



## CITY COUNCIL AGENDA

January 06, 2025 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

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### **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](mailto: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.*

### **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, January 6, 2025 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10:00 a.m. on December 18, 2024. 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.*

### **SWEARING IN CEREMONY [7:00 PM]**

1. [Oath of office administered by Judge Fred Weinhouse to newly elected Mayor Shawn O'Neil, Councilor Anne Shevlin and Councilor Adam Cunningham.](#)
2. *Brief Break for Refreshments*

### **CALL TO ORDER [7:30 PM]**

1. Roll Call
2. Pledge of Allegiance

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

#### **MAYOR'S BUSINESS [7:35 PM]**

4. Vote for Council President
5. [Upcoming Meetings](#)

#### **COMMUNICATIONS [7:45 PM]**

#### **CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS [7:45 PM]**

*This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address 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 [8:00 PM]**

6. Councilor Berry
7. Councilor Dunwell
8. Councilor Shevlin
9. Councilor Cunningham

#### **CONSENT AGENDA [8:20 PM]**

10. [Resolution No. 3184](#)

[A Resolution to Allocate Community Cultural Events and Programs Grant Funds for Fiscal Year 2024/2025. \(Valentine\)](#)

11. [Minutes of the December 2, 2024 City Council Meeting. \(City Recorder\)](#)

#### **NEW BUSINESS [8:25 PM]**

12. [Resolution No. 3167](#)

[A Resolution Of The City Of Wilsonville Authorizing Acquisition Of Property And Property Interests Related To Construction Of The Boeckman Creek Flow Mitigation Project \(CIP #7068\). \(Barrett/Kraushaar\)](#)

#### **CONTINUING BUSINESS [8:45 PM]**

**PUBLIC HEARING [8:45 PM]**

13. [Ordinance No. 896 1st Reading \(Quasi-Judicial Land Use Hearing\)](#)

[An Ordinance Of The City Of Wilsonville Annexing Approximately 9.00 Acres Of Property Located At 7400 SW Frog Pond Lane For Development Of A 28-Lot Residential Subdivision. \(Luxhoj\)](#)

14. [Ordinance No. 897 1st Reading \(Quasi-Judicial Land Use Hearing\)](#)

[An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Clackamas County Rural Residential Farm Forest 5-Acre \(RRFF-5\) Zone To The Residential Neighborhood \(RN\) Zone On Approximately 9.00 Acres Located At 7400 SW Frog Pond Lane For Development Of A 28-Lot Residential Subdivision. \(Luxhoj\)](#)

**CITY MANAGER’S BUSINESS [9:00 PM]**

**LEGAL BUSINESS [9:05 PM]**

**ADJOURN [9:10 PM]**

**INFORMATIONAL ITEMS – No Council Action Necessary**

[City Manager Reports](#)

*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](mailto: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  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al 503-570-1506.*



CITY OF WILSONVILLE  
OATH OF OFFICE

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

I, Shawn O’Neil, the undersigned, having been elected to the office of Wilsonville Mayor, on oath depose and say that I will support the Constitution and Laws of the United States, and the State of Oregon, and that I will faithfully perform the duties of Wilsonville Mayor to which I have been elected.

\_\_\_\_\_  
 Shawn O’Neil

Subscribed and sworn to before me this 6<sup>th</sup> day of January 2025.

\_\_\_\_\_  
 Honorable Judge Fred Weinhouse



CITY OF WILSONVILLE  
OATH OF OFFICE

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

I, Anne Shevlin, the undersigned, having been elected to the office of Wilsonville City Councilor, on oath depose and say that I will support the Constitution and Laws of the United States, and the State of Oregon, and that I will faithfully perform the duties of Wilsonville City Councilor to which I have been elected.

\_\_\_\_\_  
Anne Shevlin

Subscribed and sworn to before me this 6<sup>th</sup> day of January 2025.

\_\_\_\_\_  
Honorable Judge Fred Weinhouse



CITY OF WILSONVILLE  
OATH OF OFFICE

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

I, Adam Cunningham, the undersigned, having been elected to the office of Wilsonville City Councilor, on oath depose and say that I will support the Constitution and Laws of the United States, and the State of Oregon, and that I will faithfully perform the duties of Wilsonville City Councilor to which I have been elected.

\_\_\_\_\_  
Adam Cunningham

Subscribed and sworn to before me this 6<sup>th</sup> day of January 2025.

\_\_\_\_\_  
Honorable Judge Fred Weinhouse

**CITY COUNCIL ROLLING SCHEDULE**  
**Board and Commission Meetings**  
**Items known as of 12/19/202412/31/24**

**January**

1/8	Thursday	6:00 pm	Planning Commission	Council Chambers
1/13	Monday	6:30 pm	DRB-A	Council Chambers
1/14	Tuesday	6:00 pm	Diversity, Equity & Inclusion Committee	Council Chambers
1/15	Wednesday	6:00 pm	Kitakata Sister City Advisory Board	Parks & Rec Admin.
1/22	Wednesday	6:30 pm	Library Board	Library
1/23	Thursday	5:00 pm	City Council	Council Chambers
1/27	Monday	6:30 pm	DRB-B	Council Chambers
1/29	Wednesday	10:00 am	Tourism Promotion Committee	Council Chambers

**February**

2/3	Monday	5:00 pm	City Council	Council Chambers
2/10	Monday	6:30 pm	DRB-A	Council Chambers
2/11	Tuesday	6:00 pm	Diversity, Equity & Inclusion Committee	Council Chambers
2/12	Wednesday	6:00 pm	Planning Commission	Council Chambers
2/12	Wednesday	6:00 pm	Kitakata Sister City Advisory Board	Parks & Rec Admin.
2/20	Thursday	5:00 pm	City Council	Council Chambers
2/24	Monday	6:30 pm	DRB-B	Council Chambers
2/26	Wednesday	6:30 pm	Library Board	Library

**Community Events:****January**

- 1/7    Piecemakers Quilters, 9:00 am, Tauchman House  
 Ukulele Jam, 9:30 am, Parks & Rec Admin. Bldg  
 Intermediate English, 10:00 am, Library  
 ODHS Drop-In Assistance, 10:00 am, Library  
 Baby & Toddler Time, 10:30 am, Library  
 Baby & Toddler Time, 11:15 am, Library  
 Lunch at the Community Center, 12:00 pm, Community Center  
 Partners Bridge, 12:30 pm, Community Center  
 ODHS Drop-In Assistance, 1:00 pm, Library

All dates and times are tentative; check the City's online calendar for schedule changes at [www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us).

- 1/7 Virtual Reality Fitness, 1:00 pm, Community Center  
 Beginning Tai Chi, 2:00 pm, Community Center  
 Oil Painting, 5:30 pm, Parks & Rec. Admin Bldg.  
 Barre Tone, 5:45 pm, Community Center  
 Soul Flow Yoga, 7:15 pm, Community Center
- 1/8 Core, Floor & More+Stretch, 5:45 pm, Community Center  
 Healthy Bones and Balance, 8:30 am, Community Center  
 Advanced Healthy Bones and Balance, 9:30 am, Community Center  
 Digital Photography Club, 10:00 am, Community Center  
 Family Storytime, 10:30 am, Library  
 PROFILES (online), 11:00 am, Library  
 Sit, Stand and Be Fit, 11:00 am, Community Center  
 Pinochle/Cribbage, 1:00 pm, Community Center  
 STEAM Stuff, 2:30 pm, Library  
 Teen Afterschool Drop-In Activities, 3:00 pm, Library
- 1/9 1-5 Connection Chorus Group, 10:00 pm, Community Center  
 Improving your Bridge, 10:00 am, Community Center  
 Family Storytime, 10:30 am, Library  
 Ladies Afternoon Out, 1:00 pm, Community Center  
 Beginning Tai Chi, 2:00 pm, Community Center  
 Tai Chi Continuing, 3:00 pm, Community Center  
 Prenatal and Postpartum Yoga, 7:15 pm, Community Center
- 1/10 Healthy Bones and Balance, 8:30 am, Community Center  
 Advanced Healthy Bones and Balance, 9:30 am, Community Center  
 WIC Pop-Up Clinic, 10:00 am, Library  
 Play Group, 10:30 am, Library  
 Conversational Spanish Group, 10:30 am, Community Center  
 Sit, Stand, and Be Fit, 11:00 am, Community Center  
 Bridge Group Play, 11:30 am, Community Center  
 Lunch at the Community Center, 12:00 pm, Community Center  
 Mexican Train Dominoes, 1:00 pm, Community Center  
 WIC Pop-Up Clinic, 1:00 pm, Library
- 1/11 Soccer Shots, 9:00 am, Wilsonville Memorial Park (outdoors), Community Center (indoors)  
 Book Notes Concert, 2:00 pm, Library  
 Lunar New Year Celebration, 3:00 pm, Library  
 Stuffed Animal Sleepover – Drop-off, 3:00 pm, Library
- 1/12 Meditative Watercolor, 12:00 pm, Parks & Rec Admin Bldg.  
 Stuffed Animal Sleepover – Pick-up, 1:00 pm, Library

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- 1/13 Healthy Bones and Balance, 8:30 am, Community Center  
 Advanced Healthy Bones and Balance, 9:30 am, Community Center  
 Sit, Stand and Be Fit, 11:00 am, Community Center  
 Lunch at the Community Center, 12:00 pm, Community Center  
 Mexican Train Dominoes, 1:00 pm, Community Center  
 TAB meeting, 4:30 pm, Library  
 Body Sculpt, 6:00 pm, Community Center  
 Parenting the Love & Logic Way, 7:00 pm, Parks & Rec Admin. Bldg
- 1/14 Piecemakers Quilters, 9:00 am, Tauchman House  
 Ukulele Jam, 9:30 am, Parks & Rec Admin. Bldg  
 Intermediate English, 10:00 am, Library  
 ODHS Drop-In Assistance, 10:00 am, Library  
 Baby & Toddler Time, 10:30 am, Library  
 Baby & Toddler Time, 11:15 am, Library  
 Lunch at the Community Center, 12:00 pm, Community Center  
 Partners Bridge, 12:30 pm, Community Center  
 Art Club, 1:00 pm, Community Center  
 ODHS Drop-In Assistance, 1:00 pm, Library  
 Virtual Reality Fitness, 1:00 pm, Community Center  
 Beginning Tai Chi, 2:00 pm, Community Center  
 Tai Chi Continued, 3:00 pm, Community Center  
 Barre Tone, 5:45 pm, Community Center  
 Soul Flow Yoga, 7:15 pm, Community Center
- 1/15 Core, Floor & More+Stretch, 5:45 pm, Community Center  
 Healthy Bones and Balance, 8:30 am, Community Center  
 Advanced Healthy Bones and Balance, 9:30 am, Community Center  
 Digital Photography Club, 10:00 am, Community Center  
 Family Storytime, 10:30 am, Library  
 Sit, Stand 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  
 Bingo, 1:00 pm, Community Center  
 Teen Afterschool Drop-In Activities, 3:00 pm, Community Center
- 1/16 1-5 Connection Chorus Group, 10:00 pm, Community Center  
 Improving Your Bridge, 10:00 am, Community Center  
 Family Storytime, 10:30 am, Library  
 Ladies Afternoon Out, 1:00 pm, Community Center  
 Beginning Tai Chi, 2:00 pm, Community Center  
 Tai Chi Continuing, 3:00 pm, Community Center  
 Prenatal and Postpartum Yoga, 7:15 pm, Community Center

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- 1/17 Healthy Bones and Balance, 8:30 am, Community Center  
 Advanced Healthy Bones and Balance, 9:30 am, Community Center  
 WIC Pop-Up Clinic, 10:00 am, Library  
 Play Group, 10:30 am, Library  
 Conversational Spanish Group, 10:30 am, Community Center  
 Sit, Stand, and Be Fit, 11:00 am, Community Center  
 Bridge Group Play, 11:30 am, Community Center  
 Lunch at the Community Center, 12:00 pm, Community Center  
 Mexican Train Dominoes, 1:00 pm, Community Center  
 WIC Pop-Up Clinic, 1:00 pm, Library  
 MLK Day Film: Selma, 3:00 pm, Library
- 1/18 Soccer Shots, 9:00 am, Wilsonville Memorial Park (outdoors), Community Center (indoors)  
 Oil Painting, 10:00 am, Parks & Rec Admin Bldg.  
 Spanish Storytime, 11:00 am, Library
- 1/19 Meditative Watercolor, 12:00 pm, Parks & Rec Admin Bldg.
- 1/20 Body Sculpt, 6:00 pm, Community Center
- 1/21 Piecemakers Quilters, 9:00 am, Tauchman House  
 Ukulele Jam, 9:30 am, Parks & Rec Admin. Bldg  
 Intermediate English, 10:00 am, Library  
 ODHS Drop-In Assistance, 10:00 am, Library  
 Medicare 101, 10:30 am, Community Center  
 Baby & Toddler Time, 10:30 am, Library  
 Baby & Toddler Time, 11:15 am, Library  
 Lunch at the Community Center, 12:00 pm, Community Center  
 Partners Bridge, 12:30 pm, Community Center  
 Art Club, 1:00 pm, Community Center  
 ODHS Drop-In Assistance, 1:00 pm, Library  
 Virtual Reality Fitness, 1:00 pm, Community Center  
 Beginning Tai Chi, 2:00 pm, Community Center  
 Tai Chi Continued, 3:00 pm, Community Center  
 Barre Tone, 5:45 pm, Community Center  
 Parenting the Love & Logic Way, 7:00 pm, Parks & Rec Admin. Bldg.  
 Soul Flow Yoga, 7:15 pm, Community Center
- 1/22 Core, Floor & More+Stretch, 5:45 pm, Community Center  
 Healthy Bones and Balance, 8:30 am, Community Center  
 Advanced Healthy Bones and Balance, 9:30 am, Community Center  
 Digital Photography Club, 10:00 am, Community Center  
 Family Storytime, 10:30 am, Library  
 Sit, Stand 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

All dates and times are tentative; check the City's online calendar for schedule changes at [www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us).

- 1/23 1-5 Connection Chorus Group, 10:00 pm, Community Center  
 Improving Your Bridge, 10:00 am, Community Center  
 Family Storytime, 10:30 am, Library  
 Ladies Afternoon Out, 1:00 pm, Community Center  
 Beginning Tai Chi, 2:00 pm, Community Center  
 Tai Chi Continuing, 3:00 pm, Community Center  
 Prenatal and Postpartum Yoga, 7:15 pm, Community Center
- 1/24 Healthy Bones and Balance, 8:30 am, Community Center  
 Advanced Healthy Bones and Balance, 9:30 am, Community Center  
 WIC Pop-Up Clinic, 10:00 am, Library  
 Play Group, 10:30 am, Library  
 Conversational Spanish Group, 10:30 am, Community Center  
 Sit, Stand, and Be Fit, 11:00 am, Community Center  
 Bridge Group Play, 11:30 am, Community Center  
 Lunch at the Community Center, 12:00 pm, Community Center  
 Mexican Train Dominoes, 1:00 pm, Community Center  
 WIC Pop-Up Clinic, 1:00 pm, Library
- 1/25 Soccer Shots, 9:00 am, Wilsonville Memorial Park (outdoors), Community Center (indoors)
- 1/26 Meditative Watercolor, 12:00 pm, Parks & Rec Admin Bldg.
- 1/27 Healthy Bones and Balance, 8:30 am, Community Center  
 Advanced Healthy Bones and Balance, 9:30 am, Community Center  
 Life 101 Lecture Series: Estate Planning, 10:30 am, Community Center  
 Sit, Stand and Be Fit, 11:00 am, Community Center  
 Lunch at the Community Center, 12:00 pm, Community Center  
 Mexican Train Dominoes, 1:00 pm, Community Center  
 Creative Corner, 2:00 pm, Library  
 TAB meeting, 6:30 pm, Library  
 Body Sculpt, 6:00 pm, Community Center  
 Parenting the Love & Logic Way, 7:00 pm, Parks & Rec Admin. Bldg.
- 1/28 Piecemakers Quilters, 9:00 am, Tauchman House  
 Ukulele Jam, 9:30 am, Parks & Rec Admin. Bldg  
 Intermediate English, 10:00 am, Library  
 ODHS Drop-In Assistance, 10:00 am, Library  
 Baby & Toddler Time, 10:30 am, Library  
 Baby & Toddler Time, 11:15 am, Library  
 Lunch at the Community Center, 12:00 pm, Community Center  
 Partners Bridge, 12:30 pm, Community Center  
 ODHS Drop-In Assistance, 1:00 pm, Library  
 Virtual Reality Fitness, 1:00 pm, Community Center

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- 1/28 Beginning Tai Chi, 2:00 pm, Community Center  
 Tai Chi Continued, 3:00 pm, Community Center  
 Barre Tone, 5:45 pm, Community Center  
 Soul Flow Yoga, 7:15 pm, Community Center
- 1/29 Lunar New Year (all day)  
 Core, Floor & More+Stretch, 5:45 pm, Community Center  
 Healthy Bones and Balance, 8:30 am, Community Center  
 Advanced Healthy Bones and Balance, 9:30 am, Community Center  
 Digital Photography Club, 10:00 am, Community Center  
 Family Storytime, 10:30 am, Library  
 Sit, Stand 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  
 Teen Afterschool Drop-In Activities, 3:00 pm, Library
- 1/30 1-5 Connection Chorus Group, 10:00 pm, Community Center  
 Improving Your Bridge, 10:00 am, Community Center  
 Family Storytime, 10:30 am, Library  
 Ladies Afternoon Out, 1:00 pm, Community Center  
 Beginning Tai Chi, 2:00 pm, Community Center  
 Tai Chi Continuing, 3:00 pm, Community Center  
 Prenatal and Postpartum Yoga, 7:15 pm, Community Center
- 1/31 Healthy Bones and Balance, 8:30 am, Community Center  
 Advanced Healthy Bones and Balance, 9:30 am, Community Center  
 WIC Pop-Up Clinic, 10:00 am, Library  
 Play Group, 10:30 am, Library  
 Conversational Spanish Group, 10:30 am, Community Center  
 Sit, Stand, and Be Fit, 11:00 am, Community Center  
 Bridge Group Play, 11:30 am, Community Center  
 Lunch at the Community Center, 12:00 pm, Community Center  
 Mexican Train Dominoes, 1:00 pm, Community Center  
 WIC Pop-Up Clinic, 1:00 pm, Library

All dates and times are tentative; check the City's online calendar for schedule changes at [www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us).



**CITY COUNCIL MEETING  
STAFF REPORT**

<p><b>Meeting Date:</b> January 6, 2025</p>	<p><b>Subject: Resolution No. 3184</b> A Resolution to Allocate Community Cultural Events and Programs Grant Funds for Fiscal Year 2024/2025</p> <p><b>Staff Member:</b> Erika Valentine, Arts &amp; Culture Program Coordinator</p> <p><b>Department:</b> Parks and Recreation</p>	
<p><b>Action Required</b></p>	<p><b>Advisory Board/Commission Recommendation</b></p>	
<p><input checked="" type="checkbox"/> Motion  <input type="checkbox"/> Public Hearing Date:  <input type="checkbox"/> Ordinance 1<sup>st</sup> Reading Date:  <input type="checkbox"/> Ordinance 2<sup>nd</sup> 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</p>	<p><input checked="" type="checkbox"/> Approval  <input type="checkbox"/> Denial  <input type="checkbox"/> None Forwarded  <input type="checkbox"/> Not Applicable</p> <p><b>Comments:</b> N/A</p>	
<p><b>Staff Recommendation:</b> Staff recommends Council adopt the Consent Agenda.</p>		
<p><b>Recommended Language for Motion:</b> I move to approve the Consent Agenda.</p>		
<p><b>Project / Issue Relates To:</b> Community Cultural Events and Program Grant</p>		
<p><input checked="" type="checkbox"/> Council Goals/Priorities Establishment of an Arts and Culture Commission – Fund allocation of the Community Cultural Events and Programs Grant.</p>	<p><input checked="" type="checkbox"/> Adopted Master Plan(s) Arts, Culture, and Heritage Strategy</p>	<p><input type="checkbox"/> Not Applicable</p>

**ISSUE BEFORE COUNCIL:**

Consider funding the Community Cultural Events and Programs Grants for FY 2024/2025, as recommended by the Arts, Culture and Heritage Commission (ACHC).

**EXECUTIVE SUMMARY:**

The intention of the Community Cultural Events and Program, referred to as the CCEP Grant, is to focus funding in support of arts, culture, and heritage programs. The CCEP Grant is intended to aid non-profit organizations to produce projects, programs, or events that promote arts, culture, history, and heritage as well as for festivals and special events for the benefit of the Wilsonville community. The grant program seeks to stimulate participation in local culture.

The grant criteria is purposely broad to be inclusive of different types of arts, culture, and heritage projects. Types of projects to be considered for funding include the following:

- A new project or event that would further arts, culture, history, or heritage for the benefit of the Wilsonville community.
- An annual Wilsonville event with the introduction of new or expanded attractions or partners that engages Wilsonville's artists, craft persons, and creatives.
- Media advertising, public relations, or marketing campaigns/projects in support of arts, culture, history, or heritage projects, or events.
- Program improvements that increase access to arts, culture, history, and heritage for special populations including newcomers to Wilsonville, low-income residents, ethnic minorities, and others that may not feel included in community life.

Community Cultural Events and Program Grant Application materials were posted on the City's website in summer 2024. Staff advertised the grant in the Boones Ferry Messenger, on City social media, with the Clackamas County Arts Alliance and Tualatin Valley Creates. Information was also sent directly to local Arts & Culture Non-Profit Organizations. Applications were due November 15, 2024.

The Arts, Culture & Heritage Commission met on December 4, 2024, to receive presentations from the three applicants. After discussing the proposals, the Commission recommended funding for the following projects:

**Charbonneau Arts Association – Wilsonville Music Festival, (\$10,000)**

- Charbonneau Arts Association requested grant funds to support their first Wilsonville Music Festival at Charbonneau to be held in the summer of 2025 with potential partner Cascade Blues Festival. The project would include stipends for professionals to help develop the festival and to secure genre-specific musicians, fund musicians, advertising, and student workshops.

**Wilsonville Rotary Foundation – Summer Concert Series (\$8,000)**

- The Wilsonville Rotary Concert Series will take place the last three Thursdays in July and the first Thursday in August. The Rotary Foundation works with a professional booking agency to curate a series of concerts that appeals to diverse interests. The grant funds would go towards paying the bands, sound technician staff and equipment, rental fees, advertising, etc.

**Wilsonville STAGE– “Pop Up” Performances (\$3,000)**

- With challenges of utilizing traditional venues for theater, Wilsonville STAGE has adapted to come up with a plan for “Pop Up Performances,” including producing two shows for weekend matinees. While these performances are low-cost due to minimal needs for costumes, props, lights/sound; the grant funds would go towards venue and rehearsal space fees.

**TIMELINE:**

For this 2024/2025 grant cycle, projects that receive funding must be completed by September 1, 2026.

**CURRENT YEAR BUDGET IMPACTS:**

The Community Cultural Events and Program Grant is funded from the City’s General Fund in the amount of \$25,000. The fiscal year 2024/25 budget allocated \$25,000 in grant funds.

**COMMUNITY INVOLVEMENT PROCESS:**

The Commission reviewed all grant applications at a public meeting.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:**

The community will benefit from an increase of arts, culture and heritage programs and events, as well as additional opportunities for youth to get involved with cultural arts.

**ALTERNATIVES:**

N/A

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Resolution No. 3184
2. Community Cultural Events and Program Grant Guidelines

**RESOLUTION NO. 3184****A RESOLUTION OF THE CITY OF WILSONVILLE TO ALLOCATE COMMUNITY CULTURAL EVENTS AND PROGRAMS GRANT FUNDS FOR FISCAL YEAR 2024/2025.**

WHEREAS, in November 2022, the Wilsonville City Council approved the creation of the Community Cultural Events and Programs (CCEP) Grant via Resolution No. 3007; and

WHEREAS, the CCEP Grant funding is used to “aid Wilsonville non-profit organizations to produce projects, programs, or events that promote arts, culture, history, and heritage; and for festivals and special events for the benefit of the Wilsonville community;” and

WHEREAS, eligible projects can stimulate participation in local culture; and

WHEREAS, the Arts, Culture and Heritage Commission (“Commission”) is charged with reviewing CCEP grant applications and making a recommendation to the City Council to fund those programs that best align with the CCEP grant criteria; and

WHEREAS, the Arts, Culture, and Heritage Commission reviewed the applications to ensure that they comply with the goals and guidelines of the CCEP Grant, and made a recommendation to fund all community cultural events and programs for FY 2024/2025.

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

Section 1: The City allocates Community Cultural Events and Programs Grant Funds to the following for Fiscal Year 2024/2025

- Charbonneau Arts Association – Wilsonville Music Festival (\$10,000)
- Wilsonville Rotary Foundation– Summer Concert Series (\$8,000)
- Wilsonville STAGE – “Pop Up Performances” (\$3,000)

Section 2: This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 6<sup>th</sup> day of January 2025 and filed with the Wilsonville City Recorder this date.

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Shawn O’Neil, Mayor



ATTEST:

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Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor O'Neil

Councilor Berry

Councilor Dunwell

Councilor Shevlin

Councilor Cunningham

**Purpose**

The grant is intended to aid Wilsonville non-profit organizations to produce projects, programs, or events that promote arts, culture, history, and heritage; and for festivals and special events for the benefit of the Wilsonville community. The grant program seeks to stimulate participation in local culture.

**Types of Projects to be Considered**

- A new project or event that would further arts, culture, history, or heritage for the benefit of the Wilsonville community.
- An annual Wilsonville event with the introduction of new or expanded attractions or partners that engages Wilsonville's artists, craft persons, and creatives.
- Media advertising, public relations, or marketing campaigns/projects in support of arts, culture, history, or heritage projects or events.
- Program improvements that increase access to arts, culture, history, and heritage for special populations including newcomers to Wilsonville, low-income residents, ethnic minorities, and others that may not feel included in community life.

**Applicant Criteria**

- 1) Applicant must be a qualified tax exempt or non-profit organization.
- 2) Only one City grant per fiscal year (July – June) will be awarded to any one organization.
- 3) Project/event must take place within the Wilsonville city limits
- 4) An organization that is awarded a grant will only be considered for a grant in future funding cycles if the previously awarded grant project has been completed and complied with grant procedures, including filing a final financial statement and project evaluation.

**Funding**

Funding for this grant program is \$25,000, which is disbursed to multiple organizations. The funds are made available from the City of Wilsonville general fund.

**Process**

The online application for the City of Wilsonville Community Cultural Events and Programs Grant will be the primary way of communicating project funding intentions to the grant review committee. Be sure to include all important information you want the board to be aware of in this application.

- Applicants are strongly encouraged to attend the meeting of the City’s Arts, Culture, and Heritage Commission to make a brief presentation. The presentation will be limited to a maximum of three minutes. The best use of this time is to emphasize the importance or impact of your project, service, or program, not to recap or review your written material.

This meeting is scheduled on: Wednesday, December 4, 2024 at 6:00pm.

- Please be sure that your request satisfies the conditions of the grant and that you provide all the information requested. Incomplete applications will not be considered.

## **Evaluation Criteria**

The City of Wilsonville's Arts, Culture, and Heritage Commission will review applications and make funding recommendations to City Council according to the criteria and the intent of the grant program. Item 10.

## **Items to Address in Application**

- 1) The project must demonstrate a clear need for financial assistance. Factors such as all other available financial resources and the organization's total budget will be considered.
- 2) The project must demonstrate potential to further arts, culture, history, or heritage. Consideration will be given to the uniqueness and quality of your project.
- 3) Projects receiving grant funds must be completed by September 1, 2026
- 4) The project must provide evidence of equal matching resources other than the grant.
  - Matched resources may be in the form of in-kind donations or cash.
  - Matching funds must be documented and must be committed prior to the distribution of grant funds.
- 5) Annual events must show continued access to additional supporting funds other than City resources.

## **Important Financial Information**

- 1) The total maximum amount to be granted is limited to \$25,000. Full funding is rare due to the number of applicants competing for the available funds.
- 2) If an organization is awarded and accepts funds less than their request, they will be expected to fulfill the project as presented in their application or notify the City of alterations of the goals of the project. If a project is cancelled for any reason, any grant funds must be returned to the City of Wilsonville.
- 3) Upon receipt of grant funds, the administering organization agrees to be bound to the commitments of their application. If it is determined that grant monies are used for any item not specified within the grant application, or in the timeline specified, the funds in question must be returned to the City of Wilsonville.
- 4) The organization receiving grant funds and the officers named in the application are jointly and severally responsible for the final financial report required with approved applications.
- 5) The final report must include financial income and expense statements related to the project and a copy of any publicity or printed materials that include the statement acknowledging the source of funds. List your achievements, and accurately verify attendance and/or people served.

If you have any questions, please contact:

Erika Valentine, Arts & Culture Program Coordinator – Parks and Recreation Department

(503) 570-1629

[EValentine@ci.wilsonville.or.us](mailto:EValentine@ci.wilsonville.or.us)



## CITY COUNCIL MINUTES

December 02, 2024, at 7:30 PM

Wilsonville City Hall & Remote Video Conferencing

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### 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 7:30 p.m. on Monday, Month Date, 2024. The Mayor called the meeting to order at 7:37 p.m., followed by roll call and the Pledge of Allegiance.

### PRESENT

Mayor Fitzgerald  
 Council President Akervall  
 Councilor Linville  
 Councilor Berry  
 Councilor Dunwell

### STAFF PRESENT

Amanda Guile-Hinman, City Attorney  
 Bryan Cosgrove, City Manager  
 Brian Stevenson, Program Manager  
 Delora Kerber, Public Works Director  
 Dustin Schull, Parks Supervisor  
 Jeanna Troha, Assistant City Manager  
 Keith Katko, Finance Director  
 Kerry Rappold, Natural Resources Manager  
 Kimberly Veliz, City Recorder  
 Kris Ammerman, Parks and Recreation Director  
 Mark Ottenad, Public/Government Affairs Director  
 Martin Montalvo, Public Works Ops. Manager  
 Matt Lorenzen, Economic Development Manager  
 Zach Weigel, City Engineer  
 Zoe Mombert, Assistant to the City Manager  
 Tommy Reeder, Lead Parks Maintenance Specialist

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

**Motion:** Moved to approve the order of the agenda.

Motion made by Councilor Akervall, Seconded by Councilor Linville.

**Voting Yea:**

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry, Councilor Dunwell

**Vote:** Motion carried 5-0.

**MAYOR'S BUSINESS**

4. Upcoming Meetings

5.

Mayor Fitzgerald announced that the next regular City Council meeting was slated for January 6, 2025. The meeting would incorporate the formal swearing-in ceremony for the newly elected officials. Mayor-Elect Shawn O'Neil, Councilor-Elect Adam Cunningham, and Councilor-Elect Anne Shevlin.

The Mayor reflected on the transition of leadership, as she and Councilors Akervall and Linville would be departing from the City Council. The Mayor highlighted continuity in governance and the introduction of new members tasked with contributing to the City's progress. The Mayor expressed gratitude for Councilors Akervall and Linville's unwavering dedication and service to the community.

6. Boards/Commission Appointments/Reappointments

**Diversity, Equity and Inclusion Committee – Student Appointment**

Appointment of Arush Goswami to the Diversity, Equity and Inclusion Committee for a term beginning 1/1/2025 to 12/31/2025.

**Motion:** Moved to ratify the appointment of Arush Goswami to the Diversity, Equity and Inclusion Committee for a term beginning 1/1/2025 to 12/31/2025.

Motion made by Councilor Akervall, Seconded by Councilor Dunwell.

**Voting Yea:**

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry, Councilor Dunwell

**Vote:** Motion carried 5-0.

### **Diversity, Equity and Inclusion Committee – Student Appointment**

Appointment of Fiona Huston to the Diversity, Equity and Inclusion Committee for a term beginning 1/1/2025 to 12/31/2025.

**Motion:** Moved to ratify the appointment of Fiona Huston to the Diversity, Equity and Inclusion Committee for a term beginning 1/1/2025 to 12/31/2025.

Motion made by Councilor Akervall, Seconded by Councilor Berry.

#### **Voting Yea:**

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry, Councilor Dunwell

**Vote:** Motion carried 5-0.

#### 7. Town Center Market Conditions, And Funding Strategies

The Mayor reflected on her years of service and highlighted the significance of industrial land development and urban renewal in Wilsonville's growth. The Mayor stressed the need for citizen involvement in reviewing and advancing the Town Center Plan. Emphasizing urban renewal's past success in funding infrastructure like streets and water systems, she noted its role in attracting businesses. Despite a recent advisory vote with low turnout on urban renewal funding, community interest in a vibrant Town Center remained. The Mayor voiced optimism for further exploration of diverse funding strategies to revitalize the area, calling for community engagement and leadership.

### **COMMUNICATIONS**

#### 8. Public Works Award

Delora Kerber, Public Works Director, presented the 2024 Public Works Project of the year award received for the Public Works Complex. The Public Works Director highlighted key features of the complex including the consolidation of services, seismic resilience, and sustainable design elements.

#### 9. Parks & Recreation Award

Dustin Schull, Parks Supervisor and Brian Stevenson, Program Manager presented two awards received at the 2024 Oregon Recreation & Park Association (ORPA) annual conference:

- The Parks and Recreation team received the Outstanding Maintenance & Asset Management Award for their work to preserve and enhance the Stein-Boozier Barn.
- The Parks and Recreation team and Korean War Memorial Foundation of Oregon (KWMFO) received the Private Sector Partner Award from the Oregon Recreation and Parks Association for their ongoing partnership.

## 10. Natural Areas Management Plan Update

Dustin Schull, Parks Supervisor and Kerry Rappold, Natural Resources Manager along with consultants Ian Christie and Lauren Smith of Ash Creek Forest Management shared an update on the City's first Natural Area Management Plan. The Plan was being developed to prioritize the most vital sites for protection and enhancement, and to ensure that the City was adapting to the presence of invasive species, a changing climate and other threats to the local ecosystem. The PowerPoint presentation displayed was added to the record.

Councilors questions and comments followed the presentation.

## 11. Community Enhancement Grant Project Updates

Dustin Schull, Parks Supervisor Tommy Reeder, Parks Maintenance Specialist shared details on three recent projects funded by the Wilsonville-Metro Community Enhancement Program. Staff's report detailed small projects to build an arboretum and a music garden at Murase Plaza, and to complete the Boones Ferry connector trail. The PowerPoint presentation displayed was added to the record.

Councilors questions and comments followed the presentation.

## **CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS**

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address 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.

The following community members provided citizen input:

- Bill Bagnall
- Rick Wallace
- Tim Knapp

## **COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS**

### 12. Council President Akervall

The Council President reported on the following events:

- Community Tree Lighting on December 5, 2024
- Toy Drive & Senior Stockings last day to donate December 6, 2025

Lastly, the Council President reflected on her time on Council, emphasizing the importance of teamwork and community engagement in leadership.

### 13. Councilor Linville

Councilor Linville reported on the following meetings:

- Greater Portland Inc. (GPI) Small Cities Consortium
- Opioid Settlement Prevention, Treatment and Recovery (OSPTR) Board meeting

In closing, Councilor Linville reflected on her 9 years of service to the City and emphasized the importance of moving forward with the Town Center Plan.

### 14. Councilor Berry

Councilor Berry reported on the following meeting:

- Clackamas County Coordinating Committee (C4) Metro Subcommittee meeting on November 20, 2024

Councilor Berry expressed appreciation for outgoing Mayor Fitzgerald and Councilor Akervall and Linville.

### 15. Councilor Dunwell

Councilor Dunwell expressed gratitude for the opportunity to serve with the outgoing Mayor Fitzgerald and Councilors Akervall and Linville, highlighting their individual strengths and contributions.

## RECESS

The Mayor recessed the meeting to celebrate the outgoing Mayor and Councilors at 9:20 p.m.

The Mayor reconvened the meeting at 9:42 p.m.

The Mayor requested a motion to extend the City Council meeting past 10:00 p.m.

**Motion:** Moved to extend the City Council meeting to 10:15 p.m.

Motion made by Councilor Akervall Seconded by Councilors Berry, Dunwell, and Linville.

## Voting Yea:

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry, Councilor Dunwell

**Vote:** Motion carried 5-0.



## CONSENT AGENDA

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

16. **Resolution No. 3173**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Century West Engineering For Engineering Consulting Services For The Fiscal Year 2025-2028 (FY 25-28) Street Maintenance Project (Capital Improvement Project No. 4014).

17. **Resolution No. 3181**

A Resolution Adopting The Canvass Of Votes Of The November 5, 2024 General Election.

18. Minutes of the September 16, October 7, October 21, and November 18, 2024, City Council Meetings.

The Mayor requested a motion.

**Motion:** Moved to approve the Consent Agenda as read.

Motion made by Councilor Akervall Seconded by Councilor Berry.

**Voting Yea:**

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry, Councilor Dunwell

**Vote:** Motion carried 5-0.

## NEW BUSINESS

19. **Resolution No. 3162**

A Resolution Of The City Of Wilsonville Adopting The Findings And Recommendations Of The "Solid Waste Collection Rate Report, November 2024" And Modifying The Current Republic Services Rate Schedule For Collection And Disposal Of Solid Waste, Recyclables, Organics And Other Materials, Effective February 1, 2025.

The City Attorney read the title of Resolution No. 3162 into the record.

Mark Ottenad, Public/Government Affairs Director displayed a PowerPoint summarizing the staff report. The PowerPoint was added to the record.

The City Council asked clarifying questions.

Next, the Mayor requested a motion on Resolution No. 3162.

**Motion:** Moved to adopt Resolution No. 3162 with Rate Modification Option No. 3.

Motion made by Councilor Linville Seconded by Councilor Akervall.

**Voting Yea:**

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry, Councilor Dunwell

**Vote:** Motion carried 5-0.

**20. Resolution No. 3178**

A Resolution Of The City Of Wilsonville Authorizing And Approving A DEQ State Revolving Fund Loan To Finance Wastewater System Improvement Projects.

The City Attorney read the title of Resolution No. 3178 into the record.

Keith Katko, Finance Director displayed a PowerPoint and summarized the staff report. The PowerPoint has been added to the record.

The City Council asked clarifying questions.

Next, the Mayor requested a motion on Resolution No. 3178.

**Motion:** Moved to adopt Resolution No. 3178.

Motion made by Councilor Linville Seconded by Councilor Berry.

**Voting Yea:**

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry, Councilor Dunwell

**Vote:** Motion carried 5-0.

**CONTINUING BUSINESS**

**21. Ordinance No. 892 - 2<sup>nd</sup> Reading (Legislative Land Use Hearing)**

An Ordinance Of The City Of Wilsonville Adopting Amendments To Chapter 4, Chapter 6, And Chapter 8 Of The Wilsonville City Code To Implement The Frog Pond East And South Master Plan And Make Related Updates To Residential Development Regulations Citywide.

The City Attorney read the title of Ordinance No. 892 into the record on second reading.

The Mayor read the second reading script.

There was no further input from staff.

**Motion:** Moved to adopt Ordinance No. 892 on second reading.

Motion made by Councilor Linville, Seconded by Councilor Berry.

**Voting Yea:**

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry, Councilor Dunwell

**Vote:** Motion carried 5-0.

**PUBLIC HEARING**

There were none.

**CITY MANAGER'S BUSINESS**

The City Manager reported on the following:

Leaf Day

- The City had a successful Leaf Drop-Off Day collection event in November 2024 at City Hall.
- Dozens of residents stopped by to drop-off their raked leaves for collection and composting by Republic Services. Fourteen tons of leaves were collected.
- During the event, residents donated \$748 to Wilsonville Community Sharing, the local social-service referral agency and Oregon Food Bank operator.

City Holidays

- City offices, the Library and Community Center would be closed on Christmas Eve, December 24, 2024. SMART public transit service would continue to operate normally.
- City offices, the Library, Community Center and SMART public transit service all would be closed in observance of Christmas on December 25, 2024, and January 1, 2025, for New Year's.

City Manager Meeting

- The outgoing Mayor and Councilors were reminded of their invitation to the December 17, 2024, City Manager meeting.

The City Manager welcomed Mayor- Elect O'Neil and Councilor- Elects Shevlin and Cunningham.

The City Manager then thanked departing Mayor Fitzgerald and Councilors Linville and Akervall for their supportive leadership style. In closing he wished the departing members continued success and joy in their future endeavors.

**LEGAL BUSINESS**

City Attorney Amanda Guile-Hinman thanked the outgoing council members for their unique approach to governance, emphasizing their ability to listen and maintain respect even when disagreeing.

**ADJOURN**

It was announced at the adjournment of the City Council meeting that the Council would reconvene in Executive Session.

The Mayor adjourned the meeting at 10:14 p.m.

Respectfully submitted,

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Kimberly Veliz, City Recorder

ATTEST:

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Shawn O'Neil, Mayor



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> January 6, 2025		<b>Subject: Resolution No. 3167</b> Authorizing Acquisition of Property and Property Interests Related to Construction of the Boeckman Creek Flow Mitigation Project (Capital Improvement Project No. 7068)	
		<b>Staff Member:</b> Andrew Barrett, PE, Capital Engineering Projects Manager and Nancy Kraushaar, PE, Project Engineer	
		<b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input checked="" 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 type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable  <b>Comments:</b> N/A	
<b>Staff Recommendation:</b> Staff recommends Council adopt Resolution No. 3167.			
<b>Recommended Language for Motion:</b> I move to adopt Resolution No. 3167.			
<b>Project / Issue Relates To:</b>			
<input checked="" type="checkbox"/> <b>Council Goals/Priorities:</b> Protect and Preserve Wilsonville's Environment	<input checked="" type="checkbox"/> <b>Adopted Master Plan(s):</b> Transportation System Plan Projects UU-01 & UU-02 and Stormwater Master Plan BC-2	<input type="checkbox"/> <b>Not Applicable:</b>	

**ISSUE BEFORE COUNCIL:**

A City of Wilsonville resolution authorizing the acquisition of portions of properties and property interests associated with the Boeckman Creek Flow Mitigation Project (Capital Improvement Project (CIP) #7068).

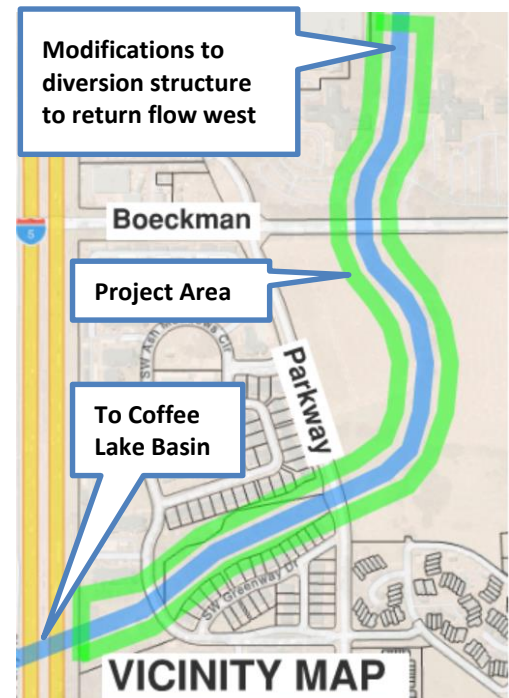
### EXECUTIVE SUMMARY:

The Boeckman Creek Flow Mitigation Project (Project) represents work on the final two elements of the Boeckman Road Corridor Project (BRCP). This work is programmed to occur after the Boeckman Creek Bridge completion:

1. Boeckman Creek stream restoration work to provide fish passage which includes removing the existing culvert and flow control structure and associated massive grading, and
2. Mitigation for the resulting Boeckman Creek flow differential after removing the flow control structure.

During the preliminary engineering for the BRCP, Brown and Caldwell (BC) completed the January 2022 “Boeckman Creek Hydraulic Evaluation Technical Memorandum”. Their study concluded that removing the culvert and flow control structure at Boeckman Road would require mitigation for flows that had been diverted to the Boeckman Creek drainage basin from the Coffee Lake drainage basin decades earlier. BC then evaluated mitigation alternatives (May 2023 “Boeckman Creek Flow Mitigation Alternatives Evaluation, Technical Memorandum”) and concluded that the previously diverted flows could be returned to the Coffee Lake basin by constructing modifications to the Coffee Creek conveyance system between Mentor Graphics (Siemens) and I-5 (see map with Project area outlined).

Since last spring, Brown and Caldwell has been preparing the design for modifications to existing drainage conditions that will restore the historic natural flow route to the Coffee Lake basin.





The project design includes modifications to the existing diversion structure and trapezoidal weir on the Siemens property north of Boeckman Road (1 and 2 in graphic), culvert replacement on Boeckman Road just south of the Siemens ponds (3 in graphic), and modifications to culverts that cross under Parkway Avenue and Ash Meadow Road (4 and 5 in graphic).

To complete the work anticipated for the project, temporary construction easements (TCE) and stormwater easements must be planned for and authorized by the City Council. Resolution No. 3167 provides the authority for the City Council to pursue acquisition activities in accordance with Oregon Revised Statutes (ORS) Chapter 35.

**Table 1** (below) summarizes the permanent stormwater easements and temporary construction easements that are the best estimate for the proposed property acquisitions. The legal descriptions are considered to be reasonably accurate at this time, although minor modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer. The detailed legal descriptions of the properties to be acquired along with illustrative maps are included as **Exhibit A** to Resolution No.3167. The legal descriptions reflect the least amount of property necessary to construct and access these portions of the project.

**Table 1 – Boeckman Creek Flow Mitigation Project Property Acquisitions**

Tract	Owner	Tax Map and Lot #	Acquisition Type	Approx. Area, Sq. Ft.
A	Mentor Graphics Corporation (Siemens)	3 1W 12 00501	Stormwater Easement	2,949
B	Mentor Graphics Corporation (Siemens)	3 1W 12 00501	Stormwater Easement	3,668
C	Mentor Graphics Corporation (Siemens)	3 1W 12 00501	TCE	6,084
D	Mentor Graphics Corporation (Siemens)	3 1W 12 00501	Stormwater Easement	1,717

E	Mentor Graphics Corporation (Siemens)	3 1W 12 00501	TCE	1,517
F	Mentor Graphics Corporation (Siemens)	3 1W 13B 02603	Stormwater Easement	3,354
G	Mentor Graphics Corporation (Siemens)	3 1W 13B 02603	TCE	5,586
H	Mentor Graphics Corporation (Siemens)	3 1W 13B 02603	Stormwater Easement	43,271
I	Mentor Graphics Corporation (Siemens)	3 1W 13B 02603	TCE	10,357
J	Brenchley Estates Owners Association	3 1W 14AD 03100	Stormwater Easement	70,499
K	Lennar Northwest Inc.	3 1W 14AA 02800	Stormwater Easement	4,686
L	Brenchley Estates Owners Association	3 1W 14AD 03100	TCE	216
M	Lennar Northwest Inc.	3 1W 14AA 02800	TCE	4,598
N	Brenchley Estates Owners Association	3 1W 14AD 03100	TCE	1,435
O	Lennar Northwest Inc.	3 1W 14AA 02800	TCE	853
P	Brenchley Estates Owners Association	3 1W 14AD 03100	TCE	4,481
Q	JSP Terrene, LLC.; CSG Terrene, LLC.; TC Terrene, LLC.	3 1W 14A 00201	Stormwater Easement	4,834
R	JSP Terrene, LLC.; CSG Terrene, LLC.; TC Terrene, LLC.	3 1W 14A 00201	TCE	3,436

**EXPECTED RESULTS:**

Resolution No. 3167 provides the authority needed for the City to proceed with acquisition activities in accordance with ORS Chapter 35.

**TIMELINE:**

Upon adoption of Resolution No. 3167, the project team will first provide formal notice to impacted property owners to begin the required property acquisition process. Over the next nine months, the project team will work with a qualified property assessor to value the portions of property to be acquired and a right-of-way agent to work with property owners to negotiate compensation. Final construction contract documents, approved environmental permits, and



preparation for construction bidding is anticipated for the fourth quarter of 2025.

**CURRENT YEAR BUDGET IMPACTS:**

The amended Fiscal Year (FY) 2024-2025 budget includes \$1,558,918 in Stormwater Operating and System Development Charge (SDC) funds for design, property acquisition, contract administration, and overhead for the Boeckman Creek Flow Mitigation project, CIP #7068.

**COMMUNITY INVOLVEMENT PROCESS:**

The BRCP provided extensive community involvement opportunities and outreach and will continue to do so as the Boeckman Road improvements, sanitary sewer, and bridge are constructed. Neighbors to the project area received project information letters prior to commencing the project field work. The project team has actively communicated in meetings or via email with the mitigation area property owners throughout the field work activities, including notification about the subject property acquisitions that are needed to complete the project. Additional community involvement and outreach that focuses on the Boeckman Creek Flow Mitigation Project is expected to occur when the project design is further along.

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

The Project will contribute to restoring natural drainage patterns in the Coffee Lake and Boeckman Creek drainage basins in Wilsonville. Restoring these patterns will allow stream restoration and responsible removal of the culvert and flow control structure in Boeckman Creek that currently obstruct fish passage. The Coffee Lake basin restoration will alleviate increased flows within Boeckman Creek, helping to mitigate potential downstream erosion impacts to private property. Achieving fish passage will allow the City to meet regulatory requirements associated with replacing the Boeckman Dip with a bridge, a much-needed connection for the Wilsonville community's transportation and land use systems.

**ALTERNATIVES:**

The project team assessed a number of Boeckman Creek flow mitigation options associated with establishment of fish passage and removal of the culvert and flow control structure as part of the BRCP. This assessment is documented in the May 2023 "Boeckman Creek Flow Mitigation Alternatives Evaluation, Technical Memorandum." Restoration of the Coffee Lake drainage basin through the enhancement of the Ash Meadows drainage was identified as the preferred option as it provides the greatest flow mitigation benefit with the least impact to private property at the most economical cost with a completion date in 2027. (Oregon Department of Fish and Wildlife allowed the City to start the Boeckman Creek Bridge construction early as long as the stream restoration and flow mitigation work submitted environmental permits and started construction by 2026.)

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Resolution No. 3167
  - A. Boeckman Creek Flow Mitigation Project Property Acquisition Legal Descriptions

**RESOLUTION NO. 3167****A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS RELATED TO CONSTRUCTION OF THE BOECKMAN CREEK FLOW MITIGATION PROJECT (CIP #7068).**

WHEREAS, under and by virtue of the laws of the State of Oregon, the City of Wilsonville is duly authorized and lawfully empowered to construct certain planned public improvement projects, and to acquire real property as may be deemed necessary and proper for such planned public improvements; and

WHEREAS, the Boeckman Creek Flow Mitigation Project (the "Project") represents work on the final two elements of the Boeckman Road Corridor Project (BRCP). This work is programmed to occur after the Boeckman Creek Bridge completion:

1. Boeckman Creek stream restoration work to provide fish passage which includes removing the existing culvert and flow control structure and associated massive grading, and
2. Mitigation for the resulting Boeckman Creek flow differential after removing the flow control structure.

WHEREAS, the Project is identified in the Fiscal Year (FY) 2024/2025 Capital Improvement Project Budget as Project No. 7068; and

WHEREAS, the amended FY 2024/2025 budget for the Project is \$1,558,918; funded through the Stormwater Operating and Stormwater System Development Charge (SDC) funding sources, and

WHEREAS, in order to construct the Project, the City needs to acquire portions of five properties with approximately 134,978 SF of Stormwater Easement and 38,563 SF of Temporary Construction Easement; and

WHEREAS, the property interests to be acquired for the Project include, but may not be limited, to those legally described in **EXHIBIT A**, attached hereto and incorporated herein; and

WHEREAS, although the attached legal descriptions and estimated areas of taking are considered to be reasonably accurate at this time, modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer; and

WHEREAS, the acquisition of the properties described in **EXHIBIT A** is necessary and will benefit the general public and will be used for public purposes; and

WHEREAS, the City acquires real property in accordance with guidelines set forth by law; and

WHEREAS, the City is authorized to acquire property by any legal means, including eminent domain, to achieve the objectives of the City's Capital Improvement Program and shall conform to all statutory requirements to ensure that property owners' rights are fully respected; and

WHEREAS, ORS Chapter 35 empowers cities and agencies to acquire by condemnation real property whenever in the judgment of the City there is a public necessity for the proposed use of the property, the property is necessary for such proposed use, and the proposed use planned is located in a manner which will be most compatible with the greatest public good and the least private injury; and

WHEREAS, the acquisitions presented herein are estimated to reflect the least amount of property interest to be acquired to ensure safe, efficient and adequate public improvements; and

WHEREAS, title to the property interest shall be acquired using City funds and title to the acquired land will vest in the name of the City of Wilsonville to provide for necessary care, maintenance and public safety authority.

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

Section 1. The Wilsonville City Council finds that:

- a) There is a public necessity for the construction of the aforementioned Project;
- b) The legal descriptions for the land set forth in **EXHIBIT A** are necessary for the construction of said public improvements but may be modified as set forth in Section 3 below, as design is refined; and
- c) The proposed street and utility improvements are planned and located in a manner most compatible with the greatest public good and the least private injury.

Section 2. The City’s project consultant, Brown & Caldwell, right-of-way consultant, City staff, and the City Attorney are authorized and directed to:

- a) Negotiate with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property.
- b) In the event agreement cannot be reached, to commence and prosecute to final determination such proceedings as may be necessary, including condemnation of the property, to acquire the real property and interest therein, and that upon the filing of such proceeding may seek immediate possession of any of the real properties described in **EXHIBIT A** in order to meet the right-of-way certification deadline necessary to begin construction in late 2025 or after and complete Project construction in a timely and efficient manner.

Section 3. In the event that there are required modifications to the legal descriptions as the Project moves forward, the City Engineer is authorized to modify the attached legal descriptions, as necessary, to conform to final engineering design for the Project.

Section 4. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 6th day of January, 2025, and filed with the Wilsonville City Recorder this date.

\_\_\_\_\_  
Shawn O’ Neill, MAYOR

ATTEST:

\_\_\_\_\_  
Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor O'Neill

Councilor Berry

Councilor Cunningham

Councilor Dunwell

Councilor Shevlin

EXHIBIT:

- A. Boeckman Creek Flow Mitigation Project Property Acquisition Legal Descriptions

**Resolution No. 3167 - Exhibit A**  
**Boeckman Creek Flow Mitigation Project Property Acquisition Legal Descriptions**

**Resolution No. 3167 Property Acquisition Summary**

Tract	Owner	Tax Map and Lot #	Acquisition Type	Approx. Area, Sq. Ft.
A	Mentor Graphics Corporation (Siemens)	3 1W 12 00501	Stormwater Easement	2,949
B	Mentor Graphics Corporation (Siemens)	3 1W 12 00501	Stormwater Easement	3,668
C	Mentor Graphics Corporation (Siemens)	3 1W 12 00501	TCE	6,084
D	Mentor Graphics Corporation (Siemens)	3 1W 12 00501	Stormwater Easement	1,717
E	Mentor Graphics Corporation (Siemens)	3 1W 12 00501	TCE	1,517
F	Mentor Graphics Corporation (Siemens)	3 1W 13B 02603	Stormwater Easement	3,354
G	Mentor Graphics Corporation (Siemens)	3 1W 13B 02603	TCE	5,586
H	Mentor Graphics Corporation (Siemens)	3 1W 13B 02603	Stormwater Easement	43,271
I	Mentor Graphics Corporation (Siemens)	3 1W 13B 02603	TCE	10,357
J	Brenchley Estates Owners Association	3 1W 14AD 03100	Stormwater Easement	70,499
K	Lennar Northwest Inc.	3 1W 14AA 02800	Stormwater Easement	4,686
L	Brenchley Estates Owners Association	3 1W 14AD 03100	TCE	216
M	Lennar Northwest Inc.	3 1W 14AA 02800	TCE	4,598
N	Brenchley Estates Owners Association	3 1W 14AD 03100	TCE	1,435
O	Lennar Northwest Inc.	3 1W 14AA 02800	TCE	853
P	Brenchley Estates Owners Association	3 1W 14AD 03100	TCE	4,481
Q	JSP Terrene, LLC.; CSG Terrene, LLC; TC Terrene, LLC.	3 1W 14A 00201	Stormwater Easement	4,834
R	JSP Terrene, LLC.; CSG Terrene, LLC; TC Terrene, LLC.	3 1W 14A 00201	TCE	3,436

## BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SW 1/4 OF SECTION 12,  
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
FIELD SURVEYED: 24 MAY 2024

### NOTES:

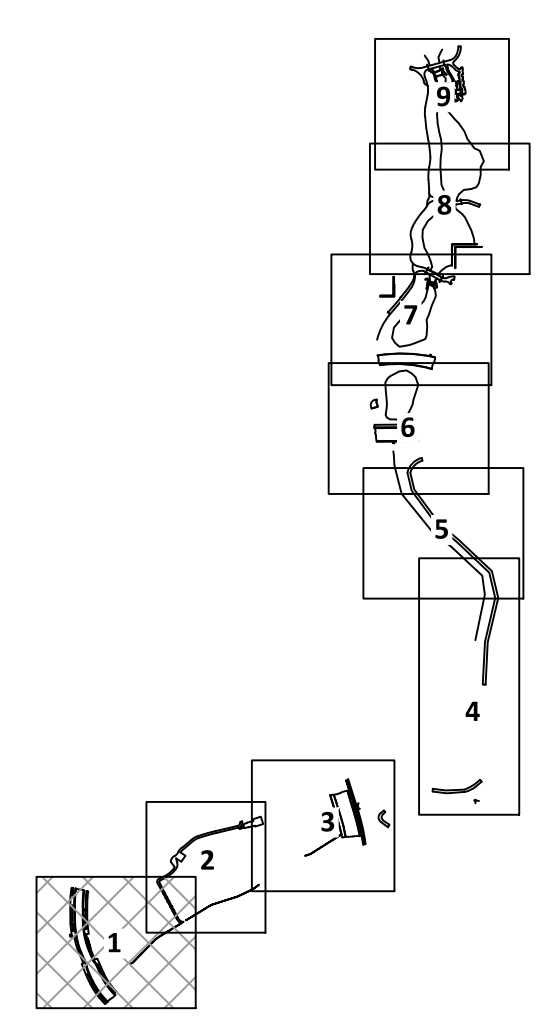
- 1.) VERTICAL DATUM: NAVD 88 (GEOID 12A)  
ELEVATION WAS ESTABLISHED THROUGH A GPS OBSERVATION ON CONTROL POINT NO. 1 USING THE OREGON REAL-TIME GPS NETWORK (ORGN).
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°31'41" EAST.
- 3.) A TITLE REPORT WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY. ADDITIONAL EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

### LEGEND:

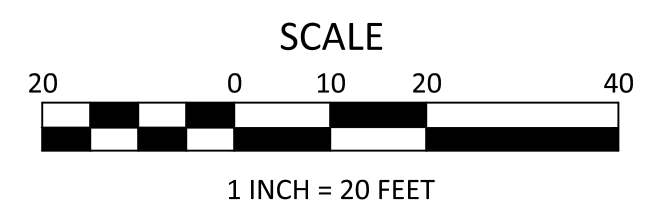
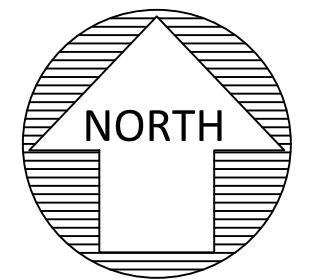
- BUILDING OUTLINE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCK/STONE SURFACE
- ASPHALT SURFACE
- WALL
- WETLAND AREA
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- EDGE OF WATER
- CENTERLINE OF CREEK
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BRUSH LINE
- CYCLONE FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- ELECTRICAL LINE
- SD STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINES
- SIGN
- DRIVEWAY ENTRY
- HANDICAP RAMP
- VEGETATED STORMWATER FACILITY
- LIGHTED BOLLARD
- BENCH
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL CABINET
- ELECTRICAL SWITCH
- ELECTRICAL VAULT
- AC UNIT
- LUMINAIRE
- POWER POLE
- OVERHEAD LIGHT
- POWER POLE/OVERHEAD LIGHT
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN
- CURB INLET
- AREA DRAIN
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS VAULT
- TELECOMMUNICATIONS RISER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WETLAND FLAG
- IRRIGATION CONTROL VALVE
- UNKNOWN UTILITY VAULT
- UNKNOWN UTILITY RISER
- UNKNOWN UTILITY MANHOLE
- TEST BORE HOLE
- DECIDUOUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRILINE
- CONIFEROUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRILINE
- STUMP
- FOUND MONUMENT
- PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION

**SD PERMANENT ESMT**  
**Red - Temp Const ESMT**

### VICINITY MAP:



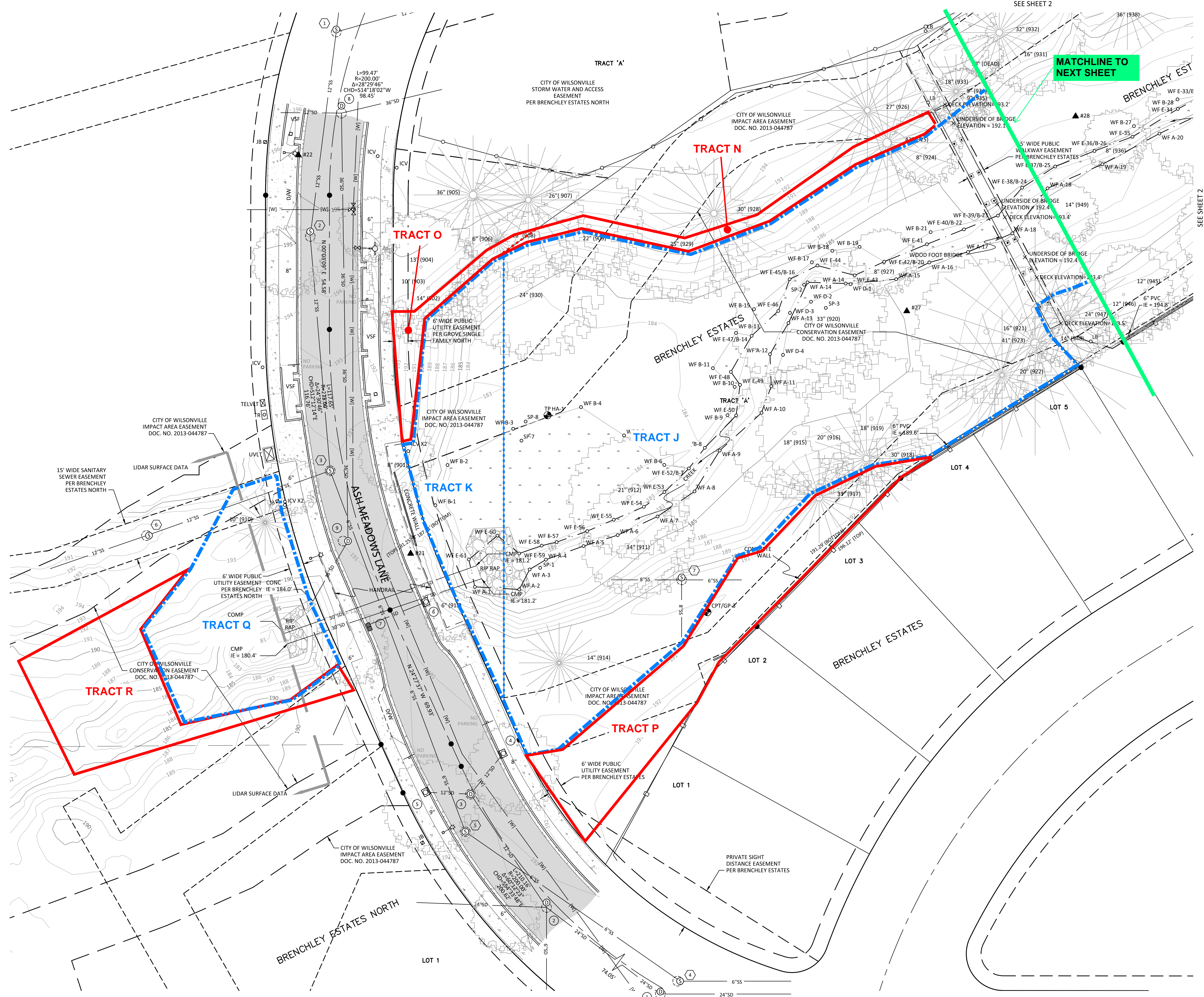
SEE SHEET 2 FOR STORM/SANITARY AND CONTROL TABLES



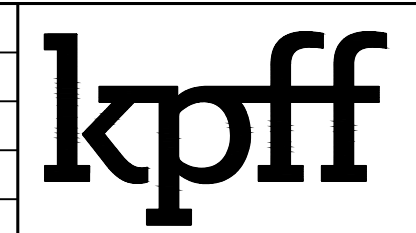
JOB NO. 2300398



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.224.4681  
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REV.	DATE	BY	DESCRIPTION



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SURVEYED BY:	AD
DRAWN BY:	CB
CHECKED BY:	JRD
PROJECT NO.:	2300398
FILE:	2300398_SB

BOUNDARY AND TOPOGRAPHIC SURVEY  
**ASH MEADOWS**  
**BROWN AND CALDWELL**  
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	18 JULY 2024
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	1 OF 9



### BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SW 1/4 OF SECTION 12,  
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
FIELD SURVEYED: 24 MAY 2024

#### LEGEND:

- BUILDING OUTLINE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCK/STONE SURFACE
- ASPHALT SURFACE
- WALL
- WETLAND AREA
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- EDGE OF WATER
- CENTERLINE OF CREEK
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BRUSH LINE
- CYCLONE FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- ELECTRICAL LINE
- SD
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINES
- SIGN
- DRIVEWAY ENTRY
- HCR
- HANDICAP RAMP
- VSF
- LIGHTED BOLLARD
- BENCH
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL CABINET
- ELECTRICAL SWITCH
- ELECTRICAL VAULT
- AC UNIT
- LUMINAIRE
- POWER POLE
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- SANITARY MANHOLE WITH STRUCTURE
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- TEST BORE HOLE
- DECIDUOUS TREE W/ (TAG NO.)
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- CONIFEROUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRILPLINE
- STUMP
- FOUND MONUMENT
- PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION

#### STORM TABLE:

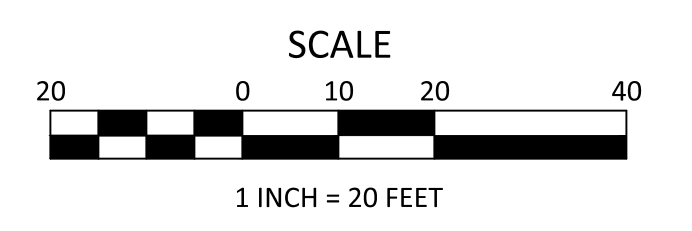
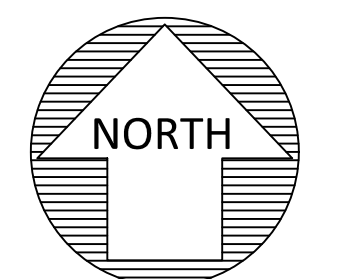
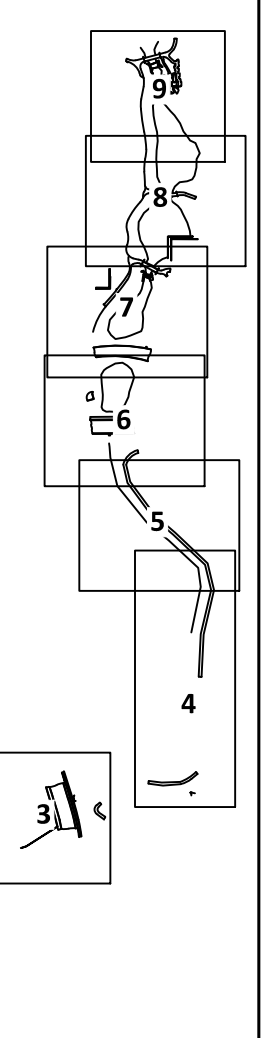
- 1 STORM MANHOLE  
RIM = 192.96'  
IE 24" PVC IN (E) = 189.11'  
IE 24" PVC OUT (NW) = 188.81'
- 2 STORM MANHOLE  
RIM = 192.37'  
IE 12" PVC IN (NW) = 189.17'  
IE 24" PVC IN (SE) = 188.12'  
IE 6" PVC IN (S) = 187.97'  
IE 24" PVC OUT (W) = 187.97'
- 3 STORM MANHOLE  
RIM = 191.65'  
IE 8" PVC IN (W) = 189.35'  
IE 8" PVC IN (NE) = 189.35'  
IE 12" PVC OUT (SE) = 189.30'
- 4 CURB INLET  
RIM = 191.61'  
FLOW LINE = 190.95'  
IE 12" PVC OUT (SW) = 189.31'
- 5 CURB INLET  
RIM = 191.59'  
FLOW LINE = 191.00'  
IE 12" PVC OUT (E) = 189.44'
- 6 CURB INLET  
RIM = 191.09'  
FLOW LINE = 190.45'  
IE 12" PVC OUT (W) = 188.09'
- 7 CATCH BASIN STRUCTURE  
RIM = 190.37'  
FULL OF WATER  
IE TO TOP OF WATER = 189.02'
- 8 STORM MANHOLE  
RIM = 195.95'  
IE 12" PVC IN (W) = 188.95'  
IE 36" CONC IN (NE) = 187.35'  
IE 36" CONC OUT (S) = 187.15'
- 9 STORM MANHOLE  
RIM = 191.08'  
IE 36" CONC IN (N) = 184.63'  
IE 36" CONC OUT (SW) = 184.48'
- 10 STORM MANHOLE  
RIM = 198.58'  
LOCKED
- 11 STORM MANHOLE  
RIM = 203.07'  
IE 12" PVC IN (N) = 194.37'  
IE 12" PVC OUT (W) = 194.12'
- 12 CURB INLET  
RIM = 202.60'  
FLOW LINE = 201.83'  
LOCKED
- 13 CURB INLET  
RIM = 202.54'  
FLOW LINE = 201.81'  
LOCKED
- 14 STORM MANHOLE  
RIM = 202.19'  
IE 12" CONC IN (E) = 193.54'  
IE 12" CONC IN (S) = 193.64'  
IE 12" CONC IN (SW) = 193.59'  
IE 12" CONC OUT (NW) = 193.34'
- 15 STORM MANHOLE  
RIM = 206.01'  
IE 12" CONC IN (W) = 200.16'  
IE 12" CONC IN (N) = 200.26'  
IE 12" CONC IN (E) = 200.11'  
IE 12" CONC OUT (S) = 199.96'
- 16 STORM OVERFLOW  
RIM = 205.10'  
IE 6" CONC IN (S) = 200.30'  
IE 18" CONC OUT (NW) = 201.2'
- 17 DITCH INLET  
RIM (TOP) = 202.68'  
IE TO TOP OF WATER = 200.98'
- 18 STORM MANHOLE  
RIM = 219.40'  
IE 12" CONC IN (SW) = 214.05'  
IE 12" CONC IN (W) = 214.05'  
IE 12" CONC IN (NW) = 214.00'  
IE 18" CONC OUT (E) = 213.90'

- 19 CURB INLET  
RIM = 218.77'  
FLOW LINE = 218.07'  
IE 12" CPP IN (N) = 213.97'  
IE 18" CONC IN (W) = 213.90'  
IE 12" PVC OUT (E) = 200.32'
- 20 CURB INLET  
RIM = 215.38'  
FLOW LINE = 214.68'  
IE 18" CONC IN (W) = 210.48'  
IE 12" CPP IN (N) = 210.93'  
IE 18" CONC OUT (E) = 210.48'
- 21 CURB INLET  
RIM = 212.97'  
FLOW LINE = 212.36'  
IE 4" CPP IN (E) = 210.92'  
IE 12" PVC OUT (W) = 209.72'
- 22 CURB INLET  
RIM = 213.14'  
FLOW LINE = 212.45'  
IE 24" UNKNOWN IN (W) = 207.89'  
IE 32" UNKNOWN IN (N) = 207.09'  
IE 24" UNKNOWN IN (E) = 207.79'  
IE 32" CMP OUT (S) = 206.59'
- 23 CURB INLET  
RIM = 210.16'  
FLOW LINE = 219.46'  
IE 18" CPP IN (W) = 214.70'  
IE 18" CPP OUT (S) = 214.70'
- 24 CURB INLET  
RIM = 215.26'  
FLOW LINE = 214.59'  
IE 12" CONC OUT (S) = 211.61'
- 25 CURB INLET  
RIM = 220.09'  
FLOW LINE = 219.45'  
IE 4" CPP IN (E) = 216.74'  
IE 6" CPP IN (E) = 216.59'  
IE 12" STL OUT (S) = 216.69'
- 26 CURB INLET  
RIM = 215.26'  
FLOW LINE = 214.62'  
LOCKED
- 27 CURB INLET  
RIM = 215.47'  
FLOW LINE = 214.72'  
IE 12" CPP OUT (S) = 211.92'
- 28 CURB INLET  
RIM = 218.50'  
FLOW LINE = 217.83'  
IE 12" CPP OUT (S) = 215.20'
- 29 CATCH BASIN  
RIM = 213.30'  
FULL OF WATER  
IE TO WATER = 211.40'
- 30 STORM MANHOLE  
RIM = 215.11'  
IE 6" STL IN (W) = 210.96'  
IE 8" PVC IN (N) = 210.81'  
IE 12" PVC OUT (E) = 210.665'
- 31 CATCH BASIN (SUMP TYPE)  
RIM = 212.65'  
IE 12" PVC IN (E) = 180.78'  
IE 12" PVC OUT (W) = 180.38'
- 32 CATCH BASIN (SUMP TYPE)  
RIM = 212.59'  
IE TO WATER = 210.44'
- 33 STORM MANHOLE  
RIM = 217.30'  
IE 48" CMP IN (NW) = 209.95'  
IE 48" CMP OUT (E) = 209.85'
- 34 STORM MANHOLE  
RIM = 225.02'  
IE 48" CMP IN (W) = 209.12'  
IE 48" CMP OUT (NE) = 209.12'
- 35 STORM MANHOLE  
RIM = 223.41'  
IE 48" CMP IN (SW) = 208.11'  
IE 48" CMP OUT (NE) = 207.96'
- 36 STORM MANHOLE  
RIM = 211.30'  
IE 18" CPP IN (S) = 199.75'  
IE 48" CMP IN (SW) = 195.20'  
IE 18" CMP IN (W) = 205.05'  
IE 24" CPP IN (N) = 198.50'

#### SANITARY TABLE:

- 1 SANITARY MANHOLE  
RIM = 196.26'  
IE 5" PVC IN (N) = 188.26'  
IE 12" PVC IN (NE) = 188.06'  
IE 12" PVC OUT (S) = 186.96'
- 2 SANITARY MANHOLE  
RIM = 194.82'  
IE 12" PVC IN (N) = 184.92'  
IE 12" PVC OUT (S) = 184.52'
- 3 SANITARY MANHOLE  
RIM = 191.67'  
IE 12" PVC IN (N) = 182.27'  
IE 6" PVC IN (SE) = 182.37'  
IE 12" PVC OUT (W) = 181.82'
- 4 SANITARY MANHOLE  
RIM = 192.82'  
IE 6" IN (E) = 186.02'  
IE 6" OUT (W) = 185.77'
- 5 SANITARY MANHOLE  
RIM = 191.64'  
UNABLE TO OPEN
- 6 SANITARY MANHOLE  
RIM = 191.58'  
IE 12" PVC IN (E) = 180.78'  
IE 12" PVC OUT (W) = 180.38'
- 7 SANITARY MANHOLE  
RIM = 192.98'  
IE 6" CONC IN (E) = 185.28'  
IE 8" CONC IN (S) = 184.93'  
IE 8" CONC OUT (W) = 183.58'
- 8 SANITARY MANHOLE  
RIM = 199.06'  
IE 5" CONC IN (NE) = 194.11'  
IE 12" CONC IN (E) = 192.06'  
IE 12" CONC OUT (W) = 191.96'
- 9 SANITARY MANHOLE  
RIM = 203.80'  
IE 6" CONC IN (E) = 196.55'  
IE 6" CONC OUT (N) = 196.50'
- 10 SANITARY MANHOLE  
RIM = 202.78'  
IE 5" CONC IN (S) = 195.33'  
IE 12" CONC IN (N) = 194.78'  
IE 12" CONC OUT (W) = 194.73'

#### VICINITY MAP:



PRELIMINARY

JOB NO. 2300398

111 SW Fifth Ave., Suite 2400  
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O: 503.227.3251  
F: 503.224.4681  
www.kpff.com

#### PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
21	1-1/8" BRASS CAP "KPFF CONTROL"	95934.86	323592.02	191.24'
22	1-1/8" BRASS CAP "KPFF CONTROL"	96096.98	323546.37	195.57'
23	1-1/8" BRASS CAP "KPFF CONTROL"	96282.04	324350.46	202.74'
24	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	96337.89	324493.71	202.19'
25	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	97324.02	324610.05	211.16'
26	1-1/8" BRASS CAP "KPFF CONTROL"	97507.71	324510.33	213.19'
27	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	96033.52	323793.85	184.84'
28	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	96112.78	323862.51	186.00'
29	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	96186.08	323990.20	188.38'
30	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	96261.75	324174.77	190.68'
31	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	96364.95	324280.43	197.69'

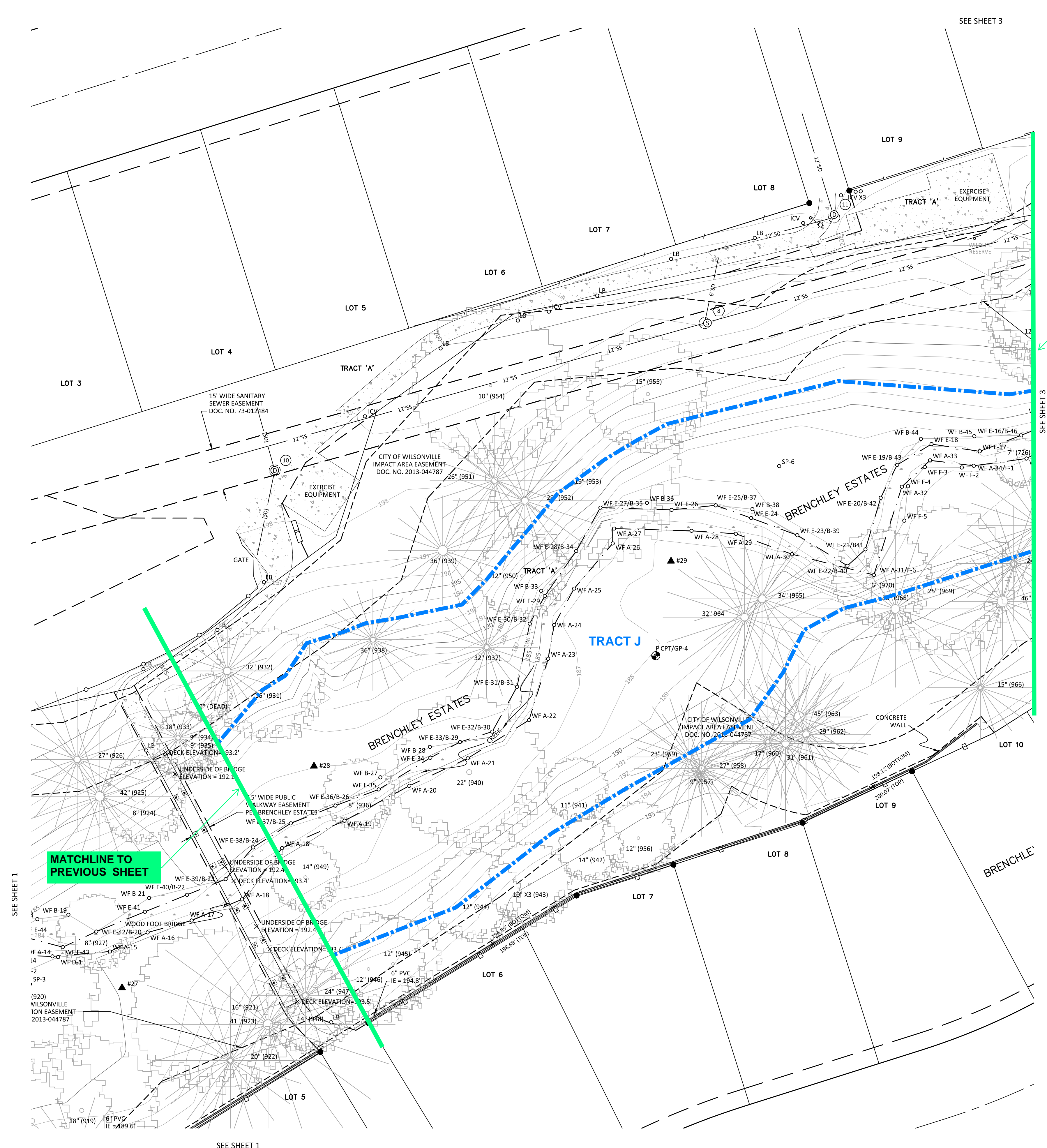
REV.	DATE	BY	DESCRIPTION

111 SW Fifth Ave., Suite 2400  
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O: 503.227.3251  
F: 503.224.4681  
www.kpff.com

SURVEYED BY:	AD
DRAWN BY:	CB
CHECKED BY:	JRD
PROJECT NO.:	2300398
FILE:	2300398_SB

BOUNDARY AND TOPOGRAPHIC SURVEY  
ASH MEADOWS  
BROWN AND CALDWELL  
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	18 JULY 2024
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	2 OF 9



### BOUNDARY & TOPOGRAPHIC SURVEY

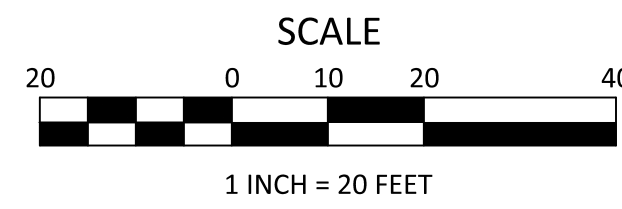
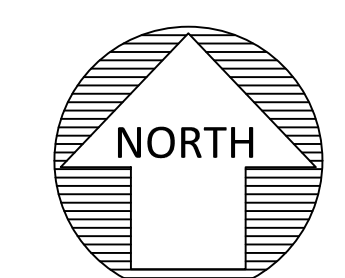
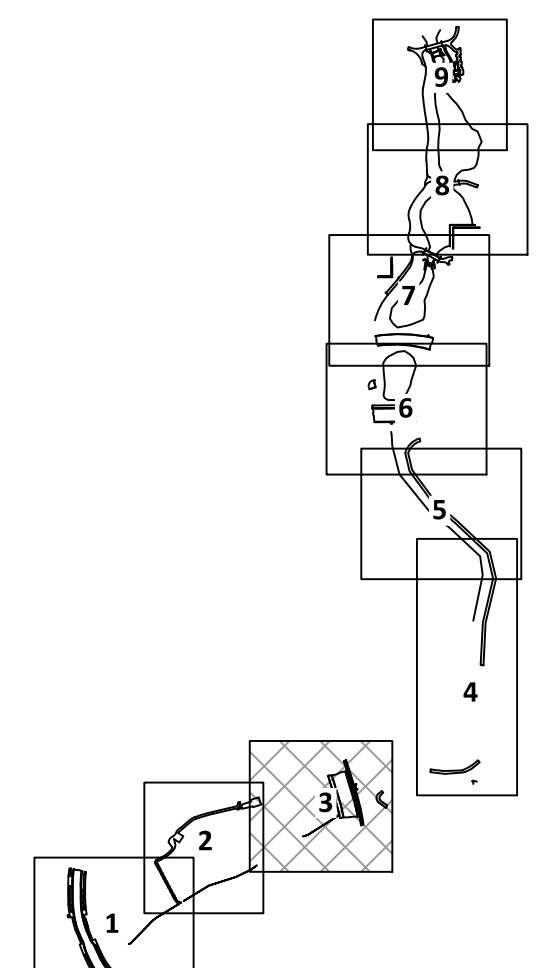
LOCATED IN THE SW 1/4 OF SECTION 12,  
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
FIELD SURVEYED: 24 MAY 2024

TRACT H CONTINUES →

#### LEGEND:

- BUILDING OUTLINE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCK/STONE SURFACE
- ASPHALT SURFACE
- WALL
- WETLAND AREA
- BUILDING OVERHANG
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- SANITARY MANHOLE WITH STRUCTURE
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- CURB INLET
- AREA DRAIN
- SANITARY/STORM CLEAN OUT
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- PERIMETER REPRESENTS DRILINE
- STUMP
- FOUND MONUMENT
- PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION

#### VICINITY MAP:



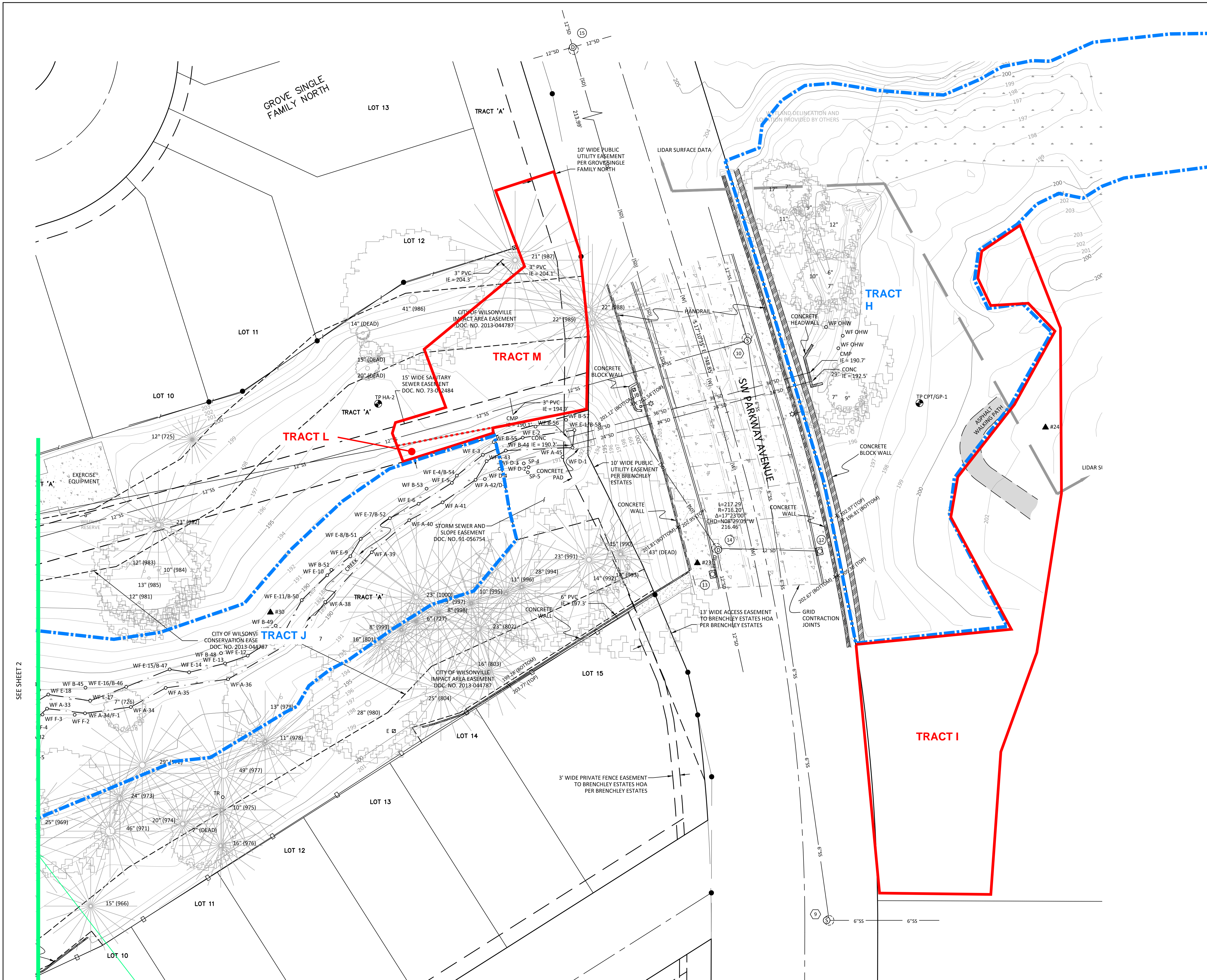
PRELIMINARY

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	<p>111 SW Fifth Ave., Suite 2400 Portland, OR 97204 O: 503.227.3251 F: 503.224.4681 www.kpff.com</p>	<p>SURVEYED BY: AD</p> <p>DRAWN BY: CB</p> <p>CHECKED BY: JRD</p> <p>PROJECT NO.: 2300398</p> <p>FILE: 2300398_SB</p>	<p>BOUNDARY AND TOPOGRAPHIC SURVEY</p> <p><b>ASH MEADOWS</b></p> <p><b>BROWN AND CALDWELL</b></p> <p>CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON</p>	<p>DATE: 18 JULY 2024</p> <p>CONTOUR INTERVAL: 1 FOOT</p> <p>SHEET NO.</p> <p style="text-align: center; font-weight: bold;">3 OF 9</p>
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REV.	DATE	BY	DESCRIPTION



MATCHLINE TO PREVIOUS SHEET

SEE SHEET 2

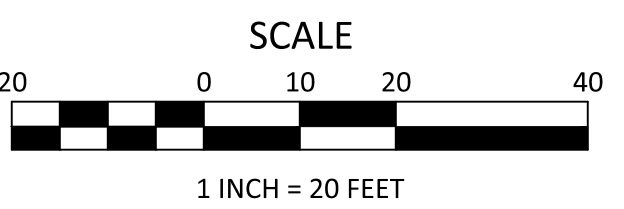
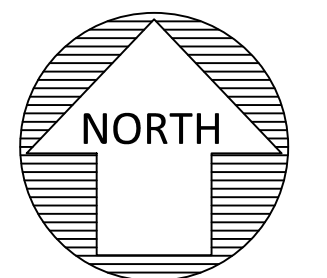
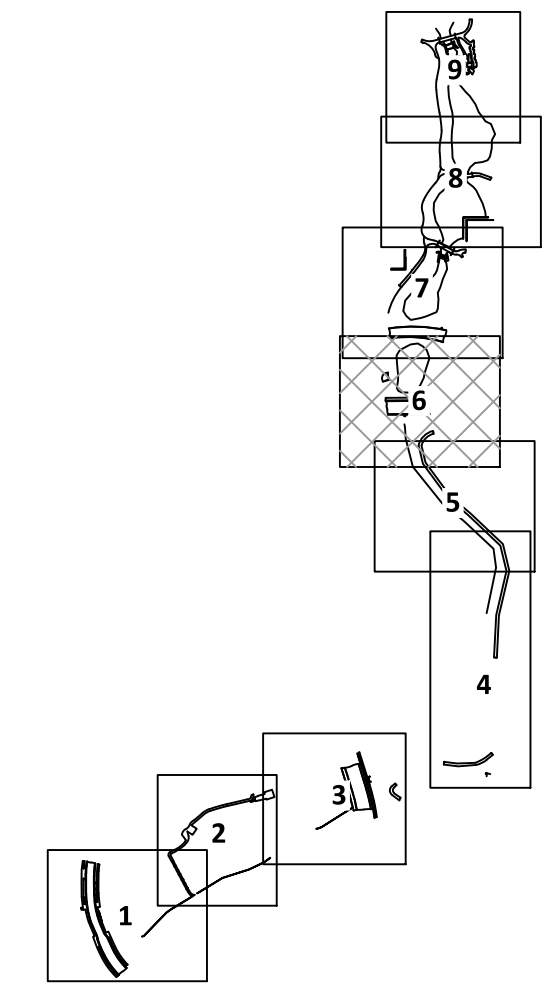
### BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SW 1/4 OF SECTION 12,  
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
FIELD SURVEYED: 24 MAY 2024

#### LEGEND:

- BUILDING OUTLINE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCK/STONE SURFACE
- ASPHALT SURFACE
- WALL
- WETLAND AREA
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- EDGE OF WATER
- CENTERLINE OF CREEK
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BRUSH LINE
- CYCLONE FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- ELECTRICAL LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINES
- SIGN
- DRIVEWAY ENTRY
- HANDICAP RAMP
- VEGETATED STORMWATER FACILITY
- LIGHTED BOLLARD
- BENCH
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL CABINET
- ELECTRICAL SWITCH
- ELECTRICAL VAULT
- AC UNIT
- LUMINAIRE
- POWER POLE
- OVERHEAD LIGHT
- POWER POLE/OVERHEAD LIGHT
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN
- CURB INLET
- AREA DRAIN
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS VAULT
- TELECOMMUNICATIONS RISER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WETLAND FLAG
- IRRIGATION CONTROL VALVE
- UNKNOWN UTILITY VAULT
- UNKNOWN UTILITY RISER
- UNKNOWN UTILITY MANHOLE
- TEST BORE HOLE
- DECIDUOUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRIPLINE
- STUMP
- FOUND MONUMENT
- PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION

#### VICINITY MAP:



PRELIMINARY

JOB NO. 2300398

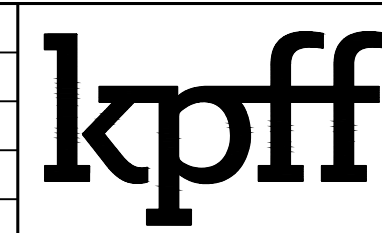


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BOUNDARY AND TOPOGRAPHIC SURVEY  
**ASH MEADOWS**  
BROWN AND CALDWELL  
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

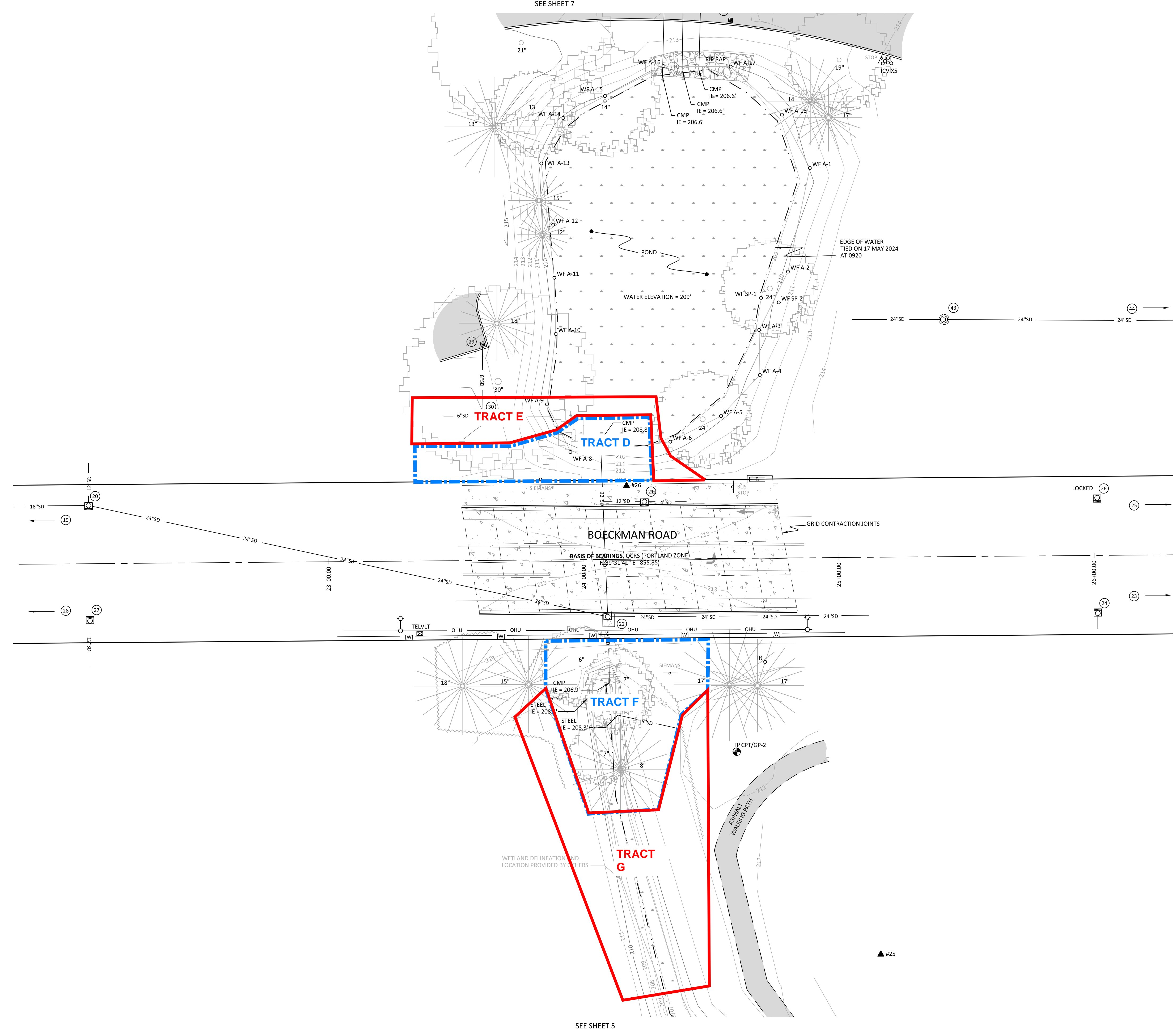
DATE: 18 JULY 2024  
CONTOUR INTERVAL: 1 FOOT  
SHEET NO.  
**6 OF 9**

REV.	DATE	BY	DESCRIPTION



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SURVEYED BY: AD  
DRAWN BY: CB  
CHECKED BY: JRD  
PROJECT NO.: 2300398  
FILE: 2300398\_SB

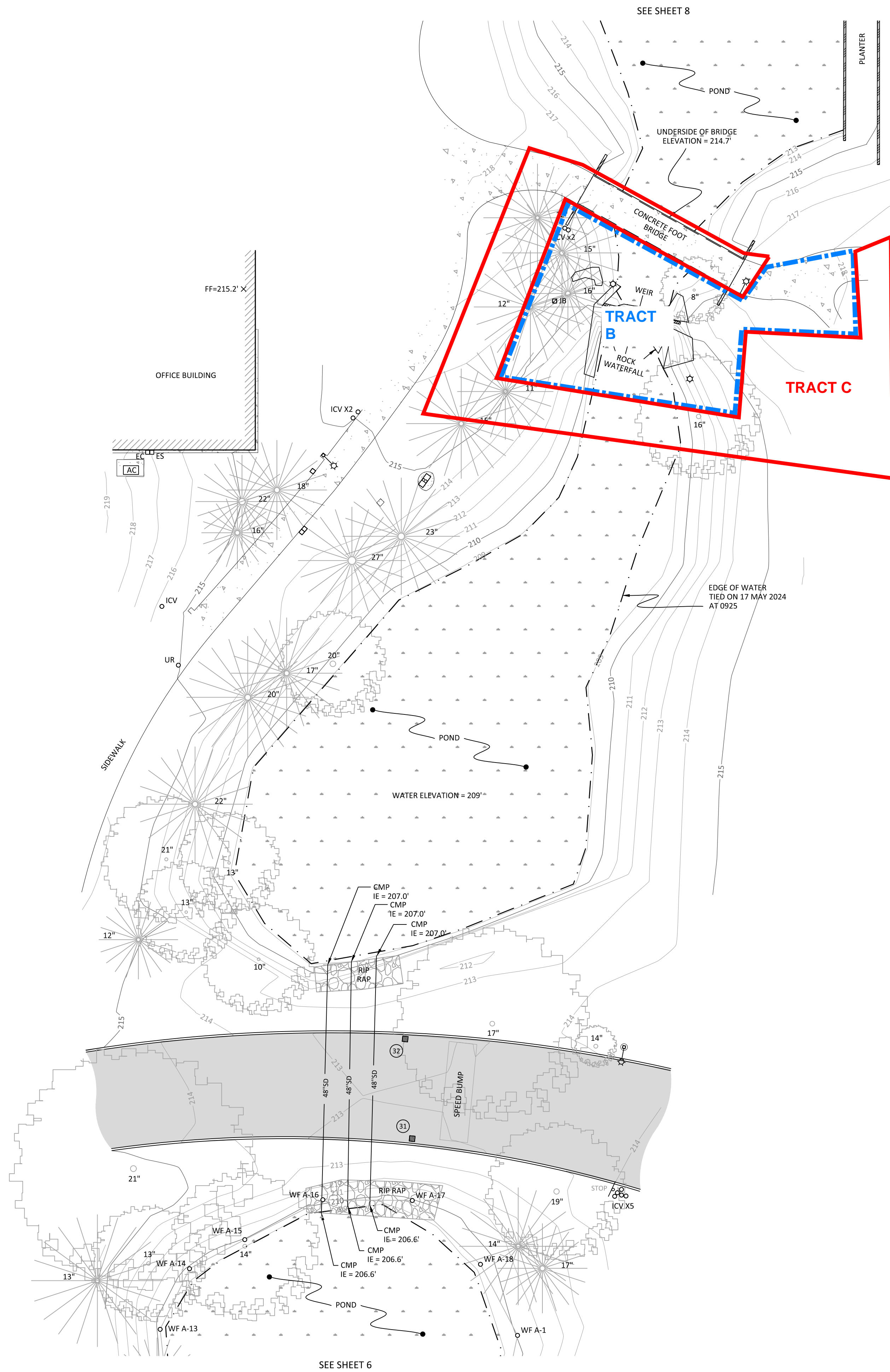


SEE SHEET 7

SEE SHEET 5

### BOUNDARY & TOPOGRAPHIC SURVEY

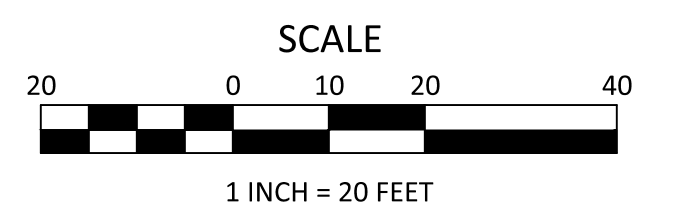
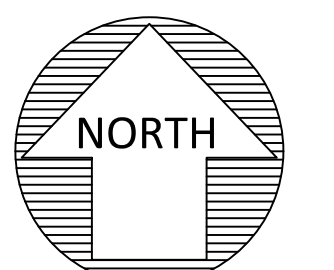
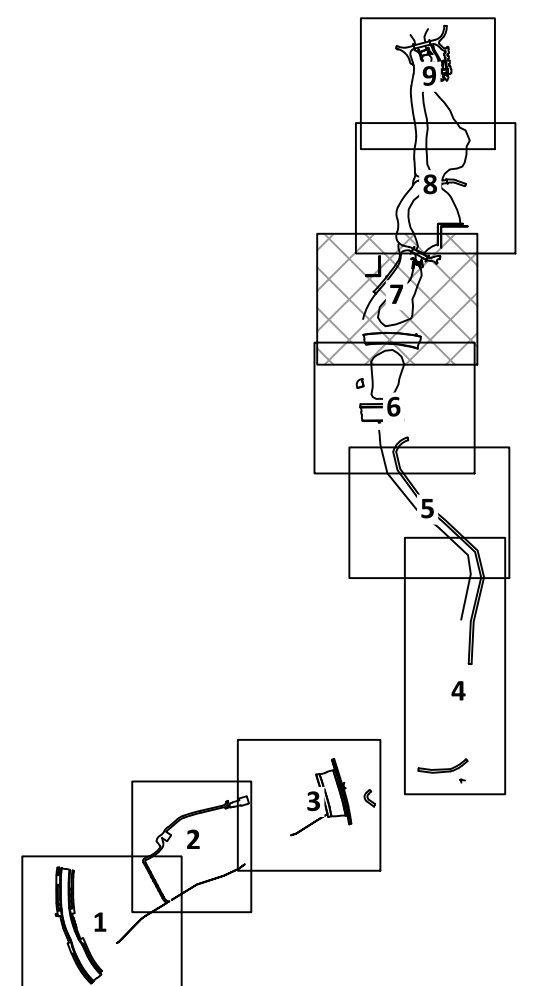
LOCATED IN THE SW 1/4 OF SECTION 12,  
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
FIELD SURVEYED: 24 MAY 2024



#### LEGEND:

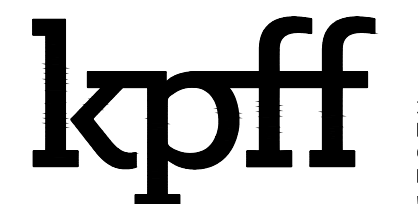
- BUILDING OUTLINE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCK/STONE SURFACE
- ASPHALT SURFACE
- WALL
- WETLAND AREA
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- EDGE OF WATER
- CENTERLINE OF CREEK
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BRUSH LINE
- CYCLONE FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- ELECTRICAL LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINES
- SIGN
- DRIVEWAY ENTRY
- HANDICAP RAMP
- VEGETATED STORMWATER FACILITY
- LIGHTED BOLLARD
- BENCH
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL CABINET
- ELECTRICAL SWITCH
- ELECTRICAL VAULT
- AC UNIT
- LUMINAIRE
- POWER POLE
- OVERHEAD LIGHT
- POWER POLE/OVERHEAD LIGHT
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN
- CURB INLET
- AREA DRAIN
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS VAULT
- TELECOMMUNICATIONS RISER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WETLAND FLAG
- IRRIGATION CONTROL VALVE
- UNKNOWN UTILITY VAULT
- UNKNOWN UTILITY RISER
- UNKNOWN UTILITY MANHOLE
- TEST BORE HOLE
- DECIDUOUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRIPLINE
- STUMP
- FOUND MONUMENT
- PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION

#### VICINITY MAP:



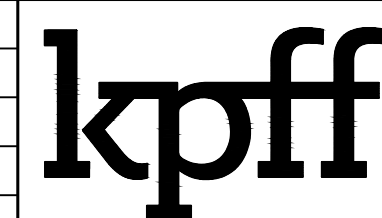
PRELIMINARY

JOB NO. 2300398



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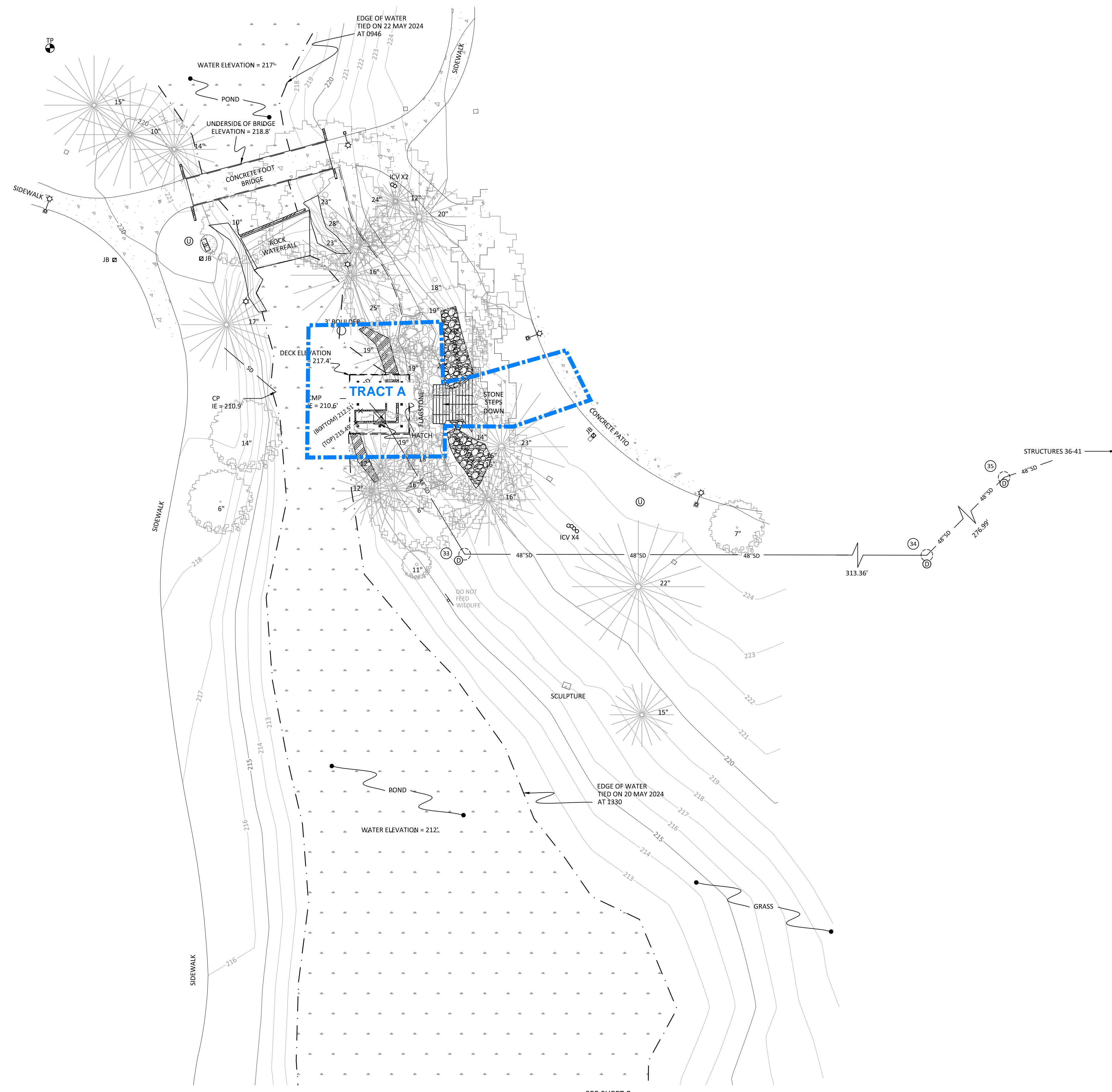
SURVEYED BY:	AD
DRAWN BY:	CB
CHECKED BY:	JRD
PROJECT NO.:	2300398
FILE:	2300398_SB

BOUNDARY AND TOPOGRAPHIC SURVEY  
**ASH MEADOWS**  
BROWN AND CALDWELL  
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	18 JULY 2024
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	7 OF 9

### BOUNDARY & TOPOGRAPHIC SURVEY

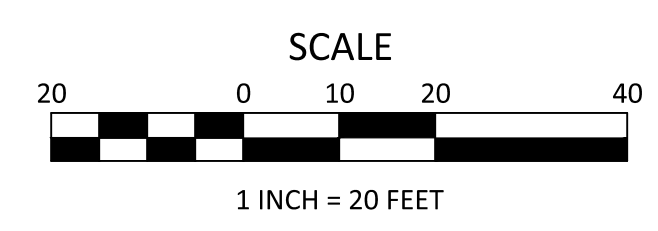
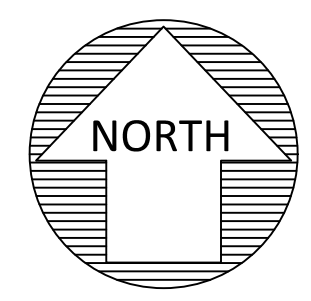
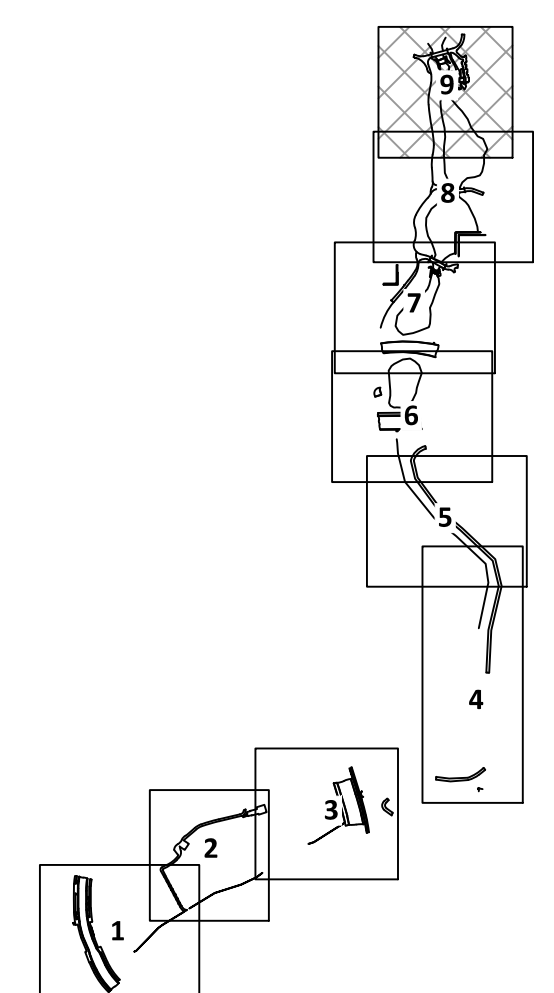
LOCATED IN THE SW 1/4 OF SECTION 12,  
THE NW QUARTER OF SECTION 13, AND THE NE 1/4 OF SECTION 14  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
FIELD SURVEYED: 24 MAY 2024



**LEGEND:**

- BUILDING OUTLINE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCK/STONE SURFACE
- ASPHALT SURFACE
- WALL
- WETLAND AREA
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- EDGE OF WATER
- CENTERLINE OF CREEK
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- LOT LINE
- PROPERTY LINE
- BRUSH LINE
- CYCLONE FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- ELECTRICAL LINE
- SD
- SS
- WATER LINE
- OHU
- SIGN
- DRIVEWAY ENTRY
- HANDICAP RAMP
- VEGETATED STORMWATER FACILITY
- LIGHTED BOLLARD
- BENCH
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL CABINET
- ELECTRICAL SWITCH
- ELECTRICAL VAULT
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- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN
- CURB INLET
- AREA DRAIN
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS VAULT
- TELECOMMUNICATIONS RISER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WETLAND FLAG
- IRRIGATION CONTROL VALVE
- UNKNOWN UTILITY VAULT
- UNKNOWN UTILITY RISER
- UNKNOWN UTILITY MANHOLE
- TEST BORE HOLE
- DECIDUOUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRIFLINE
- CONIFEROUS TREE W/ (TAG NO.)
- PERIMETER REPRESENTS DRIFLINE
- STUMP
- FOUND MONUMENT
- PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION

**VICINITY MAP:**



PRELIMINARY

JOB NO. 2300398

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REV.	DATE	BY	DESCRIPTION

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SURVEYED BY:	AD
DRAWN BY:	CB
CHECKED BY:	JRD
PROJECT NO.:	2300398
FILE:	2300398_SB

BOUNDARY AND TOPOGRAPHIC SURVEY  
**ASH MEADOWS**  
BROWN AND CALDWELL  
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	18 JULY 2024
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	9 OF 9

**EXHIBIT A**  
**STORMWATER EASEMENTS**  
**JOB NO. 2300398**  
**6 DECEMBER 2024**

**LEGAL DESCRIPTION**

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF THAT PARCEL OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, WITH SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT A – STORMWATER EASEMENT**

**BEGINNING** AT A POINT THAT BEARS NORTH 13°50'09" EAST 1,040.45 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 00°00'00" EAST 45.00 FEET; THENCE NORTH 90°00'00" EAST 45.00 FEET; THENCE SOUTH 00°00'00" EAST 19.00 FEET; THENCE NORTH 75°48'10" EAST 45.00 FEET; THENCE SOUTH 27°09'52" EAST 19.00 FEET; THENCE SOUTH 71°18'07" WEST 28.49 FEET; THENCE NORTH 90°00'00" WEST 25.32 FEET; THENCE SOUTH 00°00'00" EAST 11.00 FEET; THENCE NORTH 90°00'00" WEST 45.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,949 SQUARE FEET (0.068 ACRES), MORE OR LESS.

**TRACT B – STORMWATER EASEMENT**

**BEGINNING** AT A POINT THAT BEARS NORTH 30°40'51" EAST 555.43 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 00°00'00" EAST 26.89 FEET; THENCE NORTH 90°00'00" WEST 35.79 FEET; THENCE SOUTH 06°05'09" WEST 27.45 FEET; THENCE NORTH 80°57'19" WEST 67.73 FEET; THENCE NORTH 19°45'04" EAST 57.61 FEET; THENCE SOUTH 60°35'53" EAST 58.12 FEET; THENCE NORTH 29°24'07" EAST 12.36 FEET; THENCE NORTH 76°28'04" EAST 30.26 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,668 SQUARE FEET (0.084 ACRES), MORE OR LESS.

**TRACT D – STORMWATER EASEMENT**

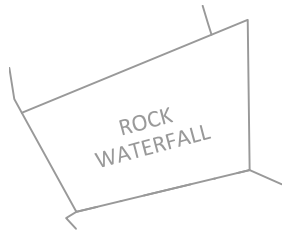
**BEGINNING** AT A POINT THAT BEARS NORTH 32°10'40" EAST 53.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BOECKMAN ROAD NORTH 89°31'41" EAST 37.55 FEET; THENCE NORTH 68°06'55" EAST 28.46 FEET; THENCE NORTH 89°31'41" EAST 27.70 FEET; THENCE SOUTH 00°28'19" EAST 24.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOECKMAN ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°31'41" WEST 91.74 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°28'19" WEST 14.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,717 SQUARE FEET (0.039 ACRES), MORE OR LESS.

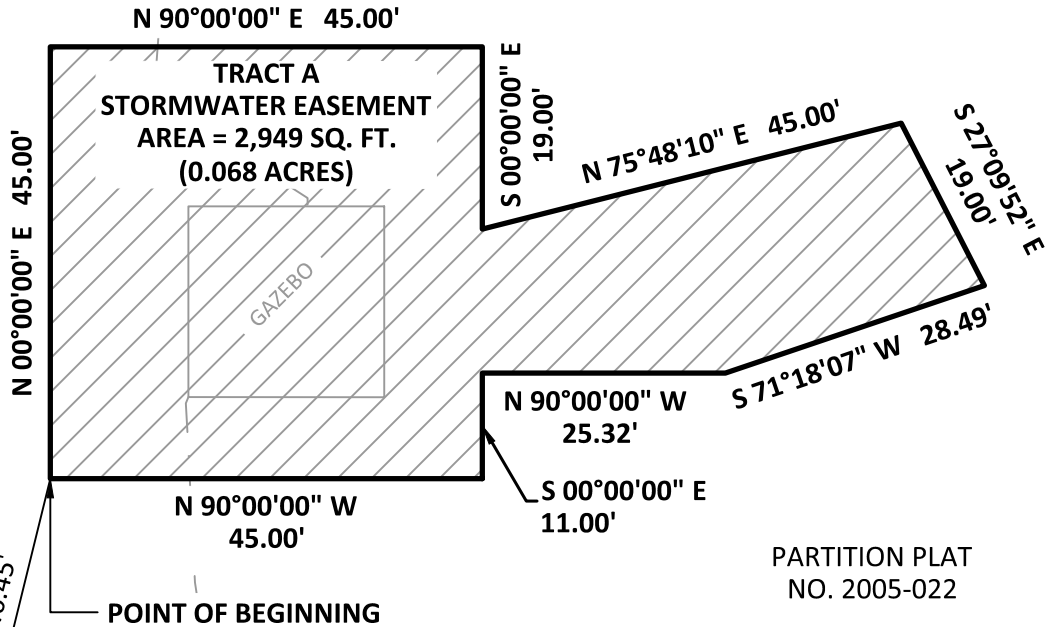
THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.  
THE CENTERLINE OF BOECKMAN ROAD (C.R.80) BEARS NORTH 89° 31'41" EAST.

THE TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE  
PART THEREOF.

DRAFT



PARCEL 1  
31W120501  
DOC. NO. 2011-033873



SCALE: 1" = 20'



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<b>EXHIBIT MAP (TRACT A)</b> STORMWATER EASEMENT	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 3



PARCEL 1  
31W120501  
DOC. NO. 2011-033873

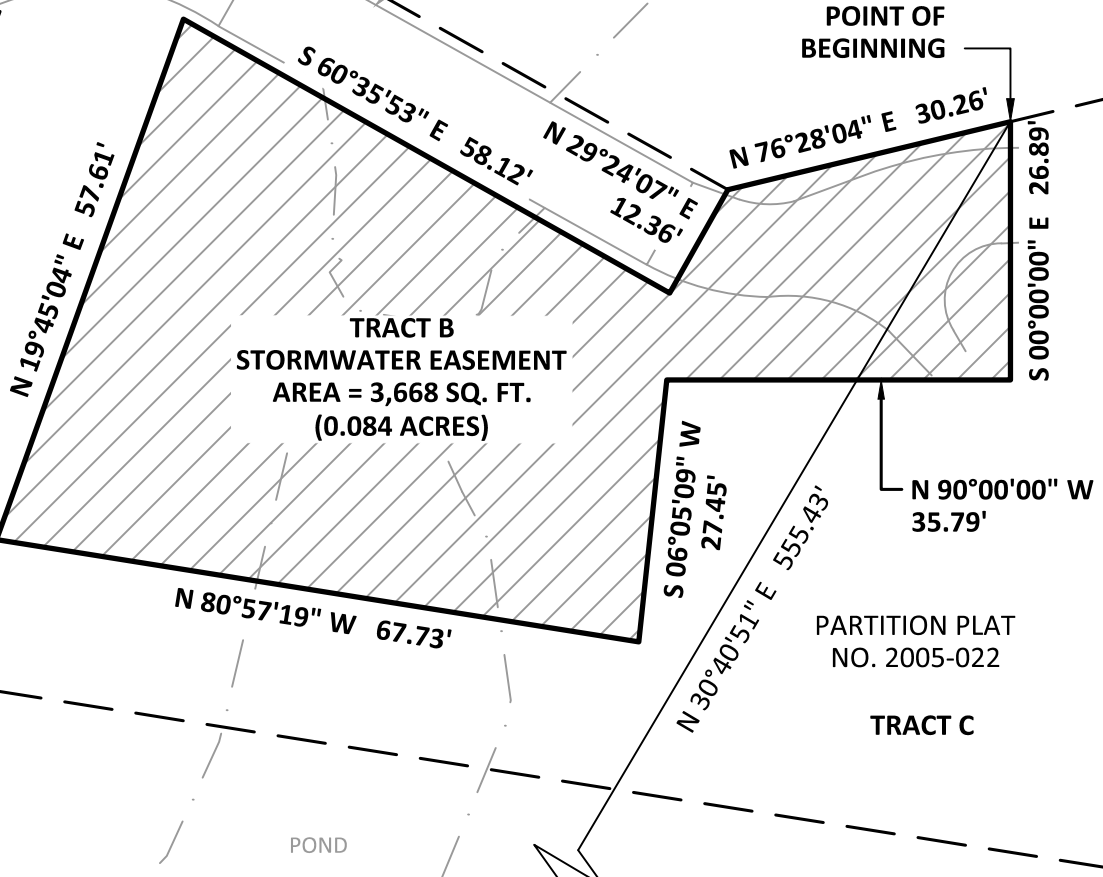
POND

PLANTER

CONCRETE  
RETAINING  
WALLS

CONCRETE FOOT  
BRIDGE

POINT OF  
BEGINNING



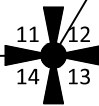
PARTITION PLAT  
NO. 2005-022

TRACT C

POND

BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)  
N 89°31'41" E



SCALE: 1" = 20'



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<b>EXHIBIT MAP (TRACT B)</b> STORMWATER EASEMENT	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 4 of 4

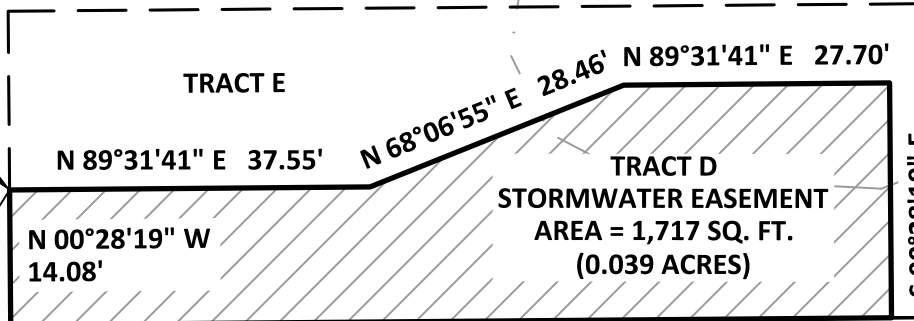
PARCEL 1  
31W120501  
DOC. NO. 2011-033873

EDGE OF WATER

POND

PARTITION PLAT  
NO. 2005-022

POINT OF BEGINNING



S 89°31'41" W 91.74'

SIDEWALK

CURB

31'

31'

BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)  
N 89°31'41" E



N 32°10'40" E 53.54'



SCALE: 1" = 20'

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EXHIBIT MAP (TRACT D) STORMWATER EASEMENT	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 50

**EXHIBIT A****TEMPORARY CONSTRUCTION EASEMENTS**

JOB NO. 2300398

6 DECEMBER 2024

**LEGAL DESCRIPTION**

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF THAT PARCEL OF LAND DESCRIBED IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 2011-033873, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, WITH SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT C – TEMPORARY CONSTRUCTION EASEMENT**

**BEGINNING** AT A POINT THAT BEARS NORTH 30°40'51" EAST 555.43 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 00°00'00" EAST 26.89 FEET; THENCE NORTH 90°00'00" WEST 35.79 FEET; THENCE SOUTH 06°05'09" WEST 27.45 FEET; THENCE NORTH 80°57'19" WEST 67.73 FEET; THENCE NORTH 19°45'04" EAST 57.61 FEET; THENCE SOUTH 60°35'53" EAST 58.12 FEET; THENCE NORTH 29°24'07" EAST 12.36 FEET; THENCE NORTH 60°42'09" WEST 78.72 FEET; THENCE SOUTH 19°45'04" WEST 92.40 FEET; THENCE SOUTH 80°57'19" EAST 142.36 FEET; THENCE NORTH 00°00'00" WEST 80.63 FEET; THENCE SOUTH 76°28'04" WEST 11.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6,084 SQUARE FEET (0.140 ACRES), MORE OR LESS.

**TRACT E – TEMPORARY CONSTRUCTION EASEMENT**

**BEGINNING** AT A POINT THAT BEARS NORTH 32°10'40" EAST 53.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BOECKMAN ROAD NORTH 89°31'41" EAST 37.55 FEET; THENCE NORTH 68°06'55" EAST 28.46 FEET; THENCE PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°31'41" EAST 27.70 FEET; THENCE SOUTH 00°28'19" EAST 24.47 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°31'41" EAST 19.74 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 50°38'44" WEST 18.79 FEET; THENCE NORTH 07°18'20" WEST 20.81 FEET; THENCE PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°31'41" WEST 94.58 FEET; THENCE SOUTH 00°28'19" EAST 18.61 FEET TO THE **POINT OF BEGINNING**.

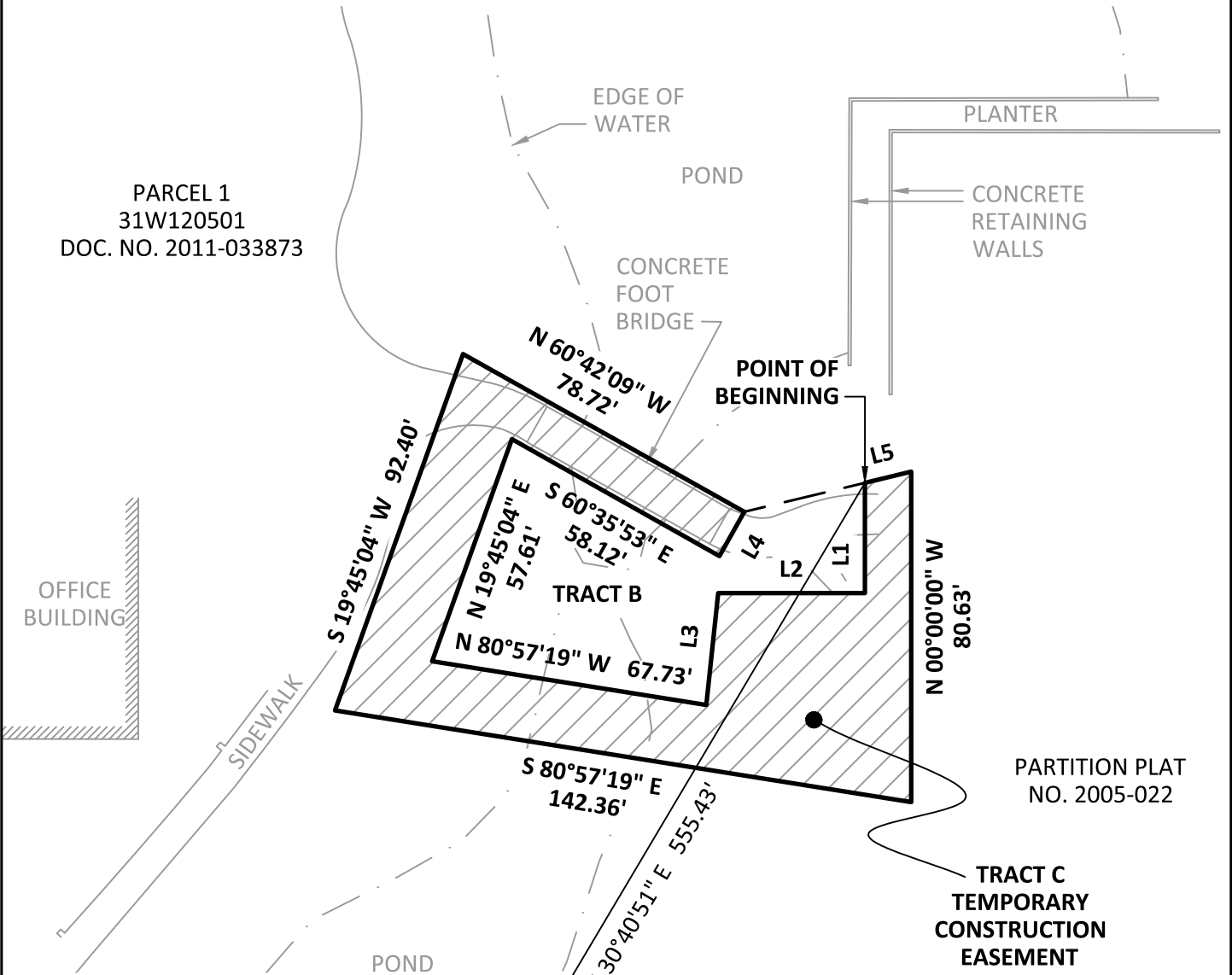
CONTAINING 1,517 SQUARE FEET (0.035 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.  
THE CENTERLINE OF BOECKMAN ROAD (C.R.80) BEARS NORTH 89° 31'41" EAST.

THE TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE  
PART THEREOF.

DRAFT

PARCEL 1  
31W120501  
DOC. NO. 2011-033873



PARTITION PLAT  
NO. 2005-022

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°00'00"E	26.89'
L2	N90°00'00"W	35.79'
L3	S06°05'09"W	27.45'
L4	N29°24'07"E	12.36'
L5	S76°28'04"W	11.62'



**BOECKMAN ROAD (C.R.80)**

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)  
N 89°31'41" E



SCALE: 1" = 40'



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**EXHIBIT MAP (TRACT C)**  
TEMPORARY CONSTRUCTION EASEMENT  
SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.  
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	6 DECEMBER 2024
DRAWN BY:	CEB
CHECKED BY:	JRD
PROJECT NO.	2300398
SHEET:	3 C

**TRACT E  
TEMPORARY CONSTRUCTION  
EASEMENT  
AREA = 1,517 SQ. FT.  
(0.035 ACRES)**

EDGE OF WATER

PARCEL 1  
31W120501  
DOC. NO. 2011-033873

POND

PARTITION PLAT  
NO. 2005-022

POINT OF  
BEGINNING

S 00°28'19" E  
18.61'

S 89°31'41" W 94.58'

N 07°18'20" W  
20.81'

N 89°31'41" E 37.55'

N 68°06'55" E 28.46'

N 89°31'41" E  
27.70'

S 00°28'19" E  
24.47'

N 50°38'44" W  
18.79'

TRACT D

SIDEWALK

CURB

N 89°31'41" E  
19.74'

31'

31'

N 32°10'40" E 53.54'



BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)  
N 89°31'41" E



SCALE: 1" = 20'



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<b>EXHIBIT MAP (TRACT E) TEMPORARY CONSTRUCTION EASEMENT</b>	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
SW 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 4 C

**EXHIBIT A**  
**STORMWATER EASEMENTS**  
**JOB NO. 2300398**  
**6 DECEMBER 2024**

**LEGAL DESCRIPTION**

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF PARCEL III IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 1988-53412, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 13 AND THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, WITH SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT F – STORMWATER EASEMENT**

**BEGINNING** AT A POINT THAT BEARS SOUTH 57°36'43" EAST 92.74 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 20°29'45" EAST 52.44 FEET; THENCE NORTH 85°59'22" EAST 27.59 FEET; THENCE NORTH 13°21'36" EAST 38.21 FEET; THENCE NORTH 47°19'45" EAST 13.87 FEET; THENCE NORTH 00°28'19" WEST 20.47 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BOECKMAN ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°31'41" WEST 64.90 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°28'19" EAST 19.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,354 SQUARE FEET, (0.077 ACRES) MORE OR LESS.

**TRACT H – STORMWATER EASEMENT**

**BEGINNING** AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE, SAID POINT BEARS SOUTH 00°46'40" EAST 1228.92 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13, SAID POINT BEING; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY NORTH 83°52'54" EAST 62.45 FEET; THENCE NORTH 27°16'53" WEST 50.86 FEET; THENCE NORTH 09°38'49" EAST 16.63 FEET; THENCE NORTH 37°15'16" EAST 37.74 FEET; THENCE NORTH 30°42'31" EAST 34.59 FEET; THENCE NORTH 44°31'09" WEST 17.25 FEET; THENCE SOUTH 79°11'55" WEST 15.97 FEET; THENCE NORTH 26°10'54" WEST 13.40 FEET; THENCE NORTH 12°18'12" EAST 12.63 FEET; THENCE NORTH 54°25'40" EAST 40.04 FEET; THENCE SOUTH 79°22'09" EAST 10.69 FEET; THENCE NORTH 63°18'43" EAST 18.88 FEET; THENCE SOUTH 88°29'35" EAST 37.33 FEET; THENCE SOUTH 67°50'06" EAST 33.90 FEET; THENCE SOUTH 85°38'15" EAST 75.51 FEET; THENCE NORTH 76°08'27" EAST 21.40 FEET; THENCE NORTH 62°48'07" EAST 45.03 FEET; THENCE NORTH 32°33'09" EAST 59.07 FEET; THENCE NORTH 13°54'15" WEST 28.47 FEET; THENCE NORTH 40°07'42" WEST 30.10 FEET; THENCE SOUTH 69°36'38" WEST 15.13 FEET; THENCE SOUTH 20°30'34" WEST 21.24 FEET; THENCE SOUTH 12°30'16" EAST 12.80 FEET; THENCE SOUTH 73°24'51" WEST 16.33 FEET; THENCE NORTH 09°35'40" WEST 32.87 FEET; THENCE NORTH 83°36'54" WEST 67.43 FEET; THENCE SOUTH 54°00'39" WEST 23.09 FEET; THENCE SOUTH 04°36'56" EAST 17.88 FEET; THENCE SOUTH 85°23'04" WEST 50.33 FEET; THENCE SOUTH 75°51'53" WEST 93.77 FEET; THENCE SOUTH 58°42'24" WEST 22.91 FEET; THENCE NORTH 83°41'04" WEST 45.78 FEET; THENCE SOUTH 84°38'05" WEST 17.49 FEET; THENCE SOUTH 42°11'01" WEST 40.36 FEET TO SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 17°10'35" EAST 99.60 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 746.20 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 8°11'27" (THE LONG CHORD OF WHICH BEARS SOUTH 13°04'52" EAST 106.58 FEET) AN ARC DISTANCE OF 106.67 FEET TO A POINT OF NON-

TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 81°00'52" EAST, AND TO THE **POINT OF BEGINNING**.

CONTAINING 43,271 SQUARE FEET, (0.994 ACRES) MORE OR LESS.

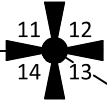
THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE CENTERLINE OF BOECKMAN ROAD BEARS NORTH 89° 31'41" EAST.

THE TRACTS OF LAND SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE PART THEREOF.

DRAFT



# BOECKMAN ROAD (C.R.80)



BASIS OF BEARINGS, OCRS (PORTLAND ZONE)  
N 89°31'41" E

31'

31'

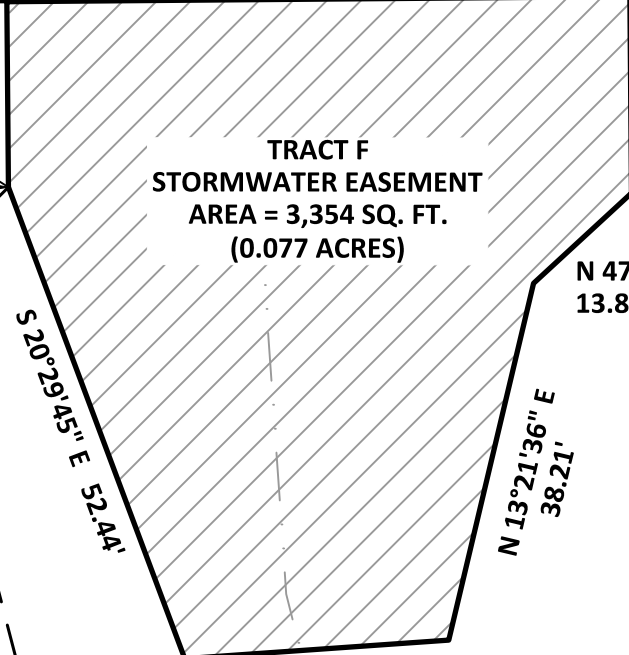
CURB

S 89°31'41" W 64.90'

S 00°28'19" E 19.32'  
S 57°36'43" E 92.74'

POINT OF BEGINNING

PARCEL 2  
31W13B2603  
DOC. NO. 1988-53412



TRACT F  
STORMWATER EASEMENT  
AREA = 3,354 SQ. FT.  
(0.077 ACRES)

N 00°28'19" W 20.47'

N 47°19'45" E 13.87'

N 13°21'36" E 38.21'

N 85°59'22" E 27.59'

S 20°29'45" E 52.44'

DITCH CENTERLINE

ASPHALT WALKING PATH

TRACT G

PARTITION PLAT  
NO. 2006-013



SCALE: 1" = 20'



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<b>EXHIBIT MAP (TRACT F) STORMWATER EASEMENT</b>	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 3 C

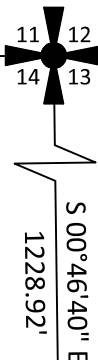
# BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)  
N 89°31'41" E

PARCEL 2  
31W13B2603  
DOC. NO. 1988-53412

TRACT H  
STORMWATER EASEMENT  
AREA = 43,271 SQ. FT.  
(0.994 ACRES)

SWS PARKWAY AVENUE



S 00°46'40" E  
1228.92'

N 81°00'52" E  
(RAD.)

POINT OF BEGINNING

TRACT I

ASPHALT WALKING PATH

ASPHALT WALKING PATH

PARTITION PLAT  
NO. 2006-013

SEE SHEET 5 FOR LINE  
AND CURVE TABLES



SCALE: 1" = 60'



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## EXHIBIT MAP (TRACT H) STORMWATER EASEMENT

NW 1/4 SECTION 13 & NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH  
RANGE 1 WEST / W.M. / CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	6 DECEMBER 2024
DRAWN BY:	CEB
CHECKED BY:	JRD
PROJECT NO.	2300398
SHEET:	40

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N83°52'54"E	62.45'
L2	N27°16'53"W	50.86'
L3	N09°38'49"E	16.63'
L4	N37°15'16"E	37.74'
L5	N30°42'31"E	34.59'
L6	N44°31'09"W	17.25'
L7	S79°11'55"W	15.97'
L8	N26°10'54"W	13.40'
L9	N12°18'12"E	12.63'
L10	N54°25'40"E	40.04'
L11	S79°22'09"E	10.69'
L12	N63°18'43"E	18.88'
L13	S88°29'35"E	37.33'
L14	S67°50'06"E	33.90'
L15	S85°38'15"E	75.51'
L16	N76°08'27"E	21.40'
L17	N62°48'07"E	45.03'
L18	N32°33'09"E	59.07'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L19	N13°54'15"W	28.47'
L20	N40°07'42"W	30.10'
L21	S69°36'38"W	15.13'
L22	S20°30'34"W	21.24'
L23	S12°30'16"E	12.80'
L24	S73°24'51"W	16.33'
L25	N09°35'40"W	32.87'
L26	N83°36'54"W	67.43'
L27	S54°00'39"W	23.09'
L28	S04°36'56"E	17.88'
L29	S85°23'04"W	50.33'
L30	S75°51'53"W	93.77'
L31	S58°42'24"W	22.91'
L32	N83°41'04"W	45.78'
L33	S84°38'05"W	17.49'
L34	S42°11'01"W	40.36'
L35	S17°10'35"E	99.60'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	106.67'	746.20'	8°11'27"	106.58'	S 13°04'52" E



SCALE: 1" = 60'



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<b>EXHIBIT MAP (TRACT H)</b> STORMWATER EASEMENT	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
NW 1/4 SECTION 13 & NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH RANGE 1 WEST / W.M. / CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 5 C

**EXHIBIT A****TEMPORARY CONSTRUCTION EASEMENTS**

JOB NO. 2300398

6 DECEMBER 2024

**LEGAL DESCRIPTION**

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF PARCEL III IN DEED TO MENTOR GRAPHICS CORPORATION, AN OREGON CORPORATION, IN DOCUMENT NUMBER 1988-53412, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13 AND THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT G – TEMPORARY CONSTRUCTION EASEMENT**

**BEGINNING** AT A POINT THAT BEARS SOUTH 57°36'43" EAST 92.74 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 20°29'45" EAST 52.44 FEET; THENCE NORTH 85°59'22" EAST 27.59 FEET; THENCE NORTH 13°21'36" EAST 38.21 FEET; THENCE NORTH 47°19'45" EAST 13.87 FEET; THENCE SOUTH 01°47'30" EAST 119.22 FEET; THENCE SOUTH 82°19'29" WEST 48.25 FEET; THENCE NORTH 14°33'01" WEST 120.60 FEET; THENCE NORTH 45°00'00" EAST 13.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,586 SQUARE FEET, (0.128) ACRES MORE OR LESS.

**TRACT I – TEMPORARY CONSTRUCTION EASEMENT**

**BEGINNING** AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE, SAID POINT BEARS SOUTH 00°46'40" EAST 1228.92 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 83°52'54" EAST 62.45 FEET; THENCE NORTH 27°16'53" WEST 50.86 FEET; THENCE NORTH 09°38'49" EAST 16.63 FEET; THENCE NORTH 37°15'16" EAST 37.74 FEET; THENCE NORTH 30°42'31" EAST 34.59 FEET; THENCE NORTH 44°31'09" WEST 17.25 FEET; THENCE SOUTH 79°11'55" WEST 15.97 FEET; THENCE NORTH 26°10'54" WEST 13.40 FEET; THENCE NORTH 12°18'12" EAST 12.63 FEET; THENCE NORTH 54°25'40" EAST 19.21 FEET; THENCE SOUTH 22°16'33" EAST 46.82 FEET; THENCE SOUTH 00°14'59" EAST 68.12 FEET; THENCE SOUTH 08°50'42" WEST 66.22 FEET; THENCE SOUTH 19°56'00" WEST 43.38 FEET; THENCE SOUTH 03°51'38" WEST 61.58 FEET TO THE SOUTHERLY LINE OF SAID PARCEL III; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°48'33" WEST 46.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE AND TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 89°11'41" EAST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 746.20 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 8°10'49" (THE LONG CHORD OF WHICH BEARS NORTH 04°53'44" WEST 106.45 FEET) AN ARC DISTANCE OF 106.54 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 81°00'52" EAST, TO THE **POINT OF BEGINNING**.

CONTAINING 10,357 SQUARE FEET (0.238 ACRES) MORE OR LESS.

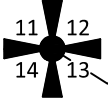
THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.  
THE CENTERLINE OF BOECKMAN ROAD BEARS NORTH 89° 31'41" EAST.

THE TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE  
PART THEREOF.

DRAFT

# BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)  
N 89°31'41" E



CURB

PARCEL 2  
31W13B2603  
DOC. NO. 1988-53412

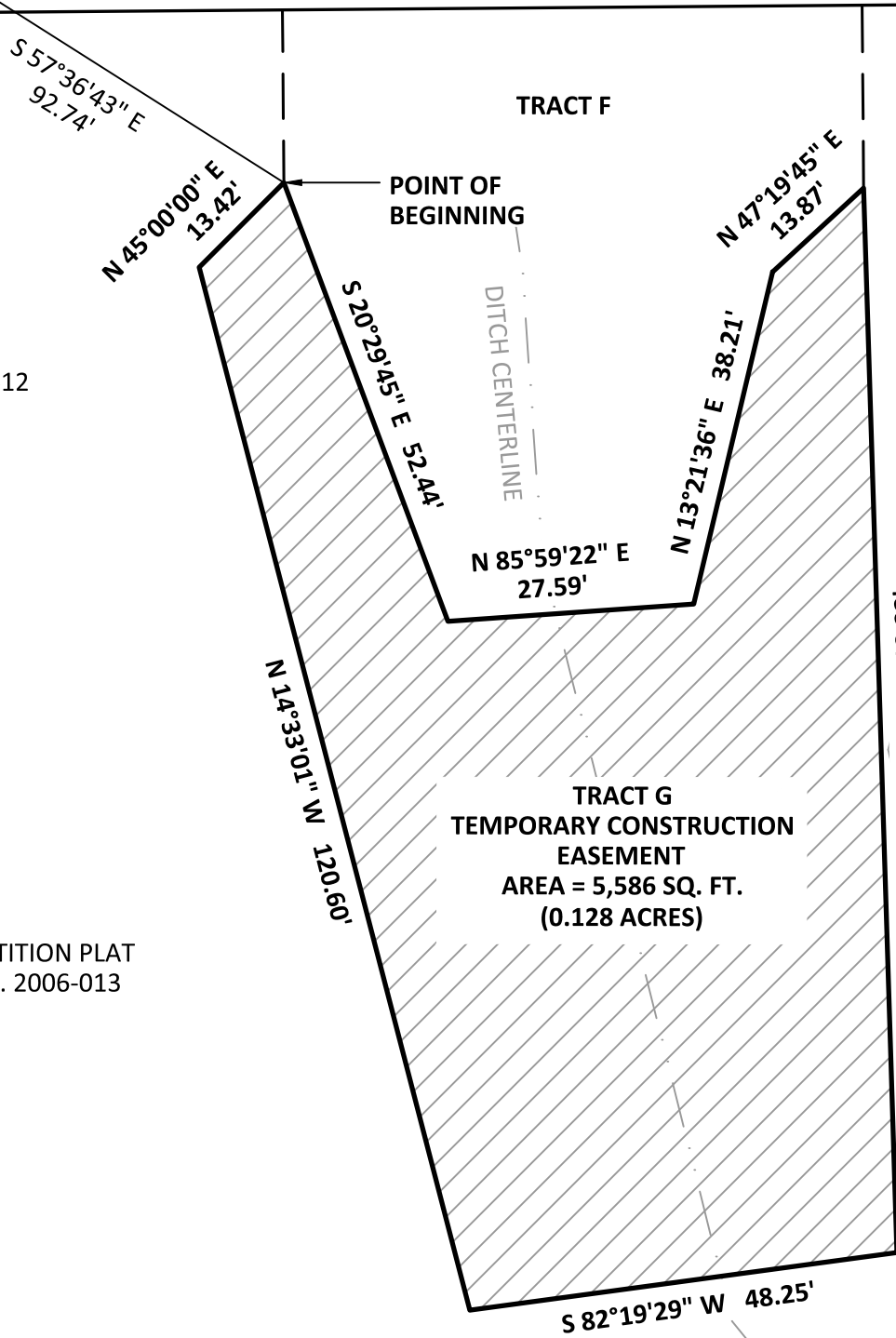
PARTITION PLAT  
NO. 2006-013



SCALE: 1" = 20'



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<b>EXHIBIT MAP (TRACT G)</b> TEMPORARY CONSTRUCTION EASEMENT NW 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 3 C

# BOECKMAN ROAD (C.R.80)

BASIS OF BEARINGS, OCRS (PORTLAND ZONE)  
N 89°31'41" E

PARCEL 2  
31W13B2603  
DOC. NO. 1988-53412

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	106.54'	746.20'	8°10'49"	106.45'	N 04°53'44" W

LINE TABLE

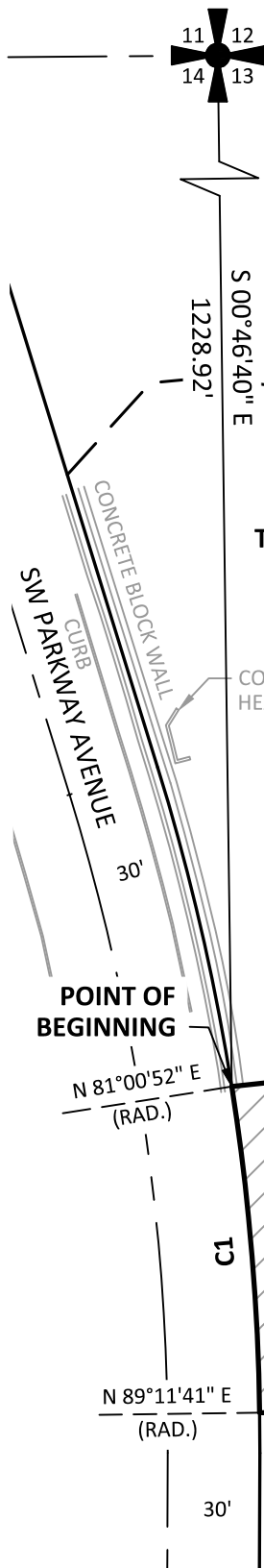
LINE #	DIRECTION	LENGTH
L1	N83°52'54"E	62.45'
L2	N27°16'53"W	50.86'
L3	N09°38'49"E	16.63'
L4	N37°15'16"E	37.74'
L5	N30°42'31"E	34.59'
L6	N44°31'09"W	17.25'
L7	S79°11'55"W	15.97'
L8	N26°10'54"W	13.40'
L9	N12°18'12"E	12.63'

TRACT I  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
AREA = 10,357 SQ. FT.  
(0.238 ACRES)

PARTITION PLAT  
NO. 2006-013



SCALE: 1" = 60'



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EXHIBIT MAP (TRACT I)  
TEMPORARY CONSTRUCTION EASEMENT  
NW 1/4 SECTION 13 & NE 1/4 SECTION 14/ TOWNSHIP 3 SOUTH  
RANGE 1 WEST / W.M. / CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE: 6 DECEMBER 2024  
DRAWN BY: CEB  
CHECKED BY: JRD  
PROJECT NO. 2300398  
SHEET: 4 C

**EXHIBIT A**  
**STORMWATER EASEMENT**  
**JOB NO. 2300398**  
**6 DECEMBER 2024**

**LEGAL DESCRIPTION**

A TRACT OF LAND, BEING A PORTION OF TRACT 'A' OF THE PLAT OF "BRENCHLEY ESTATES", CLACKAMAS COUNTY PLAT RECORDS, AS DESCRIBED IN STATUTORY WARRANTY DEED TO BRENCHLEY ESTATES OWNERS ASSOCIATION, AN OREGON NONPROFIT CORPORATION, IN DOCUMENT NUMBER 2013-044786, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT J – STORMWATER EASEMENT**

**BEGINNING** AT A POINT THAT BEARS SOUTH 74°10'12" WEST 39.95 FEET FROM THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 'A' AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE; THENCE SOUTH 11°28'54" EAST 43.74 FEET; THENCE SOUTH 36°31'41" WEST 26.24 FEET; THENCE SOUTH 76°56'46" WEST 12.90 FEET; THENCE SOUTH 57°22'22" WEST 67.35 FEET; THENCE SOUTH 42°52'38" WEST 27.17 FEET; THENCE SOUTH 65°14'46" WEST 23.98 FEET; THENCE SOUTH 87°08'08" WEST 15.21 FEET; THENCE SOUTH 68°10'47" WEST 105.35 FEET; THENCE SOUTH 29°47'03" WEST 36.95 FEET; THENCE SOUTH 60°32'06" WEST 82.42 FEET; THENCE SOUTH 52°13'33" WEST 43.51 FEET; THENCE SOUTH 68°25'39" WEST 72.04 FEET; THENCE SOUTH 26°17'06" EAST 13.66 FEET; THENCE SOUTH 44°24'56" EAST 17.90 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5 AND LOT 4 OF SAID PLAT SOUTH 58°32'32" WEST 71.55 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 84°27'48" WEST 23.81 FEET; THENCE SOUTH 56°17'32" WEST 66.76 FEET; THENCE SOUTH 32°04'22" WEST 41.49 FEET; THENCE SOUTH 49°03'53" WEST 79.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE AND TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 60°57'58" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 173.94 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°34'29" (THE LONG CHORD OF WHICH BEARS NORTH 26°44'49" WEST 13.88 FEET) AN ARC DISTANCE OF 13.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 24°28'10" WEST 15.21 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF SAID TRACT 'A' AND SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY LINE NORTH 00°02'03" WEST 184.42 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT 'A'; THENCE LEAVING SAID WESTERLY LINE NORTH 73°56'35" EAST 31.06 FEET; THENCE SOUTH 77°47'15" EAST 44.11 FEET; THENCE NORTH 71°47'27" EAST 35.06 FEET; THENCE NORTH 56°33'50" EAST 44.84 FEET; THENCE NORTH 64°02'14" EAST 36.27 FEET; THENCE NORTH 49°58'19" EAST 49.39 FEET; THENCE NORTH 43°19'47" EAST 22.91 FEET; THENCE NORTH 74°43'59" EAST 60.21 FEET; THENCE NORTH 39°56'13" EAST 49.35 FEET; THENCE NORTH 57°41'48" EAST 45.61 FEET; THENCE NORTH 77°52'35" EAST 92.85 FEET; THENCE SOUTH 83°57'58" EAST 31.89 FEET; THENCE NORTH 74°39'17" EAST 55.58 FEET; THENCE NORTH 43°41'21" EAST 57.20 FEET; THENCE NORTH 56°14'58" EAST 29.71 FEET; THENCE NORTH 74°10'12" EAST 40.41 FEET TO THE **POINT OF BEGINNING**.

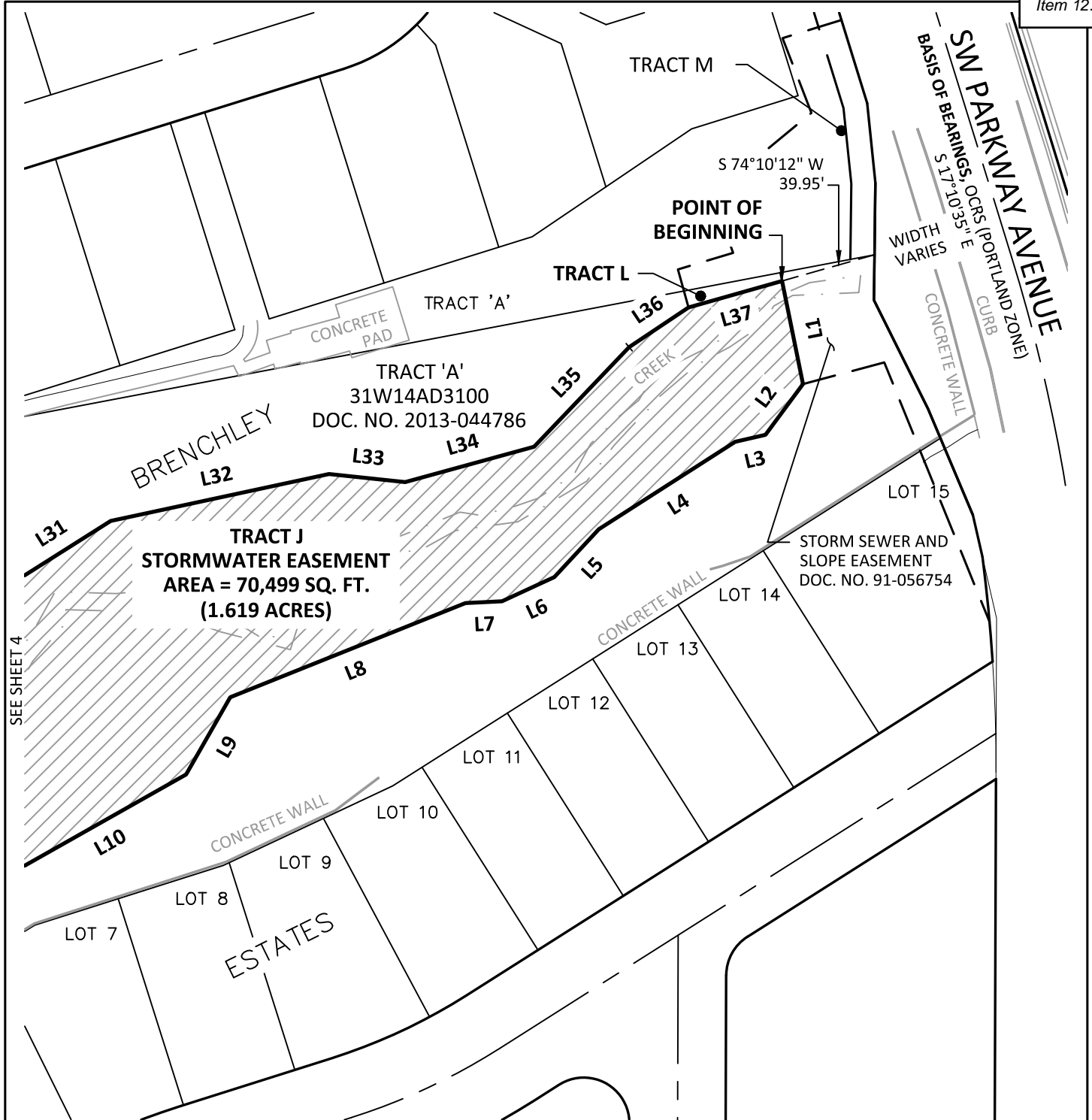
CONTAINING 70,499 SQUARE FEET (1.619 ACRES), MORE OR LESS.



THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.  
THE CENTERLINE OF SOUTHWEST PARKWAY AVENUE BEARS SOUTH 17°10'35" EAST.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART  
THEREOF.

DRAFT



SEE SHEET 5 FOR LINE AND CURVE TABLES

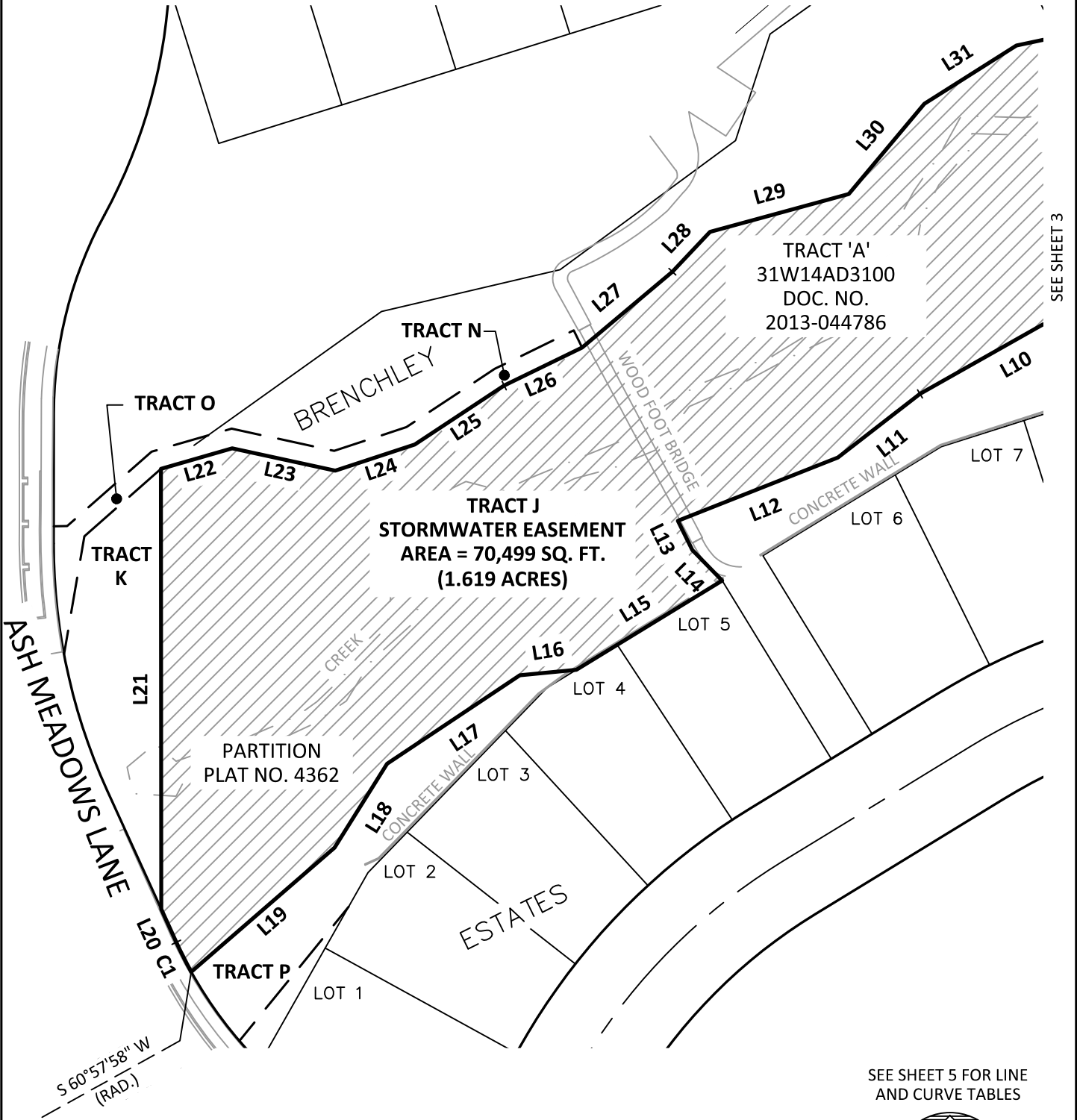


SCALE: 1" = 60'



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<b>EXHIBIT MAP (TRACT J)</b> STORMWATER EASEMENT	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 30



SEE SHEET 3

SEE SHEET 5 FOR LINE AND CURVE TABLES



SCALE: 1" = 60'



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<b>EXHIBIT MAP (TRACT J)</b> STORMWATER EASEMENT	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 4 C

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S11°28'54"E	43.73'
L2	S36°31'41"W	26.24'
L3	S76°56'46"W	12.90'
L4	S57°22'22"W	67.35'
L5	S42°52'38"W	27.17'
L6	S65°14'46"W	23.98'
L7	S87°08'08"W	15.21'
L8	S68°10'47"W	105.35'
L9	S29°47'03"W	36.95'
L10	S60°32'06"W	82.42'
L11	S52°13'33"W	43.51'
L12	S68°25'39"W	72.04'
L13	S26°17'06"E	13.66'
L14	S44°24'56"E	17.90'
L15	S58°32'32"W	71.55'
L16	S84°27'48"W	23.81'
L17	S56°17'32"W	66.76'
L18	S32°04'22"W	41.49'
L19	S49°03'53"W	79.42'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L20	N24°28'10"W	15.21'
L21	N00°02'03"W	184.42'
L22	N73°56'35"E	31.06'
L23	S77°47'15"E	44.11'
L24	N71°47'27"E	35.06'
L25	N56°33'50"E	44.84'
L26	N64°02'14"E	36.27'
L27	N49°58'19"E	49.39'
L28	N43°19'47"E	22.91'
L29	N74°43'59"E	60.21'
L30	N39°56'13"E	49.35'
L31	N57°41'48"E	45.61'
L32	N77°52'35"E	92.85'
L33	S83°57'58"E	31.89'
L34	N74°39'17"E	55.58'
L35	N43°41'21"E	57.20'
L36	N56°14'58"E	29.71'
L37	N74°10'12"E	40.41'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	13.89'	173.94'	4°34'29"	13.88'	N 26°44'49" W



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<b>EXHIBIT MAP (TRACT J)</b> STORMWATER EASEMENT	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 5 C

**EXHIBIT A**  
**STORMWATER EASEMENT**  
**JOB NO. 2300398**  
**6 DECEMBER 2024**

**LEGAL DESCRIPTION**

A TRACT OF LAND, BEING A PORTION OF TRACT 'A' OF THE PLAT OF "GROVE SINGLE FAMILY NORTH", CLACKAMAS COUNTY PLAT RECORDS, AS DESCRIBED IN STATUTORY SPECIAL WARRANTY DEED TO LENNAR NORTHWEST INC., A DELAWARE CORPORATION, IN DOCUMENT NUMBER 2014-044701, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

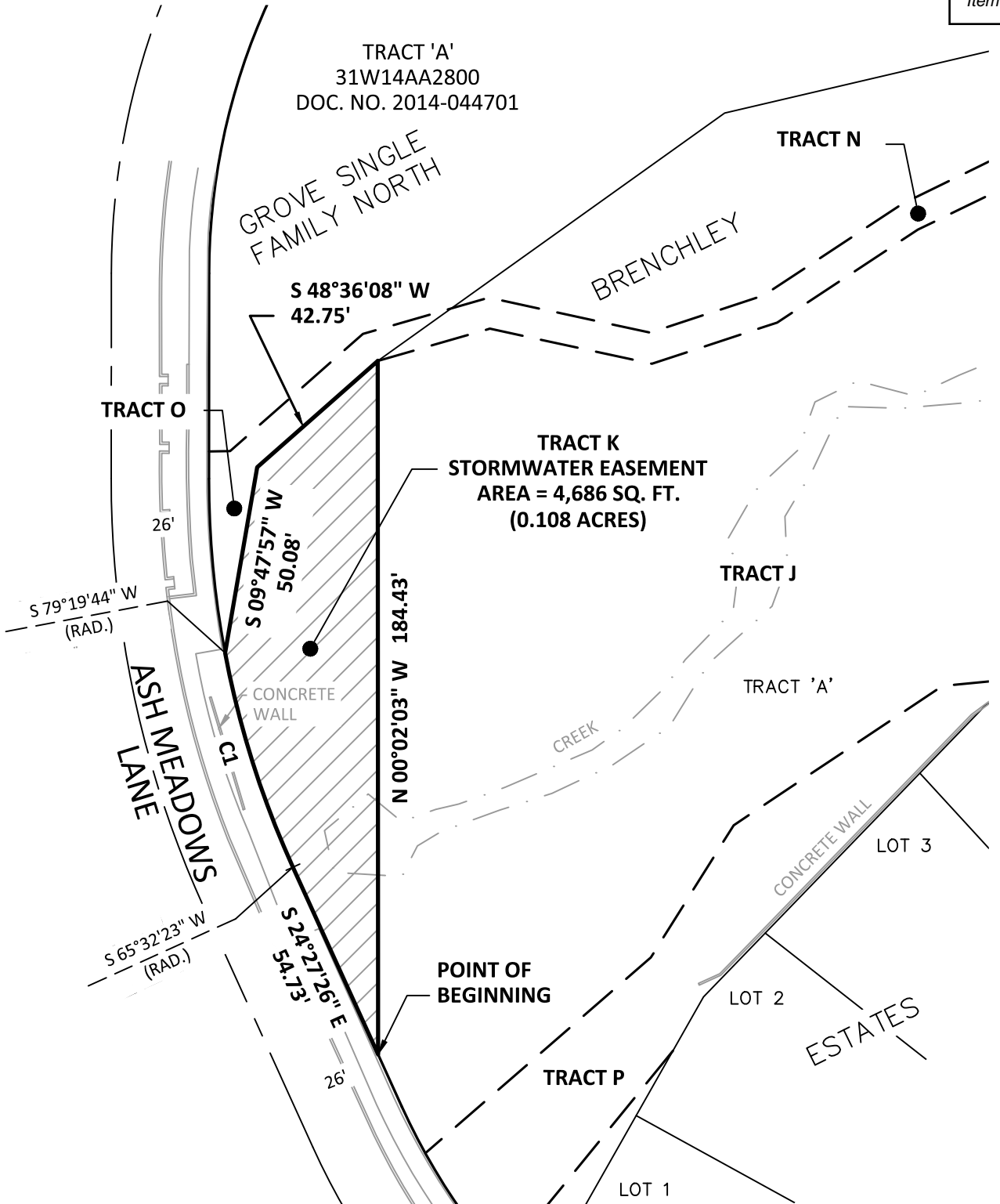
**TRACT K – STORMWATER EASEMENT**

**BEGINNING** AT THE INTERSECTION OF THE EASTERLY LINE OF SAID TRACT 'A', AND THE EASTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE; THENCE ALONG SAID EASTERLY LINE OF TRACT 'A' NORTH 00°02'03" WEST 184.43 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 48°36'08" WEST 42.75 FEET; THENCE SOUTH 09°47'57" WEST 50.08 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 79°19'44" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 249.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 13°47'21" (THE LONG CHORD OF WHICH BEARS SOUTH 17°33'57" EAST 59.78 FEET) AN ARC DISTANCE OF 59.93 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 65°32'23" WEST; THENCE SOUTH 24°27'26" EAST 54.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,686 SQUARE FEET (0.108 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	59.93'	249.00'	13°47'21"	59.78'	S 17°33'57" E



SCALE: 1" = 40'



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**EXHIBIT MAP (TRACT K)**  
STORMWATER EASEMENT

NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.  
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE:	6 DECEMBER 2024
DRAWN BY:	CEB
CHECKED BY:	JRD
PROJECT NO.	2300398
SHEET:	20

**EXHIBIT A****TEMPORARY CONSTRUCTION EASEMENTS**

JOB NO. 2300398

6 DECEMBER 2024

**LEGAL DESCRIPTION**

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF TRACT 'A' OF THE PLAT OF "BRENCHLEY ESTATES", CLACKAMAS COUNTY PLAT RECORDS, AS DESCRIBED IN DEED TO BRENCHLEY ESTATES OWNERS ASSOCIATION, AN OREGON NONPROFIT CORPORATION, IN DOCUMENT NUMBER 2013-044786, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, WITH SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT L – TEMPORARY CONSTRUCTION EASEMENT**

**BEGINNING** AT A POINT THAT BEARS SOUTH 74°10'12" WEST 39.95 FEET FROM THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 'A' AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE; THENCE SOUTH 74°10'12" WEST 40.41 FEET; THENCE NORTH 15°39'41" WEST 7.13 FEET TO THE NORTHERLY LINE OF SAID TRACT 'A'; THENCE ALONG SAID NORTHERLY LINE NORTH 79°14'27" EAST 40.81 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 11°28'54" EAST 3.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 216 SQUARE FEET (0.005 ACRES), MORE OR LESS.

**TRACT N – TEMPORARY CONSTRUCTION EASEMENT**

**BEGINNING** AT A POINT ON THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT 'A'; THENCE NORTH 73°56'55" EAST 31.06 FEET; THENCE SOUTH 77°47'15" EAST 44.11 FEET; THENCE NORTH 71°47'27" EAST 35.06 FEET; THENCE NORTH 56°33'50" EAST 44.84 FEET; THENCE NORTH 64°02'14" EAST 36.27 FEET; THENCE NORTH 25°57'46" WEST 8.00 FEET; THENCE SOUTH 64°02'14" WEST 36.79 FEET; THENCE SOUTH 56°33'50" WEST 44.29 FEET; THENCE SOUTH 71°47'27" WEST 31.82 FEET; THENCE NORTH 77°47'15" WEST 43.95 FEET; THENCE SOUTH 73°56'55" WEST 10.46 FEET TO THE NORTHERLY LINE OF SAID TRACT 'A'; THENCE ALONG SAID NORTHERLY LINE SOUTH 54°28'10" WEST 23.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,435 SQUARE FEET (0.033 ACRES), MORE OR LESS.

**TRACT P – TEMPORARY CONSTRUCTION EASEMENT**

**BEGINNING** AT A POINT ON THE NORTHERLY LINE OF LOT 4 OF SAID PLAT OF "BRENCHLEY ESTATES", SAID POINT BEARS SOUTH 58°32'32" WEST 71.55 FEET FROM THE NORTHEASTERLY CORNER OF LOT 5 OF SAID PLAT; THENCE LEAVING SAID NORTHERLY LINE SOUTH 84°27'48" WEST 23.81 FEET; THENCE SOUTH 56°17'32" WEST 66.76 FEET; THENCE SOUTH 32°04'22" WEST 41.49 FEET; THENCE SOUTH 49°03'53" WEST 79.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE AND TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 60°58'02" WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A 173.99 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 11°37'51" (THE LONG CHORD OF WHICH BEARS SOUTH 34°50'53" EAST 35.26 FEET) AN ARC DISTANCE OF 35.32 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 49°20'12" WEST; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 39°09'26" EAST 72.45 FEET TO THE NORTHERLY LINE OF LOT 2 OF SAID PLAT; THENCE ALONG SAID NORTHERLY LINE NORTH 29°33'11" EAST 16.44 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT 2 AND THE NORTHERLY LINES OF LOT 3 AND LOT 4, NORTH 44°02'51" EAST 107.72 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT 4 NORTH 58°32'32" EAST 14.50 FEET TO THE **POINT OF BEGINNING**.

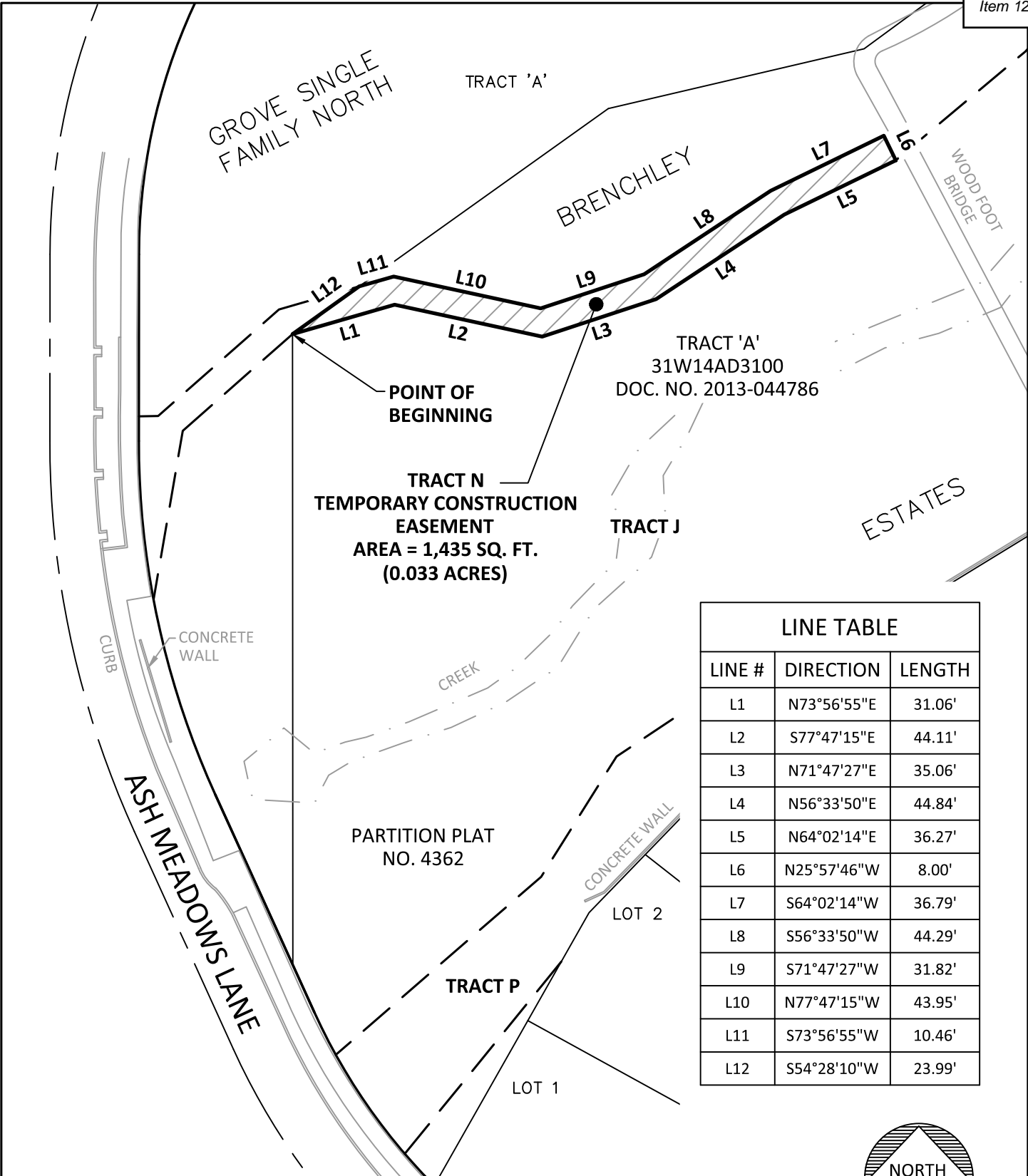
CONTAINING 4,481 SQ. FT. (0.103 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE CENTERLINE OF SOUTHWEST PARKWAY AVENUE BEARS SOUTH 17°10'35" EAST.

THE TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE PART THEREOF.







LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N73°56'55"E	31.06'
L2	S77°47'15"E	44.11'
L3	N71°47'27"E	35.06'
L4	N56°33'50"E	44.84'
L5	N64°02'14"E	36.27'
L6	N25°57'46"W	8.00'
L7	S64°02'14"W	36.79'
L8	S56°33'50"W	44.29'
L9	S71°47'27"W	31.82'
L10	N77°47'15"W	43.95'
L11	S73°56'55"W	10.46'
L12	S54°28'10"W	23.99'

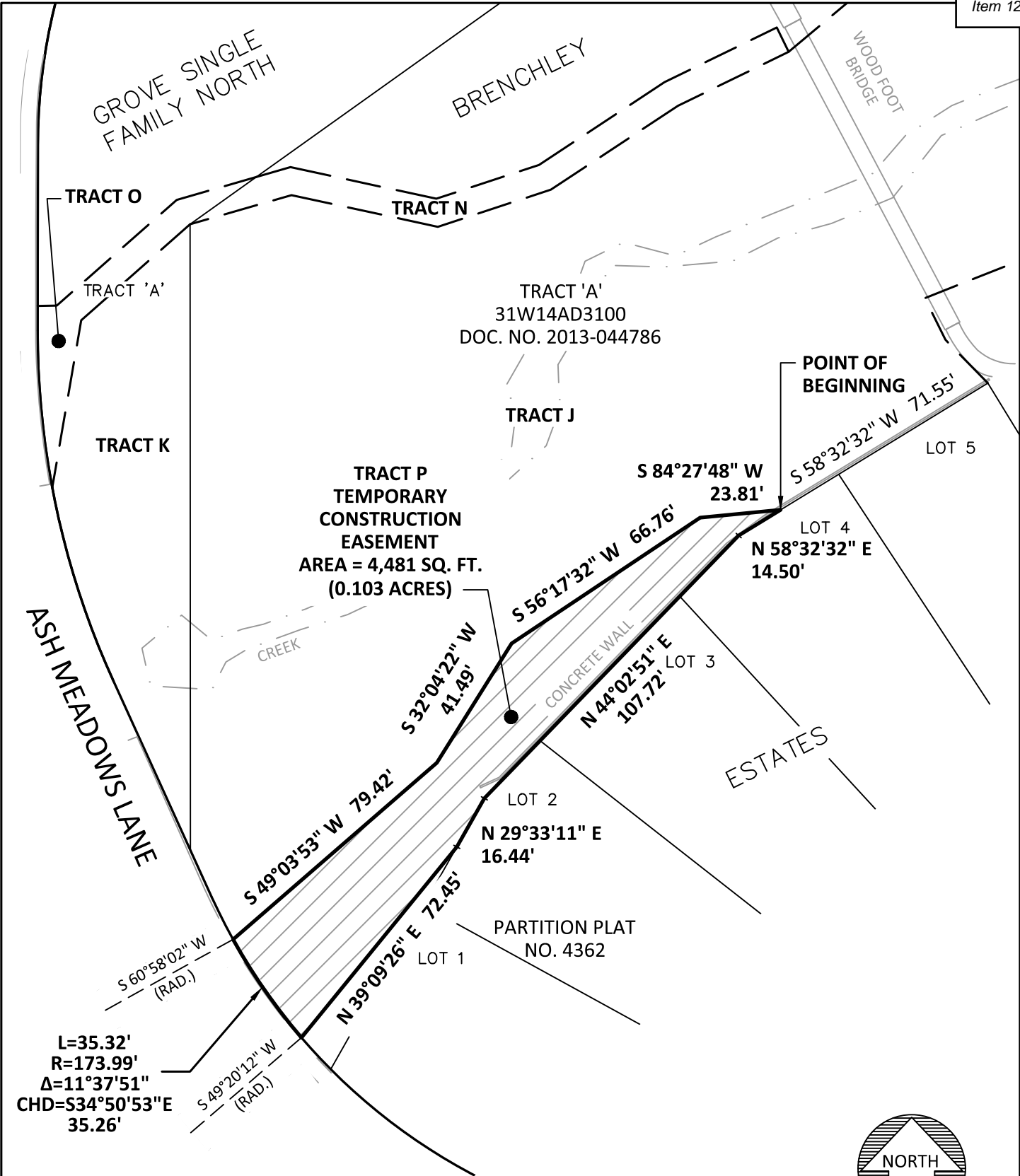


SCALE: 1" = 40'



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<b>EXHIBIT MAP (TRACT N)</b> TEMPORARY CONSTRUCTION EASEMENT	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 4 C



SCALE: 1" = 40'



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<b>EXHIBIT MAP (TRACT P)</b> TEMPORARY CONSTRUCTION EASEMENT	
NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	

DATE:	6 DECEMBER 2024
DRAWN BY:	CEB
CHECKED BY:	JRD
PROJECT NO.	2300398
SHEET:	50

**EXHIBIT A****TEMPORARY CONSTRUCTION EASEMENTS**

JOB NO. 2300398

6 DECEMBER 2024

**LEGAL DESCRIPTION**

MULTIPLE TRACTS OF LAND, BEING PORTIONS OF TRACT 'A' OF THE PLAT OF "GROVE SINGLE FAMILY NORTH", CLACKAMAS COUNTY PLAT RECORDS, AS DESCRIBED IN STATUTORY SPECIAL WARRANTY DEED TO LENNAR NORTHWEST INC., A DELAWARE CORPORATION, IN DOCUMENT NUMBER 2014-044701, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT M – TEMPORARY CONSTRUCTION EASEMENT**

**BEGINNING** AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID TRACT 'A' AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST PARKWAY AVENUE; THENCE ALONG SAID SOUTHERLY LINE SOUTH 79°14'27" WEST 80.65 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 15°39'41" WEST 9.30 FEET; THENCE NORTH 73°16'59" EAST 23.97 FEET; THENCE NORTH 20°01'59" WEST 25.65 FEET; THENCE NORTH 50°29'28" EAST 53.60 FEET; THENCE NORTH 21°08'06" WEST 33.28 FEET; THENCE NORTH 72°49'25" EAST 25.63 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 17°08'49" EAST 36.26 FEET; THENCE SOUTH 05°53'38" EAST 33.12 FEET; THENCE SOUTH 00°41'37" WEST 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,598 SQUARE FEET (0.106 ACRES), MORE OR LESS.

**TRACT O – TEMPORARY CONSTRUCTION EASEMENT**

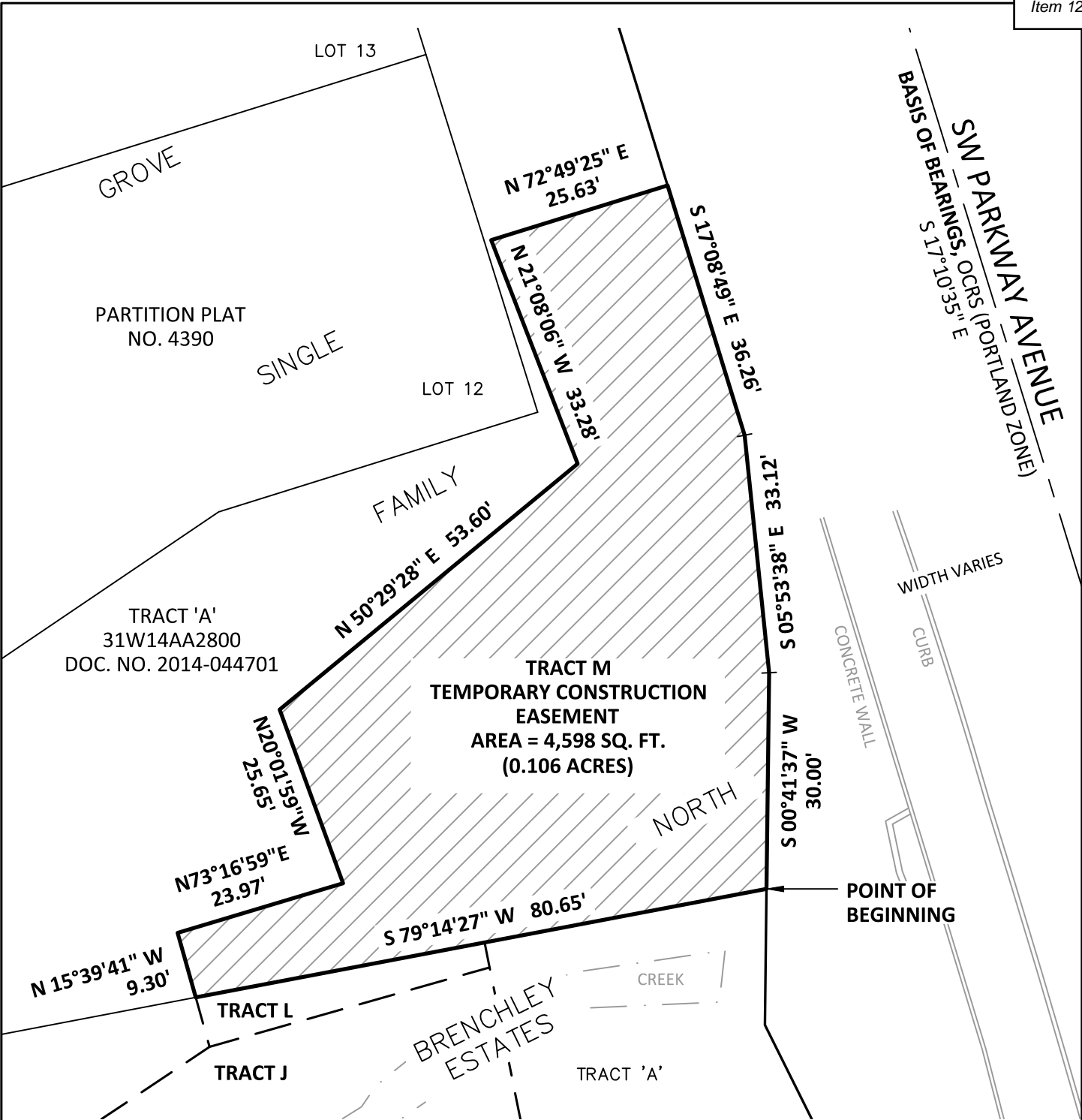
**BEGINNING** AT THE MOST WESTERLY NORTHWEST CORNER OF TRACT 'A' OF "BRENCHLEY ESTATES", CLACKAMAS COUNTY PLAT RECORDS, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT 'A' OF THE PLAT OF "GROVE SINGLE FAMILY NORTH", CLACKAMAS COUNTY PLAT RECORDS; THENCE SOUTH 48°35'55" WEST 42.75 FEET; THENCE SOUTH 09°47'57" WEST 50.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE AND TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 79°19'44" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 249.00' RADIUS CURVE CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 10°43'25" (THE LONG CHORD OF WHICH BEARS NORTH 05°18'34" WEST 46.54 FEET) AN ARC DISTANCE OF 46.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°03'09" EAST 7.23 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 88°58'51" EAST 5.63 FEET; THENCE NORTH 48°35'55" EAST 47.09 FEET; THENCE NORTH 73°56'55" EAST 24.42 FEET TO SAID SOUTHERLY LINE OF SAID TRACT 'A'; THENCE ALONG SAID SOUTHERLY LINE SOUTH 54°28'10" WEST 23.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 853 SQUARE FEET (0.020 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.  
THE CENTERLINE OF SOUTHWEST PARKWAY AVENUE BEARS SOUTH 17°10'35" EAST.

THE TRACTS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT MAPS AND BY THIS REFERENCE MADE  
PART THEREOF.

DRAFT



SCALE: 1" = 20'

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<b>EXHIBIT MAP (TRACT M)</b> TEMPORARY CONSTRUCTION EASEMENT	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 3 OF 3

TRACT 'A'  
31W14AA2800  
DOC. NO. 2014-044701

TRACT O  
TEMPORARY CONSTRUCTION  
EASEMENT  
AREA = 853 SQ. FT.  
(0.020 ACRES)

GROVE SINGLE  
FAMILY NORTH

BRENCHLEY

TRACT N

TRACT 'A'

POINT OF  
BEGINNING

ESTATES

PARTITION PLAT  
NO. 4362

TRACT J

TRACT K

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S48°35'55"W	42.75'
L2	S09°47'57"W	50.08'
L3	N00°03'09"E	7.23'
L4	N88°58'51"E	5.63'
L5	N48°35'55"E	47.09'
L6	N73°56'55"E	24.42'
L7	S54°28'10"W	23.99'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	46.60'	249.00'	10°43'25"	46.54'	N 05°18'34" W



SCALE: 1" = 40'



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**EXHIBIT MAP (TRACT O)**  
TEMPORARY CONSTRUCTION EASEMENT  
NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M.  
CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON

DATE: 6 DECEMBER 2024  
DRAWN BY: CEB  
CHECKED BY: JRD  
PROJECT NO. 2300398  
SHEET: 4 C

**EXHIBIT A**  
**STORMWATER EASEMENT**  
**JOB NO. 2300398**  
**6 DECEMBER 2024**

**LEGAL DESCRIPTION**

A TRACT OF LAND, BEING A PORTION OF LOT 1 OF THE PLAT OF "BRENCHLEY ESTATES NORTH", CLACKAMAS COUNTY PLAT RECORDS AS DESCRIBED IN DEEDS TO JSP TERRENE LLC, AN OREGON LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2015-059108 AND DOCUMENT NUMBER 2020-009470, TO CSG TERRENE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2020-009469 AND DOCUMENT NUMBER 2020-009470, AND TO TC TERRENE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2020-009469, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT Q – STORMWATER EASEMENT**

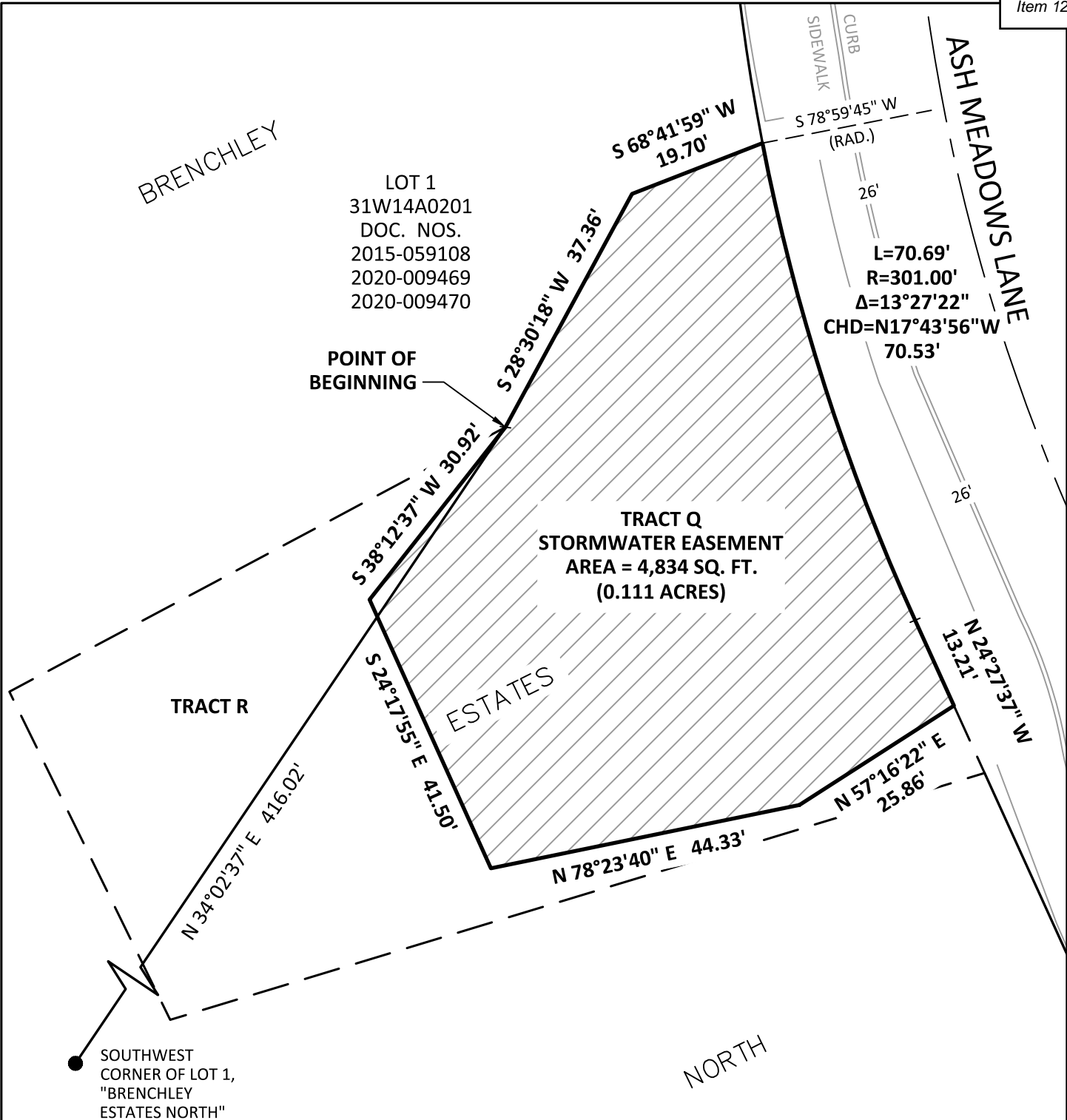
**BEGINNING** AT A POINT THAT BEARS NORTH 34°02'37" EAST 416.02 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 38°12'37" WEST 30.92 FEET; THENCE SOUTH 24°17'55" EAST 41.50 FEET; THENCE NORTH 78°23'40" EAST 44.33 FEET; THENCE NORTH 57°16'22" EAST 25.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 24°27'37" WEST 13.21 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 301.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 13°27'22" (THE LONG CHORD OF WHICH BEARS NORTH 17°43'56" WEST 70.53 FEET) AN ARC DISTANCE OF 70.69 FEET TO A POINT OF NON-TANGENCY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 78°59'45" WEST; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 68°41'59" WEST 19.70 FEET; THENCE SOUTH 28°30'18" WEST 37.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,834 SQUARE FEET (0.111 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.





LOT 1  
31W14A0201  
DOC. NOS.  
2015-059108  
2020-009469  
2020-009470

POINT OF BEGINNING

TRACT Q  
STORMWATER EASEMENT  
AREA = 4,834 SQ. FT.  
(0.111 ACRES)

L=70.69'  
R=301.00'  
Δ=13°27'22"  
CHD=N17°43'56"W  
70.53'

TRACT R

ESTATES

N 24°27'37" W  
13.21'

SOUTHWEST CORNER OF LOT 1, "BRANCHLEY ESTATES NORTH"

NORTH



SCALE: 1" = 20'



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<b>EXHIBIT MAP (TRACT Q)</b> STORMWATER EASEMENT	DATE: 6 DECEMBER 2024
	DRAWN BY: CEB
NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2300398
	SHEET: 20

**EXHIBIT A****TEMPORARY CONSTRUCTION EASEMENT**

JOB NO. 2300398

6 DECEMBER 2024

**LEGAL DESCRIPTION**

A TRACT OF LAND, BEING A PORTION OF LOT 1 OF THE PLAT OF "BRENCHLEY ESTATES NORTH", CLACKAMAS COUNTY PLAT RECORDS AS DESCRIBED IN DEEDS TO JSP TERRENE LLC, AN OREGON LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2015-059108 AND DOCUMENT NUMBER 2020-009470, TO CSG TERRENE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2020-009469 AND DOCUMENT NUMBER 2020-009470, AND TO TC TERRENE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 2020-009469, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT R – TEMPORARY CONSTRUCTION EASEMENT**

**BEGINNING** AT A POINT THAT BEARS NORTH 34°02'37" EAST 416.02 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 38°12'37" WEST 30.92 FEET; THENCE SOUTH 24°17'55" EAST 41.50 FEET; THENCE NORTH 78°23'40" EAST 44.33 FEET; THENCE NORTH 57°16'22" EAST 25.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ASH MEADOWS LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 24°27'37" EAST 10.43 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 73°08'23" WEST 119.78 FEET; THENCE NORTH 26°06'14" WEST 51.45 FEET; THENCE NORTH 61°55'20" EAST 79.13 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,436 SQUARE FEET (0.079 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OGRS), PORTLAND ZONE.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE PART THEREOF.

BRENCHLEY

LOT 1  
31W14A0201  
DOC. NOS.  
2015-059108  
2020-009469  
2020-009470

POINT OF BEGINNING

SIDEWALK  
CURB  
26'

ASH MEADOWS LANE

26'

TRACT Q

ESTATES

N 61°55'20" E 79.13'

S 38°12'37" W  
30.92'

N 57°16'22" E  
25.86'

S 24°27'37" E  
10.43'

N 26°06'14" W 51.45'

N 34°02'37" E 416.02'

S 24°17'55" E 41.50'

N 78°23'40" E 44.33'

S 73°08'23" W 119.78'

TRACT R  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
AREA = 3,436 SQ. FT.  
(0.079 ACRES)

NORTH

SOUTHWEST  
CORNER OF LOT 1,  
"BRENCHLEY  
ESTATES NORTH"



SCALE: 1" = 20'



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.274.4681  
[www.kpff.com](http://www.kpff.com)

<b>EXHIBIT MAP (TRACT R)</b> TEMPORARY CONSTRUCTION EASEMENT	
NE 1/4 SECTION 14 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	

DATE:	6 DECEMBER 2024
DRAWN BY:	CEB
CHECKED BY:	JRD
PROJECT NO.	2300398
SHEET:	20



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> January 6, 2025		<b>Subject: Ordinance Nos. 896 and 897</b> Annexation and Zone Map Amendment for Frog Pond Ridgecrest Subdivision	
		<b>Staff Member:</b> Cindy Luxhoj, AICP, Associate Planner	
		<b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: January 6, 2025, continued from November 18, 2024 <input checked="" type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: January 6, 2025 <input checked="" type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: January 23, 2025 <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	
		<b>Comments:</b> During a public hearing on December 9, 2024, Development Review Board Panel 'A' reviewed and recommended adoption of the Annexation and Zone Map Amendment to City Council and approved the associated Frog Pond Ridgecrest subdivision.	
<b>Staff Recommendation:</b> Council adoption of Ordinance Nos. 896 and 897 on 1 <sup>st</sup> Reading.			
<b>Recommended Language for Motion:</b> In two separate motions, I move to adopt Ordinance Nos. 896 and 897 on 1 <sup>st</sup> Reading.			
<b>Project / Issue Relates To:</b>			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond West	<input type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

Approve, modify, or deny Ordinance Nos. 896 and 897 to annex and rezone approximately 9.00 acres at 7400 SW Frog Pond Lane within the Frog Pond West Master Plan area, enabling development of a 28-lot residential subdivision.

**EXECUTIVE SUMMARY:**

The proposed 28-lot Frog Pond Ridgecrest subdivision is the thirteenth development proposal in Frog Pond West. The subdivision will connect to the previously approved Frog Pond Terrace to the west, Frog Pond Overlook to the north, Frog Pond Cottage Park Place to the east, and Morgan Farm to the south, blending together as one cohesive neighborhood consistent with the Frog Pond West Master Plan. Concurrent with the adoption of the Frog Pond West Master Plan, the City added a new zoning district, Residential Neighborhood (RN), intended for application to the Master Plan area.

On December 9, 2024, Development Review Board Panel 'A' approved seven (7) of the requests comprising the Frog Pond Ridgecrest subdivision application that are within their review authority: a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review of Parks and Open Space, Tentative Subdivision Plan, Type C Tree Removal Plan, Middle Housing Land Division, and Waivers. The Development Review Board also recommended to City Council approval of two (2) additional requests outside their approval authority: the proposed Annexation and Zone Map Amendment, which are the subject of Ordinance Nos. 896 and 897. Approval by the Development Review Board of the rest of the application requests is contingent upon City Council approval of the Annexation and Zone Map Amendment.

The requested Zone Map Amendment proposes applying the Residential Neighborhood (RN) Zone to the Frog Pond Ridgecrest subdivision consistent with the Frog Pond West Master Plan and the Comprehensive Plan designation of Residential Neighborhood. As outlined in the findings attached to both Ordinances, the Annexation and Zone Map Amendment requests meet all applicable review criteria leading staff to recommend the Council adopt Ordinance Nos. 896 and 897.

**EXPECTED RESULTS:**

Adoption of Ordinance Nos. 896 and 897 will bring this portion of the Frog Pond West Master Plan area into the City and zone it for development consistent with the Master Plan.

**TIMELINE:**

The Annexation and Zone Map Amendment will be in effect 30 days after ordinance adoption on second reading and upon filing the annexation records with the Secretary of State as provided by ORS 222.180.

**CURRENT YEAR BUDGET IMPACTS:**

The project will result in income and expenditures consistent with the infrastructure financing plan of the Frog Pond West Master Plan.

**COMMUNITY INVOLVEMENT PROCESS:**

Staff sent the required public hearing notices. In addition, significant public involvement occurred during development and approval of the Frog Pond Area Plan and Frog Pond West Master Plan, with which the proposed actions are consistent.

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

Annexation and development of the subject land will provide additional housing choices and continued development of quality neighborhoods.

**ALTERNATIVES:**

The alternatives are to modify, approve, or deny the annexation and Zone Map amendment requests.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Ordinance No. 896
  - A. Legal Description and Sketch Depicting Land/Territory to be Annexed
  - B. Petition for Annexation
  - C. Annexation Findings
  - D. Development Review Board Panel 'A' Resolution No. 438 Recommending Approval of Annexation
2. Ordinance No. 897
  - A. Zoning Order ZONE24-0002 Including Legal Description and Sketch Depicting Zone Map Amendment
  - B. Zone Map Amendment Findings
  - C. Development Review Board Panel 'A' Resolution No. 438 Recommending Approval of Zone Map Amendment

**ORDINANCE NO. 896****AN ORDINANCE OF THE CITY OF WILSONVILLE ANNEXING APPROXIMATELY 9.00 ACRES OF PROPERTY LOCATED AT 7400 SW FROG POND LANE FOR DEVELOPMENT OF A 28-LOT RESIDENTIAL SUBDIVISION.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by West Hills Land Development LLC – Applicant, for O’Hogan Living Trust – Owner, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the subject site is located at 7400 SW Frog Pond Lane, on Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; and

WHEREAS, a petition submitted to the City requests annexation of certain real property legally described and depicted in Exhibit A; and

WHEREAS, Maureen O’Hogan Trustee for O’Hogan Living Trust, representing 100 percent of the property ownership within the annexation area, signed the petition; and

WHEREAS, Eric J. Moreland, representing a majority of the electors located within the annexation area, signed the petition; and

WHEREAS, ORS 227.125 authorizes the annexation of territory based on consent of all owners of land and a majority of electors within the territory and enables the City Council to dispense with submitting the questions of the proposed annexation to the electors of the City for their approval or rejection; and

WHEREAS, the land to be annexed is within the Urban Growth Boundary and has been master planned as part of the Frog Pond West Neighborhood; and

WHEREAS, the land to be annexed is contiguous to the City and can be served by City services; and

WHEREAS, the Development Review Board Panel ‘A’, on October 14, 2024, opened and, at the applicant’s request, continued the public hearing on the Frog Pond Ridgecrest subdivision to a date and time certain of November 14, 2024, at 6:30 p.m.; and

WHEREAS, the Development Review Board Panel 'A', on November 14, 2024, at the applicant's and City staff's request, continued the public hearing on this item for a second time to a date and time certain of December 9, 2024, at 6:30 p.m.; and

WHEREAS, the Development Review Board Panel 'A' considered the annexation and after a duly advertised public hearing held on December 9, 2024, unanimously recommended City Council approve the annexation; and

WHEREAS, on November 18, 2024, the City Council, due to lack of a Development Review Board Recommendation, continued the public hearing on Ordinance No. 896 to a date and time certain of January 6, 2025, at 7:00 p.m.; and

WHEREAS, on January 6, 2025, the City Council held a public hearing as required by Metro Code 3.09.050; and

WHEREAS, reports were prepared and considered as required by law; and because the annexation is not contested by any party, the City Council chooses not to submit the matter to the voters and does hereby favor annexation of the subject tract of land based on findings and conclusions, and the Development Review Board's recommendation to City Council.

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

- Section 1. Findings. The tract of land, described and depicted in Exhibit A, is declared annexed to the City of Wilsonville.
- Section 2. Determination. The findings and conclusions incorporated in Exhibit C are adopted. The City Recorder shall immediately file a certified copy of this ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(g) and ORS 222.005. The annexation shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.
- 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 and read for the first time at a regular meeting thereof this 6<sup>th</sup> day of January, 2025, and scheduled the second reading on the 23<sup>rd</sup> day of January, 2025, 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 23<sup>rd</sup> day of January, 2025, by the following votes:

Yes: \_\_\_\_\_ No: \_\_\_\_\_

\_\_\_\_\_  
Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 23<sup>rd</sup> day of January, 2025.

\_\_\_\_\_  
Shawn O’Neil, Mayor

SUMMARY OF VOTES:

Mayor O’Neil

Councilor Berry

Councilor Dunwell

Councilor Shevlin

Councilor Cunningham

EXHIBITS:

- A. Legal Description and Sketch Depicting Land/Territory to be Annexed
- B. Petition for Annexation
- C. Annexation Findings
- D. Development Review Board Panel 'A' Resolution No. 438 Recommending Approval of Annexation



**AKS ENGINEERING & FORESTRY**  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #10411

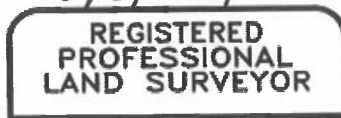
**EXHIBIT A**  
City Annexation

A tract of land located in the Southeast One-Quarter of Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the plat "Morgan Farm No. 2", Plat No. 4610, Clackamas County Plat Records, also being on the north right-of-way line of SW Brisbane Street (11.00 feet from centerline) and the City of Wilsonville city limits line; thence along said north right-of-way line and said city limits line, North 88°36'21" West 30.96 feet to the southeast corner of Document Number 2003-083133, Clackamas County Deed Records, and the Point of Beginning; thence continuing along said north right-of-way line and said city limits line, North 88°36'21" West 508.13 feet to the southwest corner of said Deed; thence along the west line of said Deed and said city limits line, North 01°40'32" East 832.32 feet to the south corner of Book 191, Page 426, Clackamas County Deed Records; thence along the southeast line of said Deed and said city limits line, North 46°32'34" East 36.85 feet to the south right-of-way line of SW Frog Pond Lane (16.50 feet from centerline); thence along said south right-of-way line and said city limits line, South 88°35'24" East 331.55 feet to the northwest corner of Document Number 2018-028153, Clackamas County Deed Records; thence leaving said city limits line along the west line of said Deed, South 01°38'13" West 290.58 feet to the southwest corner of said Deed; thence along the south line of said Deed, South 88°35'24" East 150.00 feet to the southeast corner of said Deed, also being on the east line of said Document Number 2003-083133; thence along said east line, South 01°38'13" West 567.59 feet to the Point of Beginning.

The above described tract of land contains 9.00 acres, more or less.

6/3/2024



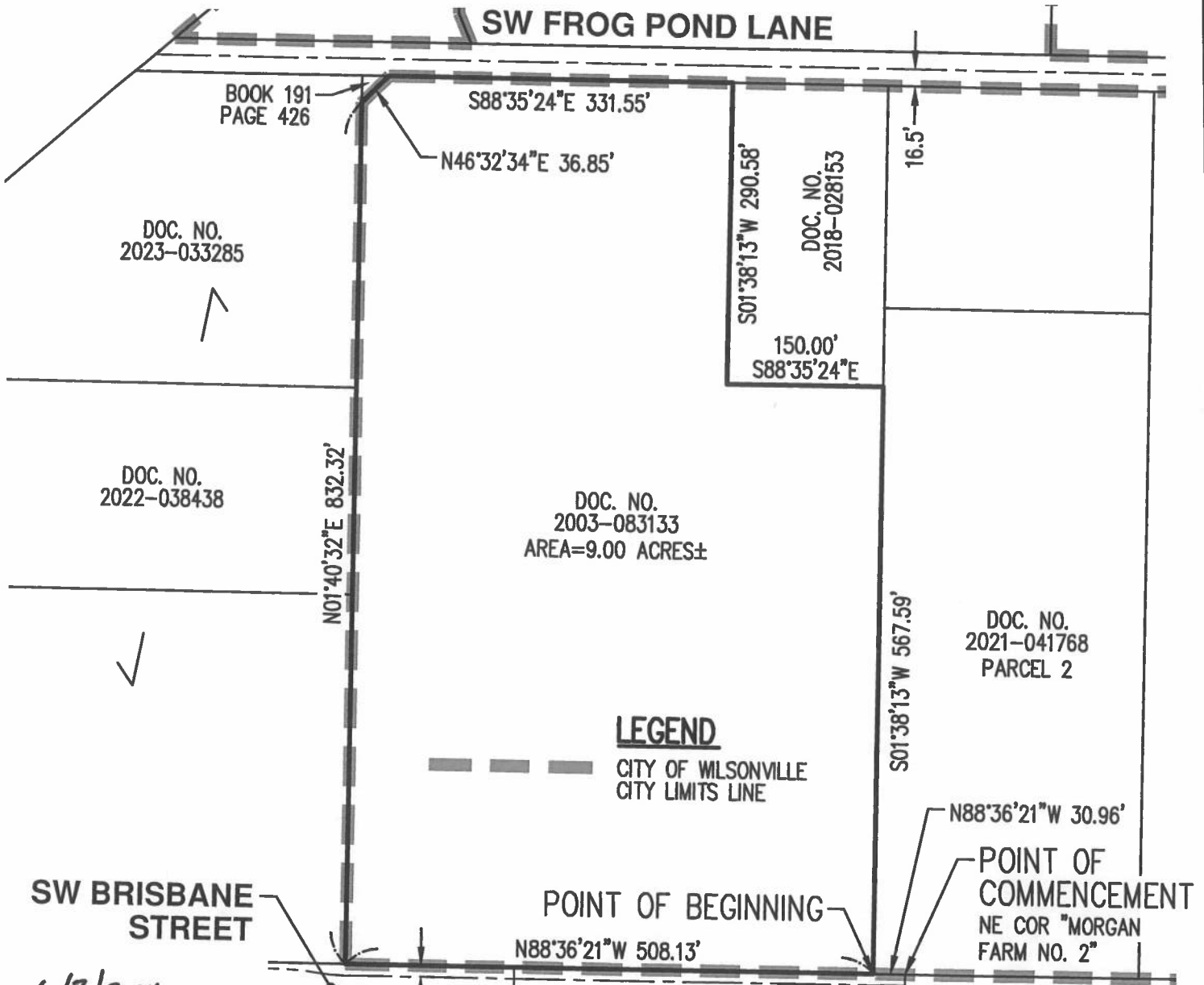
*Michael S. Kalina*



RENEWS: 6/30/25

# EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON

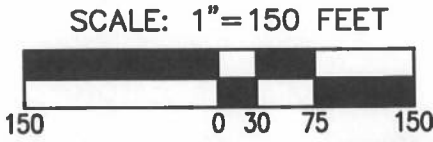
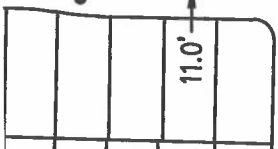


### LEGEND

--- CITY OF WILSONVILLE  
CITY LIMITS LINE

6/13/2024  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael S. Kalina*  
OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/25



AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



CITY ANNEXATION

TL 31W12D 01100	
DRWN: WCB	CHKD: MSK
AKS JOB: 10411	EX 92

PETITION FOR ANNEXATION

We, the undersigned owner(s) of the property described in **Exhibit A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Wilsonville:

**NOTE:** This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

SIGNATURE	PRINTED NAME	I AM A: *			PROPERTY ADDRESS	PROPERTY DESCRIPTION				PRECINCT #	DATE
		PO	RV	OV		LOT #	¼ SEC	T	R		
<i>Maureen O'Hagan</i>	<i>Maureen O'Hagan Trust</i>	X			7400 SW Frog Pond Lane Wilsonville, OR 97070	1100	12	3S	1W	323	6-10-24
<i>Eric J. Moreland</i>	<i>Eric J. Moreland</i>		X		7400 SW Frog Pond Lane Wilsonville, OR 97070						6-12-2024

\* PO - Property Owner  
 RV - Registered Voter  
 OV - Property Owner & Registered Voter

**Metro District Annexation  
 Annexation Petition For Property Owners**

We the undersigned owner(s) of property described below and or elector(s) residing at the referenced location hereby petition for and give consent to, annexation of said property to the Metro District. We understand that the Metro Council will review this request in accordance with Chapter 3.09 of the Metro Code and the Oregon Revised Statutes to determine whether to approve or deny this request.

Signature	Printed Name	I am a			Address	Property Description			Date
		PO	RV	OV		Township/Range & Section Map Number	Tax lot	Precinct Number	
<i>Maureen O'Hagan</i>	<i>Maureen O'Hagan Trustee O'Hagan Living Trust</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7400 SW Frog Pond Lane	3S 1W 12D	1100	323	<i>6-10-24</i>
<i>Eric J. Moreland</i>	<i>Eric J. Moreland</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7400 SW Frog Pond Ln Wilsonville, OR 97070				<i>6-12-2024</i>

PO: Property Owner, RV: Registered Voter, OV: Property Owner and Registered Voter

## CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition contains the names of at least 50% of the electors registered in the territory proposed for annexation as described in the attached petition.

NAME: Tiffany Clark  
TITLE: Elections Analyst / Deputy Clerk  
DEPARTMENT: Elections  
COUNTY OF: Clackamas  
DATE: 6-14-2024



# CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 31W12D) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME: Mary Neigel  
TITLE: GIS Cartographer 2  
DEPARTMENT: Assessment + Tax  
COUNTY OF: Clackamas  
DATE: 06.11.24





## CERTIFICATION OF PROPERTY OWNERSHIP

I hereby certify that the attached petition for annexation contains the names of the owners<sup>1</sup> (as shown on the last available complete assessment roll) of 100% of the land area of the territory proposed for annexation as described in the attached petition.

NAME: Mary Neigel  
TITLE: GIS Cartographer 2  
DEPARTMENT: Assessment & Tax  
COUNTY OF: Clackamas  
DATE: 06.11.24



<sup>1</sup>“Owner” means the legal owner of record or, where there is a recorded a land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

700  
4.07 Ac.  
7315

7115  
7117

N01°03'30"E  
231.53'

S01°42'32"W  
355.85'

SOUTH  
198'

275.37' S88°35'30"E 554.86'

S 89° 45' 30" W

(HOUSE)

3500  
0.01 Ac.

1100  
9.00 Ac.  
7400

1101  
1.00 Ac.  
7320

1200  
1.25 Ac.  
7252

1400  
5.00 Ac.  
7130

150'  
2060.8' W  
1716' N  
from SE  
Cor. Sec. 12

302.18 +/-  
20' EASEMENT

BLA 2022-017577

S1°40'32"W  
832.32'

355.73'

70'

S88°36'00"E  
508.13'

SW

253.62'

254.08'

BRISBAND STREET

DR.

DR.



700  
4.07 Ac.  
7315

7115  
7117

N01°03'30"E  
231.53'

S01°42'32"W  
355.85'

SOUTH  
198'

275.37' S88°35'30"E 554.86'

S 89° 45' 30" W 344.59' -354.59'

(HOUSE)

3500  
0.01 Ac.

1100  
9.00 Ac.  
7400

1101  
1.00 Ac.  
7320

1200  
1.25 Ac.  
7252

1400  
5.00 Ac.  
7130

2060.8' W  
1716' N  
from SE  
Cor. Sec. 12

1300  
3.75 Ac.

20' EASEMENT

BLA 2022-017577

S1°40'32"W  
832.32'

355.73'

70'

S88°36'00"E  
508.13'

SW

BRISBAND STREET

DR.

DR.





Ordinance No. 896 Exhibit C  
Annexation Findings

Frog Pond Ridgecrest 28-Lot Subdivision

City Council  
Quasi-Judicial Public Hearing

---

<b>Hearing Date:</b>	November 18, 2024
<b>Continued Public Hearing:</b>	January 6, 2025
<b>Date of Report:</b>	December 11, 2024

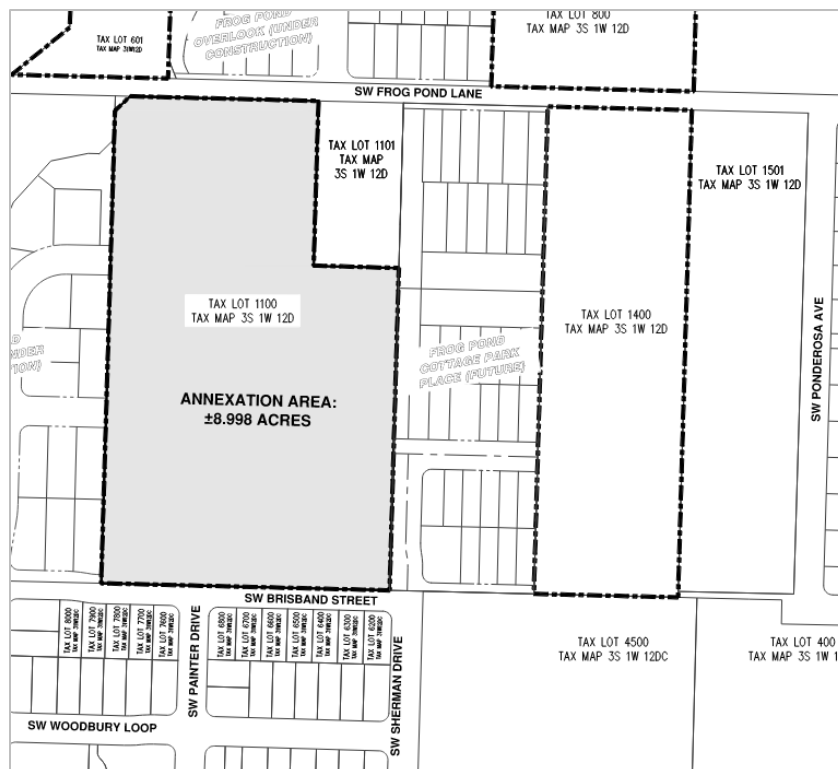
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<b>Application No.:</b>	DB24-0008 Frog Pond Ridgecrest Subdivision (ANNX24-0001 Annexation)
<b>Request/Summary:</b>	City Council approval of a quasi-judicial annexation of approximately 9.00 acres for a 28-lot residential subdivision concurrently with proposed development consistent with the Frog Pond West Master Plan.
<b>Location:</b>	7400 SW Frog Pond Lane. The property is specifically known as Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.
<b>Owner:</b>	O'Hogan Living Trust (Contact: Applicant's Representative)
<b>Applicant:</b>	West Hills Land Development LLC (Contact: Applicant's Representative)
<b>Petitioners:</b>	Maureen O'Hogan Trustee and Eric J. Moreland
<b>Applicant's Representative:</b>	AKS Engineering & Forestry, LLC (Contact: Glen Southerland, AICP)
<b>Comprehensive Plan Designation:</b>	Residential Neighborhood
<b>Zone Map Classification (Current):</b>	Rural Residential Farm Forest 5-Acre (RRFF-5)
<b>Zone Map Classification (Proposed):</b>	Residential Neighborhood (RN)
<b>Staff Reviewer:</b>	Cindy Luxhoj AICP, Associate Planner
<b>Staff Recommendation:</b>	<u>Approve</u> the requested annexation.

**Applicable Review Criteria:**

<b>Development Code:</b>	
Section 4.700	Annexation
<b>Comprehensive Plan and Sub-elements:</b>	
Citizen Involvement	
Urban Growth Management	
Public Facilities and Services	
Land Use and Development	
Plan Map	
Transportation Systems Plan	
Coffee Creek Master Plan	
<b>Regional and State Law and Planning Documents:</b>	
Metro Code Chapter 3.09	Local Government Boundary Changes
ORS 222.111	Authority and Procedures for Annexation
ORS 222.125	Annexation by Consent of All Land Owners and Majority of Electors
ORS 222.170	Annexation by Consent Before Public Hearing or Order for Election
Statewide Planning Goals	

**Vicinity Map**



## Background / Summary:

The subject property has long been rural/semi-rural, adjacent to the growing City of Wilsonville. Metro added the 181-acre area now known as Frog Pond West to the Urban Growth Boundary in 2002 to accommodate future residential growth. To guide development of the area and the urban reserve areas to the east and southeast, the City of Wilsonville adopted the Frog Pond Area Plan in November 2015. The Frog Pond Area Plan envisions that: "The Frog Pond Area in 2035 is an integral part of the Wilsonville community, with attractive and connected neighborhoods. The community's hallmarks are the variety of quality homes; open spaces for gathering; nearby services, shops and restaurants; excellent schools; and vibrant parks and trails. The Frog Pond Area is a convenient bike, walk, drive, or bus trip to all parts of Wilsonville."

As a follow up to the Area Plan and in anticipation of forthcoming development, in July 2017 the City of Wilsonville adopted the Frog Pond West Master Plan for the area within the UGB. To guide development and implement the vision of the Area Plan, the Master Plan includes details on land use (including residential types and unit count ranges), residential and community design, transportation, parks and open space, and community elements such as lighting, street trees, gateways, and signs. The Master Plan also lays out the infrastructure financing plan.

The proposed 28-lot subdivision is the thirteenth development proposal in Frog Pond West. It will connect to the previously approved subdivisions of Frog Pond Terrace to the west, Frog Pond Overlook to the north, Frog Pond Cottage Park Place to the east, and Morgan Farm to the south, resulting in one cohesive neighborhood consistent with the Frog Pond West Master Plan.

All property owners and a majority of electors located within the annexation area have consented in writing to the annexation.

## Conclusion and Conditions of Approval:

Staff recommends the City Council annex the subject property with the following condition:

Request: Annexation (ANNX24-0001)

<p><b>PDA 1. <u>Prior to Issuance of any Public Works Permits by the City within the Annexation Area:</u></b> The developer shall be subject to a Development and Annexation Agreement with the City of Wilsonville as required by the Frog Pond West Master Plan. The developer shall enter into the Development and Annexation Agreement prior to issuance of any public works permits by the City within the annexation area.</p>
--

## Findings of Fact:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

### General Information

#### Application Procedures-In General Section 4.008

The City's processing of the application is in accordance with the applicable general procedures of this Section.

#### Initiating Application Section 4.009

The owners of all property included in the application signed the application forms and initiated the application.

### Request: Annexation (ANNX23-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

### Comprehensive Plan-Annexation and Boundary Changes

#### Consistent with Future Planned Public Services Implementation Measure 2.2.1.a.

1. The Frog Pond West Master Plan establishes the future planned public services and funding plan for the subject property. The development of public services and funding will be consistent with the Frog Pond West Master Plan thus allowing the annexation to proceed. West Hills Land Development LLC and the City will enter into a Development and Annexation Agreement detailing provision and development of public services as required by Conditions of Approval.

#### Demonstrated Need for Immediate Urban Growth Implementation Measure 2.2.1.a.

2. Metro brought the subject area into the Urban Growth Boundary (UGB) in 2002 to meet demonstrated regional housing needs. With adoption for the Frog Pond West Master Plan the subject area is now primed for development to help meet regional housing needs.

#### Adherence to State and Metro Annexation Laws and Standards Implementation Measure 2.2.1.e.

3. This review applies all applicable Metro and State rules, regulations, and statutes as seen in findings below.

Orderly, Economic Provision of Public Facilities and Services  
Implementation Measure 2.2.1.e. 1.

4. The Frog Pond Area Plan includes implementation measures to ensure the orderly and economic provision of public facilities and services for the Frog Pond Area, including Frog Pond West. The applicant proposes site development with concurrent applications for Stage 1 and Stage 2 Planned Unit Development and Land Division, which proposes the extension of public facilities and services to the subject site. These proposed services are generally consistent with the Frog Pond Area Plan and Frog Pond West Master Plan, and the City's Finance Plan and Capital Improvements Plan.

Availability of Sufficient Land for Uses to Insure Choices over 3-5 Years  
Implementation Measure 2.2.1.e. 2.

5. The inclusion of the Frog Pond area within the UGB and the adoption of the Frog Pond Area Plan demonstrate the need for residential development in the Frog Pond area. Annexation of the subject site will allow development of the uses envisioned by the adopted Frog Pond West Master Plan.

**Wilsonville Development Code-Annexation**

Authority to Review Quasi-Judicial Annexation Requests

Subsections 4.030 (.01) A. 11., 4.031 (.01) K, 4.033 (.01) F., and 4.700 (.02)

6. Review of the quasi-judicial annexation request by DRB and City Council is consistent with the authority established in the Development Code.

Procedure for Review, Etc.

Subsections 4.700 (.01). and (.04)

7. The submission materials from the applicant include an annexation petition signed by the necessary parties, a legal description and map of the land to be annexed, and a narrative describing conformance with applicable criteria. City Council, upon recommendation from the DRB, will declare the subject property annexed.

Adoption of Development Agreement with Annexation

Subsection 4.700 (.05)

8. Subject to requirements in this subsection and the Frog Pond West Master Plan, Conditions of Approval require the necessary parties enter into a Development and Annexation Agreement with the City covering the annexed land.



## **Metro Code**

### Local Government Boundary Changes Chapter 3.09

9. The request is within the UGB, meets the definition of a minor boundary change, satisfies the requirements for boundary change petitions, and is consistent with both the Comprehensive Plan and the Frog Pond West Master Plan.

## **Oregon Revised Statutes (ORS)**

### Authority and Procedure for Annexation ORS 222.111

10. The request meets the applicable requirements in State statute including the facts that the subject property is within the UGB and is contiguous to the City, the request has been initiated by the property owners of the land being annexed, and all property owners and a majority of electors within the annexed area consent in writing to the annexation.

### Procedure Without Election by City Electors ORS 222.120

11. The City charter does not require elections for annexation, the City is following a public hearing process defined in the Development Code, and the request meets the applicable requirements in State statute including the facts that all property owners and a majority of electors within the annexed area consent in writing to the annexation. Annexation of the subject property thus does not require an election.

### Annexation by Consent of All Owners and Majority of Electors ORS 222.125

12. All property owners and a majority of electors within the annexed area have provided their consent in writing. However, the City is following a public hearing process as prescribed in the City's Development Code concurrent with a Zone Map amendment request and other quasi-judicial land use applications.

## **Oregon Statewide Planning Goals**

### Planning Goals – Generally Goals 1, 2, 5, 6, 8, 9, 11, 12, 13, 14

13. The area proposed for annexation will be developed consistent with the City's Comprehensive Plan and the Frog Pond West Master Plan, both of which have been found to meet the Statewide Planning Goals.

Housing  
Goal 10

14. The proposed Comprehensive Plan map amendments will continue to allow the City to meet its housing goals and obligations reflected in the Comprehensive Plan. Specifically:

- The City has an existing Housing Needs Analysis and Buildable Lands Inventory adopted in 2014 collectively known as the Wilsonville Residential Land Study. The key conclusions of this study are that Wilsonville: (1) may not have a 20-year supply of residential land and (2) the City’s residential policies meet Statewide Planning Goal 10 requirements.
- Under the Metro forecast, Wilsonville is very close to having enough residential land to accommodate expected growth. Wilsonville could run out of residential land by 2032.
- If Wilsonville grows faster than the Metro forecast, based on historic City growth rates, the City will run out of residential land before 2030.
- Getting residential land ready for development is a complex process that involves decisions by Metro, City decision makers, landowners, the Wilsonville community, and others. The City has completed the master planning process for the Frog Pond East and South neighborhoods to ensure that additional residential land is available within the City. The City also adopted a new plan and development standards for more multi-family units in the Wilsonville Town Center. Finally, the City provides infill opportunities, allowing properties with existing development at more rural densities to be re-zoned for more housing, which this application falls under.
- Wilsonville is meeting Statewide Planning Goal 10 requirements to “provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing” and to “provide for an overall density of 8 or more dwelling units per net buildable acre.”
- Wilsonville uses a two-map system, with a Comprehensive Plan Map designating a density for all residential land and Zone Map with zoning to implement the Comprehensive Plan designation. Rezoning the subject property to a higher density zone consistent with the Comprehensive Plan will ensure related Zone Map Amendment and development approvals support the Comprehensive Plan and Goal 10.
- The proposal increases density allowed and development capacity within the existing urban growth boundary and improving the capacity identified in the 2014 study. The type of housing is anticipated to be a mix of attached and detached units, and the approval will allow middle housing consistent with House Bill 2001 and newly implemented City code to allow middle housing types.

- The proposal directly impacts approximately 2.0% of the developable residential land identified in the 2014 Wilsonville Residential Land Study (approximately 9.00 of 477 acres).

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 438**

**A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF ANNEXATION AND ZONE MAP AMENDMENT FROM RURAL RESIDENTIAL FARM FOREST 5-ACRE (RRFF-5) TO RESIDENTIAL NEIGHBORHOOD (RN) OF APPROXIMATELY 9.00 ACRES, AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE 1 PRELIMINARY PLAN, STAGE 2 FINAL PLAN, SITE DESIGN REVIEW OF PARKS AND OPEN SPACE, TENTATIVE SUBDIVISION PLAT, TYPE C TREE REMOVAL PLAN, MIDDLE HOUSING LAND DIVISION, AND WAIVERS FOR A 28-LOT RESIDENTIAL SUBDIVISION.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by West Hills Land Development LLC – Applicant, for O’Hogan Living Trust – Owner, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the subject site is located at 7400 SW Frog Pond Lane on Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated October 7, 2024; and

WHEREAS, the Development Review Board Panel ‘A’, on October 14, 2024, opened and, at the request of the applicant, continued the public hearing to a date and time certain of November 14, 2024, at 6:30 p.m.; and

WHEREAS, the Development Review Board Panel ‘A’, on November 14, 2024, at the request of the applicant and City staff, continued the public hearing for a second time to a date and time certain of December 9, 2024, at 6:30 p.m., to allow time for City Council action on November 18, 2024, on Resolution No. 3180, to approve a funding plan forecast for SW Stafford Road improvements – Phase I Project (CIP Nos. 1158, 2111, and 4219), and for staff to revise the Development Review Board staff report to reflect this action; and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel ‘A’ at a scheduled meeting conducted on December 9, 2024, at which time exhibits, together with findings and public testimony were entered into the public record; and

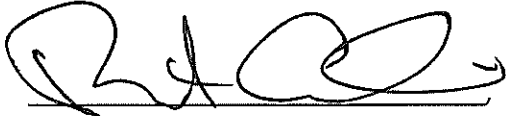
WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby incorporate as part of this resolution, as if fully set forth herein, the staff report, as adopted with any amendments and attached hereto, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

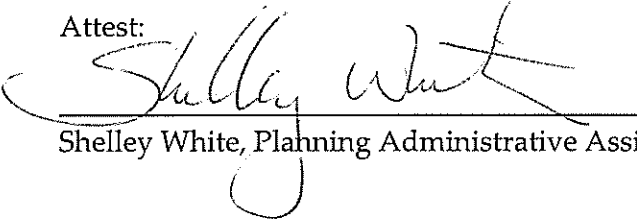
DB24-0008 Frog Pond Ridgecrest: Annexation (ANNX24-0001), Zone Map Amendment (ZONE24-0002), Stage 1 Preliminary Plan (STG124-0003), Stage 2 Final Plan (STG224-0004), Site Design Review of Parks and Open Space (SDR24-0005), Tentative Subdivision Plat (SUBD24-0001), Type C Tree Removal Plan (TPLN24-0005), Middle Housing Land Division (MHL24-0001), and Waivers (WAIV24-0002).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9<sup>th</sup> day of December, 2024, and filed with the Planning Administrative Assistant on 19 Dec 2024. This resolution is final on the 15<sup>th</sup> calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the Council in accordance with *WC Sec 4.022(.03)*.



Rob Candrian, Vice-Chair - Panel A  
Wilsonville Development Review Board

Attest:



Shelley White, Planning Administrative Assistant

**ORDINANCE NO. 897****AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE CLACKAMAS COUNTY RURAL RESIDENTIAL FARM FOREST 5-ACRE (RRFF-5) ZONE TO THE RESIDENTIAL NEIGHBORHOOD (RN) ZONE ON APPROXIMATELY 9.00 ACRES LOCATED AT 7400 SW FROG POND LANE FOR DEVELOPMENT OF A 28-LOT RESIDENTIAL SUBDIVISION.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted West Hills Land Development LLC – Applicant, for O’Hogan Living Trust – Owner, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the subject site is located at 7400 SW Frog Pond Lane, on Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; and

WHEREAS, certain real property within the Frog Pond West Master Plan is being annexed into the City; and

WHEREAS, the City of Wilsonville desires to have the properties zoned consistent with their Wilsonville Comprehensive Plan Map designation of “Residential Neighborhood” rather than maintain the current Clackamas County zoning designation; and

WHEREAS, concurrent with the adoption of the Frog Pond West Master Plan and designating the subject property as “Residential Neighborhood” in the Comprehensive Plan Map, the City added a new zoning district Residential Neighborhood (RN) intended for application to the Master Plan area; and

WHEREAS, the Zone Map Amendment is contingent on annexation of the property to the City of Wilsonville, which annexation has been petitioned for concurrently with the Zone Map Amendment request; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the Zone Map Amendment request and prepared a staff report for the Development Review Board, finding that the application met the requirements for a Zone Map Amendment and recommending approval of the Zone Map Amendment, which staff report was presented to the Development Review Board on October 14, 2024; and

WHEREAS, the Development Review Board Panel 'A', on October 14, 2024, opened and, at the applicant's request, continued the public hearing on the Frog Pond Ridgecrest subdivision to a date and time certain of November 14, 2024, at 6:30 p.m.; and

WHEREAS, the Development Review Board Panel 'A', on November 14, 2024, at the applicant's and City staff's request, continued the public hearing on this item for a second time to a date and time certain of December 9, 2024, at 6:30 p.m.; and

WHEREAS, the Development Review Board Panel 'A' held a duly advertised public hearing on the application for a Zone Map Amendment on December 9, 2024, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 438, which adopts the staff report with findings and recommendation, recommending City Council approval of the Zone Map Amendment request (Case File No. ZONE24-0002; see DB24-0008), all as placed on the record at the hearing; and

WHEREAS, on November 18, 2024, the Wilsonville City Council, due to lack of a Development Review Board Recommendation, continued the public hearing on Ordinance No. 897 to a date and time certain of January 6, 2025, at 7:00 p.m.; and

WHEREAS, on January 6, 2025, the City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the Development Review Board and City Council staff reports; took public testimony; and, upon deliberation, concluded that the proposed Zone Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code.

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

- Section 1. Findings. The City Council adopts, as findings and conclusions, the forgoing Recitals and the Zone Map Amendment Findings in Exhibit B, as if fully set forth herein.
- Section 2. Determination. The official City of Wilsonville Zone Map is hereby amended, upon finalization of the annexation of the property to the City, by Zoning Order ZONE24-0002, attached hereto as Exhibit A, from the

Clackamas County Rural Residential Farm Forest 5-Acre (RRFF-5) Zone to the Residential Neighborhood (RN) Zone.

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 and read for the first time at a regular meeting thereof this 6<sup>th</sup> day of January, 2025, and scheduled the second reading on the 23<sup>rd</sup> day of January, 2025, 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 23<sup>rd</sup> day of January, 2025, by the following votes:

Yes: \_\_\_\_\_ No: \_\_\_\_\_

\_\_\_\_\_  
Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 23<sup>rd</sup> day of January, 2025.

\_\_\_\_\_  
Shawn O’Neil, Mayor

SUMMARY OF VOTES:

Mayor O’Neil

Council President \_\_\_\_\_



Councilor Berry

Councilor Dunwell

Councilor Shevlin

Councilor Cunningham

EXHIBITS:

- A. Zoning Order ZONE24-0002 Including Legal Description and Sketch Depicting Zone Map Amendment
- B. Zone Map Amendment Findings
- C. Development Review Board Panel 'A' Resolution No. 438 Recommending Approval of Zone Map Amendment

**BEFORE THE CITY COUNCIL OF THE CITY  
OF WILSONVILLE, OREGON**

In the Matter of the Application of )  
West Hills Land Development LLC, )  
for a Rezoning of Land and Amendment ) **ZONING ORDER ZONE24-0002**  
of the City of Wilsonville Zoning Map )  
Incorporated in Section 4.102 of the )  
Wilsonville Code. )

The above-entitled matter is before the Council to consider the application of ZONE24-0002, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property (“Property”), legally described and shown on the attached legal description and sketch, has heretofore appeared on the Clackamas County zoning map Rural Residential Farm Forest 5-Acre (RRFF-5).

The Council having heard and considered all matters relevant to the application for a Zone Map Amendment, including the Development Review Board record and recommendation, finds that the application should be approved.

THEREFORE IT IS HEREBY ORDERED that the Property, consisting of approximately 9.00 acres located at 7400 SW Frog Pond Lane comprising Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, as more particularly shown and described in the attached legal description and sketch, is hereby rezoned to Residential Neighborhood (RN), subject to conditions detailed in this Order’s adopting Ordinance. The foregoing rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

Dated: This 6<sup>th</sup> day of January, 2025.

\_\_\_\_\_  
SHAWN O’NEIL, MAYOR

APPROVED AS TO FORM:

\_\_\_\_\_  
Amanda Guile-Hinman, City Attorney

ATTEST:

---

Kimberly Veliz, City Recorder

Attachment: Legal Description and Sketch Depicting Land/Territory to be Rezoned



**AKS ENGINEERING & FORESTRY**  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #10411

**EXHIBIT A**  
City Annexation

A tract of land located in the Southeast One-Quarter of Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the plat "Morgan Farm No. 2", Plat No. 4610, Clackamas County Plat Records, also being on the north right-of-way line of SW Brisbane Street (11.00 feet from centerline) and the City of Wilsonville city limits line; thence along said north right-of-way line and said city limits line, North 88°36'21" West 30.96 feet to the southeast corner of Document Number 2003-083133, Clackamas County Deed Records, and the Point of Beginning; thence continuing along said north right-of-way line and said city limits line, North 88°36'21" West 508.13 feet to the southwest corner of said Deed; thence along the west line of said Deed and said city limits line, North 01°40'32" East 832.32 feet to the south corner of Book 191, Page 426, Clackamas County Deed Records; thence along the southeast line of said Deed and said city limits line, North 46°32'34" East 36.85 feet to the south right-of-way line of SW Frog Pond Lane (16.50 feet from centerline); thence along said south right-of-way line and said city limits line, South 88°35'24" East 331.55 feet to the northwest corner of Document Number 2018-028153, Clackamas County Deed Records; thence leaving said city limits line along the west line of said Deed, South 01°38'13" West 290.58 feet to the southwest corner of said Deed; thence along the south line of said Deed, South 88°35'24" East 150.00 feet to the southeast corner of said Deed, also being on the east line of said Document Number 2003-083133; thence along said east line, South 01°38'13" West 567.59 feet to the Point of Beginning.

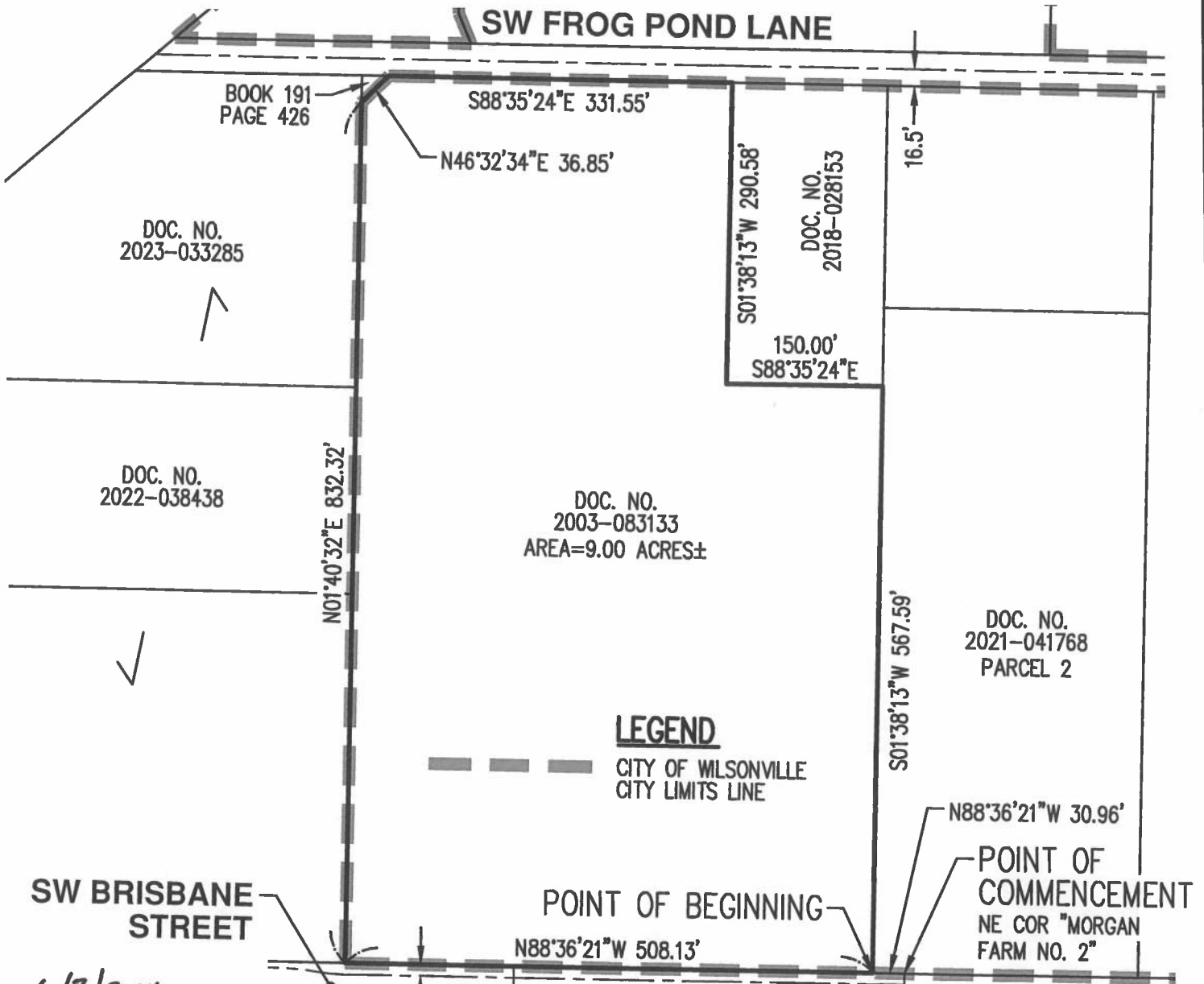
The above described tract of land contains 9.00 acres, more or less.

6/3/2024  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/25

# EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON



### LEGEND

--- CITY OF WILSONVILLE  
CITY LIMITS LINE

SW BRISBANE  
STREET

POINT OF BEGINNING

POINT OF  
COMMENCEMENT  
NE COR "MORGAN  
FARM NO. 2"

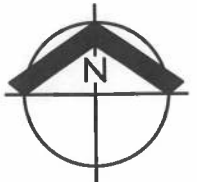
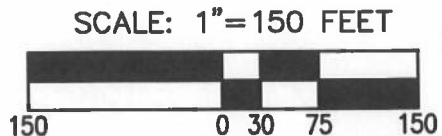
6/3/2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael S. Kalina*

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS

RENEWS: 6/30/25



AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



CITY ANNEXATION

TL 31W12D 01100
DRWN: WCB   CHKD: MSK
AKS JOB: E
10411   117



Ordinance No. 897 Exhibit B  
Zone Map Amendment Findings

Frog Pond Ridgecrest 28-Lot Subdivision

City Council  
Quasi-Judicial Public Hearing

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<b>Hearing Date:</b>	November 18, 2024
<b>Continued Hearing Date:</b>	January 6, 2025
<b>Date of Report:</b>	December 11, 2024

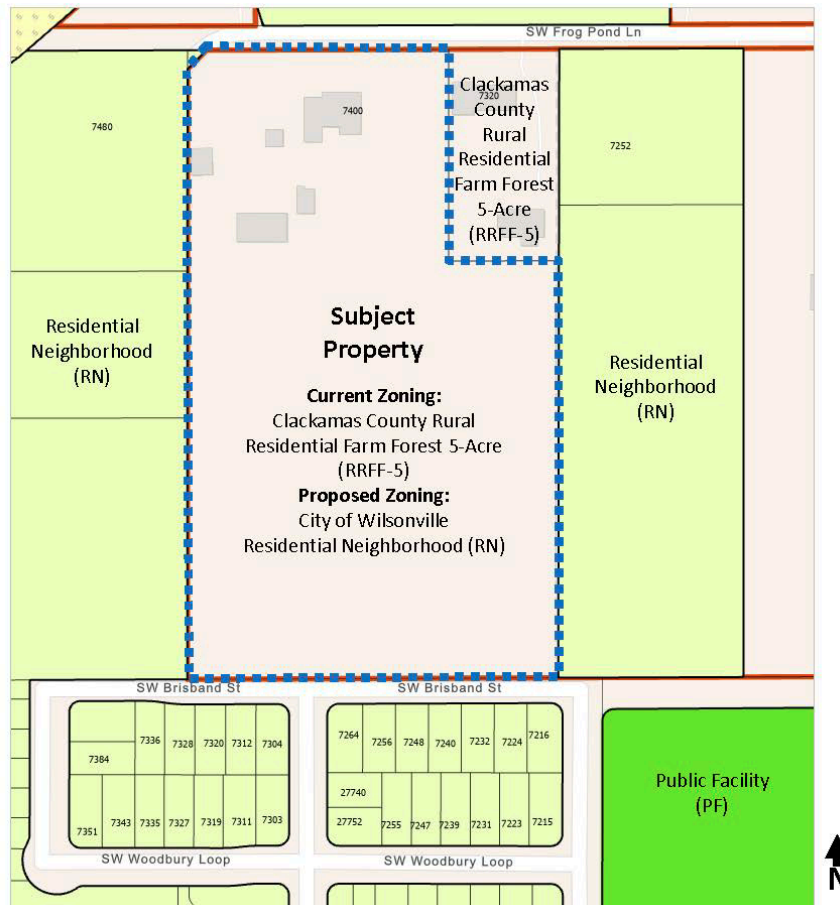
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<b>Application Nos.:</b>	DB24-0008 Frog Pond Ridgecrest Subdivision (ZONE24-0002 Zone Map Amendment)
<b>Request/Summary:</b>	City Council approval of a quasi-judicial Zone Map amendment of approximately 9.00 acres.
<b>Location:</b>	7400 SW Frog Pond Lane. The property is specifically known as Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.
<b>Owner:</b>	O’Hogan Living Trust (Contact: Applicant’s Representative)
<b>Applicant:</b>	West Hills Land Development LLC (Contact: Applicant’s Representative)
<b>Applicant’s Representative:</b>	AKS Engineering & Forestry, LLC (Contact: Glen Southerland, AICP)
<b>Comprehensive Plan Designation:</b>	Residential Neighborhood
<b>Zone Map Classification (Current):</b>	Rural Residential Farm Forest 5-Acre (RRFF-5)
<b>Zone Map Classification (Proposed):</b>	Residential Neighborhood (RN)
<b>Staff Reviewer:</b>	Cindy Luxhoj AICP, Associate Planner
<b>Staff Recommendation:</b>	<u>Adopt</u> the requested Zone Map Amendment.

**Applicable Review Criteria:**

<b><u>Development Code:</u></b>	
Section 4.110	Zones
Section 4.127	Residential Neighborhood (RN) Zone
Section 4.197	Zone Changes
<b><u>Comprehensive Plan and Sub-elements:</u></b>	
Citizen Involvement	
Urban Growth Management	
Public Facilities and Services	
Land Use and Development	
Plan Map	
Transportation Systems Plan	
Coffee Creek Master Plan	
<b><u>Regional and State Law and Planning Documents</u></b>	
Statewide Planning Goals	

**Vicinity Map**



**Summary:**

Zone Map Amendment (ZONE24-0002)

Concurrent with the adoption of the Frog Pond West Master Plan, the City added a new zoning district, Residential Neighborhood (RN), intended for application to the Master Plan area. The applicant proposes applying the RN Zone to the annexed area consistent with this intention.

**Conclusion and Conditions of Approval:**

Staff recommends approval with the following conditions:

Request: Zone Map Amendment (ZONE24-0002)

This action is contingent upon annexation of the subject property to the City of Wilsonville (ANNX24-0001).

No conditions for this request.

**Findings of Fact:**

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

**General Information**

Application Procedures-In General  
Section 4.008

The City’s processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application  
Section 4.009

The owners of all property included in the application signed the application forms and initiated the application.

**Request: Zone Map Amendment (ZONE24-0002)**

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

**Comprehensive Plan**

“Residential Neighborhood” on Comprehensive Plan Map, Purpose of “Residential Neighborhood” Designation  
Policy 4.1.7.a.



- B1.** The subject area has a Comprehensive Plan Map Designation of “Residential Neighborhood”. The designation enables development of the site consistent with the purpose of this designation as set forth in the legislatively adopted Frog Pond West Master Plan, resulting in an attractive, cohesive and connected residential neighborhood with high quality architecture and community design, transportation choices, and preserved and enhanced natural resources.

“Residential Neighborhood” Zone Applied Consistent with Comprehensive Plan Implementation Measure 4.1.7.c.

- B2.** The applicant requests the subject area receive the zoning designation of Residential Neighborhood (RN) as required for areas with the Comprehensive Plan Map Designation of “Residential Neighborhood”.

Safe, Convenient, Healthful, and Attractive Places to Live Implementation Measure 4.1.4.c.

- B3.** The proposed RN zoning allows the use of planned developments consistent with the legislatively adopted Frog Pond West Master Plan, enabling development of safe, convenient, healthful, and attractive places to live.

Residential Density Implementation Measure 4.1.4.u.

- B4.** The subject area will be zoned RN allowing application of the adopted residential densities of the Frog Pond West Master Plan. The sub-districts established in the Frog Pond West Master Plan govern the allowed residential densities.

**Development Code**

Zoning Consistent with Comprehensive Plan Section 4.029

- B5.** The applicant requests a zone change concurrently with a Stage 1 Preliminary Plan, Stage 2 Final Plan, and other related development approvals. The proposed zoning designation of RN is consistent with the Comprehensive Plan “Residential Neighborhood” designation. See also Finding B2 above.

Base Zones Subsection 4.110 (.01)

- B6.** The requested zoning designation of RN is among the base zones identified in this subsection.

**Residential Neighborhood (RN) Zone**

Purpose of the Residential Neighborhood (RN) Zone  
Subsection 4.127 (.01)

**B7.** The request to apply the RN Zone on lands designated “Residential Neighborhood” on the Comprehensive Plan Map enables a planned development process implementing the “Residential Neighborhood” policies and implementation measures of the Comprehensive Plan and the Frog Pond West Master Plan.

Permitted Uses in the Residential Neighborhood (RN) Zone  
Subsection 4.127 (.02)

**B8.** Concurrent with the Zone Map Amendment request the applicant requests approval of a 28-lot residential subdivision. Single-family dwelling units, Duplex, Triplex, Quadplex, Cluster Housing, Cohousing, Cluster Housing (Frog Pond West Master Plan), open space, and public and private parks are among the permitted uses in the RN Zone.

Residential Neighborhood (RN) Zone Sub-districts and Residential Density  
Subsection 4.127 (.05) and (.06)

**B9.** The proposed uses, number of lots, preservation of open space, and general block and street layout are generally consistent with the Frog Pond West Master Plan. Specifically in regards to residential lot count, the proposed Stage 1 area includes a portion of medium lot Sub-district 4 and a portion of large lot Sub-district 7. The following table summarizes how the proposed residential lots in this Sub-district are consistent with the Master Plan recommendations.

Subdistrict and Land Use Designation	Gross Site Area (ac)	Percent of Sub-district	Established lot range for Sub-district	Lot Range for Site	Proposed Lots	Total lots within Sub-district - Approved and Proposed
4 – R-7	6.54	26.1%	86-107	22-28	20	60 Approved 20 Proposed 80 Total
7 – R-10	2.48	24.9%	24-30	6-7	8	14 Approved 8 Proposed 22 Total
Total	9.02			28-35	28	

While the applicant proposes 20 lots in Sub-district 4, which is two (2) fewer than the minimum proportional density calculation, 8 lots are proposed in Sub-district 7, exceeding the proportional density calculation for this part of the site by one (1) lot. This results in a proposed total of 28 lots, which is the minimum proportional density calculation for the site as a whole.

The proportional density allocation does not account for site-specific characteristics that influence the ability of a specific property to accommodate residential lots meeting minimum dimensional standards. The surrounding properties, apart from Tax Lot 1101 to the northeast, have received preliminary approval or have started construction, therefore, the layout of the street network and other facilities in the proposed subdivision must accommodate the locations of these street and pedestrian connections. The development also must provide improvements on SW Woodbury Loop that accommodate future connection of the street network with Tax Lot 1101. This results in two (2) fewer lots in Sub-district 4 and one (1) additional lot in Sub-district 7. Overall, however, the proposed number of residential lots is appropriate for the designated zoning and lot areas and dimensions planned and allows the project to satisfy the minimum proportional density calculation for the site.

The configuration of lots as proposed, which meet all dimensional requirements for the individual lots, will allow for buildout of these sub-districts consistent with the Master Plan recommendations.

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 438**

**A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF ANNEXATION AND ZONE MAP AMENDMENT FROM RURAL RESIDENTIAL FARM FOREST 5-ACRE (RRFF-5) TO RESIDENTIAL NEIGHBORHOOD (RN) OF APPROXIMATELY 9.00 ACRES, AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE 1 PRELIMINARY PLAN, STAGE 2 FINAL PLAN, SITE DESIGN REVIEW OF PARKS AND OPEN SPACE, TENTATIVE SUBDIVISION PLAT, TYPE C TREE REMOVAL PLAN, MIDDLE HOUSING LAND DIVISION, AND WAIVERS FOR A 28-LOT RESIDENTIAL SUBDIVISION.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by West Hills Land Development LLC – Applicant, for O’Hogan Living Trust – Owner, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the subject site is located at 7400 SW Frog Pond Lane on Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated October 7, 2024; and

WHEREAS, the Development Review Board Panel ‘A’, on October 14, 2024, opened and, at the request of the applicant, continued the public hearing to a date and time certain of November 14, 2024, at 6:30 p.m.; and

WHEREAS, the Development Review Board Panel ‘A’, on November 14, 2024, at the request of the applicant and City staff, continued the public hearing for a second time to a date and time certain of December 9, 2024, at 6:30 p.m., to allow time for City Council action on November 18, 2024, on Resolution No. 3180, to approve a funding plan forecast for SW Stafford Road improvements – Phase I Project (CIP Nos. 1158, 2111, and 4219), and for staff to revise the Development Review Board staff report to reflect this action; and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel ‘A’ at a scheduled meeting conducted on December 9, 2024, at which time exhibits, together with findings and public testimony were entered into the public record; and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby incorporate as part of this resolution, as if fully set forth herein, the staff report, as adopted with any amendments and attached hereto, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

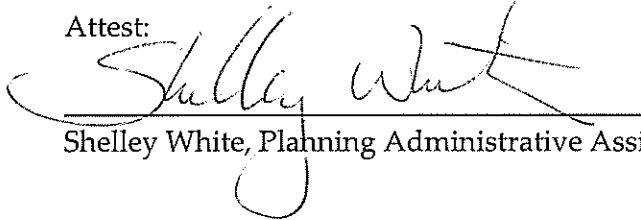
DB24-0008 Frog Pond Ridgecrest: Annexation (ANNX24-0001), Zone Map Amendment (ZONE24-0002), Stage 1 Preliminary Plan (STG124-0003), Stage 2 Final Plan (STG224-0004), Site Design Review of Parks and Open Space (SDR24-0005), Tentative Subdivision Plat (SUBD24-0001), Type C Tree Removal Plan (TPLN24-0005), Middle Housing Land Division (MHL24-0001), and Waivers (WAIV24-0002).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9<sup>th</sup> day of December, 2024, and filed with the Planning Administrative Assistant on 19 Dec 2024. This resolution is final on the 15<sup>th</sup> calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the Council in accordance with *WC Sec 4.022(.03)*.



Rob Candrian, Vice-Chair - Panel A  
Wilsonville Development Review Board

Attest:



Shelley White, Planning Administrative Assistant

**ORDINANCE NO. 897****AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE CLACKAMAS COUNTY RURAL RESIDENTIAL FARM FOREST 5-ACRE (RRFF-5) ZONE TO THE RESIDENTIAL NEIGHBORHOOD (RN) ZONE ON APPROXIMATELY 9.00 ACRES LOCATED AT 7400 SW FROG POND LANE FOR DEVELOPMENT OF A 28-LOT RESIDENTIAL SUBDIVISION.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted West Hills Land Development LLC – Applicant, for O’Hogan Living Trust – Owner, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the subject site is located at 7400 SW Frog Pond Lane, on Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; and

WHEREAS, certain real property within the Frog Pond West Master Plan is being annexed into the City; and

WHEREAS, the City of Wilsonville desires to have the properties zoned consistent with their Wilsonville Comprehensive Plan Map designation of “Residential Neighborhood” rather than maintain the current Clackamas County zoning designation; and

WHEREAS, concurrent with the adoption of the Frog Pond West Master Plan and designating the subject property as “Residential Neighborhood” in the Comprehensive Plan Map, the City added a new zoning district Residential Neighborhood (RN) intended for application to the Master Plan area; and

WHEREAS, the Zone Map Amendment is contingent on annexation of the property to the City of Wilsonville, which annexation has been petitioned for concurrently with the Zone Map Amendment request; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the Zone Map Amendment request and prepared a staff report for the Development Review Board, finding that the application met the requirements for a Zone Map Amendment and recommending approval of the Zone Map Amendment, which staff report was presented to the Development Review Board on October 14, 2024; and

WHEREAS, the Development Review Board Panel 'A', on October 14, 2024, opened and, at the applicant's request, continued the public hearing on the Frog Pond Ridgecrest subdivision to a date and time certain of November 14, 2024, at 6:30 p.m.; and

WHEREAS, the Development Review Board Panel 'A', on November 14, 2024, at the applicant's and City staff's request, continued the public hearing on this item for a second time to a date and time certain of December 9, 2024, at 6:30 p.m.; and

WHEREAS, the Development Review Board Panel 'A' held a duly advertised public hearing on the application for a Zone Map Amendment on December 9, 2024, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 438, which adopts the staff report with findings and recommendation, recommending City Council approval of the Zone Map Amendment request (Case File No. ZONE24-0002; see DB24-0008), all as placed on the record at the hearing; and

WHEREAS, on November 18, 2024, the Wilsonville City Council, due to lack of a Development Review Board Recommendation, continued the public hearing on Ordinance No. 897 to a date and time certain of January 6, 2025, at 7:00 p.m.; and

WHEREAS, on January 6, 2025, the City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the Development Review Board and City Council staff reports; took public testimony; and, upon deliberation, concluded that the proposed Zone Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code.

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

Section 1. Findings. The City Council adopts, as findings and conclusions, the forgoing Recitals and the Zone Map Amendment Findings in Exhibit B, as if fully set forth herein.

Section 2. Determination. The official City of Wilsonville Zone Map is hereby amended, upon finalization of the annexation of the property to the City, by Zoning Order ZONE24-0002, attached hereto as Exhibit A, from the Clackamas County Rural Residential Farm Forest 5-Acre (RRFF-5) Zone to the Residential Neighborhood (RN) Zone.

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 and read for the first time at a regular meeting thereof this 6<sup>th</sup> day of January, 2025, and scheduled the second reading on the 23<sup>rd</sup> day of January, 2025, 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 23<sup>rd</sup> day of January, 2025, by the following votes:

Yes: \_\_\_\_\_ No: \_\_\_\_\_

\_\_\_\_\_  
Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 23<sup>rd</sup> day of January, 2025.

\_\_\_\_\_  
Shawn O’Neil, Mayor



SUMMARY OF VOTES:

Mayor O'Neil

Councilor Berry

Councilor Dunwell

Councilor Shevlin

Councilor Cunningham

EXHIBITS:

- A. Zoning Order ZONE24-0002 Including Legal Description and Sketch Depicting Zone Map Amendment
- B. Zone Map Amendment Findings
- C. Development Review Board Panel 'A' Resolution No. 438 Recommending Approval of Zone Map Amendment

**BEFORE THE CITY COUNCIL OF THE CITY  
OF WILSONVILLE, OREGON**

In the Matter of the Application of )  
West Hills Land Development LLC, )  
for a Rezoning of Land and Amendment ) **ZONING ORDER ZONE24-0002**  
of the City of Wilsonville Zoning Map )  
Incorporated in Section 4.102 of the )  
Wilsonville Code. )

The above-entitled matter is before the Council to consider the application of ZONE24-0002, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property (“Property”), legally described and shown on the attached legal description and sketch, has heretofore appeared on the Clackamas County zoning map Rural Residential Farm Forest 5-Acre (RRFF-5).

The Council having heard and considered all matters relevant to the application for a Zone Map Amendment, including the Development Review Board record and recommendation, finds that the application should be approved.

THEREFORE IT IS HEREBY ORDERED that the Property, consisting of approximately 9.00 acres located at 7400 SW Frog Pond Lane comprising Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, as more particularly shown and described in the attached legal description and sketch, is hereby rezoned to Residential Neighborhood (RN), subject to conditions detailed in this Order’s adopting Ordinance. The foregoing rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

Dated: This 6<sup>th</sup> day of January, 2025.

\_\_\_\_\_  
SHAWN O’NEIL, MAYOR

APPROVED AS TO FORM:

\_\_\_\_\_  
Amanda Guile-Hinman, City Attorney

ATTEST:

---

Kimberly Veliz, City Recorder

Attachment: Legal Description and Sketch Depicting Land/Territory to be Rezoned



**AKS ENGINEERING & FORESTRY**  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #10411

**EXHIBIT A**  
City Annexation

A tract of land located in the Southeast One-Quarter of Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the plat "Morgan Farm No. 2", Plat No. 4610, Clackamas County Plat Records, also being on the north right-of-way line of SW Brisbane Street (11.00 feet from centerline) and the City of Wilsonville city limits line; thence along said north right-of-way line and said city limits line, North 88°36'21" West 30.96 feet to the southeast corner of Document Number 2003-083133, Clackamas County Deed Records, and the Point of Beginning; thence continuing along said north right-of-way line and said city limits line, North 88°36'21" West 508.13 feet to the southwest corner of said Deed; thence along the west line of said Deed and said city limits line, North 01°40'32" East 832.32 feet to the south corner of Book 191, Page 426, Clackamas County Deed Records; thence along the southeast line of said Deed and said city limits line, North 46°32'34" East 36.85 feet to the south right-of-way line of SW Frog Pond Lane (16.50 feet from centerline); thence along said south right-of-way line and said city limits line, South 88°35'24" East 331.55 feet to the northwest corner of Document Number 2018-028153, Clackamas County Deed Records; thence leaving said city limits line along the west line of said Deed, South 01°38'13" West 290.58 feet to the southwest corner of said Deed; thence along the south line of said Deed, South 88°35'24" East 150.00 feet to the southeast corner of said Deed, also being on the east line of said Document Number 2003-083133; thence along said east line, South 01°38'13" West 567.59 feet to the Point of Beginning.

The above described tract of land contains 9.00 acres, more or less.

6/3/2024  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/25

# EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CLACKAMAS COUNTY, OREGON

SW FROG POND LANE

BOOK 191  
PAGE 426

S88°35'24"E 331.55'

N46°32'34"E 36.85'

S01°38'13"W 290.58'

DOC. NO.  
2018-028153

16.5'

DOC. NO.  
2023-033285

150.00'  
S88°35'24"E

DOC. NO.  
2022-038438

N01°40'32"E 832.32'

DOC. NO.  
2003-083133  
AREA=9.00 ACRES±

DOC. NO.  
2021-041768  
PARCEL 2

S01°38'13"W 567.59'

### LEGEND

--- CITY OF WILSONVILLE  
CITY LIMITS LINE

N88°36'21"W 30.96'

POINT OF COMMENCEMENT  
NE COR "MORGAN  
FARM NO. 2"

SW BRISBANE  
STREET

POINT OF BEGINNING

N88°36'21"W 508.13'

6/3/2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

11.0'

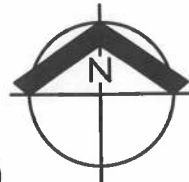
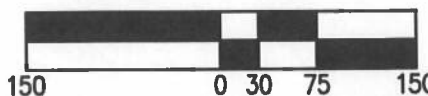
"MORGAN FARM NO. 2"  
PLAT NO. 4610

*Michael S. Kalina*

OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS

RENEWS: 6/30/25

SCALE: 1"=150 FEET



AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



CITY ANNEXATION

TL 31W12D 01100  
DRWN: WCB | CHKD: MSK  
AKS JOB: E | 133  
10411



Ordinance No. 897 Exhibit B  
Zone Map Amendment Findings

Frog Pond Ridgecrest 28-Lot Subdivision

City Council  
Quasi-Judicial Public Hearing

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<b>Hearing Date:</b>	November 18, 2024
<b>Continued Hearing Date:</b>	January 6, 2025
<b>Date of Report:</b>	December 11, 2024

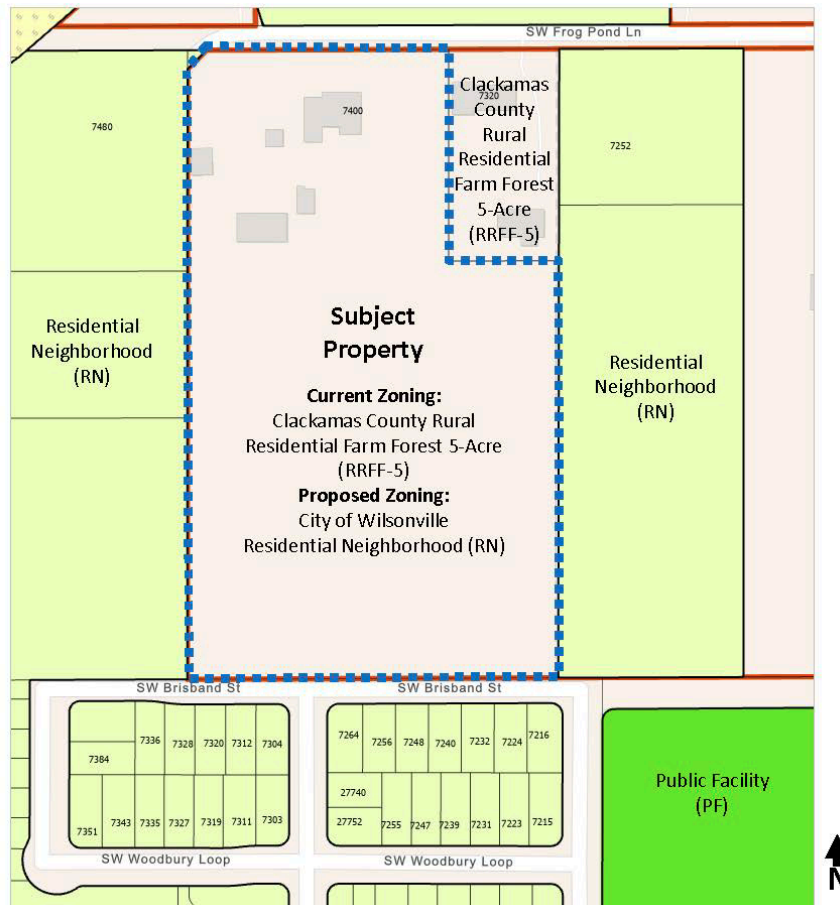
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<b>Application Nos.:</b>	DB24-0008 Frog Pond Ridgecrest Subdivision (ZONE24-0002 Zone Map Amendment)
<b>Request/Summary:</b>	City Council approval of a quasi-judicial Zone Map amendment of approximately 9.00 acres.
<b>Location:</b>	7400 SW Frog Pond Lane. The property is specifically known as Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.
<b>Owner:</b>	O’Hogan Living Trust (Contact: Applicant’s Representative)
<b>Applicant:</b>	West Hills Land Development LLC (Contact: Applicant’s Representative)
<b>Applicant’s Representative:</b>	AKS Engineering & Forestry, LLC (Contact: Glen Southerland, AICP)
<b>Comprehensive Plan Designation:</b>	Residential Neighborhood
<b>Zone Map Classification (Current):</b>	Rural Residential Farm Forest 5-Acre (RRFF-5)
<b>Zone Map Classification (Proposed):</b>	Residential Neighborhood (RN)
<b>Staff Reviewer:</b>	Cindy Luxhoj AICP, Associate Planner
<b>Staff Recommendation:</b>	<u>Adopt</u> the requested Zone Map Amendment.

**Applicable Review Criteria:**

<b><u>Development Code:</u></b>	
Section 4.110	Zones
Section 4.127	Residential Neighborhood (RN) Zone
Section 4.197	Zone Changes
<b><u>Comprehensive Plan and Sub-elements:</u></b>	
Citizen Involvement	
Urban Growth Management	
Public Facilities and Services	
Land Use and Development	
Plan Map	
Transportation Systems Plan	
Coffee Creek Master Plan	
<b><u>Regional and State Law and Planning Documents</u></b>	
Statewide Planning Goals	

**Vicinity Map**



**Summary:**

Zone Map Amendment (ZONE24-0002)

Concurrent with the adoption of the Frog Pond West Master Plan, the City added a new zoning district, Residential Neighborhood (RN), intended for application to the Master Plan area. The applicant proposes applying the RN Zone to the annexed area consistent with this intention.

**Conclusion and Conditions of Approval:**

Staff recommends approval with the following conditions:

Request: Zone Map Amendment (ZONE24-0002)

This action is contingent upon annexation of the subject property to the City of Wilsonville (ANNX24-0001).

No conditions for this request.

**Findings of Fact:**

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

**General Information**

Application Procedures-In General  
Section 4.008

The City’s processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application  
Section 4.009

The owners of all property included in the application signed the application forms and initiated the application.

**Request: Zone Map Amendment (ZONE24-0002)**

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

**Comprehensive Plan**

“Residential Neighborhood” on Comprehensive Plan Map, Purpose of “Residential Neighborhood” Designation  
Policy 4.1.7.a.



- B1.** The subject area has a Comprehensive Plan Map Designation of “Residential Neighborhood”. The designation enables development of the site consistent with the purpose of this designation as set forth in the legislatively adopted Frog Pond West Master Plan, resulting in an attractive, cohesive and connected residential neighborhood with high quality architecture and community design, transportation choices, and preserved and enhanced natural resources.

“Residential Neighborhood” Zone Applied Consistent with Comprehensive Plan Implementation Measure 4.1.7.c.

- B2.** The applicant requests the subject area receive the zoning designation of Residential Neighborhood (RN) as required for areas with the Comprehensive Plan Map Designation of “Residential Neighborhood”.

Safe, Convenient, Healthful, and Attractive Places to Live  
Implementation Measure 4.1.4.c.

- B3.** The proposed RN zoning allows the use of planned developments consistent with the legislatively adopted Frog Pond West Master Plan, enabling development of safe, convenient, healthful, and attractive places to live.

Residential Density  
Implementation Measure 4.1.4.u.

- B4.** The subject area will be zoned RN allowing application of the adopted residential densities of the Frog Pond West Master Plan. The sub-districts established in the Frog Pond West Master Plan govern the allowed residential densities.

## Development Code

Zoning Consistent with Comprehensive Plan  
Section 4.029

- B5.** The applicant requests a zone change concurrently with a Stage 1 Preliminary Plan, Stage 2 Final Plan, and other related development approvals. The proposed zoning designation of RN is consistent with the Comprehensive Plan “Residential Neighborhood” designation. See also Finding B2 above.

Base Zones  
Subsection 4.110 (.01)

- B6.** The requested zoning designation of RN is among the base zones identified in this subsection.

**Residential Neighborhood (RN) Zone**

Purpose of the Residential Neighborhood (RN) Zone  
Subsection 4.127 (.01)

**B7.** The request to apply the RN Zone on lands designated “Residential Neighborhood” on the Comprehensive Plan Map enables a planned development process implementing the “Residential Neighborhood” policies and implementation measures of the Comprehensive Plan and the Frog Pond West Master Plan.

Permitted Uses in the Residential Neighborhood (RN) Zone  
Subsection 4.127 (.02)

**B8.** Concurrent with the Zone Map Amendment request the applicant requests approval of a 28-lot residential subdivision. Single-family dwelling units, Duplex, Triplex, Quadplex, Cluster Housing, Cohousing, Cluster Housing (Frog Pond West Master Plan), open space, and public and private parks are among the permitted uses in the RN Zone.

Residential Neighborhood (RN) Zone Sub-districts and Residential Density  
Subsection 4.127 (.05) and (.06)

**B9.** The proposed uses, number of lots, preservation of open space, and general block and street layout are generally consistent with the Frog Pond West Master Plan. Specifically in regards to residential lot count, the proposed Stage 1 area includes a portion of medium lot Sub-district 4 and a portion of large lot Sub-district 7. The following table summarizes how the proposed residential lots in this Sub-district are consistent with the Master Plan recommendations.

Subdistrict and Land Use Designation	Gross Site Area (ac)	Percent of Sub-district	Established lot range for Sub-district	Lot Range for Site	Proposed Lots	Total lots within Sub-district - Approved and Proposed
4 – R-7	6.54	26.1%	86-107	22-28	20	60 Approved 20 Proposed 80 Total
7 – R-10	2.48	24.9%	24-30	6-7	8	14 Approved 8 Proposed 22 Total
Total	9.02			28-35	28	

While the applicant proposes 20 lots in Sub-district 4, which is two (2) fewer than the minimum proportional density calculation, 8 lots are proposed in Sub-district 7, exceeding the proportional density calculation for this part of the site by one (1) lot. This results in a proposed total of 28 lots, which is the minimum proportional density calculation for the site as a whole.

The proportional density allocation does not account for site-specific characteristics that influence the ability of a specific property to accommodate residential lots meeting minimum dimensional standards. The surrounding properties, apart from Tax Lot 1101 to the northeast, have received preliminary approval or have started construction, therefore, the layout of the street network and other facilities in the proposed subdivision must accommodate the locations of these street and pedestrian connections. The development also must provide improvements on SW Woodbury Loop that accommodate future connection of the street network with Tax Lot 1101. This results in two (2) fewer lots in Sub-district 4 and one (1) additional lot in Sub-district 7. Overall, however, the proposed number of residential lots is appropriate for the designated zoning and lot areas and dimensions planned and allows the project to satisfy the minimum proportional density calculation for the site.

The configuration of lots as proposed, which meet all dimensional requirements for the individual lots, will allow for buildout of these sub-districts consistent with the Master Plan recommendations.

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 438**

**A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF ANNEXATION AND ZONE MAP AMENDMENT FROM RURAL RESIDENTIAL FARM FOREST 5-ACRE (RRFF-5) TO RESIDENTIAL NEIGHBORHOOD (RN) OF APPROXIMATELY 9.00 ACRES, AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE 1 PRELIMINARY PLAN, STAGE 2 FINAL PLAN, SITE DESIGN REVIEW OF PARKS AND OPEN SPACE, TENTATIVE SUBDIVISION PLAT, TYPE C TREE REMOVAL PLAN, MIDDLE HOUSING LAND DIVISION, AND WAIVERS FOR A 28-LOT RESIDENTIAL SUBDIVISION.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by West Hills Land Development LLC – Applicant, for O’Hogan Living Trust – Owner, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the subject site is located at 7400 SW Frog Pond Lane on Tax Lot 1100, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated October 7, 2024; and

WHEREAS, the Development Review Board Panel ‘A’, on October 14, 2024, opened and, at the request of the applicant, continued the public hearing to a date and time certain of November 14, 2024, at 6:30 p.m.; and

WHEREAS, the Development Review Board Panel ‘A’, on November 14, 2024, at the request of the applicant and City staff, continued the public hearing for a second time to a date and time certain of December 9, 2024, at 6:30 p.m., to allow time for City Council action on November 18, 2024, on Resolution No. 3180, to approve a funding plan forecast for SW Stafford Road improvements – Phase I Project (CIP Nos. 1158, 2111, and 4219), and for staff to revise the Development Review Board staff report to reflect this action; and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel ‘A’ at a scheduled meeting conducted on December 9, 2024, at which time exhibits, together with findings and public testimony were entered into the public record; and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby incorporate as part of this resolution, as if fully set forth herein, the staff report, as adopted with any amendments and attached hereto, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

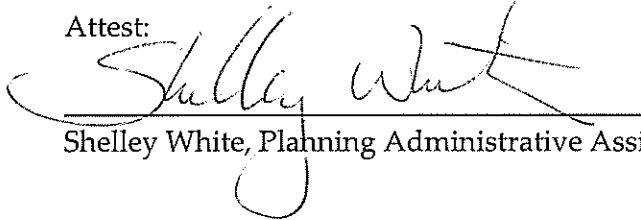
DB24-0008 Frog Pond Ridgecrest: Annexation (ANNX24-0001), Zone Map Amendment (ZONE24-0002), Stage 1 Preliminary Plan (STG124-0003), Stage 2 Final Plan (STG224-0004), Site Design Review of Parks and Open Space (SDR24-0005), Tentative Subdivision Plat (SUBD24-0001), Type C Tree Removal Plan (TPLN24-0005), Middle Housing Land Division (MHL24-0001), and Waivers (WAIV24-0002).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9<sup>th</sup> day of December, 2024, and filed with the Planning Administrative Assistant on 19 Dec 2024. This resolution is final on the 15<sup>th</sup> calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the Council in accordance with *WC Sec 4.022(.03)*.



Rob Candrian, Vice-Chair - Panel A  
Wilsonville Development Review Board

Attest:



Shelley White, Planning Administrative Assistant



November 2024

# Monthly Report

## From The Director's Office

Greetings,

From the Staff of the City's Community Development Department, we wish you all a very festive holiday season filled with friends, family and fun.

May your travels be safe, and the New Year filled with opportunities for success and good health. We wish you all well and look forward to continuing to move Wilsonville in a positive direction in 2025!



Sincerely,  
Community Development Department Staff

## Building Division

Wilsonville's Building Division plays a crucial role in maintaining the city's infrastructure and ensuring that construction projects comply with local and state regulations. One of the key responsibilities of the Building Division is the archiving and management of construction documents. This process involves meticulous record-keeping to ensure that all documents related to building permits, inspections, and approvals are preserved in compliance with the state's records retention rules.

Construction document archiving in Wilsonville is a systematic process. When a construction project is initiated, all relevant documents, including plans, permits, and inspection reports, are collected and stored. The duration for which these documents are kept varies depending on the type of record, but generally, they are retained for several years to comply with legal and regulatory requirements. The Building Division's commitment to thorough record-keeping is evident in its detailed documentation practices. Every step of the construction process is recorded, from the initial permit application to the final inspection. This comprehensive record-keeping ensures that there is a clear and traceable history of each construction project, which is essential for accountability and transparency.

Citizens of Wilsonville have the right to access these records through a formal request process. The city provides a Public Records Request system, allowing residents to obtain copies of construction documents. This system is designed to be user-friendly, ensuring that citizens can easily request and receive the information they need. Typically, requests are acknowledged within two business days, and the requested documents are provided promptly, depending on the complexity and volume of the request. Many records are now stored digitally which makes the process even more streamlined.

The availability of construction documents to the public underscores the Building Division's dedication to transparency and community engagement. By making these records accessible, the city ensures that residents are informed about the development and changes within their community.



## Economic Development Division

November was an exciting, if truncated, month beginning with the election of new leaders at the local, state, and federal levels. Unfortunately, staff fell ill at the beginning of the month and lost a full week of work, but there has been some exciting progress nonetheless. Some of that progress will be highlighted in the months ahead when the timing is appropriate. As the year winds down, we are thankful for departing Mayor Fitzgerald and City Councilors Akervall and Linville, and look forward to 2025 and beyond with new leaders at the helm.

### Basalt Creek – Planning for Industrial Development

Before establishing regulating code and policy for the development of the Basalt Creek industrial area, staff is working with ECO Northwest to review the adopted Basalt Creek Concept Plan (2018) and study the economic viability of this development area, with an eye to local, state, and national trends. We are updating the Buildable Lands Inventory, conducting a site suitability analysis on three properties/sub-areas within Basalt Creek, and also exploring the redevelopment feasibility of existing, so-called ‘Contractor Establishments.’ We have made some interesting, and in some cases concerning discoveries, which will be presented to the City Council on December 2, 2024. This work is being done in order to inform future policy, as well as potential interventions the City may need to make in order to facilitate high-value development in this area.



### GPI Site Selector Event

It’s often said that economic development is a marathon, not a sprint. That is true. It’s also understood that often times deals get done based on relationships just as much as the strengths and virtues of a given city or region.

Staff attended a social event hosted by Greater Portland Inc (GPI) on November 14, 2024, to meet three national site selectors who had spent two days in the Portland Region for a familiarization (or “fam”) tour. Site selectors are in some ways similar to commercial real estate brokers. They often hold brokers’ licenses, but they specialize in helping large, national and international companies to identify real estate, “sites,” that helps these companies to meet their expansion or relocation goals. Site selectors must be intimately familiar with geographic markets across the country in order to best help their clients.

Staff was able to make good connections with the site selectors present and will be including them on future promotional emails and communications in order to keep Wilsonville top of mind when they think of the Greater Portland region.





## Economic Development Division

### Staff Assist to Twist Bioscience

In addition to recruitment work, economic development also focuses on BR&E or Business Retention and Expansion. That is, we want to invite new businesses to Wilsonville, but we also want to retain and grow the businesses that are already here. We do this, again through relationships, and also by understanding the needs and pain points our constituent businesses experience by regularly checking in with them.

During a recent email exchange with leadership at Twist Bioscience, staff learned of some logistics challenges they were experiencing, having to do with schedule and frequency of pickups by carriers such as UPS and FedEx. As a life science business, Twist's products are sensitive and must be handled and delivered expeditiously.

Staff was able to connect Twist with the Port of Portland, who in turn maintains relationships with the major carriers noted above. Twist met with Port staff (in the new, beautiful terminal at PDX) and reported back to City staff:

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*"We were able to talk through the possibilities to support Twist, and also back up plans. In addition, understanding their focus and where we might be able to plug in was very valuable for us and our supply chain team. Thank you for making that connection."*

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We hope this connection bears fruit and a more favorable pickup and delivery process for Twist.

### Wilsonville entrepreneur wins 'Clackamas County Pitch'

Staff attended the first ever "Clackamas County Pitch" competition, where five finalist entrepreneurs went into the shark tank to pitch their business ideas in need of investment support.

At the end of the day, CareSpace ([carespace.ai](https://carespace.ai)), founded by Wilsonville-area resident, David Richards, won the "best overall" award (and \$25,000!!!) to support his company's growth. CareSpace is a digital platform that digitizes musculoskeletal care via a mobile phone or webcam powered by visual (AI-powered) learning to measure, record, and recommend personalized care pathways to improve outcomes at a population health scale.

Mr. Richards and City staff have plans to connect when the dust settles and discuss how the City can support the growth and success of his business.



## Engineering Division, Capital Projects

### 2024 Street Maintenance (4014/4717)

Bid opening was held on May 21st and Council awarded on June 3, this project aims to:

#### **Boones Ferry Road (Wilsonville Road to Bailey Street)**

- Reconstruction of pavement section
- Updating of all non-compliant ADA pedestrian ramps
- Pedestrian signal improvements at Boones Ferry Road at the entrance to Fred Meyer
- Updating of the mid-block pedestrian crossing near Killer Burger

#### **Bailey Street (Boones Ferry Road to cul-de-sac near Subaru Dealership)**

- Reconstruction of pavement section
- Updating of all non-compliant ADA pedestrian ramps

#### **Boberg Road (Boeckman Road to Barber Road)**

- Reconstruction of entire road section

### Boberg (Sewer) Manhole Replacement (2100)

This project just completed replacement of a sewer manhole and installation of an internal diversion structure adjacent to the new Public Works campus. This diversion structure will send flows from one sewage basin that sees high stormwater flows through inflow and infiltration (I&I) during rain events, to be diverted to a lower flow sewage basin. This diversion will reduce the potential of any sewage backups in the higher flow basin.

### Boeckman Creek Flow Mitigation (7068)

This project will look at storm water flows coming off the Siemens site towards Boeckman Creek. Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. Two main project sites exist, one between SW Parkway and SW Ash Meadows, and the other is on the Siemens campus. Surveying, geotechnical exploration, wetland delineations, and archeological investigations have been complete on both sites, ahead of schedule. Engineering modeling of the system is complete, the first round of deliverables have been given to the City showing promising results for amount of work needing to be reduced. The team is in discussions with property owners regarding easements and what the work will look like onsite. 30% design drawings have been delivered to the City. Proposed easements are being drafted for review. Council action for property acquisition is expected in January or February.

### Boeckman Creek Interceptor (2107)

This project will upsize the existing Boeckman Creek Interceptor sewer collection pipeline in order to support the development of the Frog Pond area. A regional trail will be installed as a part of the maintenance path from Boeckman Road to Memorial Park. Field investigations of the original area are finished, however, it was determined additional field investigations are needed to complete the routing study. CIP 7054, Gesellschaft Water Well Channel Restoration, will also be brought into this project to minimize City design and construction costs. Investigative work on the west side of the Wilsonville Bridge at Boeckman Creek is completed. Preliminary design iterations are complete, and several workable solutions have been identified to meet all project needs. A public open house was held on September 11 to seek input on the design to refine the layout. Results of the feedback were generally positive. Staff presented to Council the results of the preliminary design and other project findings. A scope of work to complete the project through design has been delivered to the City, and was presented to Council at the last meeting

## Engineering Division, Capital Projects

### **Boeckman Road Corridor Project (4212/4206/4205/2102/7065)**

This project involves the design and construction of the Boeckman Dip Bridge (construction pictured), Boeckman Road Improvements (Canyon Creek Road – Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. The Tapani-Sundt Joint Venture is now complete with design. Property acquisitions are advancing, and very nearly complete. This project has been divided into several guaranteed maximum price (GMP) packages.



#### **GMP 1: Temporary Traffic Signal at Stafford Road and 65th Avenue**

Complete!

#### **GMP 2: Meridian Creek Culverts, House Demo**

Complete!

#### **GMP 3: Bridge, Roundabout, and Road Widening**

- Completed components include:
  - ◇ Sewer trunk; curbs, sidewalk, and base paving east of the bridge.
  - ◇ Bridge: Pilings, girders, abutment retaining walls, and the deck pour.
- Joint utility Trench - This work includes installing conduits underground to move overhead lines underground.
  - ◇ East of the bridge – Most wires have been installed underground. The overhead wires will be removed when the bridge section is complete.
  - ◇ West of the bridge – Utility companies have started moving wires underground. The overhead wires will be removed when the bridge section is complete.
  - ◇ Under the bridge – Conduits will be installed and work will commence after the bridge structure is in place.
- Work in the roundabout at Canyon Creek and Boeckman has started, concrete is expected to be poured this week, weather dependent, with the first half of the roundabout (RAB) to be built.
- Trail Construction from Boeckman under the bridge is well underway and on pause until the bridge work is further along.
- Final asphalt surface and striping to be completed at the end of the year.

The entire project is expected to be complete in fall 2025.

## Engineering Division, Capital Projects

### Charbonneau Lift Station (2106)

This project involves replacing the Charbonneau wastewater lift station with a submersible lift station and replacing the force main from the station to the I-5 bridge. The design contract was awarded to Murraysmith in December 2021, and final design was completed in October 2023. A construction contract with Tapani, Inc. was awarded by City Council in December 2023, with construction anticipated for completion in November 2024.

### West Side Level B Reservoir and Transmission Main (1149)

This project includes design and construction (pictured) of a new 3 million gallon water reservoir just west of City limits, along with approximately 2500 feet of 24-inch transmission main in Tooze Road connecting to the City water system. City Council awarded the construction contract to Tapani, Inc. in June 2024. Construction began in July 2024 and is scheduled for completion in fall 2025.

### Water Treatment Plant (WTP) Expansion to 20 MGD (1144)

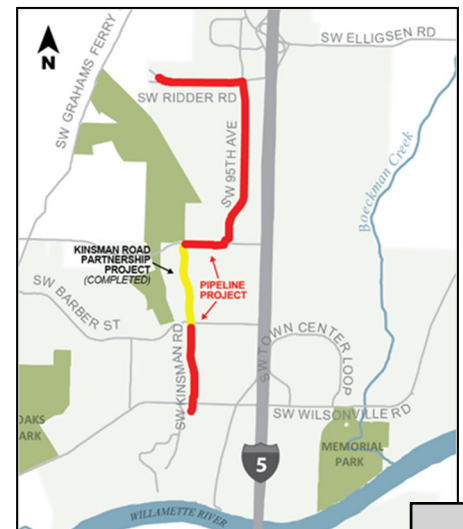
This project will expand the WTP capacity to 20 million gallons per day (MGD) and incorporate related WTP capital improvements. A Construction Manager/ General Contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. Final design was completed in coordination with the CMGC in March 2022. Construction began in June 2022, with completion expected in December 2024.



### WWSP Coordination (1127)

Ongoing coordination efforts continue with the Willamette Water Supply Program (WWSP). Here are the updates on major elements within Wilsonville:

- **Phase 1, Wilsonville Road (PLM\_1.1)** Arrowhead Creek Lane to Wilsonville Road—**COMPLETE**
- **Phase 2, Garden Acres Road to 124th (PLM\_1.2)** Ridder Road to Day Road—**COMPLETE**
- **Phase 3, Wilsonville Road to Garden Acres Road (PLM\_1.3)** The WWSP’s last section of transmission pipeline to be constructed in the City of Wilsonville began in fall 2022, with completion planned for 2025. It will connect the remaining portion of the pipeline through Wilsonville and has an alignment along Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans and coordinating construction. The trenchless crossing under Wilsonville Road and under Boeckman Road have been completed. Pipe install on 95th Avenue from Boeckman Road to Ridder Road has been completed and restoration of the sidewalk and curb and gutter on the east side of the road is ongoing. The northbound lane of 95th Avenue from Hillman Court to Ridder Road has been temporarily paved and is opened to two-way traffic. The northbound lane of 95th Avenue from Boeckman Road to Hillman Court has been temporarily paved and should be opened to two-way traffic by the end of November 2024. Permanent concrete road panel restoration of 95th Avenue to follow in Summer 2025.



Pipe installation has been completed on Kinsman Road between Wilsonville Road and Barber Street and the road has been repaved and is open to two way traffic.

## Engineering Division, Private Development

### Residential Construction Activities

#### *Canyon Creek South Phase 3*

The contractor continues to work on punchlist items for closeout. The City continues to await submittal of construction drawings for the open space improvements.

#### *Frog Pond West*

Frog Pond West continues to see significant construction activities. Housing construction in the Frog Pond Ridge, Frog Pond Crossing, Frog Pond Estates, Frog Pond Oaks and Frog Pond Vista subdivisions is ongoing.



Photo taken from Stafford Road looking west over Frog Pond Crossing, Frog Pond Oaks and Frog Pond Vista

- Frog Pond Overlook, a 24-lot subdivision located north of Frog Pond Lane, and west of Frog Pond Vista, paved the new residential street and a portion of Frog Pond Lane. The contractor is working on finishing the path and landscaping the common areas.
- Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road, has submitted plans for infrastructure construction. Staff is awaiting submittal of revised plans.
- Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road is working primarily onsite. A portion of Sherman Drive has been paved. Staff is working with the School District to schedule paving of the unpaved portion of Sherman Drive.
- Frog Pond Terrace, a 19-lot subdivision located north of Morgan Farms, is working on utility testing in preparation of paving.

## Natural Resources Division

### Memorial Park Riparian Habitat

On November 16, 2024, the City and Friends of Trees hosted a planting event at Memorial Park. More than one hundred volunteers participated in the planting event, which included the installation of 700 native plants in the understory of a forest adjacent to the Willamette River.

Since 2002, the City of Wilsonville has partnered with Friends of Trees Green Space program on a wide variety of natural resource planting, restoration, and maintenance activities. Founded in 1989, Friends of Trees is a regional leader in improving the urban tree canopy and restoring sensitive natural areas through programs delivered by thousands of volunteers.



## Planning Division, Current

### Administrative Land Use Decisions Issued

- 3 Type A Tree Permits
- 2 Type B Tree Permit
- 4 Class 1 Administrative Reviews
- 2 Class 2 Administrative Reviews
- 1 Class 1 Sign Permit

### Construction Permit Review, Development Inspections, and Project Management

In November, Planning staff worked with developers and contractors to ensure construction of the following projects are consistent with Development Review Board and City Council approvals:

- CIS Office Building at Wilsonville Road and Kinsman Road
- Industrial development on Day Road and Garden Acres Road
- New home on Montgomery Way
- New PGE substation on Parkway Avenue north of Boeckman Road
- Residential subdivisions in Frog Pond West
- Transit-Oriented Development on Barber Street

### Development Review Board (DRB)

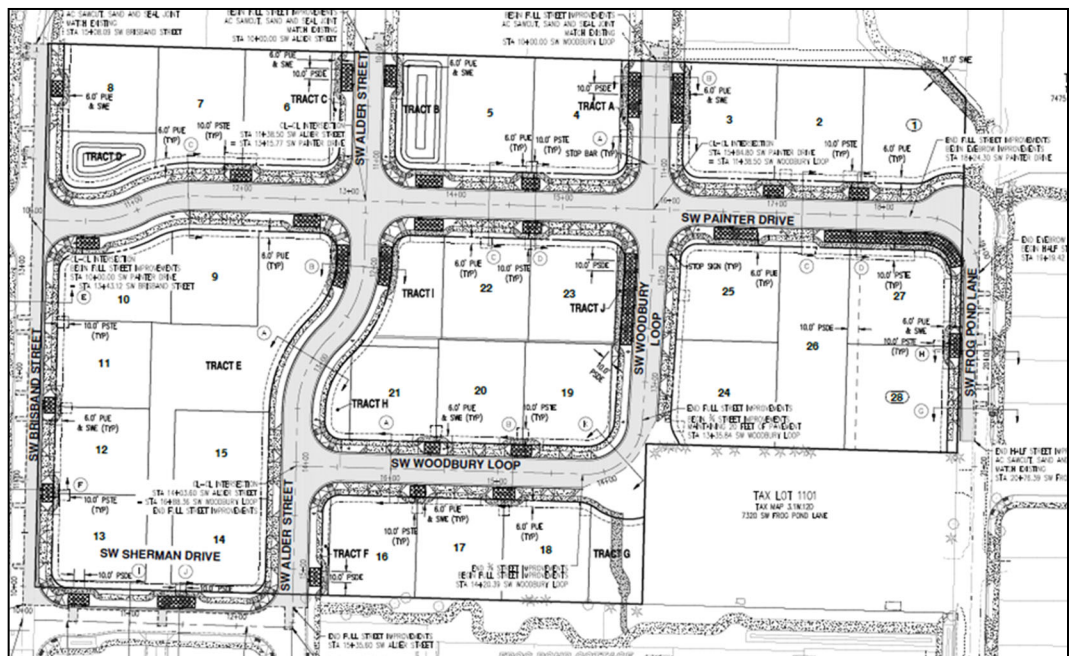
DRB Panel A met on November 14. At the request of the applicant and City staff, the Board continued, for the second time, a public hearing regarding the Ridgcrest subdivision in Frog Pond West until December 9.

DRB Panel B did not meet in November.

### DRB Projects Under Review

During November, Planning staff actively worked on the following major projects in preparation for potential public hearings before the Development Review Board:

- Frog Pond Ridgcrest-54-home subdivision in Frog Pond West
- Residential zone change and partition off Camelot Street
- Sign Waiver for Parkworks campus
- Temporary Use Permit for model home complex



Proposed Layout of Ridgcrest Subdivision in Frog Pond West

## Planning Division, Long Range

### Climate Friendly and Equitable Communities (CFEC) Parking Compliance

In the coming months the City will work on compliance with new State rules regarding the extent and manner in which local governments can regulate parking. In November, the City hired consulting firm Studio Davis, who has expertise in parking, to support the project. Studio Davis's work is funded by a grant from the Department of Land Conservation and Development (DLCD). City staff and Studio Davis held a kickoff meeting in November and Studio Davis began background work to prepare to present relevant information and compliance options to the Planning Commission, City Council, and the public.

### Frog Pond East and South Master Plan

With the Frog Pond East and South Master Plan adopted in December 2022, the City has been focusing on implementation. Two outstanding implementation steps have been in process: (1) Development Code amendments, and (2) an Infrastructure Funding Plan. During November, Council adopted Resolution No. 3121 and Ordinance No. 892 completing these outstanding steps. All policy and code is now in place to allow submission of annexation and development applications for Frog Pond East and South which is expected as soon as necessary infrastructure is in place.



## FROG POND EAST & SOUTH MASTER PLAN

### Housing Our Future

This multi-year project will analyze Wilsonville's housing capacity and need followed by developing strategies to produce housing to meet the identified housing needs. This will build upon previous work, including the 2014 Housing Needs Analysis and 2020 Equitable Housing Strategic Plan. In November, the project Task Force held its third meeting, reviewing a list of actions that may be included in the Housing Production Strategy and providing feedback on which of the actions should be studied further. The Planning Commission reviewed these recommendations at their November 13 work session, largely agreeing with the Task Force recommendations with a couple of additions to the list of actions recommended for further consideration. The project team will share these recommendations with City Council in December, with a goal of confirming which actions will be evaluated further for consideration in the Housing Production Strategy.

### Oregon White Oak Response Coordination and Leadership

In November, Associate Planner Georgia McAlister continued as a key member of the Mediterranean Oak Borer (MOB) task force, continuing to coordinate efforts between various City Divisions and Departments, as well as contract arborists, property owners, and others to diagnose and make a plan to address the declining health of a number of the City's Oregon white oak (OWO) trees. Following coordination meetings with Oregon Department of Agriculture (ODA), Oregon Department of Forestry (ODF), and research partners, members of Community Development and Park's and Recreation met to coordinate plans for the removal of one OWO in the Park at Merryfield, and one OWO in Murase Plaza. Entomologists at ODA reached out to Wilsonville for support and to provide data for the ongoing Animal and Plant Health Inspection Service (APHIS) investigation into the pest status of MOB. Updated guidance for MOB management from the State has been shared with staff and will be updated on the City's MOB webpage for the community.



## Planning Division, Long Range

### **Planning Commission**

The Planning Commission met on November 13 for two work sessions. The first work session reviewed potential actions for inclusion in the City's Housing Production Strategy as efforts continue to refine and vet the list of actions. For the second work session Natural Resources staff introduced the Climate Action Plan to the Planning Commission.

### **Wilsonville Industrial Land Readiness (WILR) Project**

The Wilsonville Industrial Land Readiness project combines a focused economic and development potential analysis of the Basalt Creek Concept Plan on the northwest edge of the City with a City-wide Economic Opportunities Analysis and Economic Development Strategy to inform long-range job growth and planning efforts. The first phase of the project focuses on the Basalt Creek area, with a later second phase focusing on the entire City. During November, work on the first phase continued with ECO Northwest to update the buildable lands inventory (BLI), conduct a site suitability analysis, and evaluate redevelopment potential of contractor establishments. Transportation and natural resource evaluation work is ongoing for the Basalt Creek area. In addition, City staff worked on putting a contract in place for the second, citywide phase of the project.

- **Municipal Court**: This month’s spotlight is on our Wilsonville Municipal Court, which operates under Finance. Municipal Court is comprised of: one Municipal Judge, a pro-tem Judge, and two Municipal Court Clerks. The court processes traffic violations, parking violations and some city code violations. Court arraignments are scheduled for the first and third Tuesday of each month, with arraignments beginning at 2:00pm, followed by trials.

In 2024, the Wilsonville Municipal Court processed 2162 total violations filed with the court. Of these, 323 were for Violating Speed Limits, 235 for Using A Mobile Electronic Device, and 199 for Driving Uninsured. Parking tickets are also included in these figures, with 402 violations for Expired/No Registration, and 154 for Violation of Signs (Example: No parking signage).

The Municipal Court allows defendants two opportunities to appear for their arraignment, a default “Failure to Appear” judgement, and a suspension of driving privileges if the citation is not cleared within 30 days of the default Judgement.

Payments are accepted online, by mail, in person, and by phone. There are payment plans available. Further, we contract with Professional Credit Services for collection efforts of past due/unpaid fines.

The Municipal Judge is an active member of the Oregon Judges Association (OJA), and completes continuing education trainings through this organization. Court Staff are active members of Oregon Association for Court Administration (OACA) and regularly attend their conferences to stay apprised of best practices, rules, and regulations—most notably surrounding court proceedings and changes in laws. OACA is an excellent resource—enabling staff to connect and ask questions, identify new ways of doing things, and provides ongoing resources and support. Similarly, we also utilize Tyler Community to learn more about our current Incode 10 software.

To learn more, we encourage you to sit in on any of our Municipal Court proceedings.

- **Fiscal Year End Close** for fiscal year 2024 is now nearly complete. Just a few remaining items to button up, in response to our annual financial audit. Thank you so much to Dillon Jenkins, our Senior Account, for spearheading this.
- **Attached Financials**: Finance continues to monitor all departments for on-going budget compliance.
- **Happy Thanksgiving**: In the spirit of Thanksgiving, as we reflect back over this last year, our hearts are filled with gratitude and thankfulness for all you do. Happy Holidays from our families to yours.

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
<b>110 - General Fund</b>				
Taxes	\$ 16,395,000	\$ 8,772,208	\$ 7,622,792	54%
Intergovernmental	3,299,090	342,406	2,956,684	10%
Licenses and permits	176,700	140,329	36,371	79%
Charges for services	439,822	142,107	297,715	32%
Fines and forfeitures	190,000	75,893	114,108	40%
Investment revenue	620,000	243,159	376,841	39%
Other revenues	704,070	91,555	612,515	13%
Transfers in	5,576,135	2,011,717	3,564,418	36%
<b>TOTAL REVENUES</b>	<b>\$ 27,400,817</b>	<b>\$ 11,819,372</b>	<b>\$ 15,581,445</b>	<b>43%</b>
Personnel services	\$ 13,336,720	\$ 4,841,881	\$ 8,494,839	36%
Materials and services	14,071,749	2,628,617	11,443,132	19%
Capital outlay	272,828	176,242	96,586	65%
Transfers out	11,543,193	2,009,080	9,534,113	17%
<b>TOTAL EXPENDITURES</b>	<b>\$ 39,224,490</b>	<b>\$ 9,655,820</b>	<b>\$ 29,568,670</b>	<b>25%</b>
<b>610 - Fleet Fund</b>				
Charges for services	\$ 1,781,890	\$ 742,455	\$ 1,039,435	42%
Investment revenue	27,000	14,533	12,467	54%
<b>TOTAL REVENUES</b>	<b>\$ 1,808,890</b>	<b>\$ 756,988</b>	<b>\$ 1,051,902</b>	<b>42%</b>
Personnel services	\$ 1,059,030	\$ 379,934	\$ 679,096	36%
Materials and services	823,040	228,091	594,949	28%
Capital outlay	257,000	213,126	43,874	83%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,139,070</b>	<b>\$ 821,151</b>	<b>\$ 1,317,919</b>	<b>38%</b>
<b>230 - Building Inspection Fund</b>				
Licenses and permits	\$ 939,000	\$ 710,314	\$ 228,686	76%
Investment revenue	140,000	31,786	108,214	23%
<b>TOTAL REVENUES</b>	<b>\$ 1,079,000</b>	<b>\$ 742,100</b>	<b>\$ 336,900</b>	<b>69%</b>
Personnel services	\$ 1,027,800	\$ 365,763	\$ 662,037	36%
Materials and services	201,036	101,501	99,535	50%
Transfers out	368,400	153,500	214,900	42%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,597,236</b>	<b>\$ 620,764</b>	<b>\$ 976,472</b>	<b>39%</b>
<b>231 - Community Development Fund</b>				
Licenses and permits	\$ 668,567	\$ 285,351	\$ 383,216	43%
Charges for services	443,006	112,820	330,186	25%
Intergovernmental	265,000	-	265,000	0%
Investment revenue	70,000	30,252	39,748	43%
Transfers in	3,805,649	1,540,997	2,264,652	40%
<b>TOTAL REVENUES</b>	<b>\$ 5,252,222</b>	<b>\$ 1,969,421</b>	<b>\$ 3,282,801</b>	<b>37%</b>
Personnel services	\$ 3,976,150	\$ 1,434,564	\$ 2,541,586	36%
Materials and services	755,100	185,324	569,776	25%
Transfers out	860,186	265,000	595,186	31%
<b>TOTAL EXPENDITURES</b>	<b>\$ 5,591,436</b>	<b>\$ 1,884,888</b>	<b>\$ 3,706,548</b>	<b>34%</b>
<b>240 - Road Operating Fund</b>				
Intergovernmental	\$ 2,249,000	\$ 534,476	\$ 1,714,524	24%
Investment revenue	91,500	984	90,516	1%
Other revenues	-	1,063	(1,063)	-
<b>TOTAL REVENUES</b>	<b>\$ 2,340,500</b>	<b>\$ 536,523</b>	<b>\$ 1,803,977</b>	<b>23%</b>
Personnel services	\$ 590,870	\$ 191,917	\$ 398,953	32%
Materials and services	641,312	340,542	300,770	53%
Capital outlay	342,000	22,137	319,863	6%
Debt service	360,000	44,596	315,404	12%
Transfers out	1,578,693	326,558	1,252,135	21%
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,512,875</b>	<b>\$ 925,750</b>	<b>\$ 2,587,125</b>	<b>26%</b>

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
<b>241 - Road Maintenance Fund</b>				
Charges for services	\$ 2,585,000	\$ 911,891	\$ 1,673,109	35%
Investment revenue	89,000	46,516	42,484	52%
<b>TOTAL REVENUES</b>	<b>\$ 2,674,000</b>	<b>\$ 958,406</b>	<b>\$ 1,715,594</b>	<b>36%</b>
Transfers out	\$ 2,842,830	\$ 1,634,619	\$ 1,208,211	57%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,842,830</b>	<b>\$ 1,634,619</b>	<b>\$ 1,208,211</b>	<b>57%</b>
<b>260 - Transit Fund</b>				
Taxes	\$ 6,200,000	\$ 2,979,534	\$ 3,220,466	48%
Intergovernmental	3,683,000	1,060,146	2,622,854	29%
Charges for services	20,000	8,037	11,963	40%
Investment revenue	640,000	204,992	435,008	32%
Other revenues	21,000	23,818	(2,818)	113%
<b>TOTAL REVENUES</b>	<b>\$ 10,564,000</b>	<b>\$ 4,276,528</b>	<b>\$ 6,287,472</b>	<b>40%</b>
Personnel services	\$ 5,611,270	\$ 1,693,779	\$ 3,917,491	30%
Materials and services	2,909,951	1,066,980	1,842,971	37%
Capital outlay	2,030,000	-	2,030,000	0%
Transfers out	5,044,080	1,850,156	3,193,924	37%
<b>TOTAL EXPENDITURES</b>	<b>\$ 15,595,301</b>	<b>\$ 4,610,915</b>	<b>\$ 10,984,386</b>	<b>30%</b>
<b>510 - Water Operating Fund</b>				
Charges for services	\$ 10,263,900	\$ 5,260,793	\$ 5,003,107	51%
Investment revenue	800,000	229,450	570,550	29%
Other revenues	40,000	6,445	33,555	16%
<b>TOTAL REVENUES</b>	<b>\$ 11,103,900</b>	<b>\$ 5,496,688</b>	<b>\$ 5,607,212</b>	<b>50%</b>
Personnel services	\$ 716,720	\$ 165,141	\$ 551,579	23%
Materials and services	5,935,766	1,516,116	4,419,650	26%
Capital outlay	1,518,500	94,830	1,423,670	6%
Debt service	375,000	46,387	328,613	12%
Transfers out	10,711,214	1,715,572	8,995,642	16%
<b>TOTAL EXPENDITURES</b>	<b>\$ 19,257,200</b>	<b>\$ 3,538,046</b>	<b>\$ 15,719,154</b>	<b>18%</b>
<b>520 - Sewer Operating Fund</b>				
Charges for services	\$ 7,787,000	\$ 2,625,210	\$ 5,161,790	34%
Investment revenue	420,000	127,437	292,563	30%
Other revenues	31,500	11,137	20,363	35%
<b>TOTAL REVENUES</b>	<b>\$ 8,238,500</b>	<b>\$ 2,763,784</b>	<b>\$ 5,474,716</b>	<b>34%</b>
Personnel services	\$ 481,890	\$ 110,755	\$ 371,135	23%
Materials and services	4,219,192	955,098	3,264,094	23%
Capital outlay	230,000	-	230,000	0%
Debt service	2,880,000	155,640	2,724,360	5%
Transfers out	4,008,281	1,077,108	2,931,173	27%
<b>TOTAL EXPENDITURES</b>	<b>\$ 11,819,363</b>	<b>\$ 2,298,601</b>	<b>\$ 9,520,762</b>	<b>19%</b>
<b>550 - Street Lighting Fund</b>				
Charges for services	\$ 544,500	\$ 186,967	\$ 357,533	34%
Investment revenue	30,000	14,518	15,482	48%
<b>TOTAL REVENUES</b>	<b>\$ 574,500</b>	<b>\$ 204,485</b>	<b>\$ 370,015</b>	<b>36%</b>
Materials and services	\$ 331,310	\$ 88,014	\$ 243,296	27%
Transfers out	1,220,939	411,200	809,739	34%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,552,249</b>	<b>\$ 499,215</b>	<b>\$ 1,053,034</b>	<b>32%</b>
<b>570 - Stormwater Operating Fund</b>				
Charges for services	\$ 3,527,500	\$ 1,206,832	\$ 2,320,668	34%
Investment revenue	230,000	65,939	164,061	29%
<b>TOTAL REVENUES</b>	<b>\$ 3,757,500</b>	<b>\$ 1,272,770</b>	<b>\$ 2,484,730</b>	<b>34%</b>
Personnel services	\$ 459,780	\$ 133,856	\$ 325,924	29%
Materials and services	852,592	142,270	710,322	17%
Debt service	842,000	40,202	801,798	5%
Transfers out	2,630,119	459,359	2,170,760	17%
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,812,491</b>	<b>\$ 790,446</b>	<b>\$ 4,022,045</b>	<b>16%</b>

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
<b>336 - Frog Pond Development</b>				
Licenses and permits	\$ 2,000,000	\$ 458,419	\$ 1,541,581	23%
Investment revenue	93,500	43,775	49,725	47%
<b>TOTAL REVENUES</b>	<b>\$ 2,093,500</b>	<b>\$ 502,194</b>	<b>\$ 1,591,306</b>	<b>24%</b>
Materials and services	\$ 32,560	\$ -	\$ 32,560	0%
Transfers out	4,449,726	774,096	3,675,630	17%
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,482,286</b>	<b>\$ 774,096</b>	<b>\$ 3,708,190</b>	<b>17%</b>
<b>348 - Washington County TDT</b>				
Washington County TDT	\$ -	\$ 311,156	\$ (311,156)	-
Investment revenue	34,000	23,398	10,602	69%
<b>TOTAL REVENUES</b>	<b>\$ 34,000</b>	<b>\$ 334,554</b>	<b>\$ (300,554)</b>	<b>984%</b>
<b>346 - Roads SDC</b>				
System Development Charges	\$ 900,000	\$ 5,611,164	\$ (4,711,164)	623%
Investment revenue	242,500	123,312	119,188	51%
<b>TOTAL REVENUES</b>	<b>\$ 1,142,500</b>	<b>\$ 5,734,476</b>	<b>\$ (4,591,976)</b>	<b>502%</b>
Materials and services	\$ 38,820	\$ -	\$ 38,820	0%
Transfers out	10,893,557	1,921,189	8,972,368	18%
<b>TOTAL EXPENDITURES</b>	<b>\$ 10,932,377</b>	<b>\$ 1,921,189</b>	<b>\$ 9,011,188</b>	<b>18%</b>
<b>396 - Parks SDC</b>				
System Development Charges	\$ 825,000	\$ 209,586	\$ 615,414	25%
Investment revenue	43,500	25,303	18,197	58%
<b>TOTAL REVENUES</b>	<b>\$ 868,500</b>	<b>\$ 234,889</b>	<b>\$ 633,611</b>	<b>27%</b>
Materials and services	\$ 15,810	\$ -	\$ 15,810	0%
Transfers out	1,334,844	8,134	1,326,710	1%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,350,654</b>	<b>\$ 8,134</b>	<b>\$ 1,342,520</b>	<b>1%</b>
<b>516 - Water SDC</b>				
System Development Charges	\$ 1,000,000	\$ 632,393	\$ 367,607	63%
Investment revenue	238,000	87,207	150,793	37%
<b>TOTAL REVENUES</b>	<b>\$ 1,238,000</b>	<b>\$ 719,600</b>	<b>\$ 518,400</b>	<b>58%</b>
Materials and services	\$ 24,280	\$ -	\$ 24,280	0%
Debt service	457,000	80,100	376,900	18%
Transfers out	9,255,582	1,272,384	7,983,198	14%
<b>TOTAL EXPENDITURES</b>	<b>\$ 9,736,862</b>	<b>\$ 1,352,484</b>	<b>\$ 8,384,378</b>	<b>14%</b>
<b>526 - Sewer SDC</b>				
System Development Charges	\$ 550,000	\$ 277,457	\$ 272,543	50%
Investment revenue	31,500	14,836	16,664	47%
<b>TOTAL REVENUES</b>	<b>\$ 581,500</b>	<b>\$ 292,293</b>	<b>\$ 289,207</b>	<b>50%</b>
Materials and services	\$ 20,640	\$ -	\$ 20,640	0%
Transfers out	1,909,921	25,324	1,884,597	1%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,930,561</b>	<b>\$ 25,324</b>	<b>\$ 1,905,237</b>	<b>1%</b>
<b>576 - Stormwater SDC</b>				
System Development Charges	\$ 200,000	\$ 397,120	\$ (197,120)	199%
Investment revenue	77,500	38,145	39,355	49%
<b>TOTAL REVENUES</b>	<b>\$ 277,500</b>	<b>\$ 435,266</b>	<b>\$ (157,766)</b>	<b>157%</b>
Materials and services	\$ 5,380	\$ -	\$ 5,380	0%
Transfers out	922,104	59,677	862,427	6%
<b>TOTAL EXPENDITURES</b>	<b>\$ 927,484</b>	<b>\$ 59,677</b>	<b>\$ 867,807</b>	<b>6%</b>

	<b>Current Year Budget</b>	<b>Year to Date Activity</b>	<b>Remaining Balance</b>	<b>% Used</b>
<b>805 - Year 2000 Capital Projects</b>				
Investment revenue	\$ -	\$ 24,762	\$ (24,762)	-
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ 24,762</b>	<b>\$ (24,762)</b>	<b>-</b>
Capital outlay	\$ 1,454,120	\$ 2,349	\$ 1,451,771	0%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,454,120</b>	<b>\$ 2,349</b>	<b>\$ 1,451,771</b>	<b>0%</b>
<b>810 - Westside Program Income</b>				
Investment revenue	\$ 5,000	\$ 1,471	\$ 3,529	29%
<b>TOTAL REVENUES</b>	<b>\$ 5,000</b>	<b>\$ 1,471</b>	<b>\$ 3,529</b>	<b>29%</b>
<b>815 - Westside Capital Projects</b>				
Investment revenue	\$ 128,500	\$ 65,548	\$ 62,952	51%
<b>TOTAL REVENUES</b>	<b>\$ 128,500</b>	<b>\$ 65,548</b>	<b>\$ 62,952</b>	<b>51%</b>
Materials and services	\$ 223,808	\$ 61,260	\$ 162,549	27%
Capital outlay	2,227,681	7,530	2,220,151	0%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,451,489</b>	<b>\$ 68,790</b>	<b>\$ 2,382,700</b>	<b>3%</b>
<b>825 - Coffee Creek Capital Projects</b>				
Investment revenue	\$ 2,500	\$ 4,901	\$ (2,401)	196%
Transfers in	500,000	-	500,000	0%
<b>TOTAL REVENUES</b>	<b>\$ 502,500</b>	<b>\$ 4,901</b>	<b>\$ 497,599</b>	<b>1%</b>
Materials and services	\$ 136,004	\$ 55,835	\$ 80,169	41%
<b>TOTAL EXPENDITURES</b>	<b>\$ 136,004</b>	<b>\$ 55,835</b>	<b>\$ 80,169</b>	<b>41%</b>
<b>827 - Coffee Creek Debt Service</b>				
Taxes	\$ 748,000	\$ 149,809	\$ 598,191	20%
Investment revenue	6,000	2,627	3,373	44%
<b>TOTAL REVENUES</b>	<b>\$ 754,000</b>	<b>\$ 152,436</b>	<b>\$ 601,564</b>	<b>20%</b>
Debt service	\$ 782,000	\$ -	\$ 782,000	0%
<b>TOTAL EXPENDITURES</b>	<b>\$ 782,000</b>	<b>\$ -</b>	<b>\$ 782,000</b>	<b>0%</b>
<b>830 - Wilsonville Investment Now Program</b>				
Taxes	\$ 1,056,000	\$ 726,322	\$ 329,678	69%
<b>TOTAL REVENUES</b>	<b>\$ 1,056,000</b>	<b>\$ 726,582</b>	<b>\$ 329,418</b>	<b>69%</b>
Materials and services	\$ 1,056,000	\$ 44,000	\$ 1,012,000	4%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,056,000</b>	<b>\$ 44,000</b>	<b>\$ 1,012,000</b>	<b>4%</b>



*Painting from the Lake Oswego Reads traveling art display, featuring twenty pieces of artwork from twenty different artists.*

## From the Director

November saw the library bustling with activity as autumn begins to wind down. The beautiful display of fall leaves outside the building has been a joy to see as the days grow shorter and we prepare for winter.

We are pleased to announce that we have recently installed hearing loop assisted listening devices at all service desks. As part of our commitment to inclusivity and accessibility, this technology aims to enhance the library experience for patrons who are hard of hearing, ensuring that everyone can fully participate in our services.

As another aspect of our efforts to enhance accessibility, two of our librarians visited Potera Apartments in November to teach residents how to use the library's electronic resources. Many of the residents received their first Libraries in Clackamas County (LINCC) library cards and checked out digital books and audiobooks, much to their delight.

## Children's Services

### Storyteller Will Hornyak

Master storyteller Will Hornyak performed, sharing a range of stories, from Mexican folktales and Irish myths to Oregon tall tales and lively participation stories on Saturday, Nov. 9.

### New Program Librarian

We are excited to welcome Program Librarian Ann Heiliger. Ann has taught across grade levels, performed storytimes, and served as Program Manager of The Children's Book Bank. Ann will be an excellent addition to our Youth Services staff.

### UPCOMING:

- Greta Pedersen Presents: Winter Songfest on Saturday, Dec. 7, at 11am.
- STEAM Stuff on Wednesday, Dec. 11, at 2:30pm.
- Kids wintry Take and Make kits available Dec. 16.
- Spanish Storytime on Saturday, Dec. 21, at 11am.



*Children watch the Youth Services staff perform Family Storytime.*



*The Teen Area is a space designated only for teens, and hosts the Teen Afterschool Drop-in Activities programs.*

## Teen Services

### Teen Afterschool Drop-in Activities

Every Wednesday afternoon from 3-6pm, teens are invited to drop-in to the library's Teen Area for video games, movies, crafts, and snacks.

### UPCOMING:

- Teen Afterschool Drop-in Activities on Wed. Dec. 11 will feature hot cocoa making as we get into the holiday spirit.
- Teen Advisory Board meetings at 4:30pm on Mondays, Dec. 9 and 23.



## Adult Services

### Día de los Muertos film

In celebration of Día de los Muertos, on Friday, Nov. 1, the library screened the film *The Book of Life* at our First Friday Films program. The film tells the story of a bullfighter who embarks on an afterlife adventure to fulfill the expectations of his family and friends on the Day of the Dead.

### Election Night Viewing Party

Election Night on Tuesday, Nov. 5, featured a nonpartisan viewing party, with snacks and beverages for attendees.

### John Nilsen piano concert

Oregon Music Hall of Fame pianist John Nilsen performed at our November Book Notes concert on Saturday, Nov. 9. Over forty people attended the concert in our main reading area.

### UPCOMING:

- Online program "Profiles" about Charles Dickens' Christmas legacy on Wednesday, Dec. 4, at 1pm.
- Space Talk "The Bold Mission of Apollo 8" on Saturday, Dec. 14 at 11am.
- Book Notes concert with Mark and Helena Greathouse on Saturday, Dec. 14 at 2pm.



*The self-guided and self-paced program emphasizes early literacy and connection through reading.*



*Evergreen Aviation & Space Museum docent Donn Anderson answers questions after his presentation about the Europa Clipper at the Space Talk on Nov. 2.*

## Around the Library

### 1,000 Books Before Kindergarten

This program encourages parents and young children to read in support of kindergarten readiness and fosters early literacy.

The goal is for children to read and/or listen to 1000 books before they begin kindergarten.

Parents can sign up their pre-Kindergarten child at the Children's Desk and receive a reading log and a free book to keep.

For more information, contact Youth Services at [children@wilsonvillelibrary.org](mailto:children@wilsonvillelibrary.org), visit the library, or call 503-682-2744.

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

# NOVEMBER

<p>1 <b>Play Group</b> 10:30am-Noon</p> <p><b>Blood Drive</b> 12:30am-6pm</p> <p><b>First Friday Films</b> The Book of Life 3pm</p> <p><b>WIC Pop-Up Clinic</b> 10am-12pm 1-4pm</p>	<p>2</p> <p><b>Space Talks</b> NASA's LUCY Mission: An Asteroid Up Close and Personal 11am-12:30pm</p>
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3

4

**Beginnning English Class**  
11am

**Teen Advisory Board**  
4:30pm

5 **ODHS Drop-in**  
10am-12pm  
1-3pm

**Intermediate ESL**  
10am

**Toddler & Baby Time**  
10:30am &  
11:15am

**Election Results Party** 4-8pm

6

**Family Storytime**  
10:30am

**Wilsonville Historical Society Meeting**  
1-3pm

**Teen After School Drop-in**  
3-6pm

7

**Family Storytime**  
10:30am

8

**Play Group**  
10:30am-Noon

**WIC Pop-Up Clinic**  
10am-12pm  
1-4pm

9

**Storyteller Will Hornyak**  
1pm

**Booknotes Concert**  
John Nilsen  
2-3pm

10

11

**Veterans Day**  
Library Closed

12

**ODHS Drop-in**  
10am-12pm  
1-3pm

**Intermediate ESL**  
10am

**Toddler & Baby Time**  
10:30am &  
11:15am

13

**Family Storytime**  
10:30am

**STEAM Stuff**  
2:30pm

**Teen After School Drop-in**  
3-6pm

14

**Family Storytime**  
10:30am

15

**Play Group**  
10:30am-Noon

**WIC Pop-Up Clinic**  
10am-12pm  
1-4pm

16

**Spanish Storytime**  
11am

17

18

**Beginnning English Class**  
11am

**Genealogy Club**  
1pm

**Teen Advisory Board**  
4:30pm

19

**ODHS Drop-in**  
10am-12pm  
1-3pm

**Intermediate ESL**  
10am

**Toddler & Baby Time**  
10:30am &  
11:15am

20

**Family Storytime**  
10:30am

**Teen After School Drop-in**  
3-6pm

21

**Family Storytime**  
10:30am

**Book Walk**  
Before We Were Yours by Lisa Wingate  
1pm

22

**Play Group**  
10:30am-Noon

**WIC Pop-Up Clinic**  
10am-12pm  
1-4pm

23

**National Family Volunteer Day**  
All ages welcome, anyone under 14 years old needs an adult present  
10am-1pm

24

25

**Beginnning English Class**  
11am

26

**ODHS Drop-in**  
10am-12pm  
1-3pm

**Intermediate ESL**  
10am

27

28

**Thanksgiving Holiday**  
Library Closed

29

**Thanksgiving Holiday**  
Library Closed

30

**Address**  
8200 SW Wilsonville Rd  
Wilsonville, OR 97070

**Hours**  
Monday - Thursday 10-8  
Friday - Saturday 10-6  
Sunday 1-6

**More Information**  
(503) 682-2744  
wilsonvillelibrary.org  
reference@wilsonvillelibrary.org





## Parks and Recreation Report | November 2024

The annual toy drive and senior stocking collection began this month. Donations are being accepted at the Community Center through Tuesday, December 10. Toys will be distributed through Clackamas County Toy n' Joy and the Wilsonville Family Empowerment Center. Thank you to all the families who have donated so far! The Toy Drive is always a shining example of the generosity of the Wilsonville Community. The team has been hard at work on several big projects this month including the Memorial Park Athletic Field Lighting Updates, and the Community Tree Lighting Event which will take place on Thursday, December 5 at 5pm in Town Center Park. The Tree Lighting will feature choir performances from our local schools, pictures with Santa, a hot cocoa station, crafts, and of course, the lighting of the holiday tree. A big shoutout to our Parks team for the installation of all the holidays lights in Town Center Park this year— they certainly bring cheer to these shorter days.

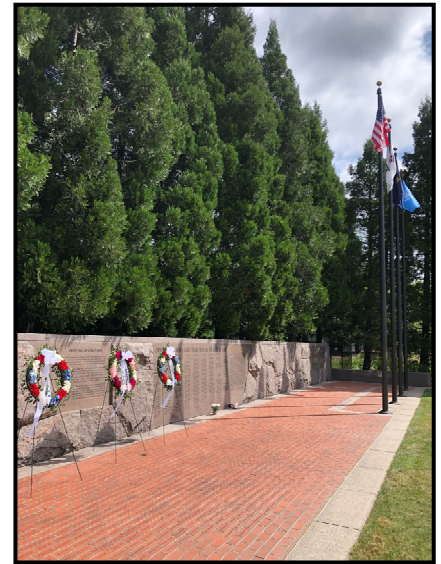
Happy Holidays Wilsonville! ~Kris Ammerman



## Recreation Updates

### Veterans Day

On November 11, in partnership with the Korean War Veterans Association-Oregon Trail Chapter, the City helped to host a Veterans Day event at The Oregon Korean War Memorial in Town Center Park. Mayor Julie Fitzgerald offered a welcome to the crowd. She and Councilor Berry represented the City of Wilsonville placing a Memorial wreath to pay their respects.



### Toy Drive and Senior Stockings

The Holiday Toy Drive and Senior Stocking program is in full swing. The community response has been great with loads of toys finding their way to the Community Center, as well as many items for the Senior Stocking program. Community members have until December 6 to bring items to the Community Center. The toys are donated to the Wilsonville Family Empowerment Center and Clackamas County Compassion in Action Toy and Joy Makers, while the stockings are delivered to home delivered meal clients. Donations are being collected at the Community Center through December 10.

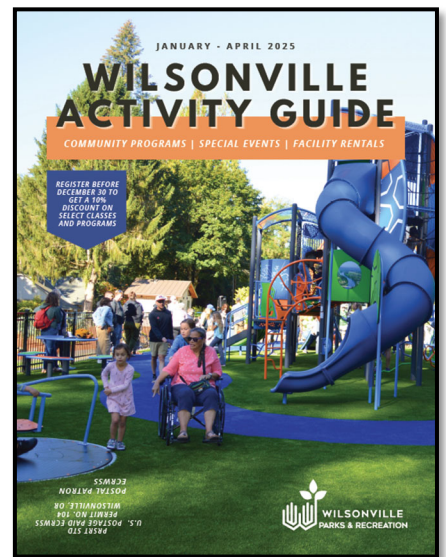


### Letters to Winter Wonderland

The letters to Winter Wonderland program kicked off on December 2. Letters will be accepted through December 18 at the Parks and Rec Admin Building. Participants can choose to receive a reply letter from several Winter Wonderland characters including Santa, Peggy the Penguin, Peter the Polar Bear and the Gingerbread Man. Letters turned in with a return address by December 18 will receive a reply letter back from Winter Wonderland.

### Winter/Spring 2025 Activity Guide & Registration

The Winter/Spring 2025 Activity Guide, which spans the months of January through April, was completed in November and sent to print. Events in this guide include the Wilsonville Family Formal, a Spring Break 'Kindness Crew' Volunteer Program, WERK Day, the Community Egg Hunt, the Hunt for Cupid's Hearts, Lunar New Year, and more! Registration opens for classes and programs on Monday, December 9.



### NEW Spring Break Opportunity for Teens Ages 15-18

#### The Kindness Crew Volunteer Program, March 24-28

The Recreation team is excited to announce a new program— The Kindness Crew, Teen Volunteer Group! This new opportunity will take place over Spring Break, March 24-28 and is aimed at teens ages 15-18.

The Recreation team has paired up with several area non-profit organizations such as Rose Haven, the Albina Community Garden, and the National Bird Alliance, among others. The program has already gained sponsorship support from Nichols Family Agency, Therapeutic Associates and Edward Jones. Sponsorships will cover the cost of a 15 passenger rental for the week, which the group will use to get around to various project sites. For more information, or to get involved with the Kindness Crew, please reach out to Recreation Coordinator, Erica Behler at Behler@ci.wilsonville.or.us



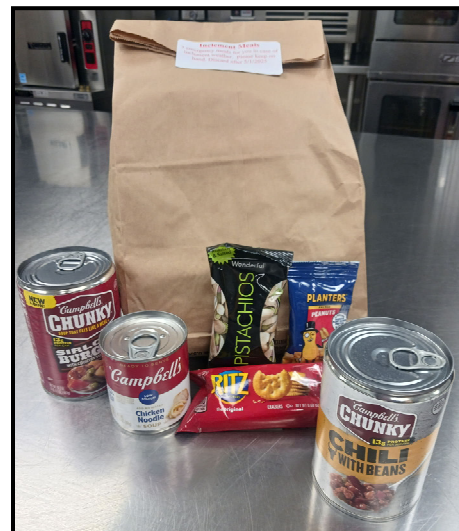
**KINDNESS CREW**  
**SPRING BREAK VOLUNTEER PROGRAM**

## Community Center

### Shelf Stable Meals

In November, three shelf stable meals were put together by the Center's nutrition staff and sent out to home delivered meal clients. The meals which included hearty soups, snack bars, tuna/crackers and more are an important part of the home delivered meal program. In the event of weather that does not allow the Center's volunteer drivers to reach homebound seniors, these meals ensure their nutritional needs can be met for three meals.

Additionally in November, a special Thanksgiving themed meal was held at the Community Center and drew in 65 attendees. Guest were treated to traditional Thanksgiving fare with turkey, stuffing, mashed potatoes and gravy, vegetables and everyone's favorite....pie!



### Life 101

In November, the Community Center continued its Life 101 lecture series with two learning sessions. Nutrition and food expert, Christina Lucy provided some clarity amidst the confusion on the best foods to eat, as well as knowing what to look out for on food labels as manufactures and advertisers can be tricky with their terminology. Attorney Michael Rose of Rose Elder Law presented a workshop centered around estate planning basics such as wills, trusts, probate, powers of attorney, advance directives, and Medicaid Planning.

## Board Highlights

### Arts, Culture, and Heritage Commission (ACHC)

At the November meeting the ACHC along with two members from the Diversity, Equity and Inclusion (DEI) Committee discussed artist applications and their respective designs for the HeARTs of Wilsonville: Many Cultures, One Heart Project which consists of 10 large fiberglass hearts which will get installed in front of City Facilities and in City Parks. A motion was made for what 10 designs to award the project to. This project was funded by a Wilsonville-Metro Community Enhancement grant. Additionally, the ACHC reviewed requests for qualifications (RFQ) presented by staff on the Boones Ferry Public Art Project.

At the Nov.18 City Council Meeting, Council Adopted the ACHC's Fiscal Year 2024-2025 Five Year Action Plan and Annual One Year Implementation Plan which summarizes the work accomplished by the ACHC as well as provides a longer-range give-year plan.

### Hearty Hug

A bunch of people sharing a warm hug - just the way Wilsonville feels



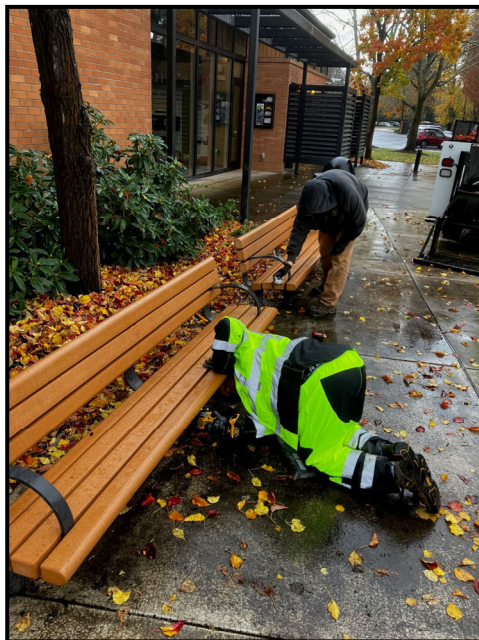
ARTIST NAME:  
Abhinaya Sudharsanam

## Upcoming Events

- December 5, 5:30 pm | Community Tree Lighting, Town Center Park
- December 9, 8 am | Winter/Spring Registration Opens– [WilsonvilleParksandRec.com/Register](https://www.wilsonvilleparksandrec.com/register)
- February 21, 7-9 pm | Wilsonville Family Formal, Wilsonville Community Center
- March 24-28 | Spring Break Kindness Crew, Teen Volunteer Program
- April 19, 10am | Wilsonville Community Egg Hunt, Wilsonville Memorial Park

## Parks Team Updates

November brought a full slate of activities and projects for the parks team. The team was busy installing holiday lights and new benches in Town Center Park. They also worked to complete the music in Murase project, funded by the Wilsonville—Metro Community Enhancement grant, by installing new landscaping to elevate the space. One of the large projects happening in November was the installation of new LED athletic field lights in Memorial Park. The team is excited for this project to be completed as it will expand youth sports capacity in Memorial Park.



## From The Director's Office:

In November, the City completed its first year participation in the Energy Trust of Oregon's Strategic Energy Management (SEM) program. Over the past twelve months, staff has accomplished the following five SEM milestone events:



- ◆ Create an Energy Team which is called the “Energy Education Squad” (ESS) comprised of personnel from: Public Works/ Facilities- Matt Baker, Konnen Bell, Trevor Denfeld, and Delora Kerber; IT- Beth Wolf; Finance- Cricket Jones; City Administration- Lyanna Hoang; Library—Anne MacCraken; SMART/Fleet– Angelika Heidelberger; Parks– Dustin Schull. The ESS team created monthly energy challenges for to help educate staff on way to conserve energy.
- ◆ Update Performance Tracking via updating energy data, weather and other energy driver data inputs for each of the enrolled sites.
- ◆ Develop and enact an Energy Policy which identifies the City's goals for energy reduction. Document includes Policy mission, scope, goals and metrics along with the guiding principles.
- ◆ Create an Action Plan and completing at least half of the activities within Year 1 of the SEM enrollment year. For each of the enrolled sites, the ESS team performed a “treasure hunt” to identified energy savings opportunities for that building. Using this information, a value map identifying the potential level of energy savings versus the level of cost/effort to help prioritize the implementation of the projects.
- ◆ Demonstrate Executive Sponsor Engagement through participation in team meetings and promoting the SEM program through city-wide communication. As the Executive Sponsor of the City's SEM program, I participated in meetings, workshops and challenges.

An incentive payment of \$1000 was paid to the City for completion and approval of each of these milestone events. These funds will be used to complete additional energy saving projects.

Based on the success of Year 1 of the SEM program, the City is enrolling in the Year 2 SEM program.



**Best Regards,**

**Delora Kerber, Public Works Director**

## Utilities

### Accidents Happen!

A sewer manhole was damaged when industrial equipment inadvertently drove over the manhole, breaking the casting and allowing water to flow into the manhole. The Utilities sewer crew repaired the problem by excavating and removing the broken casting, then building a new concrete casting around the manhole, protecting the City's wastewater system from inadvertent contaminants.

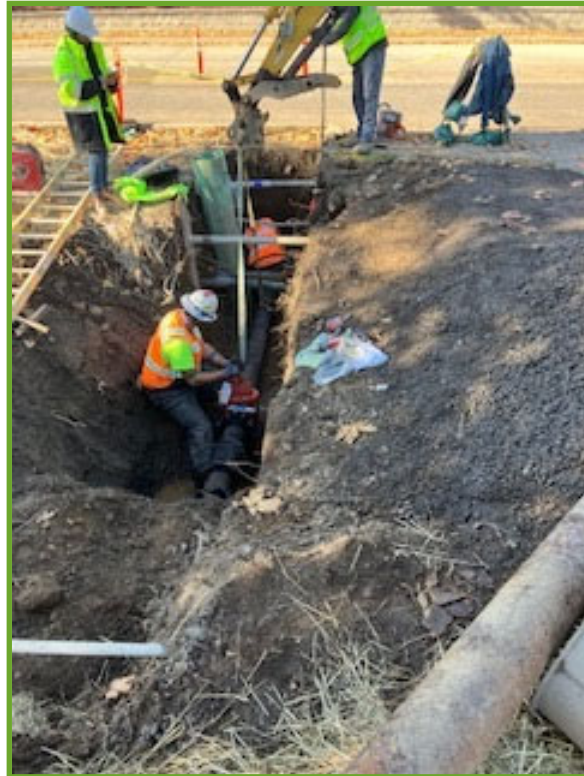




## Utilities

### Let's Work Together

Utilities staff recently conducted an isolated shut down for the work being performed as part of the Willamette Water Supply project. Contractors were replacing a valve in the vicinity of Kinsman and Wilsonville Road. Utilities staff isolated sections of the main, shutting water off for several local businesses during the replacement. Staff stayed onsite for the duration of the work to oversee the installation and to restore water immediately upon completion of the work.



## Utilities

### Service Uninterrupted

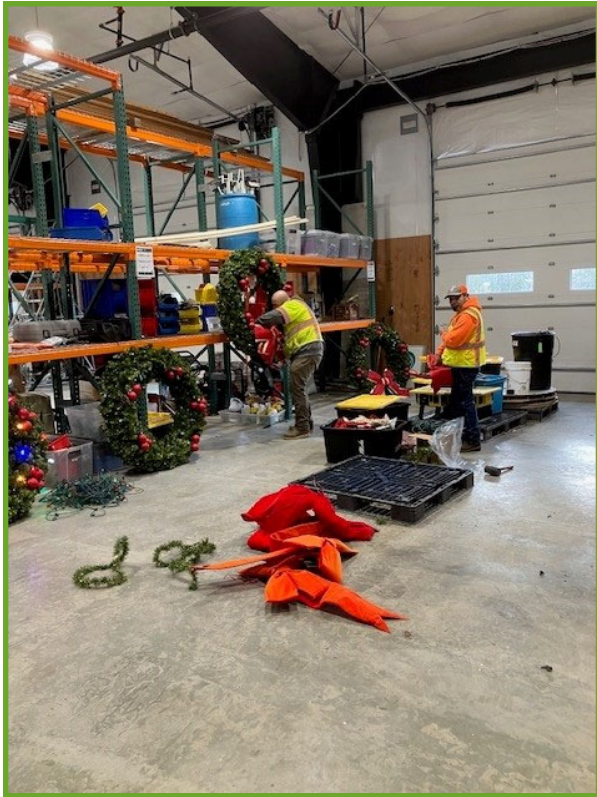
Utilities Division staff recently worked at the former Rite Aid Distribution facility to replace their large two-inch water meter. The meter replacement required extensive coordination with the adjacent properties due to a lack of adjacent isolation valves. The initial plan called for two adjacent properties to have their water shut off for several hours to accomplish the project. After some research and extensive field investigation, staff were able to devise an alternative plan that allowed all the adjacent properties to remain in service during the replacement.



## Roads

### Season of Lights

The Roads teams are here to brighten up the holiday season with lights and décor around town. During these dark and chilly months the beautiful lights add joy to seasonal festivities and celebrations. Even walking the dog under the shiny lights seems a little more fun.



## Roads

### Trimming and Clean-up

The Roads team have been trimming city-owned trees to code height of 14 ft., a months long project to keep Wilsonville's trees healthy and safe. November's trimming focus was on Wilsonville Rd. and Boones Ferry Rd. Annual trimming helps prevent fallen limbs and visibility obstructions, as well as ensuring the trees are hardy when Spring arrives in a few months.



Occasionally trees will fall onto City-maintained streets and when that happens the Roads crew is ready to spring into action and remove the tree or limbs from the roadway. Remember, if a tree falls from private property, it is the responsibility of the property owner to manage cleanup and removal of debris from the fall once the roadway has been cleared.



## Roads & Stormwater

### Unbeleafable!

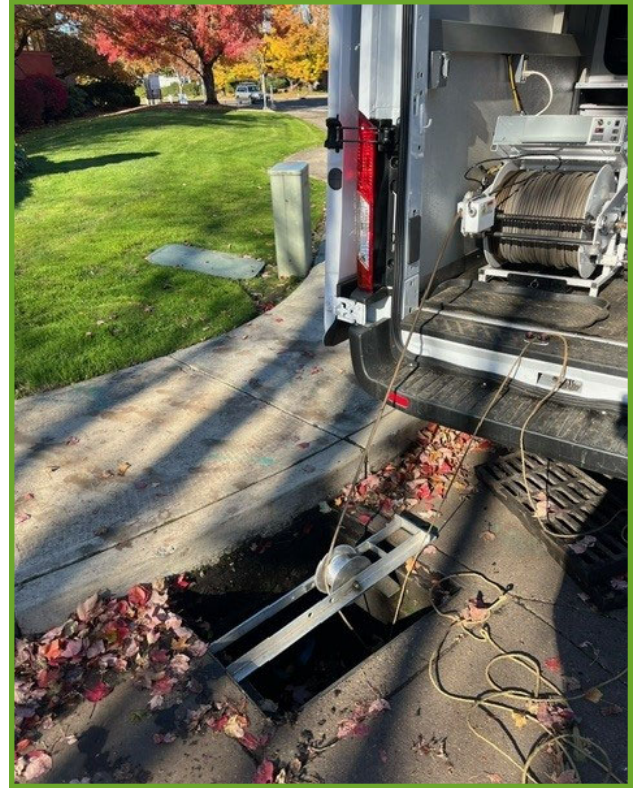
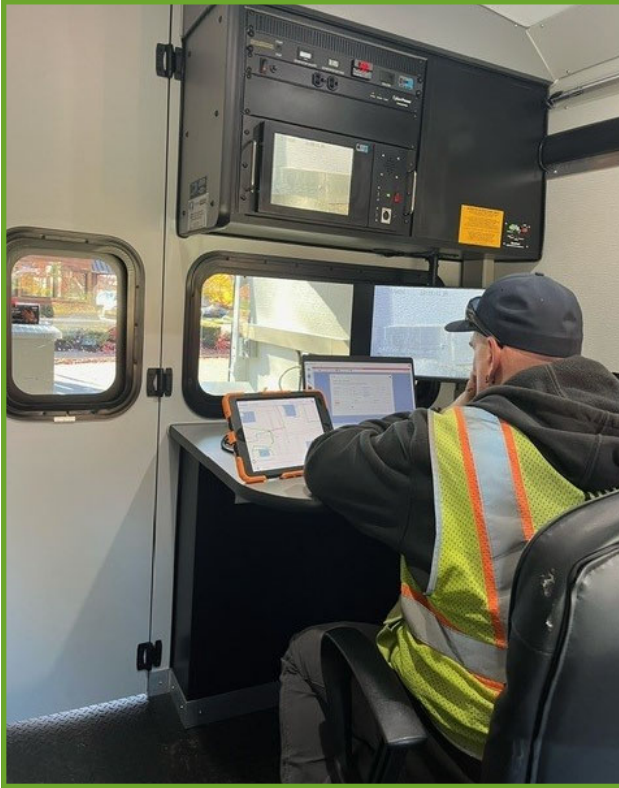
The Roads and Stormwater crews facilitated the annual Leaf Drop Off Day at City Hall on Saturday, November 23. Community members brought in over four (4) tons of leaves at the event!



## Stormwater

### Candid Camera

In November the Stormwater team began their annual winter project inspecting and cleaning City storm lines using closed-circuit television (CCTV) and the combo truck. Video inspection of the storm drain lines is essential to preventing flooding during the rainy winter months and allows needed repairs to be pinpointed and attended to quickly.



## Stormwater

### Catch!

A catch basin repair on Commerce Circle required the combo truck, a versatile vehicle that can vacuum material or jet water, in the Public Works fleet. Catch basins keep the City moving by collecting rain and stormwater runoff, and separating debris from water. Water is diverted to the storm sewer system while the collected debris is regularly cleaned out by the Stormwater team.



## Facilities

### Short Term Leaves

The trees at the Police Department dropped all of their leaves at once, creating a beautiful golden carpet of detritus that needed attending to before rains fell. The Facilities team all helped out in clearing the leaves from the turf and preparing them to disappear by way of the leaf vacuum. A group effort to keep things tidy and sidewalks safe from slippery decomposing leaves.





## Facilities

### A Helping Hand

Facilities Maintenance technicians worked as a team to install and program an ADA door operator in Memorial Park. These complicated systems require patience and teamwork.



The Facilities Janitorial crew worked together training all team members on a floor scrubber. Having everyone trained on this efficient equipment allows the best use of resources and ensures any vacations or time off doesn't affect the quality of work performed by the team.



## Facilities

### Finishing Touches

The Facilities Grounds team put the finishing details and touches on holiday decorations at City Hall. We're ready for the official tree lighting on December 5, see you there!





# City of Wilsonville Police

NOVEMBER 2024



On November 6, a Wilsonville Police sergeant on I-205 spotted a speeding Chevrolet Silverado driving recklessly. The driver ignored a traffic stop, prompting the sergeant to alert dispatch due to safety concerns.

Soon after, the Silverado was linked to a hit-and-run on I-205 in West Linn and a crash on the Boone Bridge in Wilsonville. Deputies arrested the driver, 35-year-old Jeannie McCauley of Aumsville, who was treated at a hospital before being jailed on charges including eluding police, reckless driving, and criminal mischief. Other drivers received medical assistance.

Wilsonville Police responded to a disturbance in the 11000 block of SW Barber St in Wilsonville on November 25. When deputies arrived, they discovered Stephen R. Wilson, 59, and his son, Ren M. Wilson, 24, both of Wilsonville, deceased. Investigators believe a confrontation between father and son escalated, leading to both shooting and killing each other.

Our investigation into events is ongoing. Anyone with information that could help is asked to contact the Sheriff's Tip Line: 503-723-4949. Case number 24-024857.



We will be saying farewell to Deputy Malori Wagner as she makes her transition to Clackamas County Parole and Probation. She has been a key member of our team on 1st shift. Her last day with Wilsonville Patrol will be December 21st.





# City of Wilsonville

## Call Activity

# 13,257

Total Calls

### YEAR 2024

High Priority • 1,191

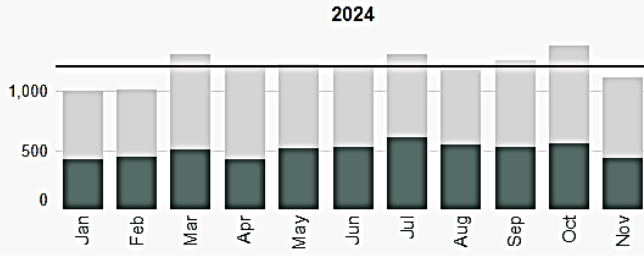
Medium Priority • 8,348

Low Priority • 3,718

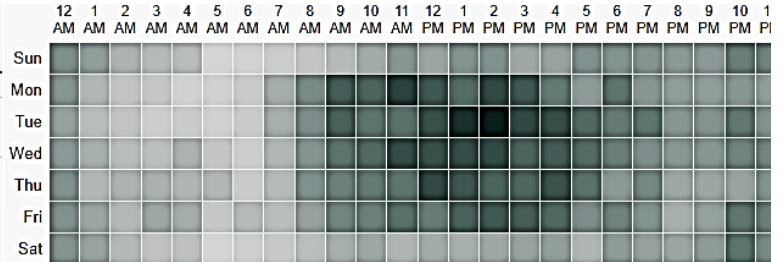
Public-Initiated • 5,534

Deputy-Initiated • 7,723

#### Call Activity by Month and Year



#### Call Activity by Day of Week and Hour of Day



*This dashboard is maintained by CCSO's Strategic Analysis Unit  
Data source: Clackamas County Communication's Computer Aided Dispatch (CAD) software  
Updated: 12/2/2024 3:27:47 PM (UTC)*

### NOVEMBER 2024

163

Assist

142

Crime

274

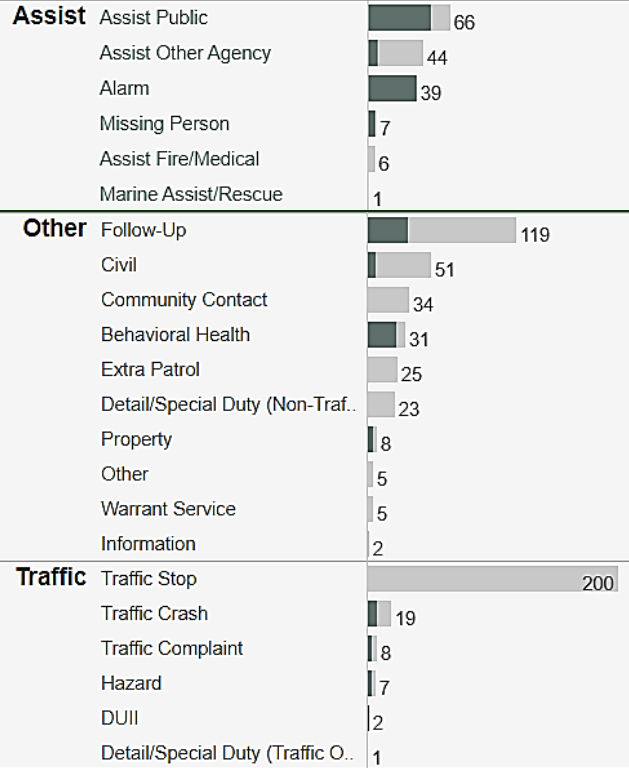
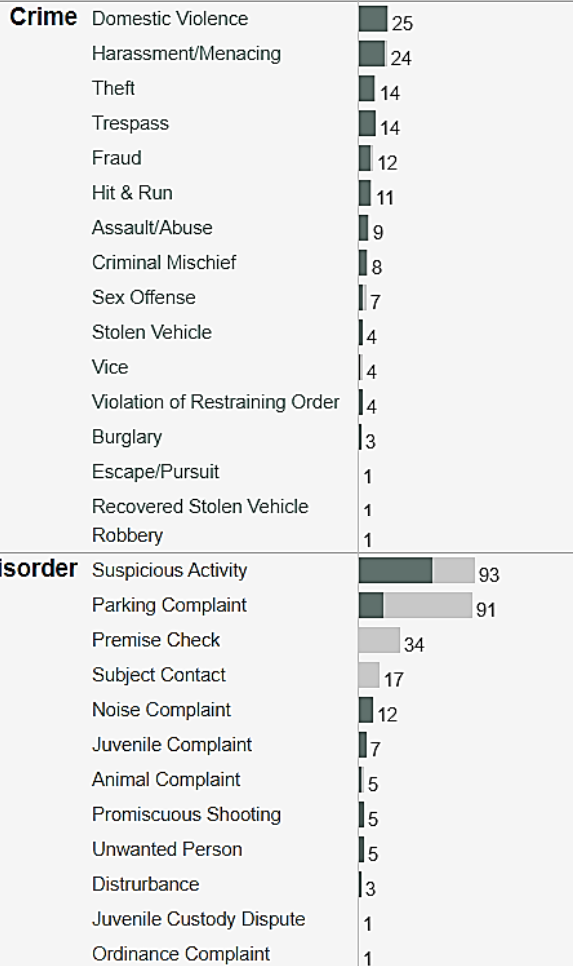
Disorder

303

Other

237

Traffic



# November 2024 REPORT

## Transit/Fleet

It was during a recent conversation with a good friend and colleague, that I offered the truism – “I am a product of my life experiences.” I went on to offer for their consideration – “I am only capable of seeing the world through my own two eyes.” As I have now had more time to reflect on both declarations of my own truths, I thought perhaps further elucidation would be helpful.

My life experiences were, but not limited to, family, home, love, nurturing, education, discipline, and tragedy. Each experience played a significant role in creating the me that I am. To change or lessen any of these encounters would only change or lessen me.

My life experiences have trained my eyes to see things as they are... black or white, right or wrong, true or false, good or evil. Yes, these eyes have watched my parents grapple with the waves of interposition and nullification that pounded the shores of their American dream. My eyes have witnessed the bestial and barbaric behavior of man’s inhumanity to man. My young eyes glued to the television as I watched the assassination of a Black Baptist preacher set an entire nation a blaze in anger and despair. Louis Armstrong was on to something when he penned the profound words to the song, Nobody Knows the Trouble I’ve Seen.

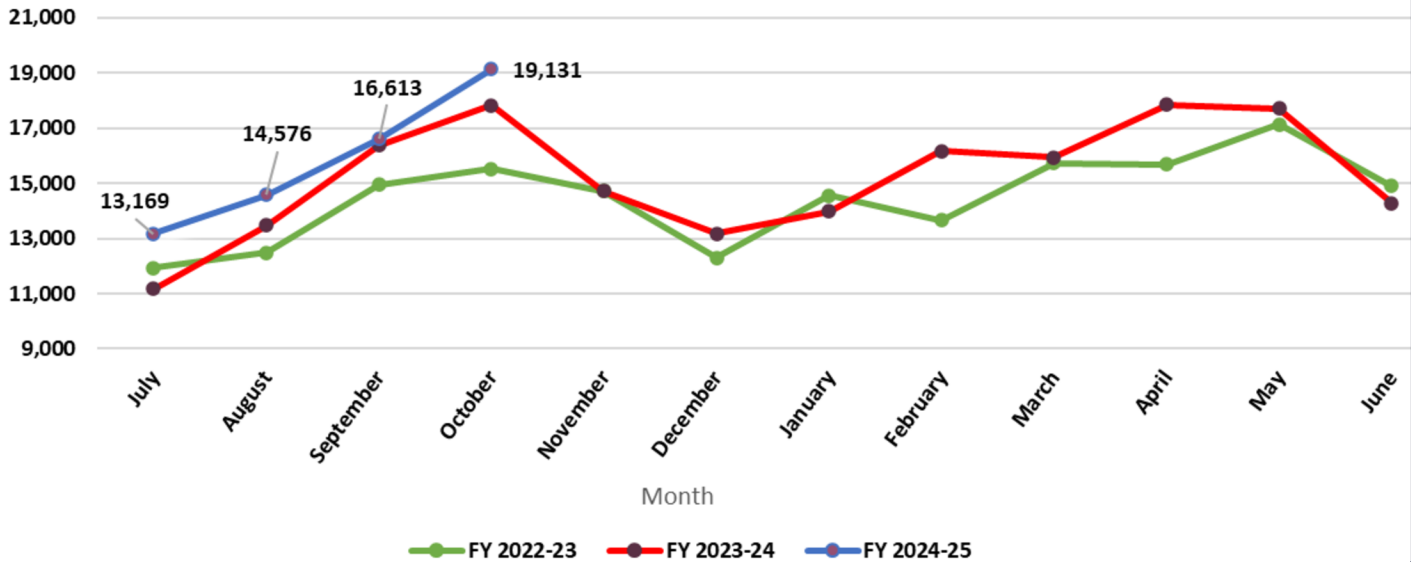
Dwight Brashear  
Transit Director



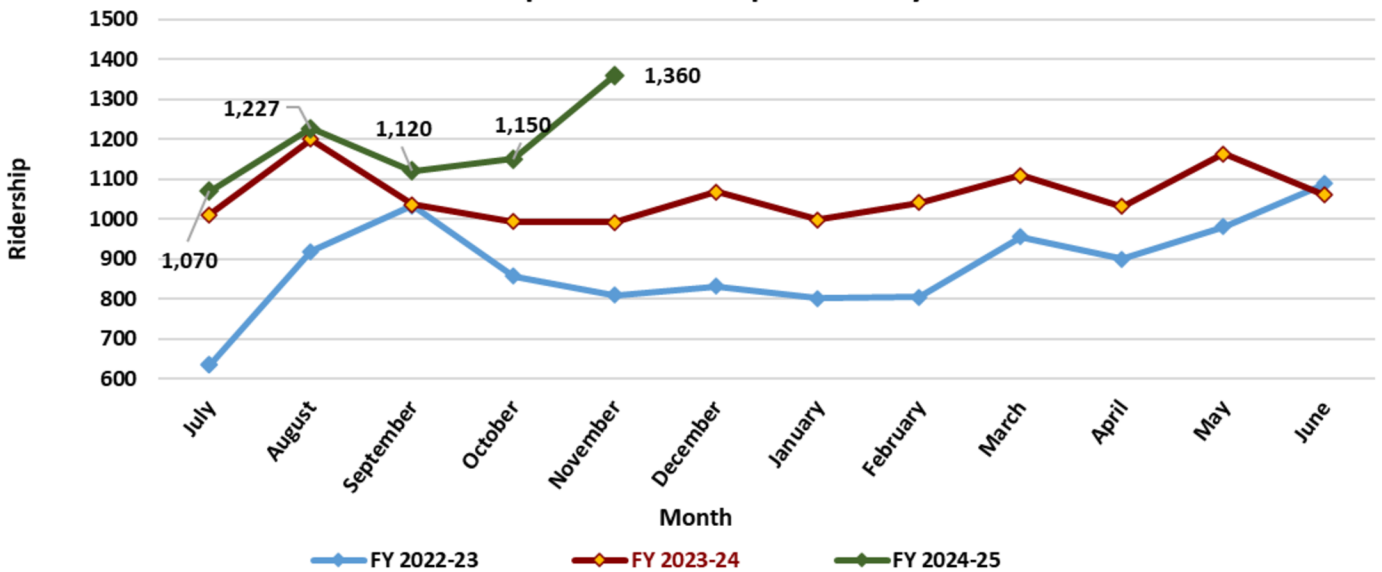
# RIDERSHIP TRENDS

Anne MacCracken

Fixed Route Ridership Trends by Month



Demand Response Ridership Trends by Month



# GRANTS & PROGRAMS

*Kelsey Lewis*

November is not usually the time for big construction updates, but it is this year. As of the close of November, we have two active construction sites- at the Wilsonville Transit Center with the Vuela Transit Oriented Development (TOD), and in our operations yard on Boberg Road.



The TOD project has reached a new phase of construction in which the construction area is being expanded north into the bus lane, so all the south side bus stops are being relocated to the north side and routed through the parking lot. This phase will continue for much of 2025, and we are adjusting our signage and rider information. This transition is a bit disruptive, but it is progress, and it will be well worth it to have the affordable housing and SMART customer service center for the community.

The SMART yard expansion project is also just getting underway in terms of construction. Crews will be clearing brush, and we anticipate the work continuing into next summer.

# FLEET SERVICES

*Scott Simonton*

Due to construction activity at the Wilsonville Transit Center, alternate stop locations have become necessary. Transit Operations developed a plan to relocate several stops, Fleet assisted by installing new signage. The vinyl graphics were intended to take the place of the banners installed above the existing stops and are large enough to be easily seen from the train platform.



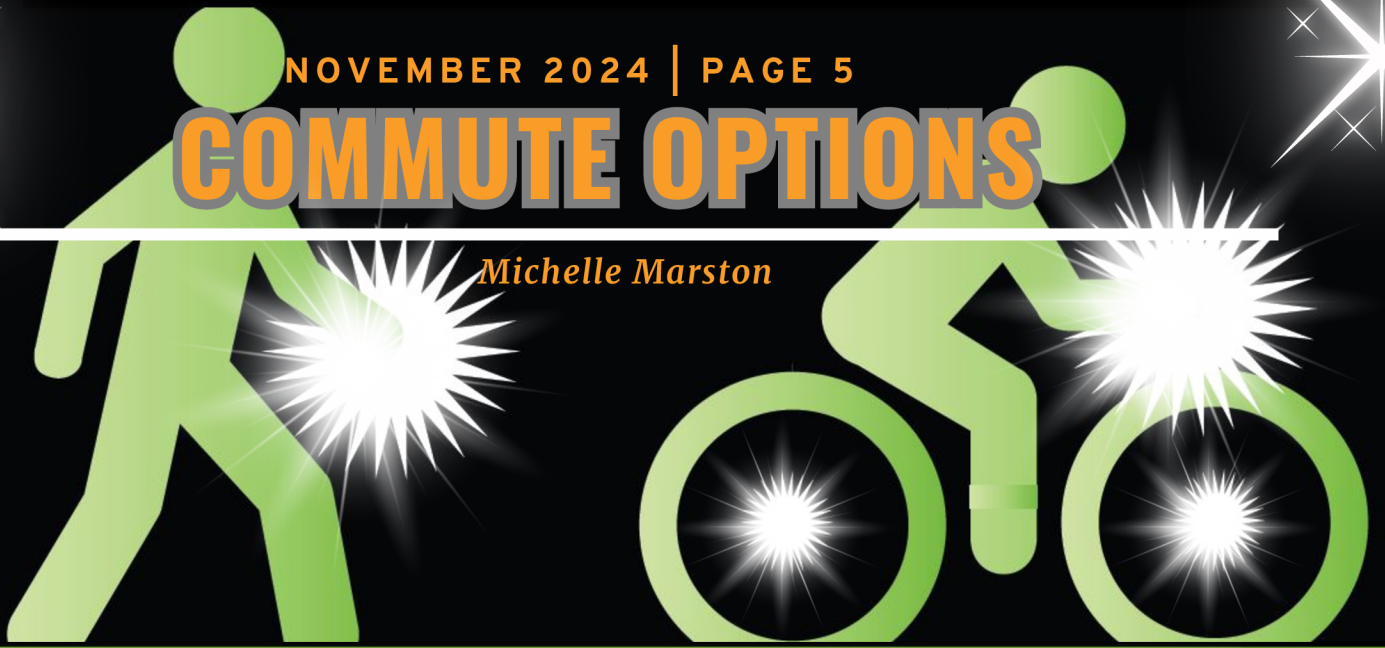
*Fleet employees  
Scott Wright and Jose Mora-Manzo  
installing graphics*





# COMMUTE OPTIONS

*Michelle Marston*



## Be Seen. Be SMART.



On Monday Nov. 4, and Thursday Nov. 7, during commute hours SMART was out promoting safety and visibility for commuters and residents by handing out safety lights/strobes and reflective leg/arm bands, head lamps and reflective beanies.



These items were made available at the Wilsonville Transit Center, Town Center Park bus stop, and at the Charbonneau Country Club. Safety items were made possible through support from Metro and the Federal Transit Administration.

