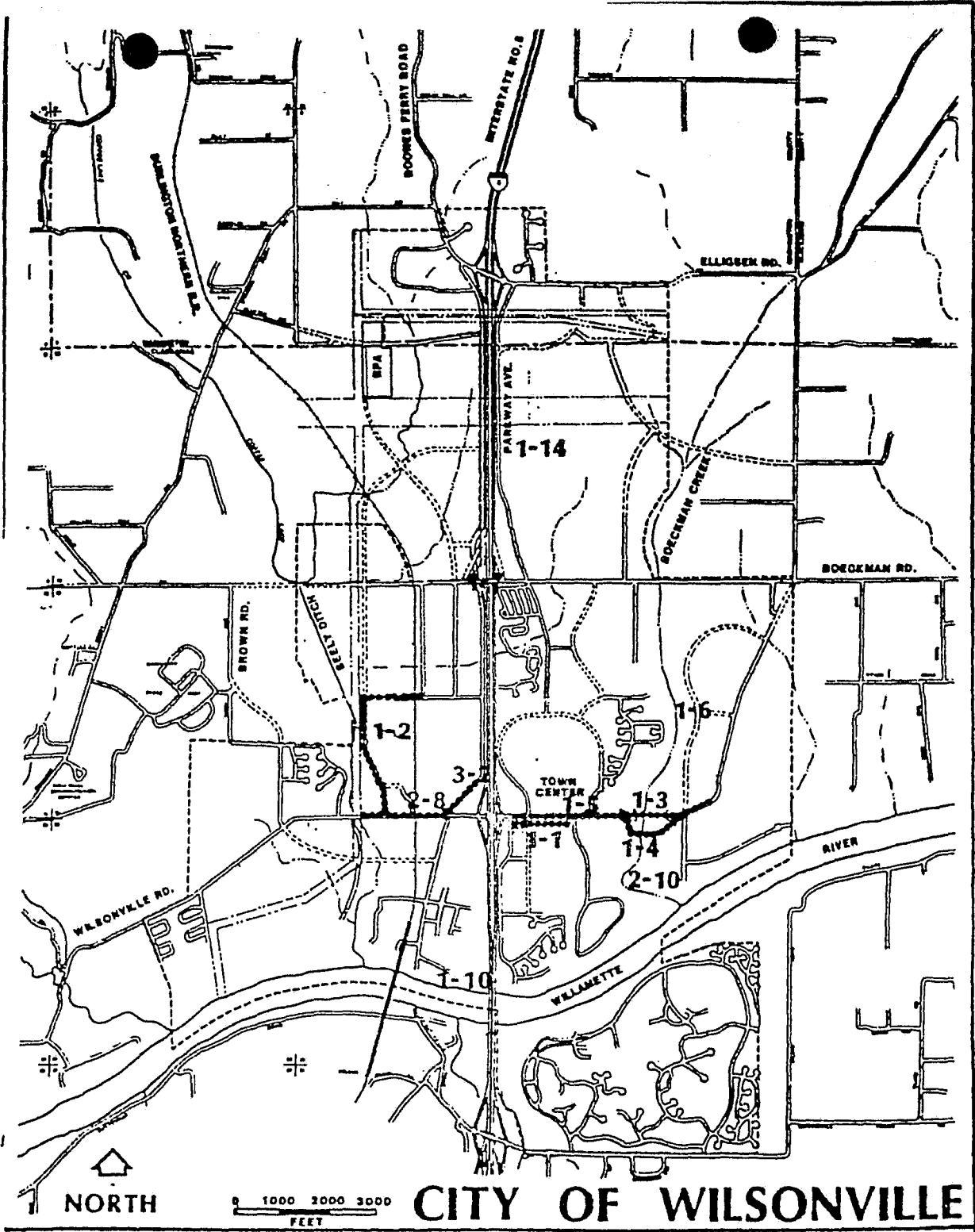
The following "Project Facility Project Titles" and maps shall be adopted and included in the plan at the end of Section III, Public Facilities and Services. The page numbers shall be revised in a manner that accurately reflects the inclusion of the additional pages:

PUBLIC FACILITY PROJECT TITLES

Project #	Project Name	Status	Map #
1-1	Wilsonville Bike Path	Complete	1
1-2	L.I.D. #4	Complete	1
1-3	L.I.D. #6	Complete	1
1-4	Wilsonville Road Waterline I	Complete	1
1-5	Wilsonville Road Waterline II	Complete	1
1-6	Gesellschaft Well	Complete	1
1-7	Boeckman Interchange Study	Underway	1
1-8	L.I.D. #9	Complete	2
1-9	L.I.D. #5	Complete	2
1-10	River Village Lift Station	Complete	1
1-14	Parkway Master Drainage Plan	Complete	1
2-1	Wilsonville Stafford Interchange (O.D.O.T.)	1991-92	3
2-3	Parkway from Town Center to Boeckman		
2-4	Boeckman to Parkway Center	1992-93	3
2-6	L.I.D. #7	Complete	3
2-8	Wilsonville Road Storm Sewer	Complete	1
2-10	Nike Well	Complete	1
3-1	Wilsonville Road	1989-90	4
3-2	Boones Ferry Road Improvement	Complete	4
3-3	Boeckman Creek Lift Station	1988-89	4
3-4	Kinsman Waterline Extension	1989-90	4
3-6	Wilsonville Road Waterline	Complete	4
3-7	Boeckman to Ridder Waterline	Underway	4
3-8	Parkway Sewer Bypass	1991-92	4
3-10	Boeckman Interchange (O.D.O.T.)	?	4
3-11	Montgomery Improvements	1992-93	4
3-12	Nike Well Pump Station	1991-92	4
3-13	North Wilsonville Reservoir	1988-89	4
3-14	Old Town Improvement	Complete	4
3-15	Traffic Count Analysis	Underway	
3-16	Wastewater Plan Analysis	Complete	
3-17	Water Quality Analysis	On-going	

Project #	Project Name	Status	Map #
3-18	Seely Ditch Lift Station	1990-91	4
3-21	Wilsonville Square	?	4
3-23	Wilsonville Road Improvement	Complete	4
3-24	Memorial Park Shelter	Complete	4
3-25	Memorial Park Barn Improvement	1988-89	4
4-1	Water Well Development (3)	1987-88	Varies
4-3	Seely Ditch Improvement	1993-94	5
4-4	Kinsman Boeckman Waterline	1993-94	5
4-5	Riverfront West Waterline	1993-94	5
4-6	Riverfront West Lift Station	1993-94	5
4-7	Parkway-Boeckman Waterline Loop	1988-89	5
4-8	Boeckman-Elligsen 20" Waterline	1988-89	5
4-10	Sacajawea Water Main	Complete	5
4-11	Edwards Industrial Park Sewer	Complete	5
4-12	Street & Storm Sewer User Fee	1987-88	
4-13	Memorial Park Road Re-Surface	1989-90	5
4-14	Boones Ferry Park II	1987-88	5
4-15	Memorial Park Master Plan	1987-88	5
4-16	Memorial Park Library	1987-88	5
4-18	Boones Ferry Road	1990-91	5
4-19	Wilsonville Road Improvement	1992-93	5
5-1	Boones Ferry Road Improvement	1991-92	6
5-2	Boones Ferry North Improvement	?	6
5-3	Memorial Park Sewer	Complete	6
5-5	Memorial Park Road II	1989-90	6
5-6	Memorial Park Facilities II	1987-88	6
5-7	Memorial Park Library	1988-89	6
5-8	Boones Ferry Park III	1988-89	6
5-10	Boeckman Road Widening	1991-92	6
5-11	Elligsen Road Widening (O.D.O.T.)	1991-92	6
5-12	Wilsonville Road East	1991-92	6
6-1	Parkway Center Truck	1993-94	7
6-3/4	Memorial Park Facilities	1990-91	7
6-5	Memorial Park Swim Center	1992-93	7
6-7	Boeckman Road East	1990-91	7
6-8	Wilsonville Road	1990-91	7
6-9	Town Center Loop East	1988-89	

Project #	Project Name	Status	Map #
7-1	Overlay Program	On-Going	8
8-2	Miley Road Improvement	1993-?	8
8-3	Miley Road East	1991-92	8
8-4	Miley Road East (Ehlier Connector)	1992-93	8
8-5	Wilsonville Interchange (O.D.O.T.)	1991-92	8
8-6	Wilsonville-Brown Road	?	
8-7	Stafford Interchange (O.D.O.T.)	(See Project 5-11)	
9-2	Ridder Road Extension	1990-91	9
9-3	Kinsman Road Extension	1992-93	9
9-4	Brown Road Extension	1989-90	9
9-5	Canyon Creek Road Extension	1994-95	9
9-6	65th Avenue By-pass	1995-96	9
9-7	Boberg Road Extension	1993-94	9
9-8	Wastewater Treatment Expansion	2005	9
9-9	Willamette River Water Source Development	2000+	9

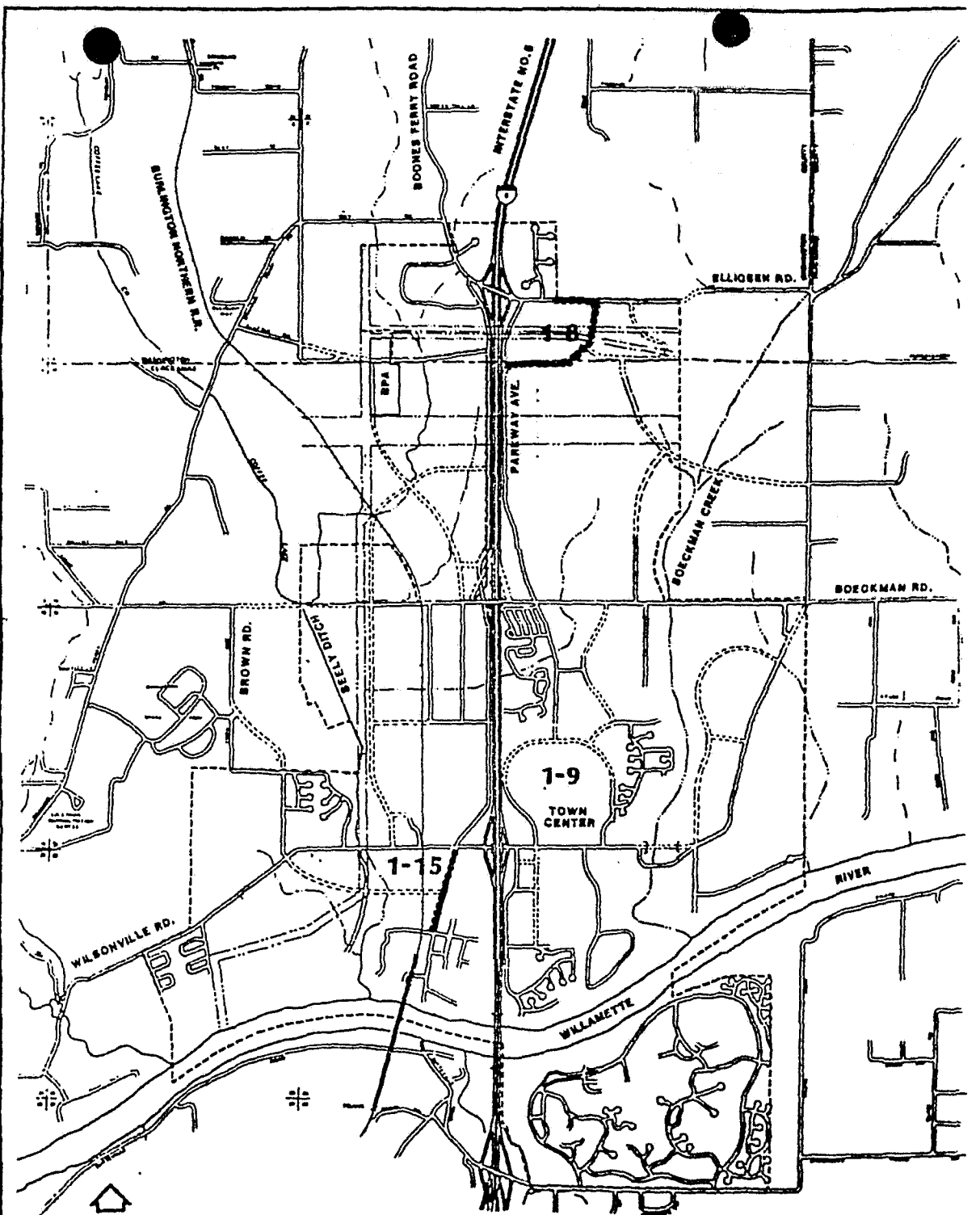


CITY OF WILSONVILLE

----- PROJECT AREA

1.

CIP PROJECTS COMPLETED



CITY OF WILSONVILLE

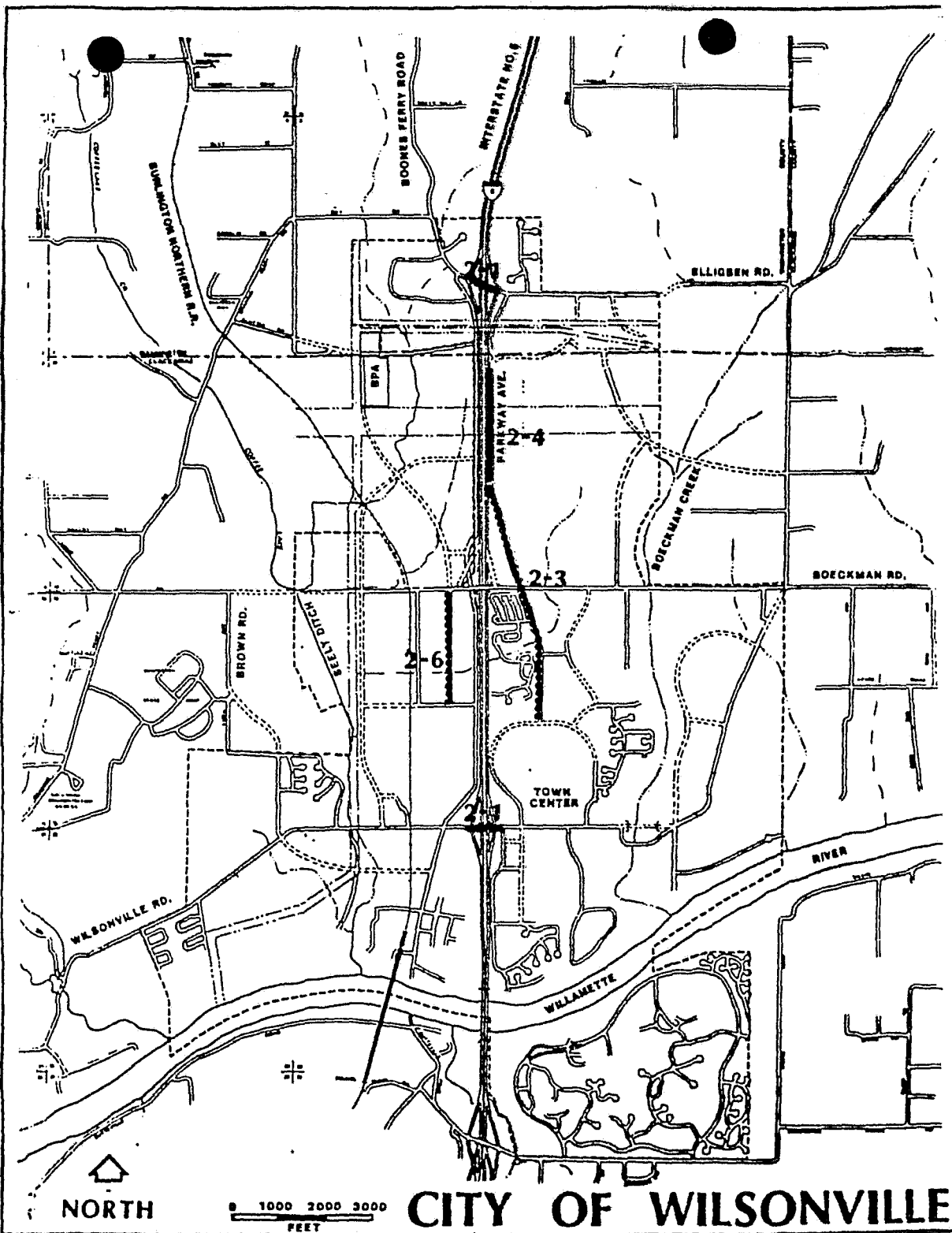
NORTH



-----PROJECT AREA

2.

CIP PROJECTS

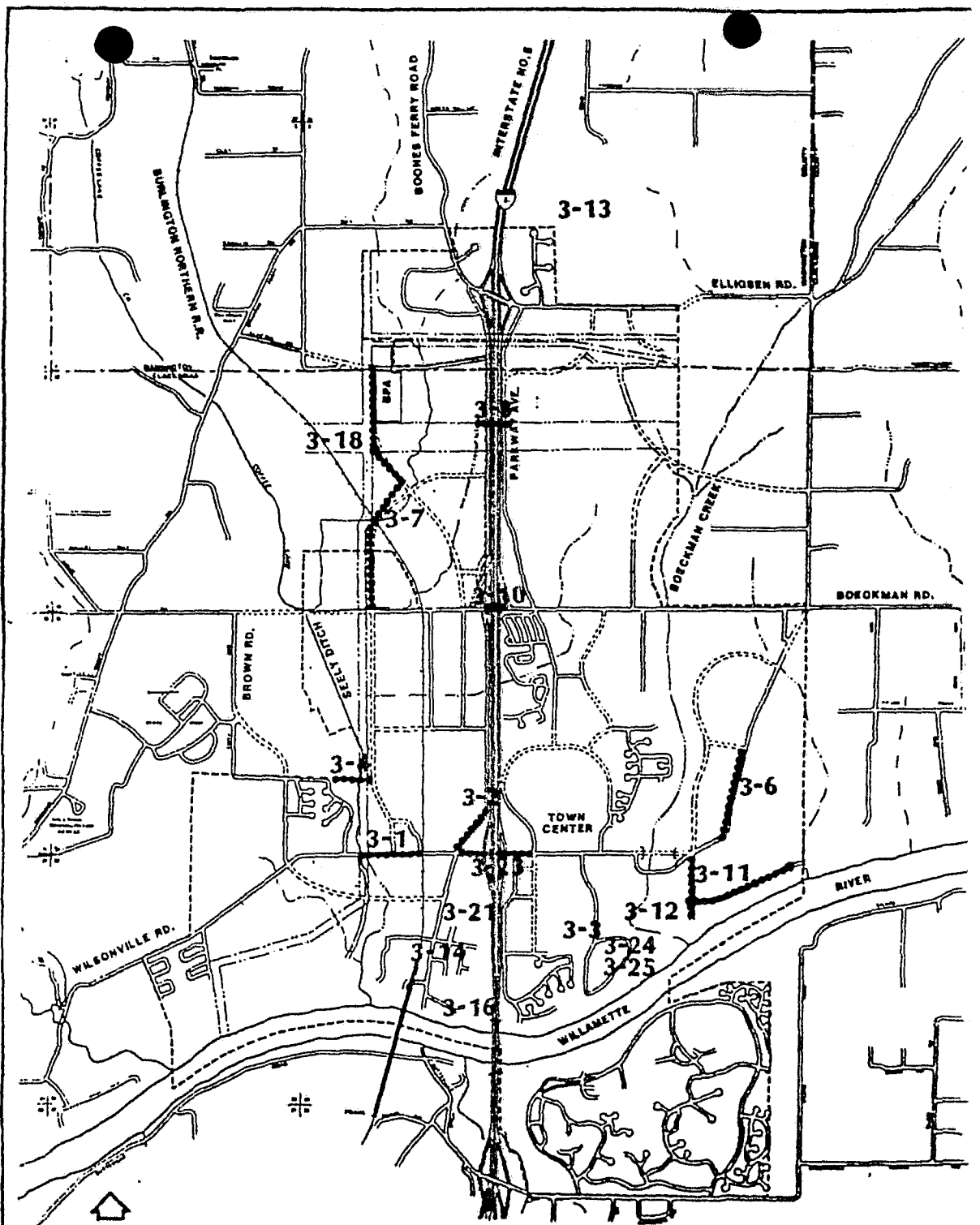


CITY OF WILSONVILLE

3.

----- PROJECT AREA

CIP PROJECTS

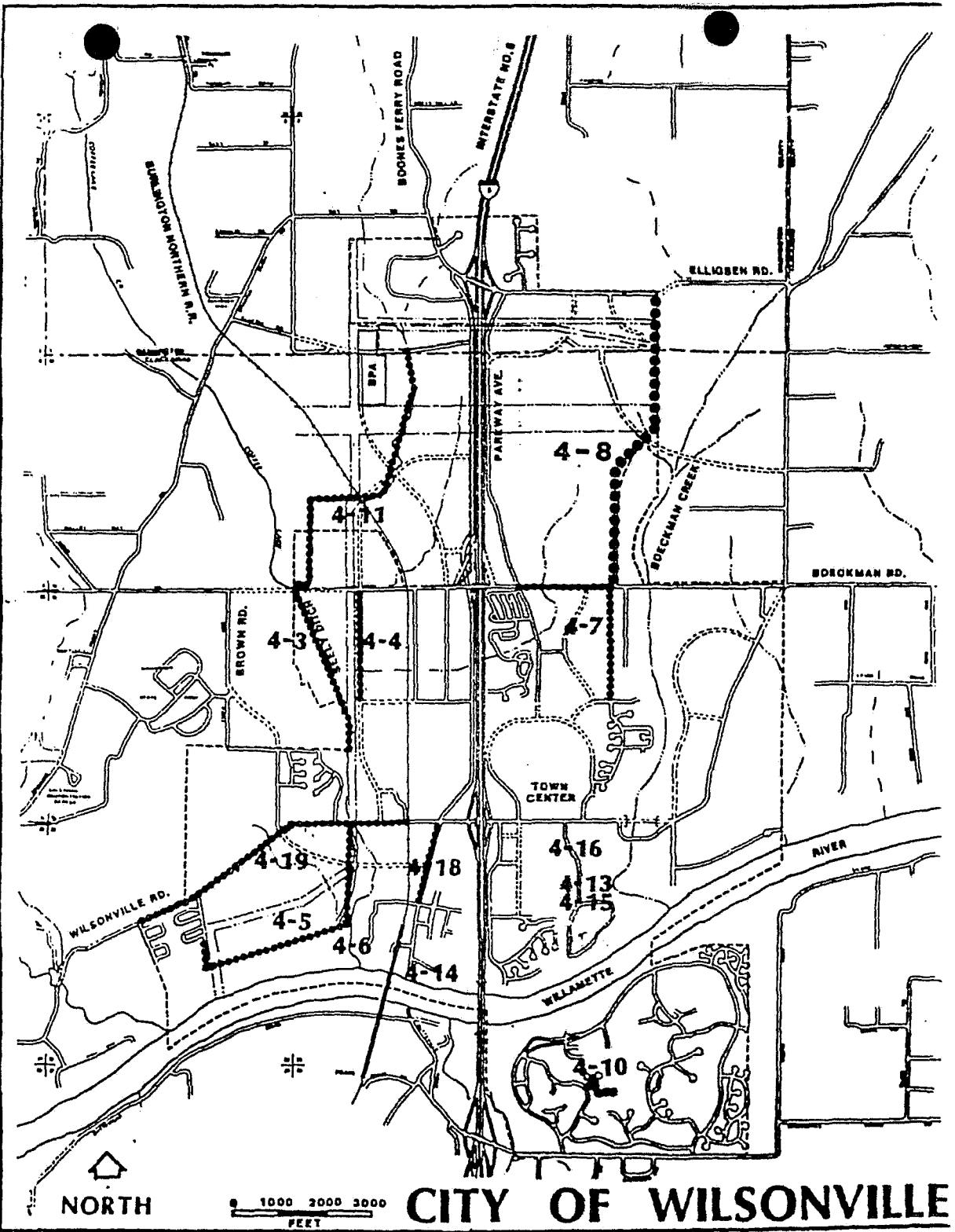


CITY OF WILSONVILLE

4.

-----PROJECT AREA

CIP PROJECTS

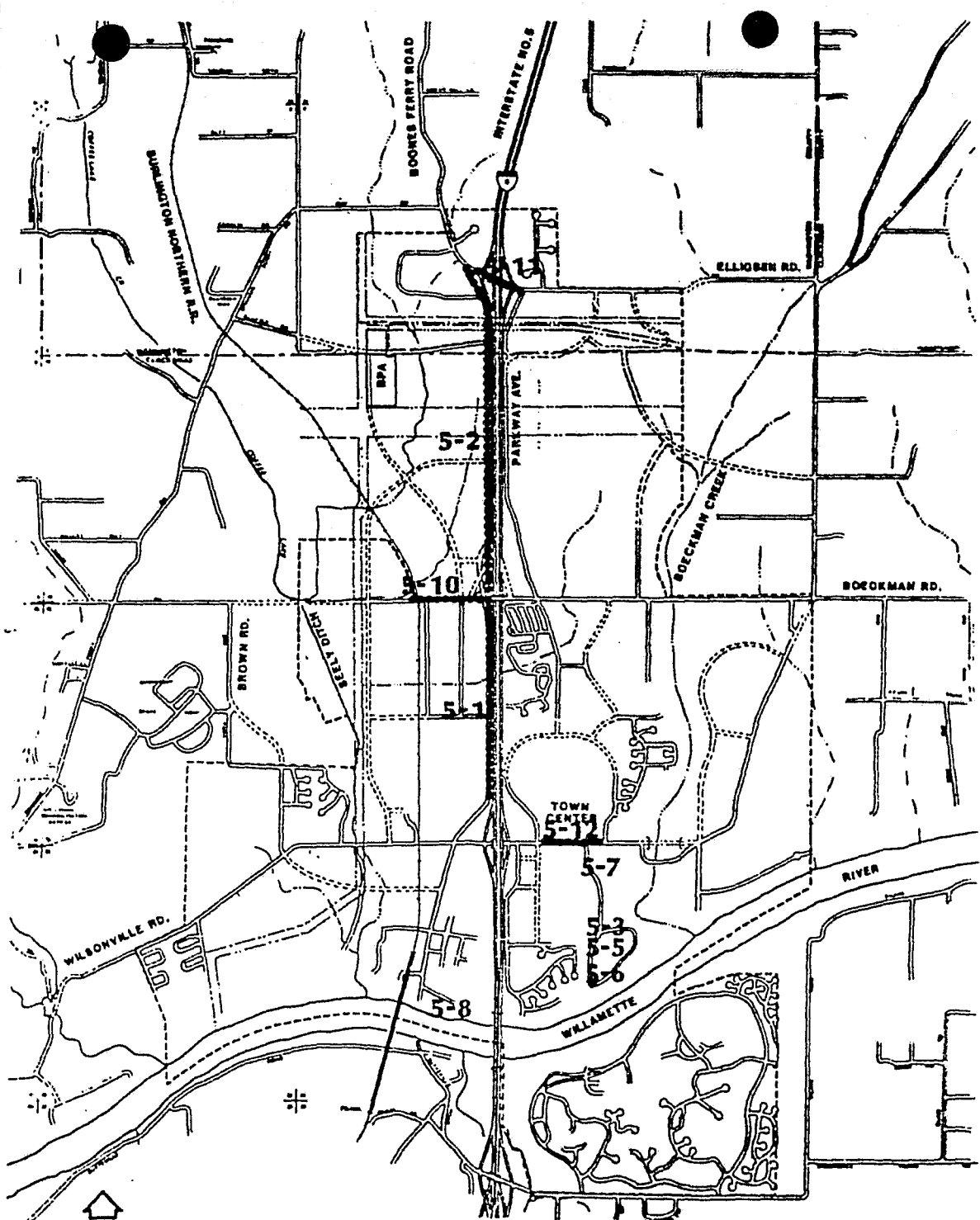


CITY OF WILSONVILLE

-----PROJECT AREA

5.

CIP PROJECTS



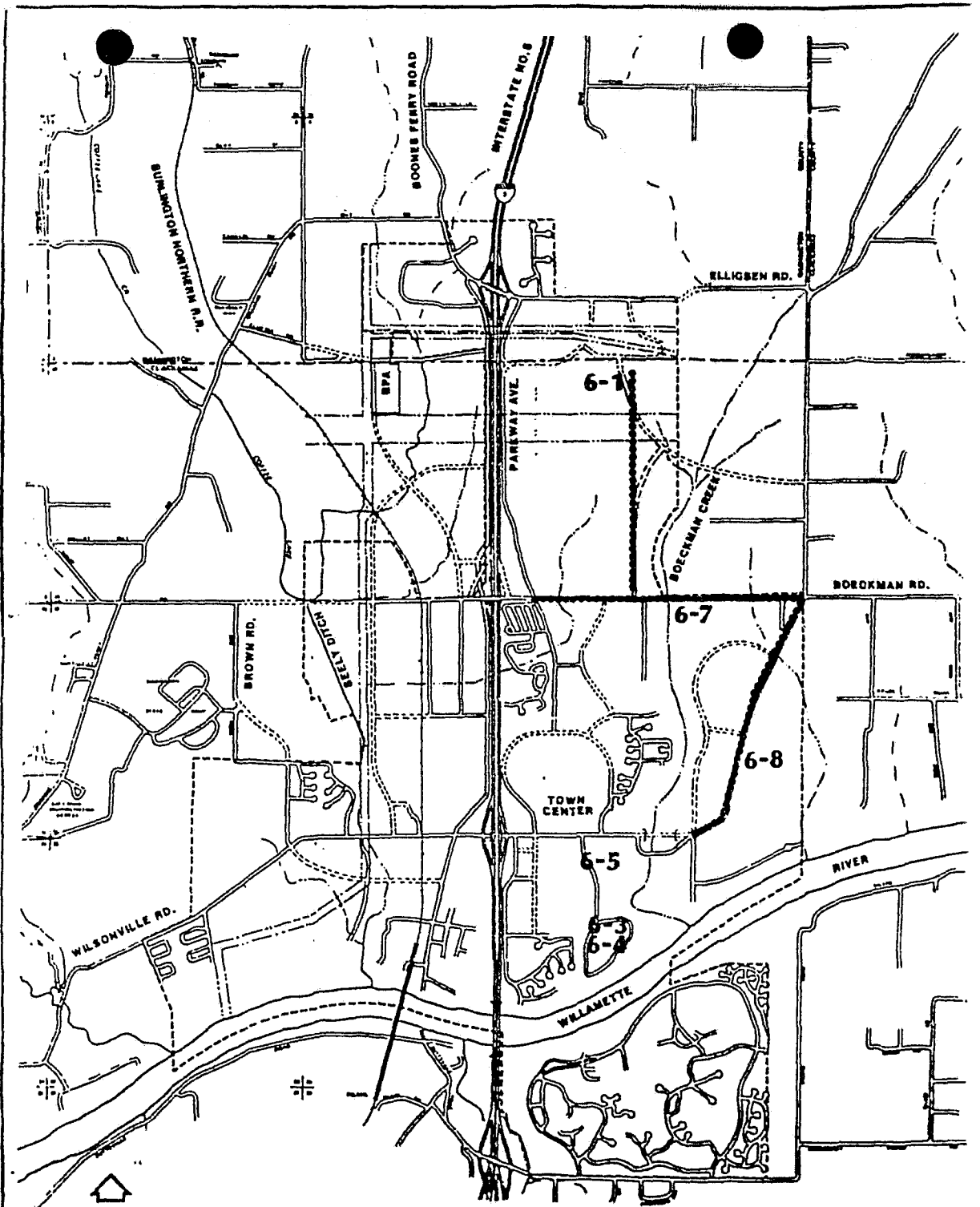
CITY OF WILSONVILLE

NORTH
 0 1000 2000 3000
 FEET

----- -PROJECT AREA

6.

CIP PROJECTS

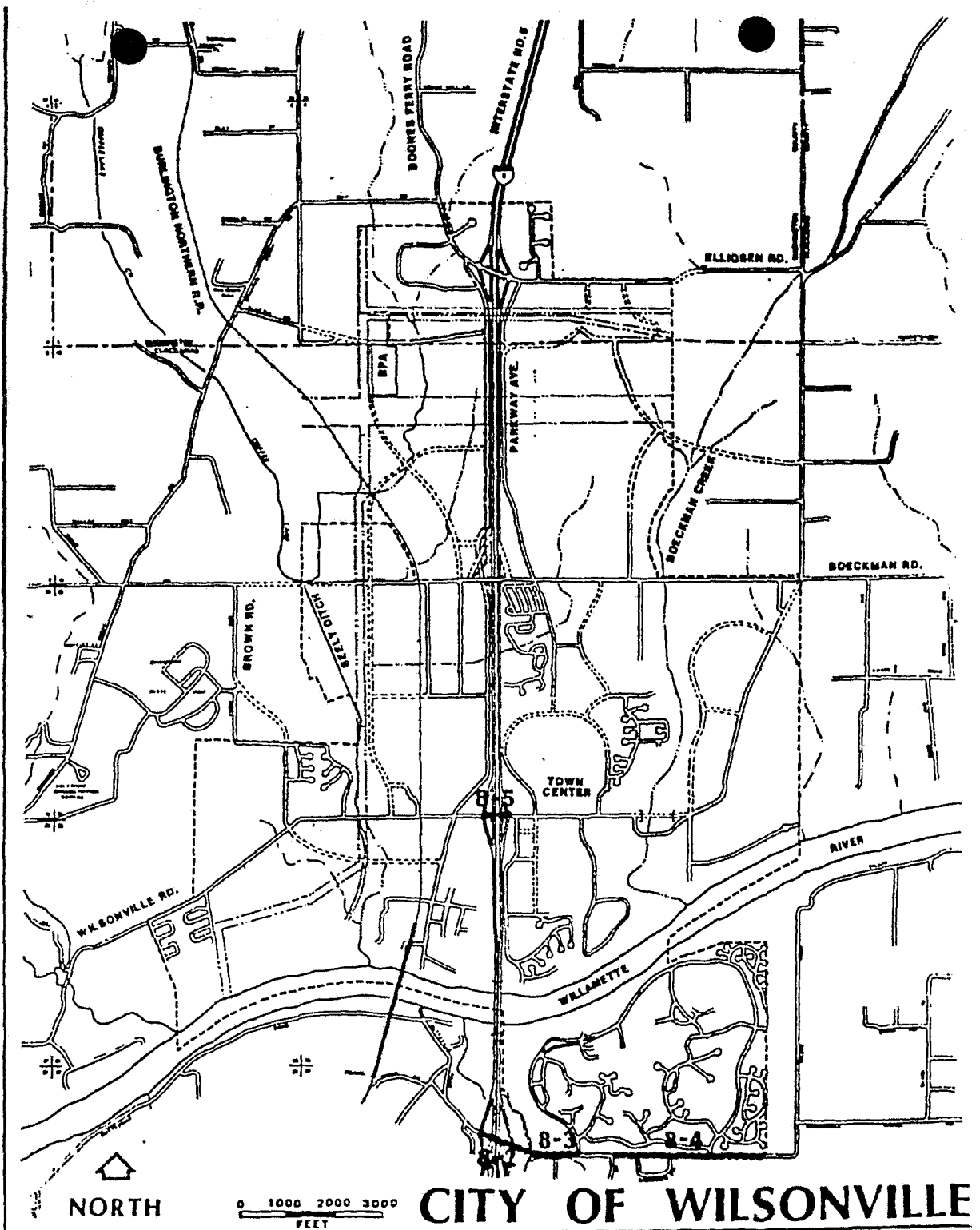


CITY OF WILSONVILLE

7.

-----PROJECT AREA

CIP PROJECTS

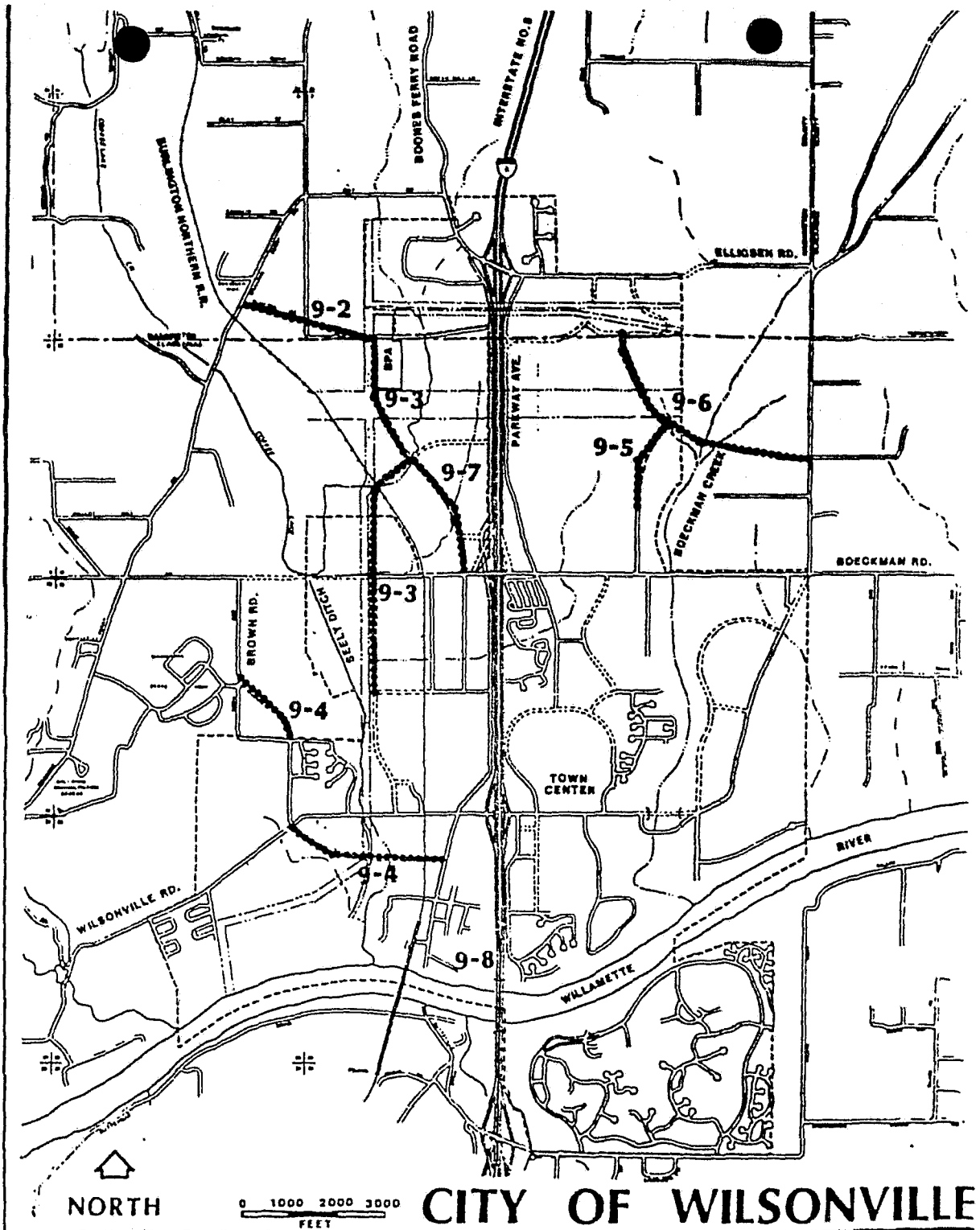


CITY OF WILSONVILLE

8.

-----PROJECT AREA

CIP PROJECTS



CITY OF WILSONVILLE

9.

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CIP PROJECTS

Section 3

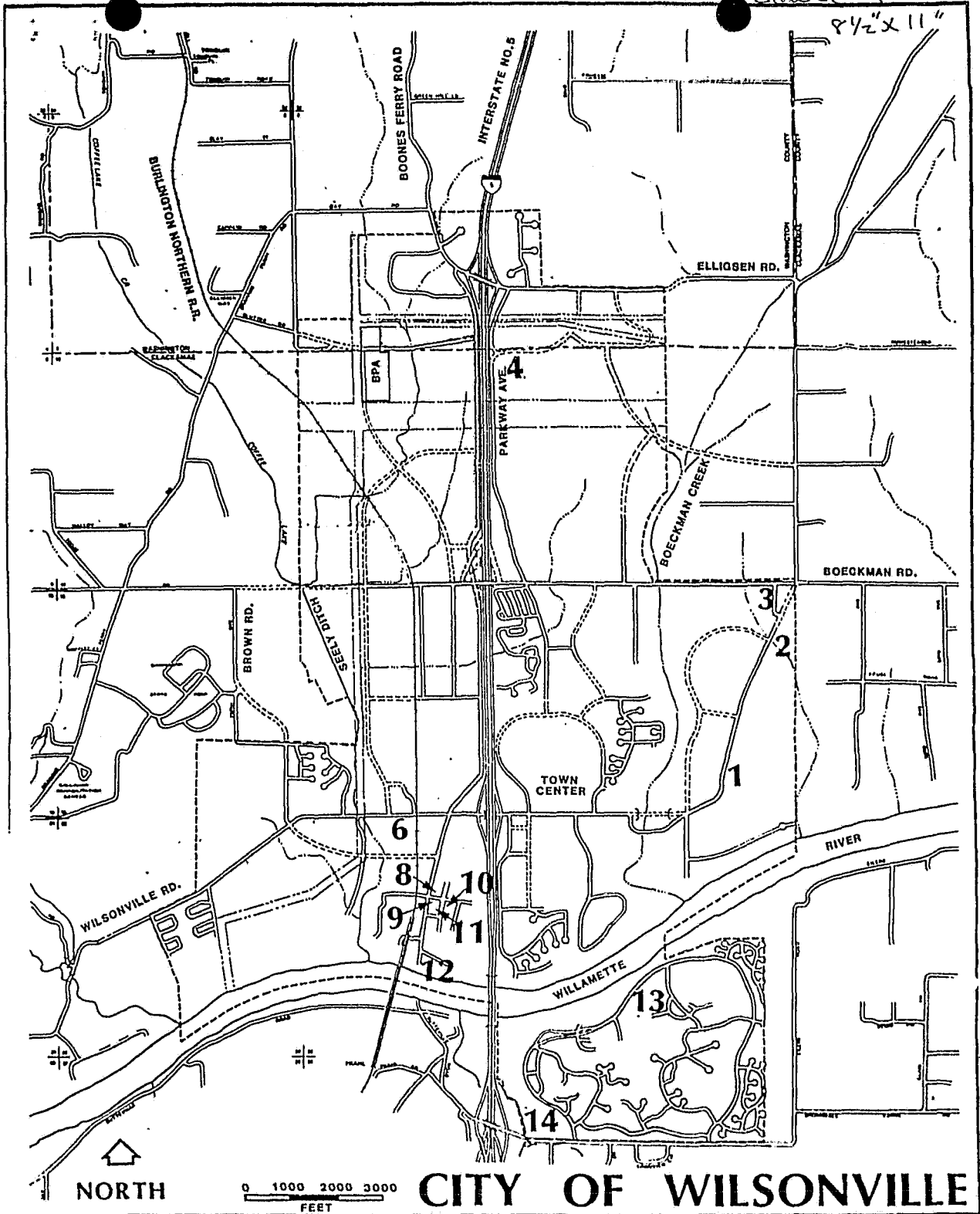
The "Historical Survey Results" and map are adopted as Appendix 1 to the Comprehensive Plan and are re-designated as "Potential Sites for Historic Designation".

Appendix 1

Potential Sites for Historic Designation

<u>#</u>	<u>Common/Historical Name</u>	<u>Total Score</u>
3	Frog Pond Church	48
10	Cottage Hotel	34
12	Tauchman House	34
6	Ridder House	32
14	Keil's House	30
--	Schlickeiser House	28
--	Stein House	28
1	Ramsey House	26
4	Trube Farm	26
13	Jacob Miley Residence	26
11	Failmezger Residence	22
2	Wagner Residence	20
8	Paul Missal Resident (Green)	?
9	Norris Young Garage (White)	?

Reduce to 8 1/2" x 11"



- | | |
|---|---|
| 1. RANSEY RESIDENCE, 29830 S.W. WILSONVILLE RD. | 8. NAME ?, 30650 S.W. BOONES FERRY RD. |
| 2. WAGNER RESIDENCE, 28400 S.W. WILSONVILLE RD. | 9. NORRIS YOUNG GARAGE, 30690 S.W. BOONES FERRY RD. |
| 3. FROG POND CHURCH, 28075 S.W. WILSONVILLE RD. | 10. COTTAGE HOTEL, 30710 S.W. MAGNOLIA |
| 4. TRUBE FARM, 26120 S.W. PARKWAY AVE. | 11. NAME ?, 30725 S.W. MAGNOLIA |
| 5. BOECKMAN RESIDENCE, 27701 S.W. 95TH LN. | 12. OLD CITY HALL, BOONES FERRY PARK |
| 6. RIDDER HOUSE, 10050 S.W. WILSONVILLE RD. | 13. JACOB MILLY RESIDENCE, 7500 FRENCH PRAIRIE |
| 7. NAME ?, PHILLIPS ROAD | |

Section 4

The findings and conclusions set forth in the Final Periodic Review Order and adopted by Resolution 637 are adopted as if fully set forth herein. The Final Order is attached hereto as "Exhibit A".

Section 5

That this Ordinance shall be and is hereby declared to be in full force and effect, thirty (30) days from the date of final passage and approval.

SUBMITTED to the Wilsonville City Council and read the first time at a regular meeting thereof on the 19th day of October, 1987, and scheduled for second reading at a regular meeting of the Council on the 2nd day of November, 1987, commencing at the hour of 7:30 o'clock p.m., at the Wilsonville City Hall.

Vera A. Rojas
VERA A. ROJAS, City Recorder

ENACTED by the Council on the 2nd day of November, 1987, by the following votes:
YEAS: 4 NAYS: 0

Vera A. Rojas
VERA A. ROJAS, City Recorder

DATED and signed by the Mayor this 4th day of November, 1987.

William E. Stark
WILLIAM E. STARK Mayor

SUMMARY of Votes:

Mayor Stark	<u>AYE</u>
Councilor Edwards	<u>AYE</u>
Councilor Clarke	<u>AYE</u>
Councilor Braymen	<u>ABSENT</u>
Councilor Jameson	<u>AYE</u>

CITY

OF

Wilsonville

30000 S.W. Town Center Loop E. • P.O. Box 220 • 503-682-1011

Wilsonville, Oregon 97070

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: WAYNE C. SORENSEN, PLANNING DIRECTOR *wcs*
DATE: NOVEMBER 2, 1987
**RE: PERIODIC REVIEW - AMENDMENT TO THE
COMPREHENSIVE PLAN CONCERNING THE
HISTORIC INVENTORY**

I have had several conversations since the prior Council meeting (October 19) with Jim Hinman, DLCD, and Jim Hamrick, State Parks and Recreation, regarding Wilsonville's Historic Inventory.

Oregon Administrative Rules (OAR 660-16-000(4)(6) requires that: "The local government must express its intent relative to the resource site through a plan policy to address that resource site and proceed through the goal 5 process in the future. The plan should include a time frame for this review."

The plan amendment that is proposed will comply with the OAR requirement and delays a final decision regarding the City's potential historic resources until January 1, 1989. This is viewed as a minor revision to the proposed ordinance amending the Comprehensive Plan both in my opinion and according to DLCD.

I recommend that the City Council adopt the proposed Comprehensive Plan change as part of Ordinance CB-0-85-87.

(Text change) - page 85 - Words in (*italics*) are to be deleted and words in (**bold**) are to be added.

In considering the overall character of the community, it is important to look to the past. As a community develops, it should not discard its past for the sake of the future. Historic features provide a link with the past and add character and variety to the community's design.

The Statewide Inventory of Historic Sites and Buildings (*only*) identifies one historic site in the City, the Boones Ferry Landing Site. There is no physical evidence of this landing site, except that Boones Ferry Road terminates at the river's edge. It is currently not monumented, but is part of a six-acre City Park. This site is designated Primary Open Space and is within the Willamette River Greenway Boundaries. Other than documentation and recognition that this landing site exists, no (*other*) additional standards or measures are considered necessary to preserve its historic value. (*The quantity and quality of other potential historic sites are not known at this time. Consideration of such sites will be addressed and evaluated at a later date in accordance with LCDC Goal No. 5 requirements. Examples of possible historic sites include the following:*

1. *The Tauchman House*
2. *Existing Churches*
3. *Old Town Buildings*

Additional (*potential historic*) (**Wilsonville**) sites and buildings (*shall be identified and evaluated in accordance with LCDC Goal No. 5 criteria during future plan review cycles.*

Policy 4.5.10 To preserve the community historic sites and structures should be developed. Where possible, such sites and structures should be monumented, preserved and renovated for modern uses.)

(have been inventoried and the results have been included as an appendix to the Comprehensive Plan as potential historic sites and structures.

Policy 4.5.10 The City recognizes that historic features form a desirable link with the past and that they form a vital part of and contribute to the overall character of Wilsonville. The City, therefore, will cooperate with the Wilsonville Historical Society, the State Historic Preservation Office, Clackamas County, and other interested parties to evaluate the identified potential historic sites and structures and proceed with the Goal 5 process. The City shall determine which sites and structures, if any, are suitable for inclusion on the Plan Inventory no later than January, 1989.)