



AMENDED - CITY COUNCIL AGENDA

December 05, 2022 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

YouTube: <https://youtube.com/c/cityofwilsonvilleor>

Zoom: <https://us02web.zoom.us/j/81536056468>

TO PARTICIPATE REMOTELY OR PROVIDE PUBLIC COMMENT:

Register with the City Recorder:

CityRecorder@ci.wilsonville.or.us or 503-570-1506

Individuals may submit comments online at: <https://www.ci.wilsonville.or.us/SpeakerCard>,
via email to the address above, or may mail written comments to:

City Recorder - Wilsonville City Hall

29799 SW Town Center Loop East, Wilsonville, OR 97070

CITY COUNCIL MISSION STATEMENT

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

REVIEW OF AGENDA AND ITEMS ON CONSENT [5:00 PM]

COUNCILORS' CONCERNS [5:05 PM]

PRE-COUNCIL WORK SESSION [5:10 PM]

- A. [Cultural Calendar \(Mombert\) \[20 min.\]](#)
- B. Update on City Response to Emerald Ash Borer (Schull/Delk) [20 min.]
- C. [Willamette Water Supply Program Wilsonville Area Pipeline Project \(PLM 1.3\) \(Barrett\) \[20 min.\]](#)
- D. Commercial and Mechanical Building Codes (Guile-Hinman/ Carlson) [25 min.]

ADJOURN [6:35 PM]

CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council a regular session to be held, December 5, 2022 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10:00 a.m. on November 22, 2022. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting may be considered there with except where a time limit for filing has been fixed.

CALL TO ORDER [7:00 PM]

1. Roll Call
2. Pledge of Allegiance
3. Motion to approve the following order of the agenda.

MAYOR'S BUSINESS [7:05 PM]

4. [Wilsonville Wildcats Week Proclamation](#)
5. Boards/Commission Appointments/Reappointments
6. [Upcoming Meetings](#)

COMMUNICATIONS [7:30 PM]

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS [7:30 PM]

This is an opportunity for visitors to address the City Council on items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS [7:40 PM]

7. Council President Akervall
8. Councilor Lehan
9. Councilor West
10. Councilor Linville

CONSENT AGENDA [7:50 PM]

11. [Minutes of the November 21, 2022 City Council Meeting. \(Veliz\)](#)

NEW BUSINESS [7:55 PM]

12. [Resolution No. 3015](#)

[A Resolution Of The City Of Wilsonville Adopting The Structural Specialty Code And The Mechanical Specialty Code And Repealing All Prior Resolutions That Previously Adopted A Structural Specialty Code Or Mechanical Specialty Code. \(Guile-Hinman/Carlson\)](#)

CONTINUING BUSINESS [8:10 PM]

PUBLIC HEARING [8:10 PM]

13. [Ordinance No. 870](#)

[An Ordinance Of The City Of Wilsonville Adopting The Frog Pond East And South Master Plan And Related Comprehensive Plan Text And Map Amendments. \(Pauly\)](#)

14. [Ordinance No. 871](#)

[An Ordinance Of The City Of Wilsonville Amending The Comprehensive Plan Text And Areas Of Special Concern Map To Adopt Airport Good-Nighbor Policies And Designate The Aurora State Airport And Surrounding Properties As An Area Of Special Concern. \(Bateschell\)](#)

CITY MANAGER'S BUSINESS [8:40 PM]

LEGAL BUSINESS [8:45 PM]

ADJOURN [8:50 PM]

Time frames for agenda items are not time certain (i.e. agenda items may be considered earlier than indicated). The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting the City Recorder at 503-570-1506 or CityRecorder@ci.wilsonville.or.us: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr   int  rpretes disponibles para aqu  llas personas que no hablan Ingl  s, previo acuerdo. Comun  quese al 503-570-1506.



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: December 5, 2022		Subject: Cultural Calendar	
		Staff Member: Zoe Mombert, Assistant to the City Manager	
		Department: Administration	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable Comments: The Diversity, Equity and Inclusion Committee unanimously recommended City Council Approve the Cultural Calendar on November 8, 2022.	
Staff Recommendation: Review the cultural calendar recommended by the Diversity, Equity and Inclusion Committee.			
Recommended Language for Motion: N/A			
Project / Issue Relates To: Diversity, Equity and Inclusion			
<input checked="" type="checkbox"/> Council Goals/Priorities: Diversity, Equity + Inclusion (DEI): We are committed to promoting DEI in the delivery of City services to the community and in our organizational operations.	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Review the cultural calendar recommended by the Diversity, Equity, and Inclusion (DEI) Committee.

EXECUTIVE SUMMARY:

The City Council adopted the Diversity, Equity and Inclusion Committee Strategic Plan (Plan) on July 18, 2022 (Resolution 2979). The Diversity, Equity and Inclusion (DEI) Committee prioritized the actions within the Plan on August 9, 2022. One of three Priority Level 1, immediate actions, is “develop a cultural calendar (highlight events, holidays, etc.)”. The DEI committee started this work in September by developing an initial list, refining it, asking for community input, before refining it a final time.

The proposed cultural calendar is intended to ensure that Wilsonville recognizes cultural holidays and events that hold meaning to community members in historically-marginalized groups. The committee considered recognition of common holidays celebrated in the United States, recognition of disease related or support months and well as veterans recognition and support months. After much deliberation, the committee recommended the attached list of holidays and culturally significant dates to be acknowledged by the City of Wilsonville. An acknowledgement could include being added to the City’s online calendar, Boones Ferry Massager Calendar, and educational social media post, programming, etc. The Cultural Calendar does not preclude the City from celebrating national holidays or other common holidays. It is intended to raise awareness and work towards becoming a more inclusive community where community members feel a sense of belonging.

EXPECTED RESULTS:

Establish a Diversity, Equity and Inclusion Cultural Calendar to help the City acknowledge dates of significance to historically-marginalized groups.

CURRENT YEAR BUDGET IMPACTS:

There are no anticipated budget impacts.

COMMUNITY INVOLVEMENT PROCESS:

The DEI Committee discussed the cultural calendar at their public meetings on September 13 and October 11. Once they had a draft developed, they sought public input on Let’s Talk Wilsonville! From mid-October – November 7.

There were three comments submitted on Let’s Talk Wilsonville!

- Covers several significant holidays
- Suggested additions:
 - December 12 – Feast Day of Our Lady Gualdeuple – Patroness of the Americas
 - October 15 - Pregnancy and Infant Loss Remembrance Day
 - November 2 – All Souls Day
- Suggested additions:
 - Memorial Day – May
 - Mental Health Awareness Month – May
 - PTSD Awareness Month – June
 - Suicide Prevention Awareness Month – September
 - Veterans Day – November 11

The DEI committee evaluated each suggestion at their November 8 meeting. There was significant discussion about the suggested dates and the committee felt the suggestions had merit and should be recognized, however, they did not believe that the suggestions fell within the DEI committee's scope. The calendar does include World Mental Health Day; therefore, the committee did not add Mental Health Awareness Month.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The cultural calendar is one way the city can increase efforts to recognize diverse viewpoints and be an increasingly more welcoming community. By adopting the calendar, it will provide education to the broader community and increase the sense of belonging in Wilsonville.

ALTERNATIVES:

The City Council can also choose not to move forward with a DEI Cultural Calendar or make modifications to the recommended calendar.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Cultural Calendar

Cultural Calendar

January

- Emancipation Proclamation (1st)
- World Braille Day (4th)
- Martin Luther King Jr. Day (16th)
- Lunar New Year (Jan/Feb) (Jan 22nd in 2023)

February

- Black History Month

March

- Ramadan Begins
- Women's History Month (8th)
- Holi (8th)
- Nowruz - (Iranian New Year/ Persian New Year (21-22)
- Cesar Chavez Day (31st)
- International transgender day of visibility (31st)

April

- Deaf Heritage Month
- Arab American Heritage Month
- Passover
- Ramadan ends Eld-al-Fitr

May

- Asian American and Pacific Islander Heritage Month
- Jewish American Heritage Month

June

- Pride Month
- Immigrant Heritage Month
- Juneteenth (19th)

July

- Disability Pride Month
- Americans with Disability Act (26th)

August

- International Day of the World's Indigenous Peoples (UN) (9th)
- National Senior Citizens Day (21st)
- Raksha Bandhan (30th)

September

- Hispanic Heritage Month (9/15 – 10/15)
- Rosh Hashanah (15 – 17 in 2023)
- Yom Kippur (24-25 in 2023)

October


- Disability Heritage Month
- Indigenous Peoples Day (10th)
- World Mental Health Day (10th)
- National Coming Out Day (11th)

November

- Native American Heritage Month
- Dia de Los Muertos (1st)
- Transgender Day of Remembrance (20th)
- Diwali (between Oct/November based on Hindu lunar calendar) November 12 in 2023 (October 24, 2022)

December

- Rosa Parks Day (1st)
- International Day of Persons with Disabilities (3rd)
- Hanukkah (18th ~26th – changes)
- Kwanzaa (26th – Jan 1st)

A yellow Komatsu excavator is lifting a large, white, cylindrical pipe segment. The pipe is suspended by a chain and is being lowered into a trench. A worker in a safety vest and hard hat is standing near the excavator, holding a rope. In the foreground, there are several orange and white striped traffic barrels. The background shows a dirt road, trees, and a cloudy sky.

Willamette Water Supply Program Wilsonville Area Pipeline Project (PLM_1.3) City Council Update

December 5, 2022

05.01 2018

Willamette Water Supply Program Mission

Item C.

Provide a cost-effective, reliable, and resilient water supply system by July 2026, that benefits current and future generations of the communities we serve and supports a vibrant local economy.



Great Partnership

- New water supply will serve the TVWD, the City of Hillsboro and the City of Beaverton customers and will be paid for by those ratepayers.
- Project includes street improvements for City of Wilsonville
 - Intersection improvements at Kinsman/Wilsonville Road
 - Intersection improvements at 95th/Boeckman Road
 - 95th road panel replacement
 - Intersection improvements along 95th
 - Fiber optic conduit along 95th

**RWF_1.0 Pump Station,
Electrical Building,
Seismically Reinforced
Riverbank, and Pipeline
Project**

Under Construction

Estimated Completion - September 2024

PLM_1.1 Pipeline

Construction Complete

**PLM_2.0 Pipeline-Kinsman Rd
Partnership Project**

Construction Complete

**PLM_1.2 Pipeline-Garden
Acres Rd
Partnership Project**

Construction Complete

PLM_1.3 South Section

Construction Start: November 2022

Estimated Completion: December 2024

PLM_1.3 North Section

Construction Start: Spring 2023

Estimated Completion: December 2024

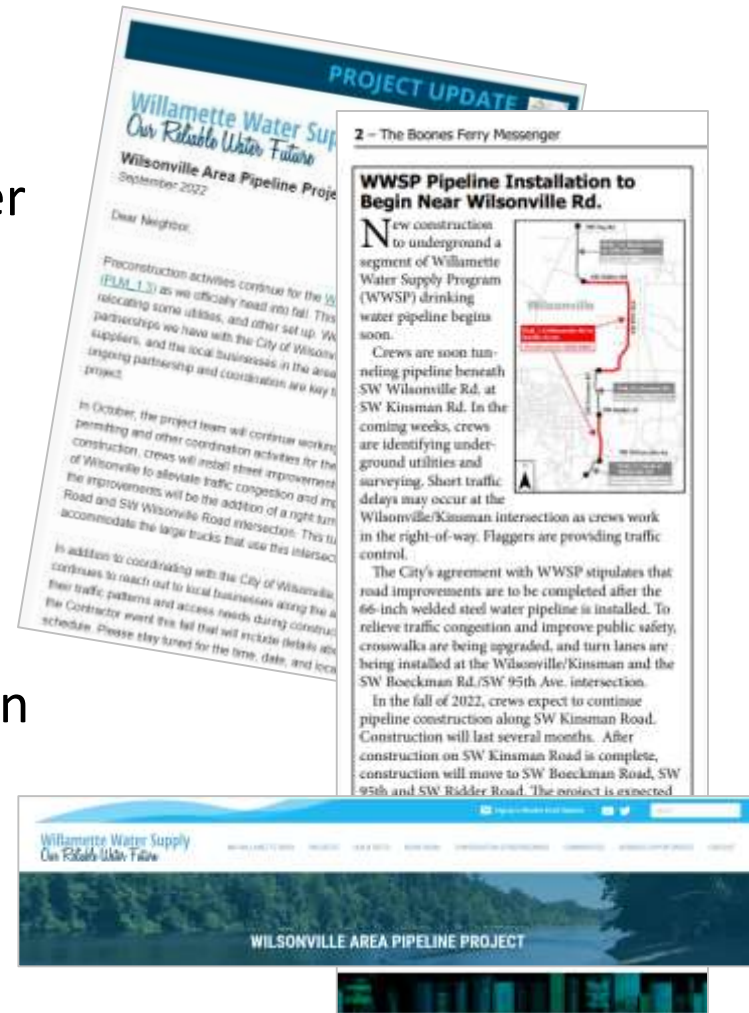
Legend

- PLM_1.3 (Future)
- RWF_1.0 (Under Construction)
- Completed Projects

Feet

Public Outreach History (Since 2019)

- ✓ Dedicated Project Webpage
- ✓ Monthly Project Update E-Newsletter
- ✓ Boones Ferry Messenger Articles
- ✓ Postcard Mass Mailing
- ✓ Door Knocking
- ✓ Construction Access Surveys
- ✓ Open Houses/Meet the Contractor
- ✓ Easement Outreach and Coordination
- ✓ Project Briefings
- ✓ Annual Program Updates Video



Targeted Outreach PLM_1.3

- Ongoing briefings and coordination with agencies
 - Tualatin Valley Fire & Rescue
 - City of Wilsonville
 - Clackamas County
 - Washington County
 - Metro
 - South Metro Area Regional Transit
 - West Linn – Wilsonville School District and Sherwood School District



Business and Owner Briefings

- More than 30 highly impacted businesses and property owners
- More than 40 construction access surveys from businesses along pipeline route

Businesses

AB Mauri
 Audi Wilsonville
 Coffee Lake Creek Logistics Center
 Fred Meyer Fuel Center
 Hartung Glass
 Industrial Knife and Machine
 (Owned by SSI)
 Marten Transport
 McLellan Estate Company
 Portland Millworks
 Prime Floral
 REBCO (Tonkin Wilsonville Nissan)
 Republic Services

Ridder Road LLC - McLean (Sun Belt
 Rental)
 Rose City Contracting
 SSI Shredding Systems
 Swire Coca Cola
 Stafford Distribution Center
 Tonkin Wilsonville Nissan
 TNA North America
 TVF&R Station 52
 US Crane and Hoist
 W-4 LLC (DW Fritz)
 Wilsonville Chevrolet

Property Management/ Owner Representatives

CBRE
 Downtown Development Group, LLC
 LBA Realty
 LBA-VA
 Macadam Forbes
 Norris & Stevens
 PacTrust

List is a sampling and does not reflect
 all previous business outreach

Ongoing Outreach

- ✓ Meet the Contractor Event/Open Houses
- ✓ Liaison Meetings for City Staff, School Districts, TVF&R, Transit
- ✓ Direct Construction Communications with Businesses
- ✓ Construction Information Flyers
- ✓ Door Knocking
- ✓ Project Web Page
- ✓ Monthly Updates E-Newsletter
- ✓ Boones Ferry Messenger Articles
- ✓ Mass Mailings to Community
- ✓ Portable Road Construction Message Signage
- ✓ Open for Business Signage
- ✓ Project Hotline
- ✓ TripCheck





**QUESTIONS?
THANK YOU!**

**Tammy Menkerud and
Marlys Mock
503-941-4570**

info@ourreliablewater.org
www.ourreliablewater.org

Wilsonville Wildcats Week Proclamation
December 5-9, 2022

WHEREAS, Wilsonville residents honor the faculty and administration of Wilsonville High School for providing a well-rounded education that includes extra-curricular activities that aid in the development of life skills, and;

WHEREAS, The Wilsonville Wildcats Girls Varsity Soccer team is representative of the High School's commitment to sportsmanship, excellence and personal development, and;

WHEREAS, These Wildcats have display considerable skills not just on the field, but in the classroom, where their cumulative grade point average of 3.86 was among the top ten in Oregon girls' soccer and third-best among 5A schools, and;

WHEREAS, This 2022 Wildcat team ended the season with 10 straight wins to finish with an overall record of 13 wins, 5 losses and 1 tie in 19 matches, and;

WHEREAS, The team went undefeated in league play to finish as Northwest Oregon Conference Champions (NWOC) for the fifth straight season, and;

WHEREAS, Wilsonville's offense scored 58 goals while allowing just 27, outscoring opponents 44-5 over the final 12 games, and;

WHEREAS, Head Coach Alex Boehm was named the Northwest Oregon Conference Coach of the Year, and;

WHEREAS, Captain Kenley Whittaker led the Wildcat offense with a team-high 23 goals and 8 assists, including a goal in the State Championship game and the game-winning penalty kick in the semifinal shootout win that propelled the Wildcats into the State Championship match, and;

WHEREAS, forward Camryn Schaan, a freshman, tallied 13 goals and 5 assists, scored in every playoff game, including scoring the game-winning goal in the State Championship match, and;

WHEREAS, Goalkeeper Jasmine Brown recorded 9 shutouts, surrendered just two goals in four playoff games, and led the Wildcats into the State Championship game with two critical saves in the penalty kick shootout vs #2 ranked Summit High School in the Semifinal, and;

WHEREAS, Eleven players received first-team, second-team or honorable mention all-league honors: Kenley Whittaker, Camryn Schaan, and Campbell Lawler (first-team), Jasmine Brown, Tegan Waters, and Natalie Kendig (second-team) Alexis McIlmoil, Caroline de la Motte, Cassandra Wedin, Kiah Fee, and Reese Holsey (honorable mention), and;

WHEREAS, On Saturday, November 12, 2022, the Wilsonville High School Girls Varsity soccer team successfully defended their 2021 state title with a 2-1 win over Crescent Valley, and;

WHEREAS, This Wildcats Girls Varsity soccer team displayed exemplary sportsmanship and dominant play against 5A competition to become back-to-back champions. Their success on the field and in the classroom generated positive attention, excitement and community pride, while serving as an example and inspiration to the Wilsonville community.

NOW, THEREFORE, the Wilsonville City Council proclaims
December 5-9 2022, as: "WILSONVILLE WILDCATS WEEK"

The Wilsonville City Council commends the passion, resilience, and sportsmanship demonstrated by Wilsonville High School students, parents, and community members; and we congratulate the members of the 2022 Wildcats Girls Varsity Soccer team for winning a State Championship.

IN WITNESS WHEREOF, We set our hands and cause the seal of the City of Wilsonville to be affixed this 5th day of December, 2022.

Mayor Julie Fitzgerald

Council President Kristin Akervall

Councilor Charlotte Lehan

Councilor Joann Linville

Councilor Ben West

CITY COUNCIL ROLLING SCHEDULE**Board and Commission Meetings****Items known as of 11/22/22**

Item 6.

December

Date	Day	Time	Event	Location
12/5	Monday	7:00 p.m.	City Council Meeting	City Hall
12/7	Wednesday	6:30 pm	Library Board	Library
12/12	Monday	6:30 p.m.	DRB Panel A - CANCELLED	Council Chambers
12/12	Monday	6:30 pm	Diversity, Equity and Inclusion - Juneteenth Subcommittee	Zoom
12/13	Tuesday	6:00 p.m.	Diversity, Equity and Inclusion Committee	City Hall
12/14	Wednesday	6:00 p.m.	Planning Commission	City Hall
12/14	Wednesday	6:00 pm	Kitakata Sister City Advisory Board	Parks & Rec Admin Bldg.
12/19	Monday	7:00 p.m.	City Council Meeting	City Hall
12/21	Wednesday	5:00 pm	Arts, Culture and Heritage Commission	Library
12/26	Monday	6:30 p.m.	DRB Panel B - CANCELLED	Council Chambers

January

Date	Day	Time	Event	Location
1/5	Thursday	7:00 p.m.	City Council Meeting	City Hall
1/9	Monday	6:30 p.m.	DRB Panel A	Council Chambers
1/10	Tuesday	6:00 p.m.	Diversity, Equity and Inclusion Committee	City Hall
1/11	Wednesday	6:00 p.m.	Planning Commission	City Hall
1/11	Wednesday	6:00 pm	Kitakata Sister City Advisory Board	Parks & Rec Admin Bldg.
1/19	Monday	7:00 p.m.	City Council Meeting	City Hall
1/23	Monday	6:30 p.m.	DRB Panel B	Council Chambers
1/25	Wednesday	6:30 p.m.	Library Board Meeting	Library

Community Events:**12/6**

Quilters, 9:00 am, Tauchman House
 Ukulele Jam, 9:00 am, Parks & Rec Admin Bldg.
 ODHS Drop-In Assistance, 10:00 am, Public Library
 English Class, 10:30 am, Wilsonville Library
 Toddler & Baby Time, 10:30 am & 11:15 am, Library
 Beginning Tai Chi, 3:00 pm, Community Center
 Oil Painting, 5:30 pm, Parks & Rec Building
 Gentle Flow Yoga, 7:15 pm, Community Center

- 12/7** Healthy Bones and Balance, 8:30 am, Community Center
 Advanced Healthy Bones and Balance, 9:30 am, Community Center
 Digital Photography, 10:00 am, Community Center
 Family Storytime, 10:30 am, Wilsonville Library
 Sit and Be Fit, 11:00 am, Community Center
 Profiles – *Charles Dickens-The Man Who Invented Christmas* (On-Line)
 Lunch at the Community Center, 12:00 pm, Community Center
 Pinochle/Cribbage, 1:00 pm, Community Center
- 12/8** Family Storytime, 10:30 am, Wilsonville Library
 Ladies Afternoon Out, 1:00 pm, Community Center
 Beginning Tai Chi, 3:00 pm, Community Center
 Restorative Yoga, 7:15 pm, Community Center
- 12/9** Healthy Bones and Balance, 8:30 am, Community Center
 Advanced Healthy Bones and Balance, 9:30 am, Community Center
 Sit and Be Fit, 11:00 am, Community Center
 Lunch at the Community Center, 12:00 pm, Community Center
 Mexican Train, 1:00 pm, Community Center
- 12/10** Oil Painting, 10:00 am, Parks & Rec Building
- 12/12** Healthy Bones and Balance, 8:30 am, Community Center
 Healthy Bones and Balance, 9:30 am, Community Center
 Weight Loss Support Group, 12:30 pm, Community Center
 Bridge Group, 1:00 pm, Community Center
 Body Sculpt, 5:45 pm, Community Center
- 12/13** Quilters, 9:00 am, Tauchman House
 Ukulele Jam, 9:00 am, Parks & Rec Admin Bldg.
 ODHS Drop-In Assistance, 10:00 am, Public Library
 English Class, 10:30 am, Wilsonville Library
 Toddler & Baby Time, 10:30 am & 11:15 am, Library
 Beginning Tai Chi, 3:00 pm, Community Center
 Gentle Flow Yoga, 7:15 pm, Community Center
- 12/14** Healthy Bones and Balance, 8:30 am, Community Center
 Advanced Healthy Bones and Balance, 9:30 am, Community Center
 Digital Photography, 10:00 am, Community Center
 Sit and Be Fit, 11:00 am, Community Center
 Lunch at the Community Center, 12:00 pm, Community Center
 Pinochle/Cribbage, 1:00 pm, Community Center
- 12/15** Ladies Afternoon Out, 1:00 pm, Community Center
 Beginning Tai Chi, 3:00 pm, Community Center
 Restorative Yoga, 7:15 pm, Community Center



CITY COUNCIL MINUTES

November 21, 2022 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, November 21, 2022. The Mayor called the meeting to order at 7:00 p.m., followed by roll call and the Pledge of Allegiance.

PRESENT:

Mayor Fitzgerald
 Councilor Lehan
 Councilor Linville

EXCUSED:

Council President Akervall
 Councilor West

STAFF PRESENT:

Bryan Cosgrove, City Manager
 Amanda Guile-Hinman, City Attorney
 Kimberly Veliz, City Recorder
 Dwight Brashear, Transit Director
 Scott Simonton, Fleet Services Manager
 Delora Kerber, Public Works Director
 Jeanna Troha, Assistant City Manager
 Kris Ammerman, Parks and Recreation Director
 Matt Lorenzen, Economic Development Manager
 Kimberly Rybold, Senior Planner
 Dustin Schull, Parks Supervisor
 Tommy Reeder, Parks Maintenance Specialist
 Zack Morse, Parks Maintenance Specialist
 Roger Moeller, Parks Maintenance Specialist

Becky White, Permit Technician
 Katherine Smith, Assistant Finance Director
 Dan Carlson, Building Official
 Bill Evans, Communications & Marketing Manager
 Brian Stevenson, Program Manager
 Chris Neamtzu, Community Development Director
 Zach Weigel, City Engineer

3. Motion to approve the following order of the agenda.

Motion: Moved to approve the order of agenda.

Motion made by Councilor Lehan, Seconded by Councilor Linville.

Voting Yea:

Mayor Fitzgerald, Councilor Lehan, Councilor Linville

Vote: Motion carried 3-0.

MAYOR'S BUSINESS

4. Upcoming Meetings

Letter to the Clackamas County Board of County Commissioners

- The Mayor explained at the last City Council meeting Council discussed a letter that had been drafted to send to Clackamas County Board of Commissioners regarding an action by the Metro Council. The letter was about a proposed Urban Growth Boundary land exchange.
- In Clackamas County Board's discussion over two separate meetings, Council heard comments that gave them pause. Comments were made regarding land in Clackamas County that had previously been designated for residential development. However, at this time is not ready.
- The proposal was to swap out in a certain process for land near Tigard in Washington County that was ready.
- Clackamas County in responding to this was considering finding other land that could be brought into development in the event a chunk of land was to be taken out.
- The Mayor recalled that at two different meetings of the Clackamas County Board of Commissioners it was stated, "Everything is on the Table." The Mayor stated there was a quote to that regard from Chair Smith. Moreover, it was regarding seeking land to offer up to an industrial use that is now designated otherwise.
- The Mayor recalled Councilor West had suggested edits, and subsequently both Council Lehan and the Mayor worked with staff on additional content. The letter was circulated to Council and Councilor West who could not attend the meeting, noted his approval.

- The Mayor added the \$1.3 plus billion payroll, represents the payroll across Wilsonville. This is because the City of Wilsonville is known for its identification, protection, and development of industrial lands. That is how Wilsonville has developed such a good payroll and a number of high paying jobs. The Mayor recalled a recent company discussed by Council was Twist BioScience, which was investing \$100 million in improving its facility. Furthermore, they are building up to 600 jobs. At this point, they have more than 150 jobs. The Mayor added this was one example, which is a benefit to Clackamas County and Wilsonville.
- The concern Council expressed in the letter is that Clackamas County Commissioners indicated that they were interested in flipping land that designated as Rural Reserves to an urban, industrial use.
- Moreover, references were made specifically to “South-of-the-River” which has been a land-use controversy of Wilsonville and the Charbonneau neighborhood going back many years. There were even comments that the land might be suitable because it is flat and near transportation. The transportation referenced was Interstate 5 and the Boone Bridge, which is not ready for a huge expansion.
- The Mayor explained this discussion was in response to the report of the Oregon Semiconductor Taskforce, which was seeking large industrial lots for siting computer chip-making “fab” facilities.
- Council feels it is important to remind Clackamas County Commissioners that when a similar idea was brought up in 2016 more than 400 residents from this area attended a Clackamas County open house. The public sentiment ran 10 to 1 against the Board’s proposal to remove the Rural Reserve in this area, also known as French Prairie, which contains some of Oregon’s best farmland.
- Council desired to point out that high wage industrial jobs are important to a diversified economy. In addition, it is also important to think about where those jobs are going to be sited. Furthermore, resources of water, sewer, and transportation are to be taken into account. As well as industries such as Wilsonville’s high value traded sector agriculture are not displaced.
- Protecting the integrity of the French Prairie Rural Reserve is a high City priority and Council’s letter seeks to communicate to current and future members of the Board of County Commissioners, such as Councilor West who is also now a Clackamas County Commissioner-elect. Councilor West was unable to be at the Council meeting. However, he emailed the Mayor, giving his support to the circulated draft.

The Mayor called for a motion to approve and send the City’s letter of comment on protecting the French Prairie Rural Reserve.

Motion: Moved to approve and send the City’s letter of comment on protecting the French Prairie Rural Reserve.

Motion made by Councilor Linville, Seconded by Councilor Lehan.

Councilor Lehan emphasized that cities build cities not counties.

Voting Yea:

Mayor Fitzgerald, Councilor Lehan, Councilor Linville

Vote: Motion carried 3-0.

Veterans Day Observance Ceremony

- The Mayor attended along with City staff the Korean War Veterans Association and Korean War Memorial Foundation of Oregon sponsored event.
- In attendance was the Honorable Mike Wetzel, Presiding Judge of the Clackamas County Circuit Court. He serves as a Lieutenant Colonel in the Oregon Army National Guard.
- Ryan Adams, Assistant City Attorney, attended, and deployed with Judge Wetzel to Kosovo in 2020.
- Roger Moeller, with the City's Parks and Recreation Department, assisted the Mayor in placing the City's wreath at the Memorial. Roger served in the US Marine Corp from 1988 to 1992, and took part in Operation Desert Shield and Storm.
- The Mayor shared there are other City employees whom are also veterans, including Bryan Cosgrove, City Manager and Martin Montalvo, Public Works Ops. Manager.

Board and Commission Interviews

- Over the past couple of weeks, the Mayor conducted close to 20 interviews of residents who had applied to serve on a City board or commission.
- The Mayor stated the City was lucky to have so many people who wanted to interview and participate in the City's boards and commissions. The appointment recommendations would be brought forward at the next City Council meeting.

KOIN 6 Interview

- The Mayor detailed she had the opportunity to appear on KOIN 6 TV's "Mayor Monday" segment with hosts Emily Burris and Ken Boddie.
- The interview was an opportunity for the Mayor to brag about Wilsonville's accomplishments and successes. The Mayor spoke about the range of housing options in Wilsonville.

French Prairie Forum

- The Mayor, Councilor Lehan, and Councilor-Elect Katie Dunwell attended the French Prairie Forum.
- The Mayor explained the French Prairie Forum is a group of North Willamette Valley governments that provide updates on the North Valley happenings.

The Mayor then announced a few upcoming events.

Small Business Saturday®

- The Mayor reminded "Small Business Saturday®" would take place on November 26, 2022.
- The Mayor stated this is a great time for all to remember the small businesses in the community.
- This national program was designed to encourage shopping at local businesses such as coffee shops, retailers, and salons.

ODOT Public Comment Period on Highway Tolling Issues

- The Oregon Department of Transportation (ODOT) has opened up a 50-day public comment period on the Regional Mobility Pricing Project. This is the proposed program to toll I-5 and I-205 in the Portland metro area to generate construction revenue and manage traffic congestion.
- ODOT is hosting two (2) hour-long public workshops online on November 29 and 30. Public comment may be submitted until January 6, 2023.
- Information can be found on the City's website and in the Boones Ferry Messenger. Audience members were encouraged to provide their input.

Community Holiday Tree Lighting

- The Mayor announced that the Annual Community Holiday Tree Lighting event is set for Friday, December 1, 2022 from 5:00 p.m. to 7:00 p.m. at Town Center Park.
- The community event features live performances by local choir groups and photo ops with Santa Claus.

Wilsonville High School Soccer Team

- The Mayor announced that the Wilsonville High School Girls Soccer Team would attend at the December 5, 2022 City Council meeting. During the meeting, Council would honor the second time in a row 5A state champion.

City Council Meeting

- The next City Council meeting was scheduled for Monday, December 5, 2022 at 7:00 p.m.

COMMUNICATIONS

5. Clackamas County Opioid Settlement Presentation

Elizabeth White and Apryl Herron, representatives of Clackamas County Public Health and Children, Family, and Community Connections divisions detailed Oregon's opioid crisis and outlined terms and conditions of financial awards to be received from pharmaceutical companies by local governments to support the statewide treatment and prevention of opioid addiction. The PowerPoint presented has been added to the record.

The Mayor shared that the League of Oregon Cities has recommended to the governor that Councilor Linville be appointed to the State Opioid Settlement Board.

Councilor discussion ensued.

6. Oregon Building Officials Association 2022 Permit Technician of the Year Award

Dan Carlson, Building Official acknowledged and recognized Becky White, Permit Technician for receiving the Oregon Building Officials Association 2022 Permit Technician of the Year Award.

Council congratulated Becky White for being honored with this award.

Photos of Council and staff followed.

7. SMART Award Presentation

Nina Carlson and Ian Murphy, representatives of NW Natural presented Scott Simonton, Fleet Services Manager with two (2) awards, the Clean Cities Award, and the 2022 Fleet of the Year Award.

Council thanked NW Natural for their partnership with the City. In addition, Council thanked SMART for their excellent work.

Council, staff, and NW Natural representatives posed for photos.

8. Nature Play Area Awards

Kris Ammerman, Parks and Recreation Director and Dustin Schull, Parks Supervisor shared the Parks and Recreation Department was the recipient of an Oregon Recreation and Park Association (ORPA) 2022 "Design and Construction Award" in the small project category. This category is for projects that are less than \$2 million. The Parks and Recreation department was awarded for the design and construction of the new Nature Playground at Memorial Park.

In addition, Tommy Reeder, Parks Maintenance Specialist and Zack Morse, Parks Maintenance Specialist received the American Public Works Association Oregon Chapter Everyday Hero Award.

Roger Moeller, Parks Maintenance Specialist and Bill Evans, Communications & Marketing Manager were thanked for their help on a video that was then played for the audience. The video showed the team's efforts on the project.

Council appreciated the Parks and Recreation team for their incredible work.

Following the presentation the Council took photos with the Parks and Recreation team.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

There was none.

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

9. Council President Akervall - Excused

10. Councilor Lehan

Councilor Lehan thanked Parks and Recreation staff for their quick action in cleaning up the Boones Ferry Landing for a spontaneous tour for the Oregon Commission on Historic Cemeteries (OCHC).

The Councilor Lehan met with staff and an arborist at the Kinsman Oak tree. During the meeting, she learned more about the issues effecting the Oak tree and additional work to be done.

Councilor Lehan then announced the City was sponsoring another Leaf Collection Day on Saturday, December 3, 2022.

11. Councilor West - Excused

12. Councilor Linville

Councilor Linville attended the Clackamas County Coordinating Committee Metro Subcommittee on November 16, 2022. The Regional Transportation Plan was a topic of discussion, particularly the regional mobility policy update.

Councilor Linville shared she had yet to receive any news on her appointment to the State Opioid Advisory Committee.

Councilor Linville encouraged Wilsonville residents to attend the Holiday Tree Lighting on December 1, 2022 at 5:00 p.m. Moreover, resident were encouraged to participate in the Parks and Recreation's Toy Drive and Fill a Stocking for a Senior event.

CONSENT AGENDA

The City Attorney read the titles of the Consent Agenda items into the record.

13. Resolution No. 2993

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Enter Into An Intergovernmental Agreement Between Clackamas County, Washington County, And The City Of Wilsonville Related To The Stafford Road At 65th Avenue Temporary Traffic Signal And Traffic Control Changes At 65th Avenue At Elligsen Road Project.

14. Resolution No. 3005

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With DOWL To Provide Engineering Consulting Services For The Willamette Water Supply PLM 1.3: Construction Inspection Of City Infrastructure Project (Capital Improvement Project No. 1127).

15. Resolution No. 3007

A Resolution Of The City Of Wilsonville Authorizing The Arts, Culture, And Heritage Commission To Administer And Recommend Funding Of The Community Cultural Events And Programs Grant.

16. Resolution No. 3011

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement Contract Amendment With Carollo Engineers For The Wastewater Treatment Plant Master Plan Project (Capital Improvement Project #2104).

17. Minutes of the November 7, 2022 City Council Meeting.

Motion: Moved to approve the Consent Agenda as read.

Motion made by Councilor Lehan, Seconded by Councilor Linville.

Voting Yea:

Mayor Fitzgerald, Councilor Lehan, Councilor Linville

Vote: Motion carried 3-0.

NEW BUSINESS**18. Resolution No. 3001**

A Resolution Of The City Of Wilsonville Approving The Findings Of The 2022 City Facility Master Plan.

The City Attorney read the title of Resolution No. 3001 into the record.

Delora Kerber, Public Works Director summarized the staff report.

The Public Works Director noted that she had received comments, revisions, and needed edits, which would be corrected in the final document. Moreover, discussion topics brought up in Work Session were to be noted. Discussion topics included the role of the building and their placement to other facilities and functions they serve. Examples included the Public Works/Police building, which has visibility of Murase Park and the location of the Community Center in correlation with Creekside.

Motion: Moved to adopt Resolution No. 3001.

Motion made by Councilor Linville, Seconded by Councilor Lehan.

Voting Yea:

Mayor Fitzgerald, Councilor Lehan, Councilor Linville

Vote: Motion carried 3-0.

19. Resolution No. 3012

A Resolution Of The Wilsonville City Council Adopting The 2022 Urban Renewal Strategic Plan As Recommended By The Urban Renewal Task Force.

The City Attorney read the title of Resolution No. 3012 into the record.

Matt Lorenzen, Economic Development Manager, and Elaine Howard, of Elaine Howard, LLC presented the PowerPoint, which has been added to the record.

The 15 member Urban Renewal Task Force made up of those in private development, overlapping taxing districts, residents, the Chamber of Commerce, real estate brokers, and others, which included Council President Akervall, were appreciated.

The audience was reminded that the Urban Renewal Strategic Plan is a vision document and not the plan. It is a tool to assist Councilors with Urban Renewal and City priorities.

It was recalled that the Year 2000 Urban Renewal Area was adopted in 1992 with a tax base valued at \$44 million and the current assessed value is \$550.5 million. In addition, in 2003, the Westside Urban Renewal Area was adopted with an original tax base of \$99 million and the current assessed value is \$128.3 million.

Elaine Howard shared that the City of Wilsonville does really well in setting up the Urban Renewal Task Forces. She stated the amount of increased value the City has been able to generate is amazing. Moreover, those numbers do not tell the full story because for a number of years the City reduced the boundaries within those areas and took out assessed value. Therefore, if all that property was still in the urban renewal those numbers would be even higher.

Motion: Moved to approve Resolution No. 3012.

Motion made by Councilor Lehan, Seconded by Councilor Linville.

Voting Yea:

Mayor Fitzgerald, Councilor Lehan, Councilor Linville

Vote: Motion carried 3-0.

20. Resolution No. 3013

A Resolution Of The City Of Wilsonville Adopting The Town Center Infrastructure Funding Plan.

The City Attorney read the title of Resolution No. 3013 into the record.

Kimberly Rybold, Senior Planner along with Todd Chase of FCS Group summarized the staff report and presented the PowerPoint.

Council questions followed the presentation.

Motion: Moved to adopt Resolution No. 3013, which is the Town Center Infrastructure Funding Plan.

Motion made by Councilor Linville, Seconded by Councilor Lehan.

Voting Yea:
Mayor Fitzgerald, Councilor Lehan, Councilor Linville

Vote: Motion carried 3-0.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

There was none.

CITY MANAGER'S BUSINESS

The City Manager announced the Shred Day event netted about \$2,200 in donations for Wilsonville Community Sharing.

LEGAL BUSINESS

There was none.

ADJOURN

The Mayor adjourned the meeting at 9:27 p.m.

Respectfully submitted,

Kimberly Veliz, City Recorder

ATTEST:

Julie Fitzgerald, Mayor



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: December 5, 2022		Subject: Resolution No. 3015 A Resolution of the City of Wilsonville adopting the structural specialty code and the mechanical specialty code and repealing all prior Resolutions that previously adopted a structural specialty code or mechanical specialty code Staff Member: Dan Carlson, Building Official and Amanda Guile-Hinman, City Attorney Department: Building/Legal	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Staff recommends Council approve the consent agenda.			
Recommended Language for Motion: I move to approve the consent agenda.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input type="checkbox"/> Adopted Master Plan(s):	<input checked="" type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Whether to adopt the proposed state building code and state mechanical code, as amended or supplemented, as part of the City of Wilsonville Building Code, as currently provided in Wilsonville Code Chapter 9. Resolution No. 3015 concerning adoption of the building code and mechanical code is attached hereto as **Attachment A**.

EXECUTIVE SUMMARY:

The Oregon Building Codes Division (“BCD”) is responsible for adopting a consistent and uniform set of construction codes that are effective statewide pursuant to Oregon Revised Statutes (ORS) 455.020(1). These codes contain technical provisions and administrative provisions.

With regard to technical provisions, jurisdictions are not permitted to adopt more restrictive local codes than are within the scope of ORS 455.020 and the adopted statewide codes. With regard to administrative provisions, under ORS 455.020(4), jurisdictions may enact regulations for locally administering the state building code.

In December 2019, Council approved an entirely revised Wilsonville Code Chapter 9, entitled Building Code, to provide for effective local administration of the state codes. In addition, Chapter 9 authorizes adoption of state building codes through Council action via resolution. This provides the flexibility and nimbleness to more readily adopt revised technical building code standards as they change at the state level.

On October 1, 2022, two (2) new state codes became effective. Due to printing delays, the state BCD is providing a grace period until April 1, 2023 to use either the old 2019 codes or new 2022 codes. After the grace period expires, the new codes are mandatory. Council is being asked to approve a resolution to adopt the new building code and mechanical code in alignment with the state effective date.

1. Overview and Resolution No. 3015 – Adoption of Residential Building Codes

There are numerous statewide building construction codes adopted by BCD. The state BCD generally adopts building codes on a three (3) year code change cycle. Because there are a large number of codes, reviewing and updating all codes every three years would be a monumental task, so BCD and its respective advisory boards review the codes on a staggered schedule.

On October 1, 2022, BCD adopted the following codes statewide:

- 2022 Oregon Structural Specialty Code (OSSC)
- 2022 Oregon Mechanical Specialty Code (OMSC)

While October 1, 2022 was technically the effective date for each code, delays in the printing process for code books has prompted BCD to enact interim rules that allow for an implementation grace period until April 1, 2023.

The outreach to stakeholders for statewide code changes was robust at the state level. This included a number of industry and trade groups. The state is providing online training free of charge on the code changes. This training will be available online for any interested party. Building staff have been reaching out locally to make contractors and designers aware of the changes. The following links on the BCD website are to summaries of the proposed code changes:

- [2022 Oregon Structural Specialty Code \(340 Pgs\)](#)
- [2022 Oregon Mechanical Specialty Code \(108 Pgs\)](#)

Recently, the state BCD clarified its statutory authority to regulate codes for the construction of certain items. Items that BCD said it could not regulate were left as reference only in the codes with the caveat that jurisdictions would have to locally adopt provisions to administer and enforce. For example, BCD said the statewide code adoption does not apply to the regulation of demolition, retaining walls, fences, and dangerous buildings, to name a few. Staff and Council went through a similar add-back exercise with the previous code adoption process in 2020 and 2021. Staff have reviewed the online version of the proposed state codes and is suggesting the add-backs noted in **Attachment A, Exhibits 1 and 2**, for local adoption. Where relevant, these are also consistent with the commercial codes and residential codes which were previously adopted by Council via resolutions 2779 and 2926 respectively.

Resolution No. 3015 (Attachment A) adopts two (2) codes that are applicable to Wilsonville pursuant to Chapter 9, Sections 9.300, 9.310, and 9.330. Resolution No. 3015 adopts the 2022 Oregon Structural Specialty Code (OSSC) and the 2022 Oregon Mechanical Specialty Code (OSMC), as amended and supplemented.

EXPECTED RESULTS:

Establishes local Building Code adoption for commercial building and mechanical codes.

TIMELINE:

If adopted, Resolution No. 3015 would become effective at the December 5, 2022 Council meeting. The resolution acknowledges the state's grace period for use of either the 2019 or 2022 building code and mechanical code, and further that the grace period expires April 1, 2023, after which, the 2022 building code and mechanical code are exclusively effective.

CURRENT YEAR BUDGET IMPACTS:

N/A

COMMUNITY INVOLVEMENT PROCESS:

The outreach to stakeholders for statewide code changes was robust at the state level. This included a number of industry and trade groups. The state is providing online training free of charge on the code changes. This training will be available online for any interested party. Building staff have been reaching out locally to make contractors and designers aware of the changes.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Providing the local regulations will ensure that structures continue to meet accepted safety standards and ensure consistent application of the codes with neighboring jurisdictions.

ALTERNATIVES:

Adopt the statewide code for local administration, or turn the local building program back to the state for state administration, which is not recommended.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

- A. Resolution No. 3015
 - Exhibit 1 – Structural Specialty Code
 - Exhibit 2 – Mechanical Specialty Code

RESOLUTION NO. 3015**A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE STRUCTURAL SPECIALTY CODE AND THE MECHANICAL SPECIALTY CODE AND REPEALING ALL PRIOR RESOLUTIONS THAT PREVIOUSLY ADOPTED A STRUCTURAL SPECIALTY CODE OR MECHANICAL SPECIALTY CODE.**

WHEREAS, in 2019, the Wilsonville City Council adopted Ordinance No. 839 that established a new Wilsonville Code (WC) Chapter 9 concerning the City's building code to accommodate the constant updates in the State of Oregon building codes developed by the State Building Codes Division (BCD); and

WHEREAS, pursuant to WC 9.310 and 9.330, the City adopts its Structural Specialty Code and Mechanical Specialty Code via resolution; and

WHEREAS, upon implementation of Ordinance No. 839, the City adopted, via Resolution No. 2779, the then-current BCD-issued Oregon Structural Specialty Code (OSSC) and Oregon Mechanical Specialty Code (OMSC), as amended and supplemented; and

WHEREAS, BCD has published online the 2022 OSSC and 2022 OMSC; and

WHEREAS, BCD has provided a statewide grace period for the effective date of these codes until April 1, 2023 within which allows for use of either the 2019 or 2022 codes; and

WHEREAS, the City intends to adopt these two building codes, as amended and supplemented, and as reflected in Exhibit 1 and Exhibit 2 attached hereto, to address structures that the state does not currently regulate.

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

Section 1. Findings. The findings stated above and the findings stated in the accompanying staff report are incorporated as if fully set forth herein.

Section 2. The City Council hereby adopts Exhibit 1 as its Structural Specialty Code and Exhibit 2 as its Mechanical Specialty Code.

Section 3. All prior local structural specialty codes and mechanical specialty codes are hereby repealed.

Section 3. Effective Date. This Resolution is effective on December 5, 2022.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 5th day of December, 2022, and filed with the Wilsonville City Recorder this date.

JULIE FITZGERALD, MAYOR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Fitzgerald

Council President Akervall

Councilor Lehan

Councilor West

Councilor Linville

EXHIBITS:

1. Structural Specialty Code
2. Mechanical Specialty Code

Exhibit 1

City of Wilsonville Structural Specialty Code

I. Adoption of 2022 Oregon Structural Specialty Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2022 Oregon Structural Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-460-0010 through 918-460-0015, as part of the City’s Building Code. A copy of the 2022 Oregon Structural Specialty Code (OSSC), as well as the provisions of the 2021 International Building Code (IBC) and the 2018 International Property Maintenance Code (IPMC) referenced herein, shall be kept in the office of the Building Official of the City of Wilsonville.

II. Amendments to 2022 Oregon Structural Specialty Code

The City further adopts by reference the following provisions as part of the City’s Building Code.

1. **Section 101.2.1 Optional local adoption to require a building permit.** Items listed as 1 through 8 are adopted. The provisions of the 2022 OSSC are the applicable technical regulations. In addition, see section 105.2 for clarification on work not requiring a permit.
2. **Section 101.2.2 Matters outside the statutory authority of this code (OSSC).** Items listed as 2 through 7, 12, and 19, that are identified as being outside the statutory authority of the state building codes, are adopted. The technical provisions of the 2021 International Building Code shall be the code which regulates these items. Administrative provisions for these items will be regulated by Wilsonville Code Chapter 9.
3. **Section 105.2 Work Exempt from a Permit** - of the 2022 Oregon Structural Specialty Code is amended to add the following numbered revisions:
 - a. **9. Retaining Walls.** Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, except where the retaining wall supports ascending slopes exceeding 3:1 (33 percent) or where the retaining wall supports a non-soil surcharge.
 - b. **10. Fences.** Wood, wire mesh, or chain link fences not over 6 feet in height. Fences constructed of other materials require a permit, regardless of height.
 - c. **11. Tanks.** Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.
 - d. **12. Flag Poles.** Flag poles not over 30 feet in height.
 - e. **13. Signs.** See Wilsonville Development Code Section 4.156 for work exempt from a permit.
4. **Section 112 Service Utilities** - The 2021 International Building Code, Section 112, is adopted.

5. **Section 116 Unsafe Structures or Equipment** – The 2021 International Building Code, Section 116, is adopted. For the purposes of clarifying and defining what are unsafe structures, unsafe equipment, or dangerous building conditions, the following sections of the 2018 International Property Maintenance Code are adopted:
 - a. Section 108.1.5, Dangerous Structure or Premises
 - b. Section 109, Emergency Measures
 - c. Chapter 2, Definitions
 - d. Sections 304.1.1, 305.1.1, 306.1.1, each titled Unsafe Conditions
6. **Section 901.2 Fire Protection Systems** - of the 2022 Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code section, are adopted. Installations of fire department connections, including private fire service mains, shall conform to the 2019 NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances.
7. **Section 905 Standpipe Systems** - of the 2022 Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code section, are adopted. Installations of standpipe systems shall conform to the 2019 NFPA 14 Standard for the Installation of Standpipe and Hose Systems.
8. **Section 906 Portable Fire Extinguishers** - of the 2021 International Building Code, is adopted.
9. **Section 912 Fire Department Connections** - of the 2022 Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code section, are adopted. Installations of fire department connections, including private fire service mains, shall conform to the 2019 NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances.
10. **Chapter 31 Special Construction** - of the 2022 Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code sections, are adopted.
11. **Chapter 32 Encroachments Into the Public Right of Way** - of the 2021 International Building Code, is adopted.
12. **Chapter 33 Safeguards During Construction** - of the 2022 Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code sections, are adopted. Included in this adoption are the following sections:
 - a. **3302 Fire Safety During Construction**
 - b. **3302.3.1 Fire Safety During Tall Combustible Construction**

- c. **3302.3.2 Purpose.** In addition to the requirements prescribed in the Oregon Fire Code, this section prescribes minimum safeguards for construction, alteration, and demolition operations for tall combustible construction to provide reasonable safety to life and property from fire during such operations.
- d. **3302.3.3 Scope.** This section applies to combustible construction which meets the following criteria:
 - 1. Construction is combustible and of Type III, IV, or V, as identified in Section 602; and
 - 2. Construction is four (4) or more stories; or
 - 3. Construction is more than 40 feet in height; or
 - 4. Where, during framing stages, there are (4) or more individual combustible structures that are three (3) or more stories in height, immediately adjacent to each other (with a physical separation of 20 feet or less) on the same or separate lots, all at the framing stage, and each under the same ownership.
- e. **3302.3.4 Site Fire Safety Plan.** A fire safety plan in accordance with Chapter 33 of the Oregon Fire Code, shall be provided to the Building Official prior to the start of combustible construction.
- f. **3302.3.5 Site Security.** Each structure shall be provided with site security prior to the start of combustible construction. Site security shall be in a form that is acceptable to the Building Official through a guard service, remote video monitoring, security fencing, or combination thereof, to ensure the site remains reasonably secure from theft, vandalism, vagrants, or otherwise prevents the site from becoming an attractive nuisance.

Where guard service is provided, the guard(s) shall be trained in all of the following:

- 1. Notification procedures that include calling the fire department and management personnel
- 2. Function and operation of fire protection equipment
- 3. Familiarization with fire hazards
- 4. Use of construction elevators, where provided
- 5. Any special status of emergency equipment or hazards

Where guard service is provided, the fire prevention program superintendent shall be responsible for the guard service.

Grade level entrances (e.g., doors and windows) to the structure while under construction, alteration, or demolition shall be secured where not actively in use or actively under construction.

- g. **3302.3.6 Violation.** Failure to adhere to the required fire safety plan, including providing site security, shall constitute a violation of this code and cause the building(s) to be defined as *unsafe* or *dangerous*.
 - h. **Section 3303 Demolition** - of the 2021 International Building Code, is adopted.
 - i. **Section 3307 Protection of Adjoining Property** - of the 2021 International Building Code, is adopted.
 - j. **Section 3309 Fire Extinguishers** - of the 2021 International Building Code, is adopted.
 - k. **Section 3311 Standpipes** - of the 2021 International Building Code, is adopted. Installations of standpipe systems shall conform to the 2019 NFPA 14 Standard for the Installation of Standpipe and Hose Systems.
 - l. **Section 3313 Water Supply for Fire Protection** - of the 2021 International Building Code, is adopted.
 - m. **Section 3314 Fire Watch During Construction** - of the 2021 International Building Code, is adopted.
13. **Appendix H – Signs** - of the 2022 Oregon Structural Specialty Code, is adopted, except the following:
- a. **Revise:** Section H101.2 Signs exempt from permits. Sign permit exemptions are contained in Wilsonville Code Section 4.156.
 - b. **Delete:** Section H104 Identification.
14. **Appendix J – Grading** - of the 2021 International Building Code, is adopted, except the following:
- a. **Delete:** Section J103.2 Exemptions. Delete item 1.
 - b. **Revise:** Section J103.2 Exemptions. 1. 100 cubic yards and 1 foot or less in depth for fill. Unless otherwise exempted, quantities greater than 100 cubic yards or more than 1 foot in depth for fill shall require a permit.
 - c. **Add:** Section J109.5 Drainage. Drainage shall be provided as required by the geotechnical evaluation. The design and construction of drainage systems shall be in accordance with the applicable requirements of the Oregon Plumbing Specialty Code and City of Wilsonville Engineering Standards. Drainage system discharge shall be to an *approved* location.

- d. **Revise:** J110.1 General. Delete former and add: J110.1 General. Erosion Control measures shall be installed and maintained in accordance with Wilsonville Engineering Standards for Erosion Prevention and Sediment Control requirements for the duration of a project.

Exhibit 2

City of Wilsonville Mechanical Specialty Code

I. Adoption of 2022 Oregon Mechanical Specialty Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2022 Oregon Mechanical Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-440-0010 through 918-440-0012, as part of the City’s Building Code.



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: December 5, 2022		Subject: Ordinance No. 870 - 1 st Reading Frog Pond East and South Master Plan	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: December 5, 2022 <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: December 5, 2022 <input type="checkbox"/> Ordinance 2 nd Reading Date: December 19, 2022 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		Comments: Planning Commission adopted Resolution No. LP22-0002 on November 16, 2022 recommending approval to City Council.	
Staff Recommendation: Staff recommends Council adopt Ordinance No. 870 on first reading.			
Recommended Language for Motion: I move to adopt Ordinance No. 870 on first reading.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Expand home ownership	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond Area Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COMMISSION:

Adoption of the Frog Pond East and South Master Plan.

EXECUTIVE SUMMARY:

Following designation of an area included in the Frog Pond East and South Master Plan as an urban reserve in 2010, the City adopted the Frog Pond Area Plan in 2015 to set the stage for additional planning and eventual development to meet identified housing needs. Besides the urban reserve area, the Frog Pond Area Plan also established a vision for growth for undeveloped land already within the City's Urban Growth Boundary (UGB) now known as Frog Pond West. In 2017, a Master Plan and implementing zoning code was adopted for Frog Pond West. The Master Plan provided the necessary regulatory framework for the residential neighborhood currently under development north of Boeckman Road and west of Stafford Road.

In 2018, Metro expanded the UGB to include the urban reserve land known as Frog Pond East and South. As part of Metro Ordinance 18-1427 adopting the UGB expansion, it required Wilsonville to complete master planning to make the area development ready, from a regulatory standpoint, by December 2022. Similar to past master planning efforts, such as Villebois and Frog Pond West, this master planning effort identified the types and locations of the homes, other land uses, parks, open spaces, streets, trails, neighborhood amenities, and infrastructure to be built over the next 10-20 years.

The Frog Pond East and South Master Plan has a number of similarities to prior master plans such as Villebois and carries forward and builds on the vision of prior Frog Pond planning work.

Vision concepts carried forward from prior Frog Pond planning work include:

- Creating great neighborhoods that are a connected part of Wilsonville.
- Cohesive design where individual private developments and public realm improvements fit seamlessly together into a coordinated whole.
- Walkable and active streets.
- A variety of housing.
- Provision of extensive walking and biking routes and quality parks, open spaces, and natural areas.
- Quality development and community design that is an attractive and valued addition to the City.
- Easy access to nature, parks and open spaces for all neighborhood residents.

The Frog Pond East and South Master Plan also has a number of approaches different from past master-planning efforts, including the prior Frog Pond Planning efforts. Key differences include:

- Bringing in additional community voices not historically well-represented in planning processes.
- Implementation of strategies from 2020 Equitable Housing Strategic Plan including additional housing variety and integration of less expensive housing options.
- Wide allowance of middle housing based on recently adopted State law and new local regulations adopted in 2021 with the Middle Housing in Wilsonville Project.

- Related to the housing aspects above, land use mapping primarily based on built form rather than number of allowed residential units per a given land area as has been often done in past planning efforts.

Since the Council's last work session in November, the project team has continued to refine the Master Plan document, including responding to and incorporating comments from City Council. The following are highlights of specific changes pursuant to Council's recent comments.

- Added a call-out box in Chapter 1 of the Master Plan describing what "Master Planning" is as follows:

Master Planning identifies the types and locations of the homes, parks, open spaces, streets, trails and neighborhood amenities to be built over the next 10-20 years. Master Plans also identify implementing policies and regulatory strategies, along with water, sewer, stormwater, and transportation infrastructure needs and funding sources.

- Added sentence to implementation language regarding Frog Pond Grange in order to clarify uncertainty of future funding. Added sentence reads as follows:

Any future public ownership or use of the Grange building is dependent on future funding not yet identified.

- Added an implementation measure that provides direction on creating development code standards on usability of smaller side yards. Added language reads as follows:

Standards that ensure private yard spaces, particularly for closely spaced detached homes, are of a size and design that are usable, accessible, and practical to maintain.

The requested action to adopt the Master Plan document by City Council, is an important milestone in an effort the City began more than a year ago. It helps establish the policies and plans to realize the cities vision for Frog Pond East and South and provide more housing options. The project team will continue to work with the Planning Commission and City Council over the coming months on implementation steps including Development Code updates and infrastructure financing.

EXPECTED RESULTS:

Adoption of Ordinance No. 870.

TIMELINE:

This is a major completion milestone for a long running project. However, the project will continue with review of development code language and infrastructure financing extending into the first half of 2023.

CURRENT YEAR BUDGET IMPACTS:

The project is funded by a combination of a \$350,000 Metro grant, an \$81,000 Oregon Department of Land Conservation and Development (DLCD) grant, and matching City funds in the form of staff time. \$311,000 is budgeted in FY 22/23 to complete the project.

COMMUNITY INVOLVEMENT PROCESS:

The project has a community engagement plan which laid out a robust public engagement program that included meaningful and impactful involvement of people who identify with historically marginalized communities. Information on the engagement can be found in Chapter 1 of the Master Plan as well as Appendix A.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Furthering of the City's Equitable Housing Strategic Plan and Council's goal of affordable home ownership, while creating Wilsonville next great neighborhoods.

ALTERNATIVES:

The City Council can adopt Ordinance No. 870, adopt with modifications to the Master Plan, or continue the hearing to direct further changes to the Plan.

CITY MANAGER COMMENTS:

N/A

ATTACHMENTS:

1. Ordinance No. 870
 - A. [Frog Pond East and South Master Plan \(dated November 9, 2022\)](#)
 - B. [Frog Pond East and South Master Plan Appendices \(dated November 9, 2022\)](#)
 - C. [Frog Pond East and South Master Plan Compliance Findings \(dated November 9, 2022\)](#)
 - D. Memorandum with additional edits to the Frog Pond East and South Master Plan amended by and recommended for adoption by Planning Commission (dated November 16, 2022)
 - E. Adopted Planning Commission Resolution No. LP22-0002
 - F. [Frog Pond East and South Master Plan Record \(electronic only\)](#)
 - G. Memorandum with additional edits to Frog Pond East and South Master Plan and Appendices, Ordinance No. 870 (dated December 5, 2022)

ORDINANCE NO. 870**AN ORDINANCE OF THE CITY OF WILSONVILLE ADOPTING THE FROG POND EAST AND SOUTH MASTER PLAN AND RELATED COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS.**

WHEREAS, The City adopted the Frog Pond Area Plan in 2015 setting a vision for urban growth on the East side of Wilsonville; and

WHEREAS, at the time a portion of the land covered by the Area Plan was within the Urban Growth Boundary (UGB); and

WHEREAS, in 2017 the City adopted the Frog Pond West Master Plan for this area within the UGB; and

WHEREAS, both the Frog Pond Area Plan and Frog Pond West Master Plan set a foundation for future master planning of the remainder of the land covered by the Area Plan not yet in the UGB; and

WHEREAS, in 2018 Metro, through Ordinance 18-1427 expanded the UGB to include the remainder of the area covered by the Area Plan; and

WHEREAS, a condition of approval of the 2018 UGB expansion was that the City adopt a Master Plan for the area added to the UGB within four years; and

WHEREAS, the area added to the UGB in 2018 became known as Frog Pond East and South; and

WHEREAS, the City desires to adopt a Master Plan for Frog Pond East and South within the four years conditioned; and

WHEREAS, the Master Plan provides the guiding principles and policies for future land uses, public realm development, and provision of necessary infrastructure, among other related elements; and

WHEREAS, like many communities Wilsonville needs more housing, including for households that cannot afford to rent or buy many of the housing options available in Wilsonville today; and

WHEREAS, the Equitable Housing Strategic Plan adopted by the City in 2020 included specific implementation steps related to housing and Frog Pond East and South; and

WHEREAS, in 2021 the Middle Housing in Wilsonville Project adopted a number of new policies related to how housing and the number of allowed units of housing are calculated; and

WHEREAS, the City Council's current goals include a goal focused on exploring ways to provide more affordable home ownership opportunities; and

WHEREAS, the City performed an Affordable Housing Analysis as part of the Master Planning effort to determine need and strategies to address the needs; and

WHEREAS, a condition of Metro's UGB expansion and City policy directed finding ways to incorporate more Accessory Dwelling Units (ADUs) into the fabric of the future neighborhoods; and

WHEREAS, a condition of Metro's UGB expansion, State statute and rules related to the 2019 House Bill 2001 and implementing local policies adopted with the Middle Housing in Wilsonville Project require Middle Housing, as defined by the State and in Wilsonville's Development Code, be widely allowed in the future neighborhoods; and

WHEREAS, the Frog Pond East and South Master Plan provides the opportunity for development a wide variety of housing meeting a variety of needs; and

WHEREAS, the City desires the design of the new neighborhoods to complement and connect to existing nearby neighborhoods and the City as a whole; and

WHEREAS, the City desires safe, functional, and comfortable transportation options for a variety of modes of travel; and

WHEREAS, the City performed public engagement including six focus groups, three surveys, and eight other public events to gather a variety of input, including from individuals not historically well represented in planning processes; and

WHEREAS, the City Council and the Planning Commission held ten public work sessions each regarding the Frog Pond East and South Master Plan providing ample input to guide the development of the plan along with the public; and

WHEREAS, interested parties have been afforded the opportunity to participate and inform the development of the Master Plan and review it in draft form; and

WHEREAS, required notice of a public hearing has been provided to affected property owners, nearby properties, and interested parties, as well as published in the *Wilsonville Spokesman*, posted on the City's website, and posted in a variety of public areas in City buildings, all in accordance with the public hearing and notice procedures that are set forth in Sections 4.012, and 4.198 of the Wilsonville Code; and

WHEREAS, the Planning Commission held a public hearing on November 16, 2022 to review the proposed Master Plan and Comprehensive Plan text and map amendments; and

WHEREAS, the Commission afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested

parties and in adopting Planning Commission Resolution No. LP22-0002, recommended adoption of the proposed Master Plan and Comprehensive Plan text and map amendments to City Council; and

WHEREAS, the City Council held a public hearing on December 5, 2022 to consider the Planning Commission's recommendation and otherwise review the proposed Master Plan and Comprehensive Plan text and map amendments; and

WHEREAS, the City Council afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the City Council duly considered the Planning Commission's recommendation and other available information, including the staff recommendation and all the exhibits and testimony introduced and offered by all interested parties.

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

- Section 1. The City Council does hereby adopt the Planning Staff Report (attached hereto as Exhibit A) and Attachments, as presented at the December 5, 2022, public hearing, including the findings and recommendations contained therein.
- Section 2. The Frog Pond East and South Master Plan is hereby added as a supporting document of the City of Wilsonville Comprehensive Plan and has the full force and effect of the Comprehensive Plan.
- Section 3. The official City of Wilsonville Comprehensive Plan Map hereby amended to designate the Master Plan area as Residential Neighborhood or Commercial as shown on Page 105 of the Master Plan.
- Section 4. The text of the City of Wilsonville Comprehensive Plan is hereby amended as stated on Pages 107-108 of the Master Plan.
- Section 3. Effective Date. This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED by the Wilsonville City Council at a regular meeting thereof this 5th day of December, 2022, and scheduled the second reading on December 19, 2022 commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

Kimberly Veliz, City Recorder

ENACTED by the City Council on the ____ day of December, 2022, by the following votes:

Yes: ____ No: ____

Kimberly Veliz, City Recorder

DATED and signed by the Mayor this ____ day of December, 2022

JULIE FITZGERALD MAYOR

SUMMARY OF VOTES:

Mayor Fitzgerald

Council President Akervall

Councilor Lehan

Councilor West

Councilor Linville

EXHIBITS:

- A. [Frog Pond East and South Master Plan \(dated November 9, 2022\)](#)
- B. [Frog Pond East and South Master Plan Appendices \(dated November 9, 2022\)](#)
- C. [Frog Pond East and South Master Plan Compliance Findings \(dated November 9, 2022\)](#)
- D. Memorandum with additional edits to the Frog Pond East and South Master Plan amended by and recommended for adoption by Planning Commission (dated November 16, 2022)
- E. Adopted Planning Commission Resolution No. LP22-0002
- F. [Frog Pond East and South Master Plan Record \(electronic only\)](#)
- G. Memorandum with additional edits to Frog Pond East and South Master Plan and Appendices, Ordinance No. 870 (dated December 5, 2022)



Memorandum

From: Daniel Pauly AICP, Planning Manager
To: Planning Commission
Date: November 16, 2022
RE: Additional Edits to Frog Pond East and South Master Plan (As Amended by Planning Commission Motion November 16)

The following are additional typographical and clarifying edits recommended by staff after additional review of the draft Frog Pond East and South Master Plan document. These edits, if recommended by the Planning Commission, will be part of the recommendation to City Council and incorporated into the draft going forward to City Council. For each edit, the page reference in the Master Plan is provided followed by an explanation of the edit and, as applicable, text to be revised.

Page 2 or 4 in Chapter 1, add call-out box describing what “Master Planning” is.

At the request of City Council, where formatting allows on Page 2 or 4, include a call out box with the following language:

Master Planning identifies the types and locations of the homes, parks, open spaces, streets, trails and neighborhood amenities to be built over the next 10-20 years. Master Plans also identify implementing policies and regulatory strategies, along with water, sewer, stormwater, and transportation infrastructure needs and funding sources.

Pages 9-10, Typographical and Clarifying Edits to Engagement Summary Table (Table 1)

In the “Impact on Master Plan” response to “Concerns about increased traffic” replace the word “as ” in first sentence with “at” and add to the phrase “level of service” the words “and safety”. The updated sentence will read:

The Master Plan provides improvements to ensure the area functions at City’s standards for traffic level of service and safety.

In the “Impact on Master Plan” response to “A successful commercial area, a place of gathering” add the word “and” prior to “convenient services.”

Replace the words “and will get more so” after “Transit access is important” with “and will continue to gain in importance” to be more clear of the intention of the statement.

Move header “Phase 2-Summer” to top of Page 10.

In the “Impact on Master Plan” response to “Participants really like Wilsonville’s parks . . .” add an additional sentence at the end that reads as follows:

The Master Plan also integrates small green spaces in each subdistrict, trails in the BPA easement area, and an overall trail system that is interconnected with the regional trail network.

Page 19, Update “60th Trail” label on map.

Replace “60th Trail” label with “60th Sidewalk” on map to be clearer about planned nature of the pedestrian facility.

Page 32, Spell out LCG on first reference

At beginning of last paragraph of page 32 replace “LCG” with “Leland Consulting Group (LCG)”. The remaining references to LCG remain the same.

Page 62, Discretionary review of development in specific urban design contexts.

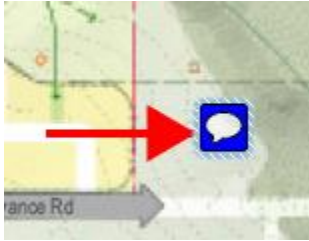
Remove the reference to discretionary review in relation to edges of mapped urban form as there may be both clear and objective and discretionary standards adopted related to this topic, as will be determined in the upcoming code writing process.

The updated second paragraph under the “Form Based Design and Transect” subsection will read:

To support a seamless “feathering out” and context specific design, the implementing code will include criteria for specific urban design contexts, including but not limited to: transitions between mapped urban design forms, adjacency to the main street commercial, and adjacency to Stafford Road.

Page 81, Local street termination update per City Engineer.

On the Street and Block Demonstration Plan, on the very east edge of Frog Pond East just north of Advance Road have illustrated local street continue directly east.



Page 84, Updates to Active Transportation Plan map.

Update SW 63rd Avenue south of SW Advance Road to accurately show the built condition of unprotected bike lanes. This section of SW 63rd Avenue was built to urban standards as part of the Meridian Creek Middle School project.

Show a connection from bike lane at the north end of 60th to the broader off-street trail network centered on the BPA Easement area.



Pages 86-87, Footnotes regarding emergency access added to Figure 21 and 22, Stafford and Advance Road cross section diagrams.

The following footnotes will be added to both cross sections reflecting City Engineer recommendations regarding emergency vehicle access following discussion with TVF&R.

1. The median curb shall be set back from the travel lane striping to provide a travel lane minimum clear width of 12 feet curb face to curb face. Travel lanes will be striped at 11 feet in width as shown on the street cross sections.
2. A clear space of no less than 19 feet shall be provided for at least 50% of the length of the roadway to provide space for motor vehicles to pull to

the side and allow emergency vehicles to pass. This will likely result in center landscape medians being limited to 50% the length of a roadway.

Pages 93, Delete list of Main Street recommended trees.

The Master Plan has veered away from providing a specific list of trees as this changes over time. The City has particularly learned this as the City staff worked through the response to the February 2021 ice storm and has dealt with trees responding to novel weather patterns and pests. A list inadvertently was left under the main street. Most of these trees are not on the City's current approved tree list. To be consistent the list will be deleted in its whole beginning with the sentence that begins "Example street trees" through the words "(Acer griseum)".

Page 107, Edit text to clarify that public ownership of the Grange building is subject to future funding.

As requested by City Council in their last work session, add a sentence to implementation measure 5 regarding the Frog Pond Grange in order to clarify the uncertainty of future funding. Added sentence will read as follows:

Any future public ownership or use of the Grange building is dependent on future funding not yet identified.

Page 107-108, Add south side of SW Advance Road to areas for special design.

References to SW Advance Road in Implementation Measure 9 all refer only to the north side of SW Advance Road. Per the Planning Commission motion to adopt Resolution No. LP22-0002 on November 16, the references are changed to be inclusive of residential development on the south side of SW Advance Road.

In the final paragraph of Page 107 and the first sentence of "b." on Page 108 the reference is changed from "north side of SW Advance Road" to simply "SW Advance Road". The final sentence of "b." continues to reference the "north side" as the statement about facing the park only applies to the north side of the road.

Page 108, Add implementation measure regarding side-yard usability.

As requested by City Council in their last work session, add an implementation measure that provides direction on usability of smaller side yards.

11. Standards that ensure private yard spaces, particularly for closely spaced detached homes, are of a size and design that are usable, accessible, and practical to maintain.

Appendix F, Page 13 (Table 2) and Page 18 (Figure 18)

Per direction of the City Engineer this table and figure need to be updated for stormwater pipe sizes to reflect a 25-year rather than a 100-year peak flow to match City standards.

General, throughout the document:

Revise non-substantive formatting, semantics and graphics to correct errors and improve readability as needed.

**PLANNING COMMISSION
RESOLUTION NO. LP22-0002**

**A RESOLUTION OF THE CITY OF WILSONVILLE PLANNING COMMISSION
RECOMMENDING ADOPTION OF THE FROG POND EAST AND SOUTH MASTER PLAN AND
RELATED COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS TO THE WILSONVILLE CITY
COUNCIL.**

WHEREAS, The City adopted the Frog Pond Area Plan in 2015 setting a vision for urban growth on the East side of Wilsonville; and

WHEREAS, at the time a portion of the land covered by the Area Plan was within the Urban Growth Boundary (UGB); and

WHEREAS, in 2017 the City adopted the Frog Pond West Master Plan for this area within the UGB; and

WHEREAS, both the Frog Pond Area Plan and Frog Pond West Master Plan set a foundation for future master planning of the remainder of the land covered by the Area Plan not yet in the UGB; and

WHEREAS, in 2018 Metro, through Ordinance 18-1427 expanded the UGB to include the remainder of the area covered by the Area Plan; and

WHEREAS, a condition of approval of the 2018 UGB expansion was that the City adopt a Master Plan for the area added to the UGB within four years;

WHEREAS, the area added to the UGB in 2018 became known as Frog Pond East and South; and

WHEREAS, the City desires to adopt a Master Plan for Frog Pond East and South within the four years conditioned; and

WHEREAS, the Master Plan provides the guiding principles and policies for future land uses, public realm development, and provision of necessary infrastructure, among other related elements; and

WHEREAS, like many communities Wilsonville needs more housing, including for households that cannot afford to rent or buy many of the housing options available in Wilsonville today; and

WHEREAS, the Equitable Housing Strategic Plan adopted by the City in 2020 included specific implementation steps related to housing and Frog Pond East and South; and

WHEREAS, in 2021 the Middle Housing in Wilsonville Project adopted a number of new policies related to how housing and the number of allowed units of housing are calculated; and

WHEREAS, the City Council's current goals include a goal focused on exploring ways to provide more affordable home ownership opportunities; and

WHEREAS, the City performed an Affordable Housing Analysis as part of the Master Planning effort to determine need and strategies to address the needs; and

WHEREAS, a condition of Metro's UGB expansion and City policy directed finding ways to incorporate more Accessory Dwelling Units (ADUs) into the fabric of the future neighborhoods; and

WHEREAS, a condition of Metro's UGB expansion, State statute and rules related to the 2019 House Bill 2001 and implementing local policies adopted with the Middle Housing in Wilsonville Project require Middle Housing, as defined by the State and in Wilsonville's Development Code, be widely allowed in the future neighborhoods; and

WHEREAS, the Frog Pond East and South Master Plan provides the opportunity for development a wide variety of housing meeting a variety of needs; and

WHEREAS, the City desires the design of the new neighborhoods to complement and connect to existing nearby neighborhoods and the City as a whole; and

WHEREAS, the City desires safe, functional, and comfortable transportation options for a variety of modes of travel; and

WHEREAS, the City performed public engagement including six focus groups, three surveys, and eight other public events to gather a variety of input, including from individuals not historically well represented in planning processes; and

WHEREAS, the Planning Commission held ten public work sessions regarding the Frog Pond East and South Master Plan providing ample input to guide the development of the plan along with City Council and the public; and

WHEREAS, interested parties have been afforded the opportunity to participate and inform the development of the Master Plan and review it in draft form; and

WHEREAS, required notice of a public hearing has been provided to affected property owners, nearby properties, and interested parties, as well as published in the *Wilsonville Spokesman*, posted on the City's website, and posted in a variety of public areas in City buildings, all in accordance with the public hearing and notice procedures that are set forth in Sections 4.012, and 4.198 of the Wilsonville Code; and

WHEREAS, the Planning Commission held a public hearing on November 16, 2022 meeting to review the proposed Master Plan and Comprehensive Plan text and map amendments; and

WHEREAS, the Commission afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

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

Section 1. The Wilsonville Planning Commission does hereby adopt the Planning Staff Report (attached hereto as Exhibit A) and Attachments, as presented at the November 16, 2022, public hearing, including the findings and recommendations contained therein.

Section 2. The Planning Commission does hereby recommend that the Wilsonville City Council adopt the Frog Pond East and South Master Plan and proposed amendments to the Wilsonville Comprehensive Plan Text and Map.

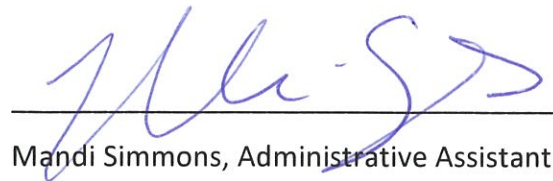
Section 3. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville Planning Commission at a regular meeting thereof this 16th day of November, 2022, and filed with the Planning Administrative Assistant on this date.



PLANNING COMMISSION CHAIR HEBERLEIN

ATTEST:


Mandi Simmons, Administrative Assistant III

SUMMARY OF VOTES:

Ronald Heberlein, Chair *Yes*
Jennifer Willard, Vice-Chair *Absent*
Olive Gallagher *Yes*
Andrew Karr *Yes*
Kamran Mesbah *Yes*
Breanne Tusinski *Yes*
Aaron Woods *Absent*

EXHIBITS:

A. Staff Report and Attachments

LP22-0002
Frog Pond East and South Master Plan
Planning Commission Public Hearing Record Index
FINAL (November 16, 2022)

PLANNING COMMISSION AND CITY COUNCIL MEETINGS

November 16, 2022 - Planning Commission Public Hearing
Resolution LP22-0002
Staff Report and Attachments
Presentation
Affidavit of Notice of Hearing

November 7, 2022 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

October 19, 2022 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

October 17, 2022 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

October 3, 2022 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

September 28, 2022 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

September 14, 2022 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

September 8, 2022 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

August 10, 2022 - Planning Commission Work Session

LP22-0002
Frog Pond East and South Master Plan
Planning Commission Public Hearing Record Index
FINAL (November 16, 2022)

Staff Report and Attachments
Presentation
Minutes Excerpt

July 18, 2022 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

July 13, 2022 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

June 20, 2022 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

June 8, 2022 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

May 2, 2022 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

April 13, 2022 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

March 7, 2022 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

February 9, 2022 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

LP22-0002
Frog Pond East and South Master Plan
Planning Commission Public Hearing Record Index
FINAL (November 16, 2022)

January 20, 2022 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

December 8, 2022 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

October 18, 2021 - City Council Work Session
Staff Report and Attachments
Presentation
Action Minutes

October 13, 2021 - Planning Commission Work Session
Staff Report and Attachments
Presentation
Minutes Excerpt

LP22-0002
Frog Pond East and South Master Plan
Planning Commission Public Hearing Record Index
FINAL (November 16, 2022)

PUBLIC ENGAGEMENT

Focus Groups: Renter Focus Group (May 11th/13th, 2022), First-Time Homebuyer (May 25th/26th, 2022) & Spanish Public Realm (September 17, 2022)

Surveys: Housing Survey (English & Spanish), Public Design Survey (English & Spanish)

Workshops: Community Design Workshop (May 12, 2022)

Events: Popsicles in the Park (August 9, 2022) & City Block Party (August 25, 2022)

Boones ferry Messenger: May 2022, August 2022, October 2022

Online Community Conversation: January 18, 2022

Property Owner Meeting: 9/23

COMMENTS/ARTICLES

Nancy Davis Email: June 24, 2022

Doris Wehler Emails: February 9, March 7, & June 20, 2022

Mimi Doukas Email with Letter and revised draft map: September 29 & October 14, 2022

Brobert Survey Input: October 5, 2022

MissyCC Survey Input: October 5, 2022

Clackamas County Engineering: November 30, 2022

Metro: November 14, 2022

The Frog Pond East and South Master Plan (LP22-0002)
Record can be found at the following link:

<https://www.ci.wilsonville.or.us/FrogPondPlanRecordFinal>



Memorandum

From: Daniel Pauly AICP, Planning Manager
To: City Council
Date: December 5, 2022
RE: Additional Edits to Frog Pond East and South Master Plan and Appendices, Ordinance No. 870

The following are additional typographical and clarifying edits recommended by project team after additional review of the draft Frog Pond East and South Master Plan document. These edits are in addition to the list of edits, Exhibit D, adopted by the Planning Commission as part of their recommendation. These edits do not substantially impact content and intent of the Master Plan as recommended for adoption by the Planning Commission. For each edit, the page reference in the Master Plan is provided followed by an explanation of the edit and, as applicable, text to be revised. This document will be Exhibit G to Ordinance No. 870.

Within beginning pages of the Master Plan Report, add an acknowledgements page

The acknowledge page will follow the format of Frog Pond West and include the names of: the City Council, the Planning Commission, participating City staff, and consultants.

Page 17 of the Master Plan Report, Clarify Legend on Regional Context Map:

The current legend could cause confusion between Frog Pond West and undesignated rural land. The legend will be edited as follows:

- Add differentiating color clearly calling out Frog Pond West
- Include "undesignated rural land" as a separate item in the legend

On Pages 86-90 of the Master Plan Report, Total Cross-Section Width:

Calculate and add accurate total anticipated right-of-way width for all presented cross sections.

Appendix I, Transportation Analysis, finalization of document as follows:

Throughout Transportation Analysis remove “Draft” Watermark

On Page 19, under Roadway Projects, edit the descriptions to read as follows for Stafford and Advance Roads:

- Widen Stafford Road to a three-lane cross section (two travel lanes with a center turn lane). Include curb, gutter, sidewalks, landscape strips, and bicycle facilities on both sides. The final cross-section will be determined by the City Engineer. Additionally, plan setbacks to accommodate potential future road widening.
- Widen Advance Road to a three-lane cross section (two travel lanes with a center turn lane). Include curb, gutter, sidewalks, landscape strips, and bicycle facilities on both sides. The final cross-section will be determined by the City Engineer.



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: December 5, 2022		Subject: Ordinance No. 871 – 1st Reading Airport Good-Neighbor Policies	
		Staff Member: Miranda Bateschell, Planning Director	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: December 5, 2022 <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: December 5, 2022 <input checked="" type="checkbox"/> Ordinance 2 nd Reading Date: December 19, 2022 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		Comments: The Wilsonville Planning Commission unanimously adopted Resolution No. LP22-0003 recommending adoption of the Comprehensive Plan amendments to adopt Area of Special Concern O and related Airport Good-Neighbor Policies.	
Staff Recommendation: Staff recommends Council adopt Ordinance No. 871 on first reading.			
Recommended Language for Motion: I move to adopt Ordinance No. 871 on first reading.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Goal 7: Protect Wilsonville's environment and increase access to sustainable lifestyle choices	<input checked="" type="checkbox"/> Adopted Master Plan(s): Wilsonville Comprehensive Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

The project team will present the proposed airport good-neighbor policies and seek Council adoption to add Area of Special Concern O to the Wilsonville Comprehensive Plan.

EXECUTIVE SUMMARY:

The Aurora Airport is located in Marion County and is approximately 1.6 miles south of the Wilsonville City Limits. The airport flight path is over Wilsonville with the closest neighborhood impacted by the Airport being Charbonneau. The Airport's current operations and planned future growth have both positive and negative impacts to residents and businesses in the City. While the City of Wilsonville does not have direct jurisdiction of lands outside of the city limits or urban growth boundary, such as the Aurora Airport site, State law requires intergovernmental coordination between state agencies and affected jurisdictions on land use issues. As far back as 1991, the City's Urban Growth Management Agreement with Clackamas County included reference to the airport as an area of interest to both the City and County.

Beginning in 2009, as part of a previous airport master planning process, Clackamas County and the City of Wilsonville made joint requests to participate with other impacted jurisdictions via an intergovernmental agreement (IGA) to plan for growth and development at the airport. Both entities were included on the Planning Advisory Committee, which could make recommendations but had no authority. A similar, new airport master planning process is underway now, which could propose a runway expansion to accommodate larger aircraft.

As an affected jurisdiction, it is important to articulate the relevant land use issues in local adopted policy for purposes of intergovernmental coordination and standing in state law. The Clackamas County Comprehensive Plan includes policies specifically addressing the Aurora Airport, while the City of Wilsonville Comprehensive Plan does not. Recent land use proceedings have noted the lack of applicable airport-related policies in the Wilsonville Comprehensive Plan.

Federal and state law require protecting aviation operation from intrusion of incompatible uses, and the City's existing zoning and transportation policies comply with limiting physical hazards to air navigation in the area surrounding the Aurora Airport. However, policies have not been adopted to address potential impacts of existing Airport operations and potential growth to public infrastructure and services, natural and environmental systems, and local residents and businesses.

This Comprehensive Plan update project aims to: acknowledge the positive and negative impacts of the Airport's current operations to Wilsonville residents and businesses; identify the prospective impacts of potential growth and intensification of use at the Aurora Airport and through-the-fence properties; and establish policy objectives that both articulate these effects on the City of Wilsonville and also provide direction to the City on how to advocate for the continued benefits of the existing operations as well as the proper mitigation for the negative impacts of aviation activity and development.

The airport good-neighbor policies will be adopted in the form of a new, geographically defined Area of Special Concern in Section F of the Comprehensive Plan. Areas of Special Concern are intended to "include specific language describing special considerations that must be addressed in development of these areas." The special considerations guide the City when planning for or reviewing development in these Areas. Potential development in these Areas could affect the

immediate vicinity, places in Wilsonville connected to the Area of Special Concern through geography or travel routes, or the Wilsonville community as a whole, depending on what is proposed.

The Aurora Airport affects the community but is located outside of the City. Planning and development proposed in that Area may impact the City of Wilsonville in several ways but is outside the City's direct control and entitlement process, making it suitable to be designated as an Area of Special Concern. The articulation of special considerations through Area of Special Concern O in the Comprehensive Plan, will guide the City's participation in planning efforts led by other agencies and the City's review of development proposals in the Area, giving the City an opportunity to advocate for those considerations to be appropriately addressed. As such, the boundary is focused on the Airport and vicinity, and the language addresses the land use related impacts to the entire City of growth, development, and intensification of use in the Area.

The final draft of the proposed amendments to the City's Comprehensive Plan (Exhibit A to the Ordinance), incorporate feedback from the community, key stakeholders, the Planning Commission and City Council from over the past year. On November 16, 2022, the Planning Commission adopted Resolution No. LP22-0003 recommending adoption to the City Council of the Comprehensive Plan amendments for Area of Special Concern O and related Airport Good-Neighbor Policies. LP22-0003 and associated record and findings of fact are attached as Exhibit B to the Ordinance.

EXPECTED RESULTS:

City Council action to adopt Ordinance 871 and Wilsonville Comprehensive Plan Area of Special Concern O. This will memorialize City policies to address the highest priority issues pertaining to the interrelationships between Aurora Airport and the City of Wilsonville.

TIMELINE:

The public hearing is scheduled with the City Council on December 5, 2022, with second reading scheduled for December 19, 2022.

CURRENT YEAR BUDGET IMPACTS:

The project budget is \$38,760 covered by the Community Development general professional services fund for FY 2021-22 and carried over into FY 22-23.

COMMUNITY INVOLVEMENT PROCESS:

Community outreach for the project included surveys, interviews, and open houses, and was conducted primarily online and remotely due to the COVID-19 pandemic. A Community Engagement Summary is included in Exhibit B as part of the Planning Commission Record. Work sessions with the Planning Commission and Council were also advertised and open to the public. The team received input from the Planning Commission and Council on key stakeholders to engage during this process.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Comprehensive Plan policies will provide the City with clear, adopted policy priorities as they relate to the Aurora Airport. This will clarify City interests and hopefully, provide more opportunity for the City to participate in formal Airport planning efforts.

ALTERNATIVES:

The Council can adopt, adopt with modifications, or deny the proposed amendments. If more time is needed to consider the proposed amendments, the Council may also continue the hearing to a date certain.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Ordinance No. 871
 - A. Wilsonville Comprehensive Plan Area of Special Concern O Text and Map
 - B. Resolution No. LP22-0003 Planning Commission Record

Ordinance No. 871**An Ordinance Of The City Of Wilsonville Amending The Comprehensive Plan Text And Areas Of Special Concern Map To Adopt Airport Good-Nighbor Policies And Designate The Aurora State Airport And Surrounding Properties As An Area Of Special Concern.**

WHEREAS, the Aurora Airport is located in Marion County only 1.6 miles south of the Wilsonville City Limits and the airport flight path is over Wilsonville with the closest neighborhood impacted by the Airport being Charbonneau; and

WHEREAS, State law requires intergovernmental coordination between state agencies and affected jurisdictions on land use issues; and

WHEREAS, the City's Urban Growth Management Agreement with Clackamas County has included reference to the Airport as an area of interest to the City and County since 1991; and

WHEREAS, as part of a previous airport master planning process beginning in 2009, Clackamas County and the City of Wilsonville made joint requests to participate with other impacted jurisdictions via an intergovernmental agreement (IGA) to plan for growth and development at the airport, and both entities were included on the Planning Advisory Committee; and

WHEREAS, a similar, new airport master planning process is underway now, which could propose a runway expansion to accommodate larger aircraft; and

WHEREAS, the Airport's current operations and planned future growth have both positive and negative impacts to residents and businesses in the City of Wilsonville; and

WHEREAS, since the City is an affected jurisdiction, it is important to articulate the relevant land use issues in local adopted policy for purposes of intergovernmental coordination and standing in State law; and

WHEREAS, the City's Comprehensive Plan includes Section F, Areas of Special Concern, intended to "include specific language describing special considerations that must be addressed in development of these areas," which guides the City when participating in planning efforts and development review in these Areas, where development of them could impact the City; and

WHEREAS, the Aurora Airport is outside the City limits but affects the Wilsonville community, and planning and development proposed at and near the Airport requires special

consideration for its potential impacts to the City of Wilsonville, making it suitable to be designated as an Area of Special Concern; and

WHEREAS, from October 2021 to November 2022, the Wilsonville Planning Commission and City Council each held three work sessions, two online public open houses were held, a survey and stakeholder interviews conducted to gather public input; and

WHEREAS, that process captured the impacts of existing Airport operations, and potential impacts from Airport-related development in the vicinity of the Airport, to public infrastructure and services, natural and environmental systems, and health and well-being of local residents and businesses; and

WHEREAS, the articulation of these special considerations through Area of Special Concern O in the Comprehensive Plan, will guide the City's participation in planning efforts led by other agencies and the City's review of development proposals in the Area, giving the City an opportunity to advocate for those considerations to be appropriately addressed; and

WHEREAS, the Area of Special Concern O boundary is focused on the Airport and vicinity, and the language addresses the land use related impacts to the entire City from the Airport operations, growth, development, and intensification of use in the Area; and

WHEREAS, the Planning Commission of the City has the authority to review and make recommendations to the City Council regarding legislative changes to the Comprehensive Plan pursuant to Sections 2.322 and 4.032 of the Wilsonville Code ("WC"); and

WHEREAS, the Planning Director submitted a Staff Report and Findings, in accordance with the public hearing and notice procedures that are set forth in WC Sections 4.008, 4.012, 4.015, and 4.198; and

WHEREAS, following the timely mailing, posting, and publication in the Wilsonville Spokesman, Canby Herald, and Woodburn Independent, of the required notice, the Planning Commission conducted a public hearing on November 16, 2022, to review the proposed Comprehensive Plan Amendments, and to gather additional testimony and evidence regarding the proposed Amendments, and thereafter deliberated and voted unanimously to approve Resolution No. LP22-0003 recommending adoption to the City Council; and

WHEREAS, a copy of the record of the aforementioned Planning Commission action and recommendation is marked Exhibit B, attached and incorporated herein; and

WHEREAS, following the Planning Commission public hearing, the Wilsonville Planning Director forwarded the recommended Comprehensive Plan Amendments to the City Council, along with a staff report and attachments, in accordance with the public hearing and notice procedures that are set forth in WC Sections 4.008, 4.011, 4.012, and 4.198; and

WHEREAS, the City Council, after Public Hearing Notices were mailed and posted in three locations throughout the City and on the City website, held a public hearing on December 5, 2022, to review the proposed Airport Good Neighbor Policies and Wilsonville Comprehensive Plan Text and Areas of Special Concern Map Amendments, and to gather additional testimony and evidence regarding the proposal; and

WHEREAS, the City Council has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the City Council has duly considered the subject, including the Planning Commission recommendations and all the exhibits and testimony introduced and offered by all interested parties.

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

- Section 1. Findings. The above-recited findings are adopted and incorporated by reference herein as findings and conclusions of Resolution No. LP22-0003 (Exhibit B). The City Council further finds and concludes that the adoption of the proposed Wilsonville Comprehensive Plan Text and Areas of Special Concern Map Amendments are necessary to help protect the public health, safety, and welfare of the municipality.
- Section 2. Determination. Based on such findings, the City Council hereby adopts the Wilsonville Comprehensive Plan Text and Areas of Special Concern Map Amendments to adopt the Airport Good-Neighbor Policies as Area of Special Concern O, attached hereto and marked as Exhibit A, incorporated

by reference as if fully set forth herein. The City Recorder is hereby directed to prepare final Wilsonville Comprehensive Plan formatting to make sure such style and conforming changes match the format and style of the Comprehensive Plan.

Section 3. Effective Date. This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED by the Wilsonville City Council at a regular meeting thereof this 5th day of December, 2022, and scheduled the second reading on December 19, 2022 commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

Kimberly Veliz, City Recorder

ENACTED by the City Council on the ____ day of ____, 2022, by the following votes:

Yes: _____ No: _____

Kimberly Veliz, City Recorder

DATED and signed by the Mayor this _____ day of ____, 2022

JULIE FITZGERALD MAYOR

SUMMARY OF VOTES:

Mayor Fitzgerald

Council President Akervall

Councilor Lehan

Councilor West

Councilor Linville

EXHIBITS:

- A. Wilsonville Comprehensive Plan Area of Special Concern O Text and Map
- B. Resolution No. LP22-0003 Planning Commission Record

Wilsonville Comprehensive Plan Area of Special Concern O

AREA O

This Area is focused on the Aurora State Airport and adjacent properties. Aurora State Airport is a Category II, Urban General Aviation Airport operated by Oregon Department of Aviation and located approximately 1.6 miles south of Wilsonville city limits. The Airport is within Marion County, but it extends northward to the shared boundary with Clackamas County. Arndt Road serves as the northern boundary, Boones Ferry Road NE is the western boundary, and Area O extends south and east to include the Aurora State Airport and adjacent parcels. The boundary of Area O encompasses the Aurora State Airport property, adjacent properties with through-the-fence access, and adjacent rural properties that form a buffer around developed areas near the Airport.

The City of Wilsonville and Aurora State Airport are separated by a portion of a larger agricultural district known as the French Prairie. Although the Airport is outside of the City of Wilsonville's boundaries, the runway at the Aurora State Airport is oriented in a north-south direction and aircraft taking off and landing fly over Wilsonville bringing noise and air pollution. Existing environmental and infrastructure issues at and in the vicinity of the Aurora State Airport have the potential to negatively impact the City of Wilsonville. These issues could worsen due to development and intensification of use in Area O. The Interstate 5 Freeway, State Route 551, and other major roadways in the vicinity connect to the transportation system within the City of Wilsonville. Sewage treatment via septic systems for large industrial scale development and stormwater runoff in and around the airport can negatively impact the Willamette River watershed, in turn effecting water quality, natural habitat, and recreational opportunities for the surrounding communities.

The existing federal and state framework of regulations, policies, and guidance specific to airport compatibility planning focuses primarily on protecting airports and aviation operations from intrusion of incompatible uses, rather than limiting or mitigating the impacts of aviation on nearby communities. These aviation policies include limiting physical hazards to air navigation in the area surrounding the Aurora Airport, but do not address potential impacts of existing operations and potential growth to public and private infrastructure and services, natural and environmental systems, and local residents. The designation of Area O provides policy direction for the City when reviewing proposed development and participating in planning efforts in the Area. Area-specific objectives both recognize the Aurora Airport's role in the state transportation system and local economy and identify the impacts to Wilsonville of airport expansion and intensification of use in Area O.

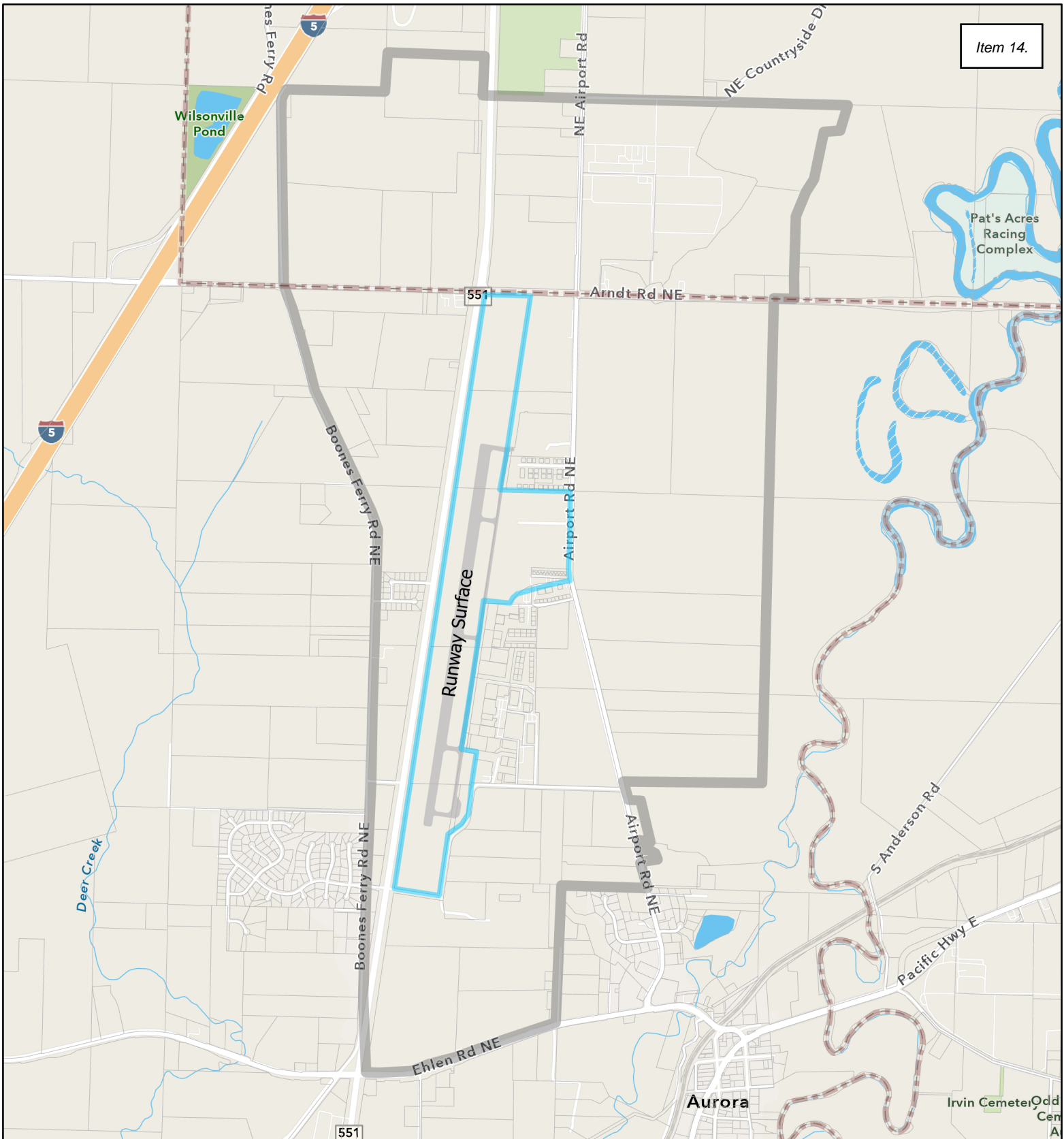
The City has identified a range of potential impacts from aviation operations at Aurora State Airport and development on the airport property and surrounding lands, including:

- Noise and air pollution from flight patterns over Wilsonville, particularly in residential areas, that negatively impact quality of life.
- Water pollution in the vicinity of, and to, the Willamette River, which the City of Wilsonville relies on as its primary source of water. The Willamette River is also an important environmental and recreational resource for the region and is designated and protected as part of the Willamette River Greenway by Statewide Planning Goal 15.

- Loss of high-quality farmland. The fertile agricultural land of French Prairie has been designated by the United States Department of Agriculture (USDA) as “Prime Farmland” due to having the best combination of high-quality soils, growing season, and moisture supply. These high-quality agricultural lands surround the Aurora State Airport and “through the fence” properties (adjacent lands which gain access to the Airport and operate aviation services and businesses) and are designated Rural Reserve, by Clackamas County and zoned Exclusive Farm Use (EFU) by Marion County, consistent with existing policies adopted by the State of Oregon and Metro region. The City acknowledges and supports the Airport’s contribution to various sectors of the local economy, and also recognizes agricultural activity in French Prairie is exceptional and contributes substantially to the State’s and Wilsonville’s economy. French Prairie is a distinctive place in Oregon and some businesses locate in the City to have close proximity and access to these farm goods. Preservation of high-quality farmland in the French Prairie and its designation as a Rural Reserve continues to be a City priority.
- Negative impacts to the development of industrial and employment land in Wilsonville. The Metro Urban Growth Management Functional Plan designates several locations within the Wilsonville Urban Growth Boundary as Regionally Significant Industrial Areas, Industrial Areas, or other Employment Lands. The City of Wilsonville and other public agencies have adopted standards to preserve these areas for the purpose of meeting regional employment need and set aside resources to provide infrastructure supporting their development. Potential development of industrial or other employment uses in “through-the-fence” areas or other parcels adjacent to the Airport, conflicts with regional and state policy in directing industrial growth towards designated employment lands within urban areas, including Wilsonville.
- Surface transportation access and adequate levels of service, or in the case of ODOT facilities adequate volume to capacity (v/c) ratios, in the City of Wilsonville, Area O, and routes connecting across the French Prairie. The Aurora State Airport is a component of the State’s transportation system and provides economic benefits to Wilsonville residents and businesses by providing nearby access to general aviation and helicopter facilities. Surface transportation facilities, including I-5, Highway 551, Arndt Road, Airport Road, and Boones Ferry Road all connect to and impact the effective function of the transportation system in Wilsonville, and provide access between Wilsonville and French Prairie, the Aurora Airport, and Willamette Valley to the south. These transportation routes are designed to cross rural areas and could be negatively impacted by increased development intensity on rural land in the vicinity of the Airport.
- Resiliency and capacity for emergency response. The Airport provides an operational base for emergency service providers and could support the resilience of the region in the event of a natural disaster or other emergency. Changes to the configuration of the Airport, type of operations housed there, or development and intensification of use in Area O, could lead to impacts that may diminish the overall benefits provided by the Airport.

Objectives

- 1) Engage as an Affected Jurisdiction in Aurora State Airport master planning or other processes to review future development plans and policy for the Airport and through-the-fence properties. Advocate for operational and development policies for the Airport that include adequate provision of infrastructure, protection of environmental systems, and noise control measures.
- 2) Evaluate and respond to proposals for changes to the type and intensity of aviation activities at the Aurora State Airport to minimize noise and pollution impacts to residents, businesses, and environmental or public resources in the Wilsonville Urban Growth Boundary.
- 3) Maintain ongoing coordination with applicable agencies and organizations, including Oregon Department of Aviation, Oregon Department of Environmental Quality, Airport operators and aviation stakeholders to reduce the impacts of aviation on noise-sensitive areas like residential districts and environmental resource areas such as the Willamette River. Support a Federal Aviation Regulation Part 150 study to develop Noise Exposure Maps defining the existing and future noise exposure boundaries surrounding the Airport.
- 4) Evaluate and respond to public and private development and infrastructure projects in Area O to ensure that rural development patterns and agricultural activities are protected, supporting regional food security, the agricultural economy, and protection of environmental resources, consistent with policies adopted by the State of Oregon, Metro Region Rural Reserves, and County Exclusive Farm Use zoning.
- 5) Ensure that development within Area O maintains rural development patterns and includes appropriate, concurrent upgrades to public and private infrastructure and services to prevent negative impacts to the water, sewer, stormwater, and transportation systems serving Wilsonville and surrounding areas.
- 6) Advocate to maintain the general aviation designation and existing services at Aurora State Airport, as an air transportation resource supporting Wilsonville-based businesses, as a hub in emergency management plans, and as an operational base for emergency service providers. Evaluate and respond to development proposals proposing to increase development intensity in Area O that could hinder safe, convenient, and efficient access to the Airport.



The City of Wilsonville, Oregon
Clackamas and Washington Counties



Area of Special Concern

- Aurora State Airport
- Area of Special Concern
- County Boundary



11/8/2022

0 Miles 0.5

LP22-0003
Airport Good-Neighbor Policies
Planning Commission Public Hearing Record Index
FINAL (November 16, 2022)

PLANNING COMMISSION AND CITY COUNCIL MEETINGS

November 16, 2022 - Planning Commission Public Hearing

Resolution LP22-0003

Staff Report and Attachments

Presentation

Affidavit of Notice of Hearing

September 19, 2022 - City Council Work Session

Staff Report and Attachments

Presentation

Action Minutes

September 14, 2022 - Planning Commission Work Session

Staff Report and Attachments

Presentation

Minutes Excerpt

May 2, 2022 - City Council Work Session

Staff Report and Attachments

Presentation

Action Minutes

April 13, 2022 - Planning Commission Work Session

Staff Report and Attachments

Presentation

Minutes Excerpt

December 6, 2021 - City Council Work Session

Staff Report and Attachments

Presentation

Action Minutes

November 10, 2021 - Planning Commission Work Session

Staff Report and Attachments

No Presentation

Minutes Excerpt

PUBLIC ENGAGEMENT

Community Engagement Summary

- Public Online Survey: February 13 - March 14, 2022
- Online Community Conversations: March 9 & 10, 2022
- Boones Ferry Messenger – March 2022 Excerpt

Comments/Articles

- None received

The Airport Good-Neighbor Policies (LP22-0003) Record can be found at the following link:

https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/residents/page/122571/airport_record_final.pdf