



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

04/15/2009

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Larry French, Plan Amendment Program Specialist

SUBJECT: City of Wilsonville Plan Amendment
DLCD File Number 005-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, April 29, 2009

This amendment was submitted to DLCD for review prior to adoption. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Kristy Lacy, City of Wilsonville
Gloria Gardiner, DLCD Urban Planning Specialist
Jennifer Donnelly, DLCD Regional Representative

Bill Holmstrom, DLCD Regional Representative
Angela Lazarean, DLCD Regional Representative

<paa> YA/

PROF 2

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

In person electronic mailed

DEPT OF

APR 09 2009

LAND CONSERVATION
AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: **City of Wilsonville**

Local file number: **Ordinance Nos. 661 & 662**

Date of Adoption: **4/6/2009**

Date Mailed: **4/8/2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 12/12/2008

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Metro is requesting annexation of 11.17 ac of land into the City of Wilsonville to develop a 250 ac park, Graham Oaks Nature Park. Annexation is requested to urban services such as sanitary sewer service and potable water can be provided to a picnic shelter and restroom. The site will have a Comp.Plan Map designation of Public Lands and Zone Map designation of Public Facilities. The proposal included site design review of the shelter/restroom, landscape, tree removal, and signage.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **N/A**

to: **Public Lands**

Zone Map Changed from: **EFU-Ciackamas County** to: **Public Facilities City of Wilsonvil**

Location: **11825 SW Wilsonville Rd (West of Boones Ferry Elem**

Acres Involved: **11.17**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19**

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

DLCD FILE #005-08(17277)[15468]

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

See attached list for affected State/Federal Agencies/Local Governments or Special Districts.

Local Contact: **Kristy Lacy, Assoc. Planner**

Phone: **(503) 682-4960** Extension:

Address: **29799 SW Town Center Loop East**

Fax Number: **503-682-7025**

City: **Wilsonville, OR**

Zip: **97070-**

E-mail Address: **lacy@ci.wilsonville.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 661

AN ORDINANCE OF THE CITY OF WILSONVILLE ANNEXING A TRACT OF LAND ALONG WILSONVILLE ROAD AND WITHIN GRAHAM OAKS NATURE PARK INTO THE CITY LIMITS OF THE CITY OF WILSONVILLE, OREGON; MORE PARTICULARLY DESCRIBED AS TAX LOT 2201 OF SECTION 22 T3S-R1W, CLACKAMAS COUNTY. CITY OF WILSONVILLE ACTING AS AGENT FOR THE APPLICANT, ROD WOJTANIK, METRO.

WHEREAS, the City received written consent from all owners of land in the territory proposed to be annexed; and

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

WHEREAS, ORS 227.125 authorizes the annexation of territory based on landowner consent where there are no resident electors and enables the City Council to dispense with submitting the question of the proposed annexation to the electors of the City for their approval or rejection; and

WHEREAS, the annexation was considered by the Panel A of the Development Review Board and after a duly advertised public hearing held on February 9, 2009, the Development Review Board has recommended to the City Council that the annexation be approved; and

WHEREAS, on March 16, 2009, 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 the annexation of the subject tract of land based on findings, conclusions and conditions attached hereto by reference as Exhibit A1-a and Attachment 3, Development Review Board's recommendation to City Council; and

WHEREAS, the annexation is not contested by any necessary party;

NOW, THEREFORE, THE CITY OF WILSONVILLE DOES ORDAIN AS FOLLOWS:

Section 1. The tract of land, described in Attachment 1 and depicted on the attached map (Attachment 2), is declared annexed to the City of Wilsonville.

Section 2. The findings, conclusions and conditions incorporated in Exhibit A1-a and Attachment 3 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.

SUBMITTED to the Wilsonville City Council and read the first time at a regular meeting thereof on the 16th day of March 2009, and scheduled the second reading on April 6, 2009 commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 Town Center Loop East, Wilsonville, OR.


Sandra C. King, MMC, City Recorder

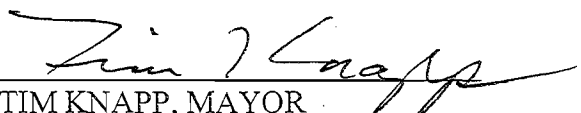
ENACTED by the City Council on the 6th day of April, 2009 by the following votes:

Yes: -4-

No: -0-


Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 7th day of April 2009.


TIM KNAPP, MAYOR

SUMMARY OF VOTES:

Mayor Knapp - Yes
Councilor Kirk - Yes
Councilor Ripple - Yes
Councilor Núñez - Excused
Councilor Hurst - Yes

Attachment 1. Legal description
Attachment 2: Map depicting annexation
Attachment 3: Conditions of Approval
Exhibit A1-a: Adopted Staff Report to Development Review Board, February 9, 2009



Legal Description

Urban Growth Boundary Expansion Graham Oaks Nature Park

A tract of land situate in the northwest quarter of Section 22, Township 3 South, range 1 West, Willamette Meridian, being a portion of that certain tract of land described in Bargain and Sale Deed to Metropolitan Service District (Metro), recorded May 8, 2001 as Fee No. 2001-033484, Clackamas County Deed Records, more particularly described as follows:

Beginning at a point on the easterly line of said Metro property bearing South 33°05'31" East 706.64 feet from the northwest corner of that certain tract of land described in Statutory Warranty Deed to West Linn-Wilsonville School District, recorded November 29, 1999 as Fee No. 99-110481, Clackamas County Deed Records, thence continuing along said easterly line South 33°05'31" East 523.99 feet to a point on the centerline of re-aligned Wilsonville Road (County No. 1244) as shown on Survey No. SN2006-435, Clackamas County Survey Records; thence along said re-aligned centerline South 64°19'31" West 969.33 feet; thence leaving said centerline North 25°48'14" West 520.56 feet; thence North 64°23'08" East 902.86 feet to the **Point of Beginning**.

Containing 486,826 square feet (11.176 acres), more or less.

All as shown on Exhibit "B", attached hereto and by this reference made a part hereof.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements of record, if any.

Prepared by me or under my direction on October 24, 2008.

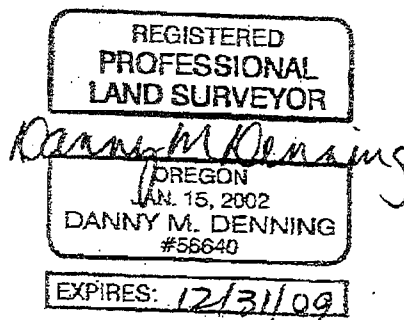
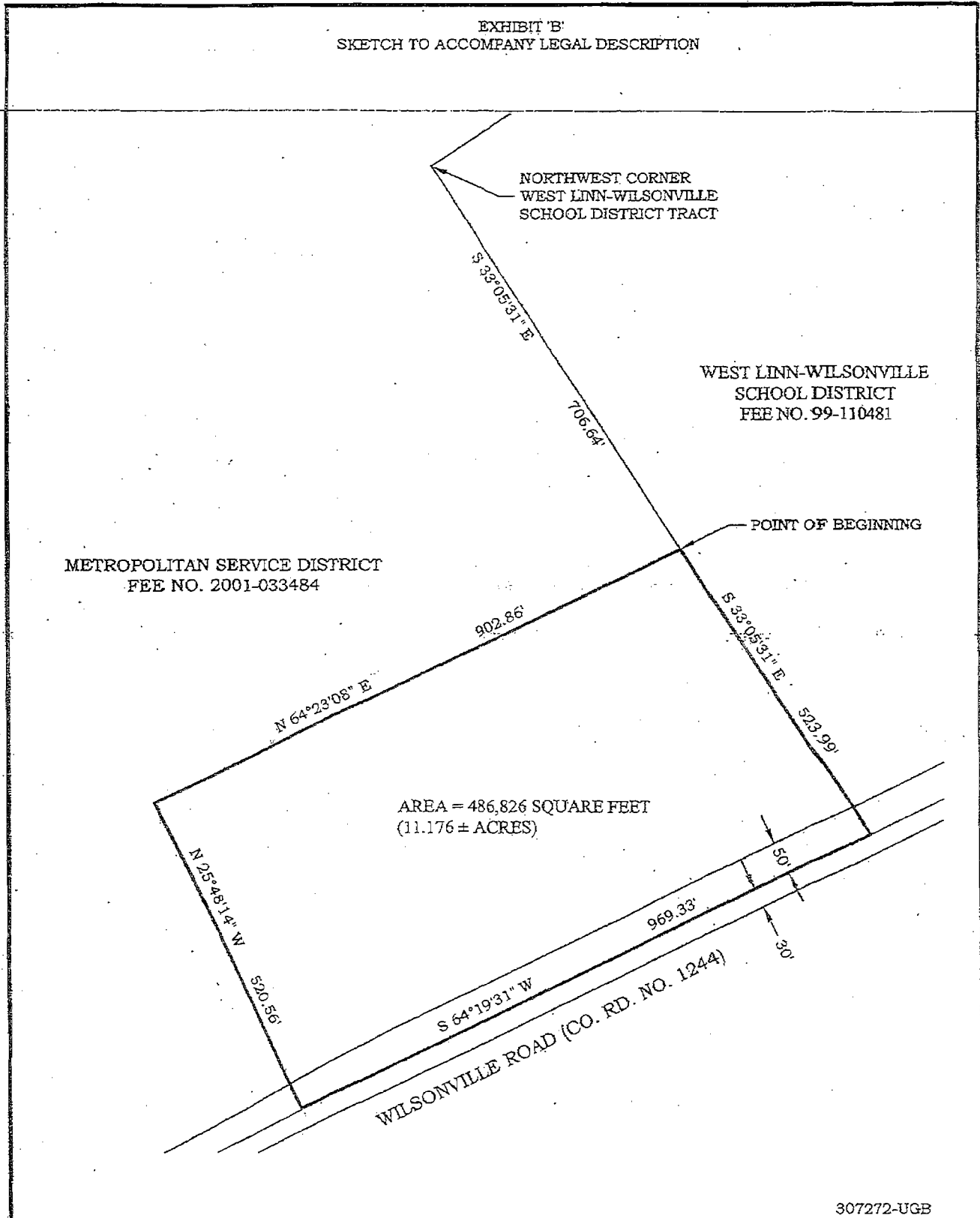




EXHIBIT 'B'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



307272-UGB



Consulting Engineers
111 S.W. Fifth Avenue
Suite 2500
Portland, Oregon 97204
503-227-3251

NW QTR SECTION 22, T. 3S., R. 1W., W.M.
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

DATE: 10/24/08
SCALE: 1" = 200'
CONTOUR INTERVAL: NA
PROJECT NO. 307272
SHEET: 1 OF 1



Proposed Conditions of Approval by application:

Engineering Division Conditions	
<i>Request A - DB08-0049: Class 3 Annexation</i>	
PFA1.	The 2003 Transportation Systems Plan indicates Wilsonville Road is planned as a minor arterial. For property frontage on Wilsonville Road, west of Willamette Way West, applicant shall provide sufficient additional right-of-way to match the existing right-of-way previously dedicated to/obtained by the City; this is approximately 20 feet.
PFA2.	Applicant shall provide a minimum 6-foot Public Utility Easement, behind and adjacent to the additional right-of-way, on property frontage on Wilsonville Road.

Resolution No. 154(A)
Annexation of Property

DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 154(A)
GRAHAM OAKS NATURE PARK
ANNEXATION OF PROPERTY

A RESOLUTION OF THE DEVELOPMENT REVIEW BOARD PANEL A RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ANNEXATION OF APPROXIMATELY 11.17 ACRES OF LAND TO THE CITY OF WILSONVILLE FOR THE GRAHAM OAKS NATURE PARK AND ADOPT FINDINGS FOR APPROVAL. THE SITE IS LOCATED WEST OF BOONES FERRY PRIMARY SCHOOL ON TAX LOT 2201 OF SECTION 22, T3S-R1W, CLACKAMAS COUNTY, OREGON. METRO and CITY OF WILSONVILLE, APPLICANTS

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared a report on the above-captioned subject dated January 30, 2009, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board at a regularly scheduled meeting conducted on February 9, 2009, at which time exhibits, together with findings were entered into the public record, and

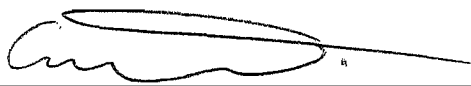
WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

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 recommend that the City Council approve the annexation request in Case File DB08-0049 and adopts the staff report attached hereto as Exhibit A, with findings and recommendations contained therein, consistent with said recommendations. A City Council hearing date is set for February 18, 2009.

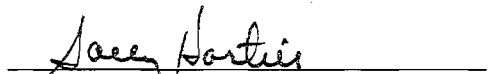
ADOPTED by the Development Review Board Panel A of the City of Wilsonville at a regular meeting thereof this 9th day of February 2009 and filed with the Planning Project Coordinator on _

February 13, 2009



Eric Postma, Chair Panel A
Wilsonville Development Review Board

Attest:



Sally Hartill, Planning Project Coordinator

Exhibit A1-a
STAFF REPORT
WILSONVILLE PLANNING DIVISION
Graham Oaks Nature Park
DEVELOPMENT REVIEW BOARD PANEL 'A'
QUASI-JUDICIAL PUBLIC HEARING

(AMENDED AND ADOPTED FEBRUARY 9, 2009)

(Note: additional language in **bold, italic text**; deleted language struck through)

HEARING DATE: February 9, 2009
DATE OF REPORT: January 30, 2009

APPLICATION NO.'S:

- a. DB08-0049: Class 3 Annexation
- b. DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
- c. DB08-0051: Site Design Review
- d. DB08-0052: Type C Tree Removal Plan

APPLICANT: Rod Wojtanik, Landscape Architect – METRO

OWNER: METRO

APPLICANT'S REPRESENTATIVE: Chris Neamtzu, AICP, Long Range Planning Manager – City of Wilsonville

REQUEST: The applicant(s) (Rob Wojtanik, METRO and Chris Neamtzu, City of Wilsonville) are requesting approval of the necessary Site Development Permit applications to develop Tax Lot 2201 of Section 22, Clackamas County. This proposal seeks to annex 11.17 acres of land to develop the Graham Oaks Nature Park. Annexation is requested so urban services such as sanitary sewer service and potable water can be provided to a picnic shelter and restroom. The site will have a Comp. Plan Map designation of Public Lands and Zone Map designation of Public Facilities (PF). The proposal includes site design review of the shelter/restroom, landscape, tree removal, and signage

LOCATION: The 11.17 -acre parcel is located at 11825 SW Wilsonville Road, immediately west of the CREST Center and Boones Ferry Primary School, as depicted on the map below (See Vicinity Map on Page 2).

LEGAL DESCRIPTION: Tax Lot 2201, Township 3 South, Range 1 West, Section 22, Clackamas County, Oregon.

LAND USE DESIGNATIONS: Existing: Clackamas County – Agricultural
Proposed: *Wilsonville – Public Lands*

ZONING DESIGNATIONS: Existing: Clackamas County – Exclusive Farm Use (EFU)
Proposed: *Wilsonville – Public Facilities (PF)*

STAFF REVIEWERS: Kristy Lacy, Blaise Edmonds, Steve Adams, Don Walters and Kerry Rappold

REQUESTED ACTION:

The Development Review Board is being asked to review concurrent applications proposing annexation and development of a portion of Tax Lot 31W22_02201 (approximately 11.17 acres) to develop park amenities such as: parking, restrooms/storage and picnic facilities for the 250-acre Graham Oaks Nature Park. The applicant is submitting requests for:

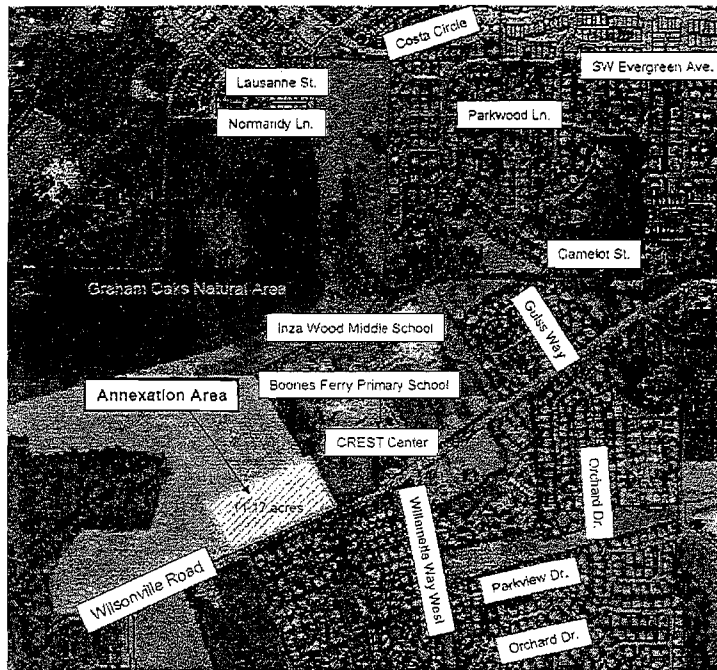
- A. DB08-0049: Class 3 Annexation
- B. DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
- C. DB08-0051: Site Design Review
- D. DB08-0052: Type C Tree Removal Plan

APPLICABLE CRITERIA:

Planning and Land Development Ordinance: Sections 4.008-4.035; 4.136; 4.155; 4.156; 4.167; 4.171; 4.175-4.179; 4.197; 4.198; 4.300; 4.400- 4.450; 4.600-4.640; 4.700; 4.800. **Other Planning Documents:** Oregon Statewide Planning Goals (as applicable); Oregon Revised Statutes; Comprehensive Plan; Transportation Systems Plan; Storm Water Master Plan; Bicycle and Pedestrian Master Plan; Parks and Recreation Master Plan.

STAFF RECOMMENDATION: Approve the request for the 11.17-acre annexation and park amenities including parking, restrooms/storage and picnic facilities for the 250-acre Graham Oaks Nature Park.

VICINITY MAP:



SUMMARY / BACKGROUND (AS SUPPLIED BY THE APPLICANT):

“Metro acquired the site with proceeds from the 1995 Greenspaces Bond Measure from the State of Oregon in 2001. The Bond Measure program was adopted by the voters of the Portland Metropolitan area to acquire and protect natural areas and improve water quality and habitat throughout the region. The original acquisition area was 230 acres and was formerly known as the Wilsonville Tract. An additional 20 acres was obtained in July 2008 from the State of Oregon through the 2006 Natural Areas Bond program to increase the size of the park to 250 contiguous acres.

A master plan for development of the site as a nature park was completed by the City and Metro in 2004. This plan included a substantial public involvement process and was adopted by the city’s Parks and Recreation Advisory Board, Planning Commission, City Council as well as the Metro Council. The master plan called for extensions of the Tonquin Regional Trail through the site, connections to CREST, and a spur trail system to provide public access to the Arrowhead Creek wetland complex, Legacy, Indian Plum and Pristine Creeks and development of a “gateway” to the park that provides picnic shelters, a restroom and a parking lot. The proposed section of the Tonquin Regional trail will roughly bisect the site in a north/south direction and will provide trail connections to the urbanized areas located to the north at Villebois, secondary trails east to the Park at Merryfield/Wood Middle School/Boones Ferry Primary and enhanced pedestrian crossings of Wilsonville Road at Willamette Way West for Fox Chase and Rivergreen to the south.

After completion of the master plan for the site an extensive restoration plan was developed to transition the site from agricultural use to a native pre-settlement state. The site is home to the following rare and valued species: Oregon oak, western red cedar, northern red-legged frog and the western bluebird. Over 150,000 trees, shrubs, native grasses, forbes and trees were planted in 2007. The planting scheme will recreate oak savanna, shrub/scrub, oak woodlands and native grasslands throughout the site. Existing wetland complexes are planned to be enhanced to complete restoration of the natural ecosystems. Besides the re-vegetation efforts, Metro has continued to remove invasive species from the closed canopy mixed conifer forest known as Legacy Creek and in several identified wetland complexes. The Legacy Creek

portion of the site is a mixed species forest that contains Oregon white oak, Oregon ash, Douglas fir, big-leaf maple and beaked hazelnut.

The site is currently being designed and engineered for construction of a nature park beginning in the summer of 2009. Preliminary design has been completed to define the location of the gateway for the site that includes a small parking area, restroom, picnic area and interpretive signage. The driveway entrance will be located off of SW Wilsonville Road and is aligned with SW Willamette Way West.”

ISSUES:

1. CREST Center and Tonquin Regional Spur Trails:

It should be noted that approval of the proposed project is limited to the 11.17 acres subject to annexation as well as a small portion of the Merryfield Trail. The West Linn – Wilsonville School District, or current property owner, will be responsible for applying for changes to the CREST Center while METRO, or the current property owner, will be responsible for applying to Clackamas County for those areas outside of the city limits.

CONCLUSIONS AND RECOMMENDATIONS:

Staff has reviewed the applicant’s analysis of compliance with the applicable criteria. Although not comprehensive in nature, in most cases, Staff finds that the analysis satisfactorily demonstrates compliance with the City’s Comprehensive Plan and the Planning & Land Development Ordinance. The Staff report adopts the applicant’s responses as Findings of Fact except as noted in the Findings and modified by proposed Conditions of Approval. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed applications (DB08-0049 through DB08-0052) and with the following conditions:

CONDITIONS OF APPROVAL FOR REQUEST ‘A’:

The application and supporting documents are hereby adopted for approval with the following conditions:

PD = Planning Division Conditions	A. DB08-0049: Class 3 Annexation
BD = Building Division Conditions	B. DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
PF = Engineering Conditions	C. DB08-0051: Site Design Review
NR = Natural Resources Conditions	D. DB08-0052: Type C Tree Removal Plan
TR = SMART/Transit Conditions	
FD = Tualatin Valley Fire and Rescue Conditions	

Planning Division Conditions:
<i>Request A – DB08-0049: Class 3 Annexation</i>
No Conditions.

Building Division Conditions:
<i>Request A – DB08-0049: Class 3 Annexation</i>
No Conditions.

Engineering Division Conditions:
<i>Request A - DB08-0049: Class 3 Annexation</i>
PFA1. The 2003 Transportation Systems Plan indicates Wilsonville Road is planned as a minor arterial. For property frontage on Wilsonville Road, west of Willamette Way West, applicant shall provide sufficient additional right-of-way to match the existing right-of-way previously dedicated to/obtained by the City; this is approximately 20 feet.
PFA2. Applicant shall provide a minimum 6-foot Public Utility Easement, behind and adjacent to the additional right-of-way, on property frontage on Wilsonville Road.

Natural Resources Division Conditions:
<i>Request A - DB08-0049: Class 3 Annexation</i>
No Conditions.

SMART/Transit Division Conditions:
<i>Request A - DB08-0049: Class 3 Annexation</i>
No Conditions.

Tualatin Valley Fire and Rescue Conditions:
<i>Request A - DB08-0049: Class 3 Annexation</i>
No Conditions.

MASTER EXHIBIT LIST

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the master exhibits list that includes exhibits for Planning Case Files DB08-0049 through DB08-0052.

A. Staff's Written and Graphic Materials:

A1. STAFF REPORT:

- a. Findings of Fact for Requests A through D, Proposed Conditions of Approval for Request A, Conclusionary Findings for Request A
- b. Findings of Fact for Requests A through D, Proposed Conditions of Approval for Request B, Conclusionary Findings for Request B
- c. Findings of Fact for Requests A through D, Proposed Conditions of Approval for Request C, Conclusionary Findings for Request C
- d. Findings of Fact for Requests A through D, Proposed Conditions of Approval for Request D, Conclusionary Findings for Request D

A2. NOTICE TO THE OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

A3. Memorandum to the DRB dated February 9, 2009

A4. Meeting Minutes of the November 13, 2008 Wilsonville Parks & Recreation Advisory Board Meeting

A5. Staff PowerPoint

B. Applicant's Written and Graphic Materials:

B1. APPLICATION

B2. DESIGN REVIEW APPLICATION (NARRATIVE)

B3. APPLICANT'S EXHIBITS

- a. Exhibit 1 – Legal Description
- b. Exhibit 3 – UGB Expansion Application (Order No. 08-049)
- c. Exhibit 4 – Metro Notice of UGB Expansion
- d. Exhibit 5 – Traffic Waiver Request
- e. Exhibit 6 – Clackamas County Notice of Land Use Application
- f. Exhibit 7 – Gate Specifications
- g. Exhibit 8 – Clackamas County Notice of Decision
- h. Exhibit 9 – Type C Tree Removal Plan
- i. Exhibit 11 – Taxlots within 275' of Graham Oaks Nature Park
- j. Exhibit 12 – Metro Council Notice of Public Hearing.
- k. Exhibit 13 – 2004 Master Plan – Graham Oaks Nature Park

B4. SUPPLEMENTAL SUBMITTAL

- a. Letter of Transmittal dated 12-30-08
- b. Tabulation of Land Area
- c. Exterior Materials Sample (9 pages and 5 physical samples)
- d. Existing and Proposed Comp Plan Map
- e. Existing and Proposed Zone Map
- f. Memorandum re: Completeness Review – Lighting (including lighting cut sheets)
- g. Zoning Overview and UGB Expansion Map

B5. PLAN SET (Reduced size and full size):

Plan Sheets

- Cover Sheet (Design Review – 50% Construction Documents)
- G1.03 Plazas & Spur Trails Sheet Layout
- L1.01 City of Wilsonville Improvements Sheet Layout
- L1.02 Signage Plan
- C2.01 Gateway Plan: Overall Grading Plan
- C2.02 Gateway Plan: Utilities
- C2.03 Gateway Plan: Parking Details

- L2.01 Gateway Layout & Materials Plan
- L2.02 Gateway Planting Plan
- L2.03 Gateway Irrigation Plan
- A2.01 Restroom Building Picnic Shelter
- L3.01 Spur Trails Layout & Planting Plan
- L3.02 Gateway Spur Trail Layout & Materials Plan Planting Plan
- L3.03 Merryfield Trail Layout & Materials Plan Planting Plan
- L4.01 North Tonquin Trailhead Wetland Overlook Layout & Materials Plan
- L4.02 Lone Oak Plaza South Tonquin Trailhead Layout & Materials Plan
- L4.03 Merryfield Overlook Tonquin Trailhead Layout & Materials Plan
- L5.01 Construction Details
- L5.03 Construction Details
- L5.04 Construction Details
- L6.01 CREST Improvements

B6. Applicant's PowerPoint

C. Development Review Team Correspondence:

- C1. Memo from Community Development Director re: Graham Oaks Nature Park Traffic Study Waiver Request; dated 01/07/09.
- C2. Memo from D. Walters; Building Plans Examiner; dated 01/21/09.
- C3. Memo from Kerry Rappold, Natural Resources Program Manager; dated 01/28/09.
- C4. E-mail from Steve Adams, Deputy City Engineer; dated 01/29/09

D. General Correspondence:

- D1. Letters (neither For nor Against): None submitted
- D2. Letters (In Favor): None submitted
- D3. Letters (Opposed): None submitted

FINDINGS OF FACT**1. Statutory Timeline:**

The statutory 120-day time limit applies to this application. The application was received on November 13, 2008. On December 30, 2008 the applicant submitted additional materials. On January 16, 2009, the application was deemed complete. The City must render a final decision for the request, including any appeals, by **May 16, 2009**.

2. Adjacent land uses:

Compass Direction	Zone:	Existing Use:
North:	V	Villebois Subdivision – Residential
South:	PDR-4	Fox Chase Subdivision – Residential
East:	PF	Boones Ferry Primary School & CREST Center
West:	EFU	Clackamas County – Graham Oaks Nature Area

- 3. Natural Characteristics:** The site contains approximately 250 acres of forest, wetlands and newly planted areas that are being restored. To date, over 150,000 native plants in size distinct habitat types have been planted on the site to return the vegetation to pre-European settlement patterns. There is an existing network of social trails that are located throughout the site. These trails are used by the surrounding neighborhoods and CREST for educational purposes. The site is located approximately 2,500 feet north of the Willamette River. CREST, Boones Ferry Primary School and Wood Middle School are located east of the site and are owned and operated by the West Linn-Wilsonville School District.
- 4. Streets:** The subject corner property is fronted on the south by Wilsonville Road. Wilsonville Road is constructed to current standards. Two access points from Wilsonville Road will be provided as a part of this project; one to accommodate a Public Works required vector truck access/driveway off of Wilsonville Road onto the Tonquin Trail and one on the west edge of the site that will provide access to the gateway. The proposed access on the west edge of the site will align with Willamette Way West located south across Wilsonville Road. Although the site will be provided automobile access, most park users are likely to either enter on foot or by bicycle because of the trail and the proximity of the neighborhood. No other access can be provided to the subject site.
- 5. Review Procedures:** The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

GENERAL INFORMATION

SECTION 4.008. APPLICATION PROCEDURES - IN GENERAL.

The applicant is requesting the necessary site development permit applications to develop Tax Lot 2201 of Section 22, Clackamas County. The applicant proposes to annex 11.17 acres of land to develop the Graham Oaks Nature Park. Annexation is requested so urban services such as sanitary sewer service and potable water can be provided to a picnic shelter and restroom.

SECTION 4.009. WHO MAY INITIATE APPLICATIONS.

The application has been submitted by Rod Wojtanik, Landscape Architect for METRO, with the help of his consultant, Chris Neamtzu, AICP, Long Range Planning Manager for the City of Wilsonville. The subject site is owned by METRO. The applicant has signed the development application demonstrating permission of the property owner for submission of the application. This provision is met.

SECTION 4.034. APPLICATION REQUIREMENTS.

Following is documentation, by request, of the standards and procedures appropriate to each application.

**REQUEST A
DB08-0049: ANNEXATION
CONCLUSIONARY FINDINGS**

METRO CODE:

Section 3.09.040 Requirements for Petitions:

(a) A petition for a boundary change must include the following information:

- 1. The jurisdiction of the reviewing entity to act on the petition;*
- 2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity;*
- 3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk;*
- 4. For boundary changes under ORS 198.855(3), 198.857, 222.125, or 222.170 statements of consent to the annexation signed by the required number of owners or electors.*

The above information will be provided to Metro as part of the final Ordinance adopting the annexation request. The legal description and map of the affected territory can be found in Exhibit B3.1. Metro is the sole property owner in the area and has authorized the action to annex the subject land to the City of Wilsonville, Clackamas County is the local jurisdictional authority currently in the area, no service districts are involved in the request, and the City of Wilsonville will be the service provider after annexation. This provision is therefore satisfied.

DEVELOPMENT CODE

Section 4.700. Procedures Relating To The Processing Of Requests For Annexation And Urban Growth Boundary Amendments.

(01) The City of Wilsonville is located within the Portland Metropolitan Area, and is therefore subject to regional government requirements affecting changes to the city limits and changes to the Urban Growth Boundary (UGB) around Wilsonville. The City has the authority to annex properties as prescribed in State law, but the City's role in determining the UGB is primarily advisory to Metro, as provided in Oregon Revised Statutes. The following procedures will be used to aid the City Council in formulating recommendations to those regional entities. [Amended by Ordinance No. 538, 2/21/02.]

A1. Metro Parks and Greenspaces Department (now the Metro Sustainability Center) has initiated a minor amendment to the Metropolitan Urban Growth Boundary consistent with Metro Code 3.01.033 (d) that was approved by Metro Chief Operating Officer Michael Jordan on October 6, 2008 (See Exhibit B3.b., Exhibit 3 – UGB Expansion Application (Order No. 08-049)). No appeals were received by Metro as part of this administrative process.

A. Proponents of such changes shall provide the Planning Director with all necessary maps and written information to allow for review by city decision-makers. The Planning Director, after consultation with the City Attorney, will determine whether each given request is quasi-judicial or legislative in nature and will make the necessary arrangements for review based upon that determination.

A2. Metro has made a land use application with the City of Wilsonville to annex 11.17 acres of land including necessary maps and written information (See Exhibits B1-B5). Staff has determined that the given request is appropriate to be reviewed as a quasi-judicial matter. This provision is satisfied.

B. Written information submitted with each request shall include an analysis of the relationship between the proposal and the City's Comprehensive Plan, applicable statutes, as well as the Statewide Planning Goals and any officially adopted regional plan that may be applicable.

A3. The applicant has submitted written findings in support of the application including an analysis of the relationship between the proposal and the City's Comprehensive Plan, applicable statutes, as well as the Statewide Planning Goals (See Exhibit B2). This provision is satisfied.

C. The Planning Director shall review the information submitted by the proponents and will prepare a written report for the review of the City Council and the Planning Commission or Development Review Board. If the Director determines that the information submitted by the proponents does not adequately support the request, this shall be stated in the Director's staff report.

D. If the Development Review Board, Planning Commission, or City Council determine that the information submitted by the proponents does not adequately support the request, the City Council may oppose the request to the regional entity having the final decision making authority.

A4. Metro Parks and Greenspaces Department (now the Metro Sustainability Center) has initiated a minor amendment to the Metropolitan Urban Growth Boundary consistent with Metro Code 3.01.033 (d) that was approved by Metro Chief Operating Officer Michael Jordan on October 6, 2008 (Exhibit 3). No appeals were received by Metro as part of this administrative process. Metro has made a land use application with the City of Wilsonville to annex 11.17 acres of land. Findings in support of the application are provided in this report, and the Development Review Board will review the request and will make a recommendation to the City Council, who is the final local authority on this matter.

(.02) Each quasi-judicial request shall be reviewed by the Development Review Board, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.

A5. This report is a recommendation to the Development Review Board to aid in their recommendation to the City Council for approval of the proposed annexation. The Development Review Board and the City Council are reviewing the proposed annexation through a quasi-judicial procedure. The Development Review Board is scheduled to hear the matter on February 9, 2009 and the City Council on February 18, 2009.

(.03) Each legislative request shall be reviewed by the Planning Commission, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.

A6. The Planning Director has determined that the proposed annexation is not a legislative request but is quasi-judicial, being only 119.60 acres and affecting only a small area of the northwest section of Wilsonville.

(.04) The City Council shall consider the information in the record of the Development Review Board or Planning Commission and shall, after concluding a public hearing on the request, determine the appropriate course of action. That course of action may be:

...
B. In the case of a proposed annexation to the City, select from the following as allowed by State law (ORS 222):

1. *Take no action;*
2. *Declare the subject property, or some portion thereof, to be annexed;*
3. *Set the matter for election of the voters residing within the affected territory; or*
4. *Set the matter for election of City voters.*

A7. Metro Parks and Greenspaces Department (now the Metro Sustainability Center) has initiated a minor amendment to the Metropolitan Urban Growth Boundary consistent with Metro Code 3.01.033 (d) that was approved by Metro Chief Operating Officer Michael Jordan on October 6, 2008 (See Exhibit 3). No appeals were received by Metro as part of this administrative process. The applicant has submitted evidence that there are no residents on the property. The requirement for double majority has been met since METRO has agreed to the annexation and is the owner of the property.

(.05) The City Council may adopt a development agreement with the owners of property that is proposed for annexation to the City, and such agreement may include an agreement to annex at a future date. A development agreement with an agreement to annex shall be subject to the same procedural requirement as other annexations in terms of staff report preparation, public review, and public hearings.

A8. The City already has an agreement with METRO regarding development of Graham Oaks Nature Park and its utility and road services. In fact, Chris Neamtzu, Long Range Planner for the City of Wilsonville has submitted the application on behalf of METRO thereby demonstrating the participation of the City. The City does not intend to adopt a further development agreement with the owners of property that is proposed for annexation to the city at this time.

CONCLUSIONS

The applicant has provided findings, which meet the Comprehensive Plan and with the applicable standards in the Planning and Land Development Ordinance and with the goals, policies and implementation measures of the City of Wilsonville Comprehensive Plan. The applicant's report that is found in Exhibit B2 is incorporated in this staff report as findings for approval for the proposed annexation.

Primary facilities, i.e., roads and sidewalks, water and sanitary sewer are available and are of adequate size to serve the subject territory.

The proposed annexation meets Oregon Revised Statutes 222.111, ORS 222.120, ORS 222.125 and ORS 222.170 for annexation.

The location, design, size and uses are such that traffic generated by the Graham Oakes Nature Park on the subject territory can be accommodated safely and without congestion on existing City of Wilsonville or immediately planned arterial or collector streets.

All State Goals have been met as far as possible with an annexation as proposed. The Goals have been met and annexation would be consistent with the goals.

The proposed annexation is consistent with the Wilsonville Comprehensive Plan as well as the Clackamas County Comprehensive Plan. Specifically the extensive notice requirement particularly emphasizing

notice to owners and residents is consistent with the Wilsonville Comprehensive Plan emphasis on citizen involvement.

Metro Code 3.09.050 (d)(1) requires the Council's findings to address consistency with applicable provisions of urban service agreements or annexation plans adopted pursuant to ORS 195, which has been demonstrated by the applicant.

Metro Code 3.09.050(d)(5) states that another criterion to be addressed is "*Whether the proposed change will promote or not interfere with the timely, orderly and economic provision of public facilities and services.*" City services are adequate to serve this area. Therefore the proposed annexation promotes the timely, orderly and economic provision of services.

The public interest is best served by granting the annexation at this time.

ORDINANCE NO. 662

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE *CLACKAMAS COUNTY – EXCLUSIVE FARM USE (EFU) ZONE* TO THE CITY *PUBLIC FACILITIES (PF) ZONE* AND, APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT FROM THE *CLACKAMAS COUNTY - AGRICULTURE* DESIGNATION TO THE CITY - *PUBLIC LANDS* DESIGNATION AND DESIGNATING LIGHTING OVERLAY ZONE 1 FOR APPROXIMATELY 11.17 ACRES COMPRISING TAX LOT 2201 OF SECTION 22, T3S, R1W, CLACKAMAS COUNTY, OREGON. CITY OF WILSONVILLE ACTING AS AGENT FOR THE APPLICANT ROD WOJTANIK, METRO.

WHEREAS, the City of Wilsonville represented by Chris Neamtzu and acting as the agent for the Applicant, Rod Wojtanik of METRO have requested a Zone Map Amendment and a Comprehensive Plan Map Amendment for certain property described in attached Zoning Order DB08-0050; and

WHEREAS, the Wilsonville Planning Staff analyzed the request and prepared a staff report, with recommended conditions, to the Development Review Board dated January 30, 2009, wherein it reported that the requests are consistent with and meet requirements for approval of a Zone Map Amendment, Comprehensive Plan Map Amendment and designation of a Lighting Overlay Zone; and

WHEREAS, the Development Review Board Panel 'A' held a public hearing on these requests on February 9, 2009, and after taking testimony, gave full consideration to the matter and recommended approval of the requests; and

WHEREAS, the Wilsonville Planning Staff provided the Development Review Board the adopted staff report to City Council dated February 9, 2009 (Exhibit A1-b); and

WHEREAS, on March 16, 2009, the Wilsonville City Council held a public hearing regarding the above described matter, considered the record before the Development Review Board and staff reports, took testimony, and, upon deliberation, has concluded that the staff recommended Zone Map Amendment and Comprehensive Plan Map Amendment and Lighting Zone description, of Tax Lot 2201 comprising approximately 11.17 acres, meets applicable approval criteria of the City's Land Development Code.

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

Section 1. Findings. The City Council adopts as findings, conclusions and conditions the foregoing recitals and the staff report in this matter labeled as Exhibit A1-b and Attachment 3, which Exhibit is attached hereto and incorporated herein as if fully set forth.

Section 2. Order.

A. The official City of Wilsonville Zone Map is hereby amended in Zoning Order: DB08-0050, attached hereto, from the Clackamas County - *Exclusive Farm Use (EFU)* zone to *Public Facilities (PF)* zone on Tax Lot 2201 of Section 22, T3S, R1W, Clackamas County, Oregon, as depicted in Zoning Order DB08-0050, the attached map (Attachment 2), and in the attached Legal Description (Attachment 1), Clackamas County, Wilsonville, Oregon.

B. The official Lighting Zone map for the subject property is hereby designated Lighting Overlay Zone 1.

C. The official City of Wilsonville Comprehensive Plan Map is hereby amended from Clackamas County - *Agriculture* designation to City - *Public Lands* designation on Tax Lot 2201 of Section 22, T3S, R1W, Clackamas County, Oregon, as depicted in the attached map (Attachment 2), and in the attached Legal Description (Attachment 1), Clackamas County, Wilsonville, Oregon.

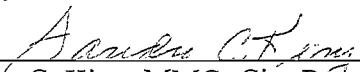
SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 16th day of March 2009, and scheduled the second reading on April 6, 2009 commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 Town Center Loop East, Wilsonville, OR.


Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 6th day of April 2009, by the following votes:

Yes: -4-

No: -0-


Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 7th day of April, 2009.


TIM KNAPP, MAYOR

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Ripple	Yes
Councilor Kirk	Yes
Councilor Nunez	Excused
Councilor Hurst	Yes

Attachments:

1. Zoning Order DB08-0050

Attachment 1. Legal description

Attachment 2: Map depicting Zone Map Amendment and Comprehensive Plan Map Amendment

Attachment 3: Conditions of Approval

Exhibit A1-b: Adopted Staff Report to Development Review Board, February 9, 2009

**BEFORE THE CITY COUNCIL OF THE
CITY OF WILSONVILLE, OREGON
Graham Oaks Nature Park**

In the matter of the application of)
City of Wilsonville)
acting as agent for the Applicant)
Rod Wojtanik, METRO,)
for a rezoning of land and amendment) **ZONING ORDER DB08-0050**
of the City Of Wilsonville)
Zoning Map incorporated in Section 4.102)
Of the City of Wilsonville)

The above-entitled matter is before the Council to consider the application of City of Wilsonville acting as agent for the Applicant Rod Wojtanik, METRO for a Zone Map Amendment (Case File 08DB-0050) and an order amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

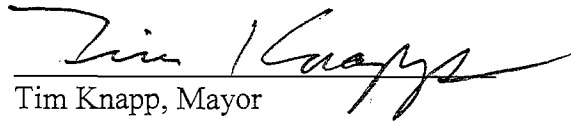
It appears to the Council that the property, which is the subject of this application, is described as follows: Tax Lot 2201 in Section 22, T3S R1W, Clackamas County, Wilsonville, Oregon, and such property has heretofore appeared on the Clackamas County Zoning Map as *Exclusive Farm Use* – (EFU).

The Council having heard and considered all matters relevant to the application, including the Development Review Board record and recommendation, finds that the application should be approved, and it is therefore,

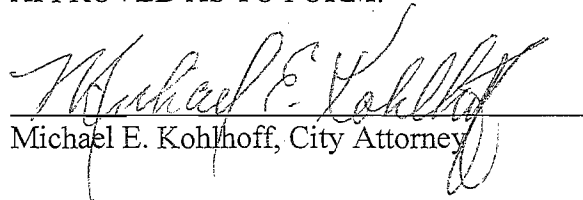
ORDERED that Tax Lots 2201 in Section 22, T3S R1W, Wilsonville, Clackamas County, Oregon, more particularly described in Attachment 1 to this order, is hereby rezoned to the City - *Public Facilities* - (PF) Zone, and such rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

It is further ORDERED that Tax Lots 2201 in Section 22, T3S R1W, Wilsonville, Clackamas County, Oregon, more particularly described in Attachment 1 to this order, is hereby declared an amendment to the Wilsonville Lighting Overlay Zone Map as Lighting Overlay Zone 1 and shall appear as such from and after entry of this Order.

Dated this 6th day of April, 2009.


Tim Knapp, Mayor

APPROVED AS TO FORM:


Michael E. Kohlhoff, City Attorney

ATTEST:


Sandra C. King, MMC, City Recorder

Attachment 1: Legal Description



Legal Description

Urban Growth Boundary Expansion Graham Oaks Nature Park

A tract of land situate in the northwest quarter of Section 22, Township 3 South, range 1 West, Willamette Meridian, being a portion of that certain tract of land described in Bargain and Sale Deed to Metropolitan Service District (Metro), recorded May 8, 2001 as Fee No. 2001-033484, Clackamas County Deed Records, more particularly described as follows:

Beginning at a point on the easterly line of said Metro property bearing South $33^{\circ}05'31''$ East 706.64 feet from the northwest corner of that certain tract of land described in Statutory Warranty Deed to West Linn-Wilsonville School District, recorded November 29, 1999 as Fee No. 99-110481, Clackamas County Deed Records, thence continuing along said easterly line South $33^{\circ}05'31''$ East 523.99 feet to a point on the centerline of re-aligned Wilsonville Road (County No. 1244) as shown on Survey No. SN2006-435, Clackamas County Survey Records; thence along said re-aligned centerline South $64^{\circ}19'31''$ West 969.33 feet; thence leaving said centerline North $25^{\circ}48'14''$ West 520.56 feet; thence North $64^{\circ}23'08''$ East 902.86 feet to the **Point of Beginning**.

Containing 486,826 square feet (11.176 acres), more or less.

All as shown on Exhibit "B", attached hereto and by this reference made a part hereof.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements of record, if any.

Prepared by me or under my direction on October 24, 2008.

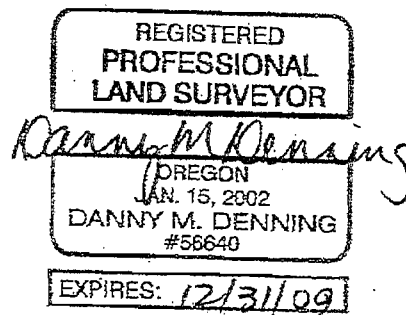




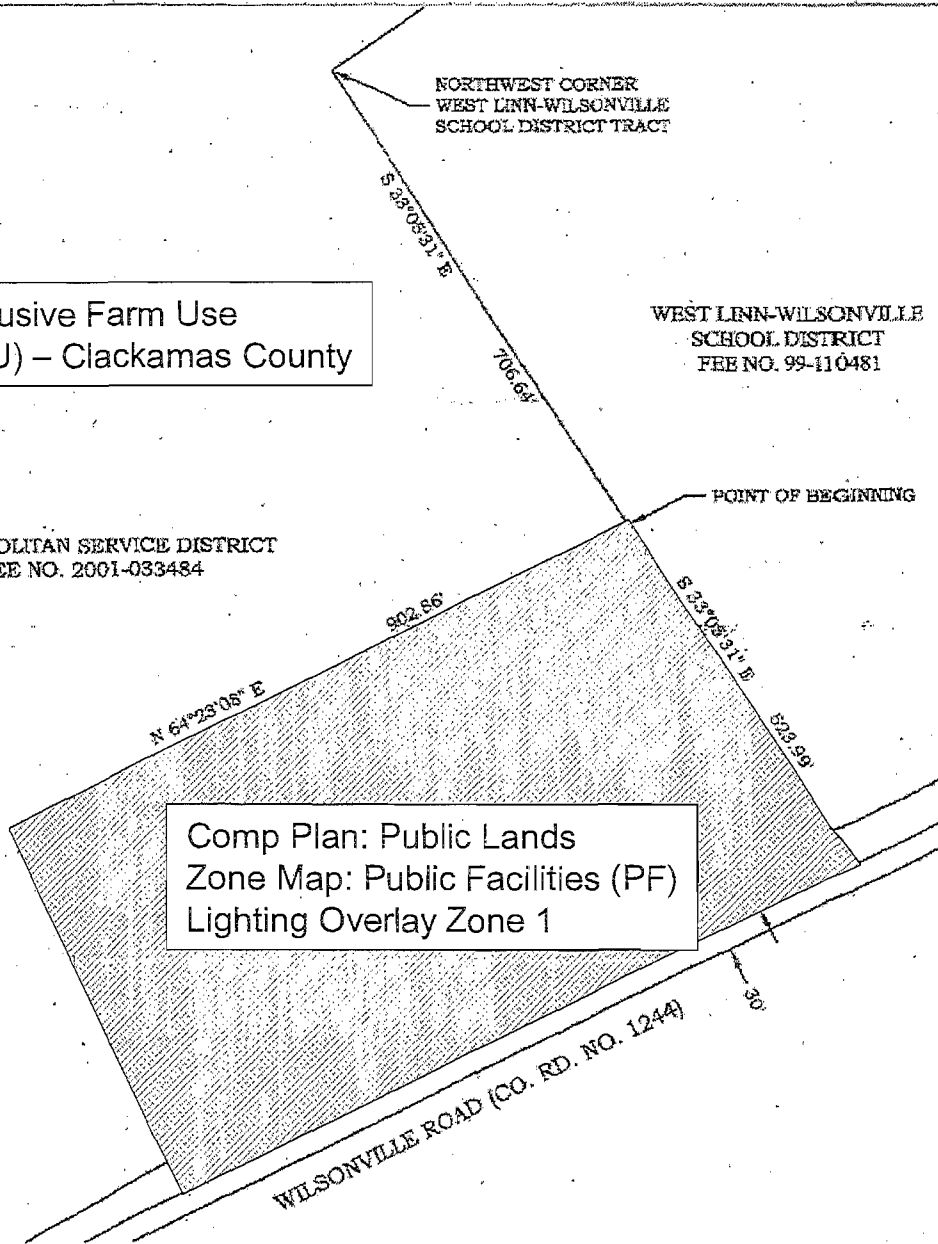
EXHIBIT 'E'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Exclusive Farm Use
(EFU) – Clackamas County

WEST LINN-WILSONVILLE
SCHOOL DISTRICT
FEE NO. 99-110481

METROPOLITAN SERVICE DISTRICT
FEE NO. 2001-033484

Comp Plan: Public Lands
Zone Map: Public Facilities (PF)
Lighting Overlay Zone 1



307272-UGB



Consulting Engineers
211 S.W. Fifth Avenue
Suite 2800
Portland, Oregon 97204
503-227-9251

NW QTR SECTION 22, T. 3S., R. 1W., W.M.
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

DATE: 10/24/08
SCALE: 1" = 200'
CONTOUR INTERVAL: N/A
PROJECT NO. 307272
SHEET: 1 OF 1



Proposed Conditions of Approval by application:

Planning Division Conditions:

Request B – DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment

PDB1. Approval of case file DB08-0050 (Request B) is contingent upon City Council approval of the request for Annexation, case file DB08-0049 (Request A).

Resolution No. 154(B)
Comprehensive Plan Map Amendment
Zone Map Amendment

DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 154(B)
GRAHAM OAKS NATURE PARK
COMPREHENSIVE PLAN MAP AMENDMENT/ZONE MAP AMENDMENT

A RESOLUTION OF THE DEVELOPMENT REVIEW BOARD PANEL A RECOMMENDING THAT THE CITY COUNCIL APPROVE A COMPREHENSIVE PLAN MAP AMENDMENT FROM CLACKAMAS COUNTY *AGRICULTURE* DESIGNATION TO THE CITY - *PUBLIC LANDS* DESIGNATION, AND A ZONE MAP AMENDMENT FROM CLACKAMAS COUNTY *EXCLUSIVE FARM USE (EFU) ZONE* TO THE CITY - *PUBLIC FACILITIES (PF) ZONE* ON 11.17 ACRES OF LAND WITHIN GRAHAM OAKS NATURE PARK. THE SITE IS LOCATED WEST OF BOONES FERRY PRIMARY SCHOOL ON TAX LOT 2201 OF SECTION 22, T3S-R1W, CLACKAMAS COUNTY, OREGON. METRO and CITY OF WILSONVILLE, APPLICANTS.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared a report on the above-captioned subject dated January 30, 2009, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board at a regularly scheduled meeting conducted on February 9, 2009, at which time exhibits, together with findings 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 adopt the staff report attached hereto as Exhibit A with findings and recommendations placed on the record herein, and recommends that the City Council approve a Comprehensive Plan Map Amendment to *Public Lands* and a Zone Map Designation to *Public Facilities* on 11.17 acres requested in Case File DB08-0050 and adopts the staff report attached hereto as Exhibit A, with findings and recommendations contained therein, consistent with said recommendations. A City Council hearing date is set for February 18, 2009.

ADOPTED by the Development Review Board Panel A of the City of Wilsonville at a regular meeting thereof this 9th day of February 2009 and filed with the Planning Project Coordinator on _

February 13, 2009.



Eric Postma, Chair Panel A
Wilsonville Development Review Board

Attest:



Sally Hartill, Planning Project Coordinator

Resolution No. 154(B)
Recommendation to City Council

Graham Oaks Nature Park 11.17 acres
Comprehensive Plan Map and Zone Map Designation

Exhibit A1-b
STAFF REPORT
WILSONVILLE PLANNING DIVISION
Graham Oaks Nature Park
DEVELOPMENT REVIEW BOARD PANEL 'A'
QUASI-JUDICIAL PUBLIC HEARING

(AMENDED AND ADOPTED FEBRUARY 9, 2009)

(Note: additional language in **bold, italic text**; deleted language struck through)

HEARING DATE: February 9, 2009
DATE OF REPORT: January 30, 2009

APPLICATION NO.'S:

- a. DB08-0049: Class 3 Annexation
- b. DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
- c. DB08-0051: Site Design Review
- d. DB08-0052: Type C Tree Removal Plan

APPLICANT: Rod Wojtanik, Landscape Architect – METRO

OWNER: METRO

APPLICANT'S REPRESENTATIVE: Chris Neamtzu, AICP, Long Range Planning Manager – City of Wilsonville

REQUEST: The applicant(s) (Rod Wojtanik, METRO and Chris Neamtzu, City of Wilsonville) are requesting approval of the necessary Site Development Permit applications to develop Tax Lot 2201 of Section 22, Clackamas County. This proposal seeks to annex 11.17 acres of land to develop the Graham Oaks Nature Park. Annexation is requested so urban services such as sanitary sewer service and potable water can be provided to a picnic shelter and restroom. The site will have a Comp. Plan Map designation of Public Lands and Zone Map designation of Public Facilities (PF). The proposal includes site design review of the shelter/restroom, landscape, tree removal, and signage

LOCATION: The 11.17 -acre parcel is located at 11825 SW Wilsonville Road, immediately west of the CREST Center and Boones Ferry Primary School, as depicted on the map below (See Vicinity Map on Page 2).

LEGAL DESCRIPTION: Tax Lot 2201, Township 3 South, Range 1 West, Section 22, Clackamas County, Oregon.

LAND USE DESIGNATIONS: Existing: Clackamas County – Agricultural
Proposed: *Wilsonville – Public Lands*

ZONING DESIGNATIONS: Existing: Clackamas County – Exclusive Farm Use (EFU)
Proposed: *Wilsonville – Public Facilities (PF)*

STAFF REVIEWERS: Kristy Lacy, Blaise Edmonds, Steve Adams, Don Walters and Kerry Rappold

REQUESTED ACTION:

The Development Review Board is being asked to review concurrent applications proposing annexation and development of a portion of Tax Lot 31W22_02201 (approximately 11.17 acres) to develop park amenities such as: parking, restrooms/storage and picnic facilities for the 250-acre Graham Oaks Nature Park. The applicant is submitting requests for:

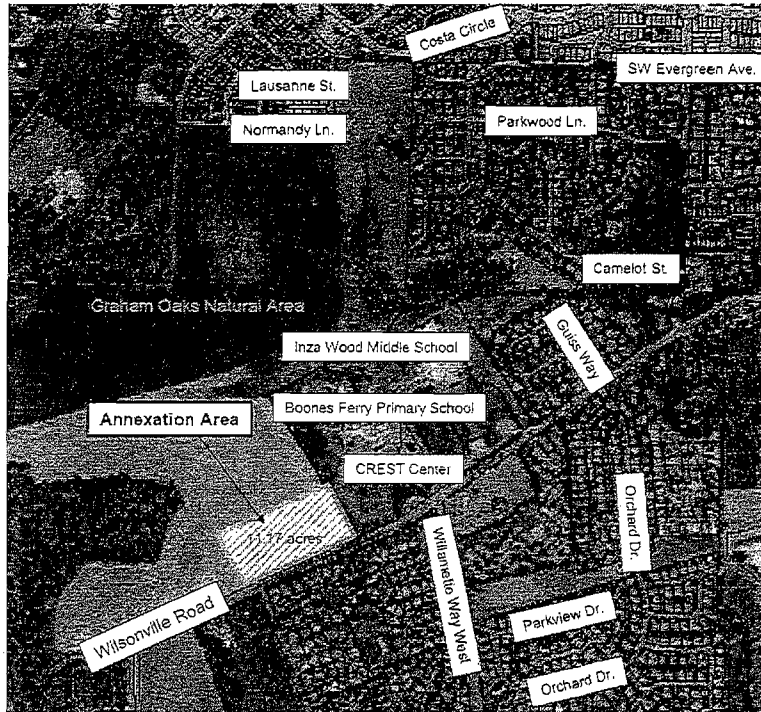
- A. DB08-0049: Class 3 Annexation
- B. DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
- C. DB08-0051: Site Design Review
- D. DB08-0052: Type C Tree Removal Plan

APPLICABLE CRITERIA:

Planning and Land Development Ordinance: Sections 4.008-4.035; 4.136; 4.155; 4.156; 4.167; 4.171; 4.175-4.179; 4.197; 4.198; 4.300; 4.400- 4.450; 4.600-4.640; 4.700; 4.800. **Other Planning Documents:** Oregon Statewide Planning Goals (as applicable); Oregon Revised Statutes; Comprehensive Plan; Transportation Systems Plan; Storm Water Master Plan; Bicycle and Pedestrian Master Plan; Parks and Recreation Master Plan.

STAFF RECOMMENDATION: Approve the request for the 11.17-acre annexation and park amenities including parking, restrooms/storage and picnic facilities for the 250-acre Graham Oaks Nature Park.

VICINITY MAP:



SUMMARY / BACKGROUND (AS SUPPLIED BY THE APPLICANT):

“Metro acquired the site with proceeds from the 1995 Greenspaces Bond Measure from the State of Oregon in 2001. The Bond Measure program was adopted by the voters of the Portland Metropolitan area to acquire and protect natural areas and improve water quality and habitat throughout the region. The original acquisition area was 230 acres and was formerly known as the Wilsonville Tract. An additional 20 acres was obtained in July 2008 from the State of Oregon through the 2006 Natural Areas Bond program to increase the size of the park to 250 contiguous acres.

A master plan for development of the site as a nature park was completed by the City and Metro in 2004. This plan included a substantial public involvement process and was adopted by the city’s Parks and Recreation Advisory Board, Planning Commission, City Council as well as the Metro Council. The master plan called for extensions of the Tonquin Regional Trail through the site, connections to CREST, and a spur trail system to provide public access to the Arrowhead Creek wetland complex, Legacy, Indian Plum and Pristine Creeks and development of a “gateway” to the park that provides picnic shelters, a restroom and a parking lot. The proposed section of the Tonquin Regional trail will roughly bisect the site in a north/south direction and will provide trail connections to the urbanized areas located to the north at Villebois, secondary trails east to the Park at Merryfield/Wood Middle School/Boones Ferry Primary and enhanced pedestrian crossings of Wilsonville Road at Willamette Way West for Fox Chase and Rivergreen to the south.

After completion of the master plan for the site an extensive restoration plan was developed to transition the site from agricultural use to a native pre-settlement state. The site is home to the following rare and valued species: Oregon oak, western red cedar, northern red-legged frog and the western bluebird. Over 150,000 trees, shrubs, native grasses, forbes and trees were planted in 2007. The planting scheme will recreate oak savanna, shrub/scrub, oak woodlands and native grasslands throughout the site. Existing wetland complexes are planned to be enhanced to complete restoration of the natural ecosystems. Besides the re-vegetation efforts, Metro has continued to remove invasive species from the closed canopy mixed conifer forest known as Legacy Creek and in several identified wetland complexes. The Legacy Creek

portion of the site is a mixed species forest that contains Oregon white oak, Oregon ash, Douglas fir, big-leaf maple and beaked hazelnut.

The site is currently being designed and engineered for construction of a nature park beginning in the summer of 2009. Preliminary design has been completed to define the location of the gateway for the site that includes a small parking area, restroom, picnic area and interpretive signage. The driveway entrance will be located off of SW Wilsonville Road and is aligned with SW Willamette Way West.”

ISSUES:

I. CREST Center and Tonquin Regional Spur Trails:

It should be noted that approval of the proposed project is limited to the 11.17 acres subject to annexation as well as a small portion of the Merryfield Trail. The West Linn – Wilsonville School District, or current property owner, will be responsible for applying for changes to the CREST Center while METRO, or the current property owner, will be responsible for applying to Clackamas County for those areas outside of the city limits.

CONCLUSIONS AND RECOMMENDATIONS:

Staff has reviewed the applicant’s analysis of compliance with the applicable criteria. Although not comprehensive in nature, in most cases, Staff finds that the analysis satisfactorily demonstrates compliance with the City’s Comprehensive Plan and the Planning & Land Development Ordinance. The Staff report adopts the applicant’s responses as Findings of Fact except as noted in the Findings and modified by proposed Conditions of Approval. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed applications (DB08-0049 through DB08-0052) and with the following conditions:

CONDITIONS OF APPROVAL FOR REQUEST ‘B’:

The application and supporting documents are hereby adopted for approval with the following conditions:

PD = Planning Division Conditions	A. DB08-0049: Class 3 Annexation
BD = Building Division Conditions	B. DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
PF = Engineering Conditions	C. DB08-0051: Site Design Review
NR = Natural Resources Conditions	D. DB08-0052: Type C Tree Removal Plan
TR = SMART/Transit Conditions	
FD = Tualatin Valley Fire and Rescue Conditions	

Planning Division Conditions:
Request B – DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
 PDB1. Approval of case file DB08-0050 (Request B) is contingent upon City Council approval of the request for Annexation, case file DB08-0049 (Request A).

Building Division Conditions:
Request B – DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
 No Conditions.

Engineering Division Conditions:
Request B – DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
 No Conditions.

Natural Resources Division Conditions:
Request B – DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
 No Conditions.

SMART/Transit Division Conditions:
Request B – DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
 No Conditions.

Tualatin Valley Fire and Rescue Conditions:
Request B – DB08-0050: Comprehensive Plan Map Amendment and Zone Map Amendment
 No Conditions.

MASTER EXHIBIT LIST

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the master exhibits list that includes exhibits for Planning Case Files DB08-0049 through DB08-0052.

A. Staff's Written and Graphic Materials:

A1. STAFF REPORT:

- a. Findings of Fact for Requests A through D, Proposed Conditions of Approval for Request A, Conclusionary Findings for Request A
- b. Findings of Fact for Requests A through D, Proposed Conditions of Approval for Request B, Conclusionary Findings for Request B
- c. Findings of Fact for Requests A through D, Proposed Conditions of Approval for Request C, Conclusionary Findings for Request C
- d. Findings of Fact for Requests A through D, Proposed Conditions of Approval for Request D, Conclusionary Findings for Request D

A2. NOTICE TO THE OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

A3. Memorandum to the DRB dated February 9, 2009

A4. Meeting Minutes of the November 13, 2008 Wilsonville Parks & Recreation Advisory Board Meeting

A5. Staff PowerPoint

B. Applicant's Written and Graphic Materials:

B1. APPLICATION

B2. DESIGN REVIEW APPLICATION (NARRATIVE)

B3. APPLICANT'S EXHIBITS

- a. Exhibit 1 – Legal Description
- b. Exhibit 3 – UGB Expansion Application (Order No. 08-049)
- c. Exhibit 4 – Metro Notice of UGB Expansion
- d. Exhibit 5 – Traffic Waiver Request
- e. Exhibit 6 – Clackamas County Notice of Land Use Application
- f. Exhibit 7 – Gate Specifications
- g. Exhibit 8 – Clackamas County Notice of Decision
- h. Exhibit 9 – Type C Tree Removal Plan
- i. Exhibit 11 – Taxlots within 275' of Graham Oaks Nature Park
- j. Exhibit 12 – Metro Council Notice of Public Hearing.
- k. Exhibit 13 – 2004 Master Plan – Graham Oaks Nature Park

B4. SUPPLEMENTAL SUBMITTAL

- a. Letter of Transmittal dated 12-30-08
- b. Tabulation of Land Area
- c. Exterior Materials Sample (9 pages and 5 physical samples)
- d. Existing and Proposed Comp Plan Map
- e. Existing and Proposed Zone Map
- f. Memorandum re: Completeness Review – Lighting (including lighting cut sheets)
- g. Zoning Overview and UGB Expansion Map

B5. PLAN SET (Reduced size and full size):

Plan Sheets

- Cover Sheet (Design Review – 50% Construction Documents)
- G1.03 Plazas & Spur Trails Sheet Layout
- L1.01 City of Wilsonville Improvements Sheet Layout
- L1.02 Signage Plan
- C2.01 Gateway Plan: Overall Grading Plan
- C2.02 Gateway Plan: Utilities

- C2.03 Gateway Plan: Parking Details
- L2.01 Gateway Layout & Materials Plan
- L2.02 Gateway Planting Plan
- L2.03 Gateway Irrigation Plan
- A2.01 Restroom Building Picnic Shelter
- L3.01 Spur Trails Layout & Planting Plan
- L3.02 Gateway Spur Trail Layout & Materials Plan Planting Plan
- L3.03 Merryfield Trail Layout & Materials Plan Planting Plan
- L4.01 North Tonquin Trailhead Wetland Overlook Layout & Materials Plan
- L4.02 Lone Oak Plaza South Tonquin Trailhead Layout & Materials Plan
- L4.03 Merryfield Overlook Tonquin Trailhead Layout & Materials Plan
- L5.01 Construction Details
- L5.03 Construction Details
- L5.04 Construction Details
- L6.01 CREST Improvements

B6. Applicant's PowerPoint

C. Development Review Team Correspondence:

- C1. Memo from Community Development Director re: Graham Oaks Nature Park Traffic Study Waiver Request; dated 01/07/09.
- C2. Memo from D. Walters; Building Plans Examiner; dated 01/21/09.
- C3. Memo from Kerry Rappold, Natural Resources Program Manager; dated 01/28/09.
- C4. E-mail from Steve Adams, Deputy City Engineer; dated 01/29/09

D. General Correspondence:

- D1. Letters (neither For nor Against): None submitted
- D2. Letters (In Favor): None submitted
- D3. Letters (Opposed): None submitted

FINDINGS OF FACT

1. Statutory Timeline:

The statutory 120-day time limit applies to this application. The application was received on November 13, 2008. On December 30, 2008 the applicant submitted additional materials. On January 16, 2009, the application was deemed complete. The City must render a final decision for the request, including any appeals, by **May 16, 2009**.

2. Adjacent land uses:

Compass Direction	Zone:	Existing Use:
North:	V	Villebois Subdivision – Residential
South:	PDR-4	Fox Chase Subdivision – Residential
East:	PF	Boones Ferry Primary School & CREST Center
West:	EFU	Clackamas County – Graham Oaks Nature Area

3. Natural Characteristics: The site contains approximately 250 acres of forest, wetlands and newly planted areas that are being restored. To date, over 150,000 native plants in size distinct habitat types have been planted on the site to return the vegetation to pre-European settlement patterns. There is an existing network of social trails that are located throughout the site. These trails are used by the surrounding neighborhoods and CREST for educational purposes. The site is located approximately 2,500 feet north of the Willamette River. CREST, Boones Ferry Primary School and Wood Middle School are located east of the site and are owned and operated by the West Linn-Wilsonville School District.

4. Streets: The subject corner property is fronted on the south by Wilsonville Road. Wilsonville Road is constructed to current standards. Two access points from Wilsonville Road will be provided as a part of this project; one to accommodate a Public Works required vector truck access/driveway off of Wilsonville Road onto the Tonquin Trail and one on the west edge of the site that will provide access to the gateway. The proposed access on the west edge of the site will align with Willamette Way West located south across Wilsonville Road. Although the site will be provided automobile access, most park users are likely to either enter on foot or by bicycle because of the trail and the proximity of the neighborhood. No other access can be provided to the subject site.

5. Review Procedures: The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

GENERAL INFORMATION

SECTION 4.008. APPLICATION PROCEDURES - IN GENERAL.

The applicant is requesting the necessary site development permit applications to develop Tax Lot 2201 of Section 22, Clackamas County. The applicant proposes to annex 11.17 acres of land to develop the Graham Oaks Nature Park. Annexation is requested so urban services such as sanitary sewer service and potable water can be provided to a picnic shelter and restroom.

SECTION 4.009. WHO MAY INITIATE APPLICATIONS.

The application has been submitted by Rod Wojtanik, Landscape Architect for METRO, with the help of his consultant, Chris Neamtzu, AICP, Long Range Planning Manager for the City of Wilsonville. The subject site is owned by METRO. The applicant has signed the development application demonstrating permission of the property owner for submission of the application. This provision is met.

SECTION 4.034. APPLICATION REQUIREMENTS.

Following is documentation, by request, of the standards and procedures appropriate to each application.

REQUEST B
DB08-0050: COMPREHENSIVE PLAN MAP AMENDMENT
AND
ZONE MAP AMENDMENT
CONCLUSIONARY FINDINGS

COMPREHENSIVE PLAN
Plan Amendments

This Plan has been designed to provide some flexibility in interpretation in an effort to be market-responsive and to minimize the need for Plan amendments. However, since it is impossible and impractical to allow for all possible combinations of land development proposals, it is probable that occasional Plan amendments will be necessary. In addition, economic and social conditions change over time, as do land use laws. Therefore, Plans must be periodically reviewed to consider changed circumstances. As noted above, periodic review of local Plans is also required by state law.

The Planning Commission, Development Review Board, and City Council all provide the public with opportunities to comment on non-agenda items at each regularly scheduled public meeting. Any interested person has the opportunity to suggest changes to the Comprehensive Plan that those decision-making bodies may wish to consider. The Commission, DRB, or Council may initiate a Plan amendment, by motion, as prescribed in #1, below.

1. *Who May Initiate Plan Amendments? An amendment to the adopted Plan may be initiated by:*
 - a. *The City Council*
 - b. *The Planning Commission (for legislative amendments) or Development Review Board (for quasi-judicial amendments); or*
 - c. *Application of the property owner(s) or contract purchaser(s) affected or their authorized agents, as specified in #2, below.*

B1. Metro, the regional government and property owner, is proposing a modification to the City's Comprehensive Plan Map to add 11.17 acres of the 250-acre Graham Oaks Nature Park to the City of Wilsonville in the 'Public Lands' category. This provision is therefore satisfied.

2. *Application for Plan Amendments:*
An application for an amendment to the Plan maps or text shall be made on forms provided by the City. The application, except when initiated by the City Council, DRB, or Planning Commission, as noted in #1, above, shall be accompanied by a Plan Amendment Fee.

B2. An application and associated fee for an amendment to the Plan maps or text was submitted by the applicant as demonstrated in Exhibit B1. This provision is therefore satisfied.

3. *The Consideration of Plan Amendments:*
 - a. *Amendments to the maps or text of the Comprehensive Plan shall only be considered by the City Council after receiving findings and recommendations from the Planning Commission (legislative) or Development Review Board (quasi-judicial) at their regular or special meetings.*

B3. The applicant's submitted findings (See Exhibit B2) together with this report shall serve as the findings and recommendation, respectively, to the Development Review Board. Staff is recommending conditional approval to annex 11.17 acres of land into the City. The proposed recommendation will be reviewed by the DRB and forwarded to the City Council for review and approval. The application is quasi-judicial as it is a site specific proposal. Evidentiary public hearings before the DRB and City Council have been scheduled for February 9, 2009 and February 18, 2009, respectively.

- b. Amendments must be initiated as provided in this section, sufficiently in advance of the first evidentiary hearing on the proposal to allow adequate time for providing public notice and preparing a staff report on the proposal. The first evidentiary hearing is usually the first public hearing held by the Planning Commission or Development Review Board on the proposal.*

B4. The application was received on November 13, 2008. On December 30, 2008 the applicant submitted additional materials. On January 16, 2009, the application was deemed complete. A public hearing before the DRB and City Council are scheduled for February 9, 2009 and February 18, 2009, respectively. This application is being reviewed in conformance with state timelines; therefore, this provision is satisfied.

- c. This Plan, and each of its elements, is always open for amendments that consider compliance with the Statewide Planning Goals and Plans of Metro. Amendment and revision for compliance with the above regional Goals, Objectives, and Plans shall be consistent with any re-opening of local Plans as approved by the Land Conservation and Development Commission (LCDC).*

This provision is not to be construed as waiving any legal rights which the City may have to challenge the legality of a regional Goal, Objective or Plan provision.

B5. The proposed amendment to annex 11.17 acres was submitted by the property owner, METRO, in conformance with the Statewide Planning Goals. A detailed discussion of the Statewide Planning Goals can be found beginning on page 3. Notice to the Oregon Department of Land Conservation and Development was submitted on December 12, 2008 (See Exhibit A2). This provision is therefore satisfied.

- d. The Planning Commission or City Council may conduct a public hearing at any time to consider an amendment to the Plan text or Plan map when the Commission or Council finds that the consideration of such amendments are necessary to comply with the rules, regulations, goals, guidelines or other legal actions of any governmental agency having jurisdiction over matters contained in said text or Plan map.*

B6. The proposed amendment to annex 11.17 acres and amend the Comprehensive Plan and Zone Maps was submitted by the property owner, METRO. A hearing for consideration of such amendment was scheduled before the DRB on February 9, 2009 and the City Council on February 18, 2009. A discussion regarding the goals and implementation measures of the Comprehensive Plan can be found in this document.

4. Standards for approval of Plan Amendments.

In order to grant a Plan amendment, the City Council shall, after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

a. The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.

B7. As demonstrated in the findings found in this staff report, the proposal is in conformance with the applicable review criteria of the ORS, Statewide Planning Goals, Metro Code, City's Plan and Code.

b. The granting of the amendment is in the public interest.

B8. The development of 11.17 acres as part of the city from a 250-acre nature park is in the public interest by providing permanently protected open space and quality passive recreational nature-based experiences close to neighborhoods.

c. The public interest is best served by granting the amendment at this time.

B9. The development of the site with urban services provided by the City of Wilsonville is the appropriate and environmentally responsible way to serve the site with water and sanitary sewer, as opposed to rural development in the county which would include septic systems and freshwater wells that could impact water quality, groundwater resources, as well as the soil of the site.

d. The following factors have been adequately addressed in the proposed amendment:

- *the suitability of the various areas for particular land uses and improvements;*
- *the land uses and improvements in the area;*
- *trends in land improvement;*
- *density of development;*
- *property values;*
- *the needs of economic enterprises in the future development of the area;*
- *transportation access;*
- *natural resources; and*
- *the public need for healthful, safe and aesthetic surroundings and conditions.*

B10. Staff concurs with the applicant's finding that, "*The site is suitable as a nature park due to its significant natural resource values and diverse habitat types, which is evidenced by the site being purchased as regional open space by Metro. The use is appropriate and compatible with surrounding residential land uses due to the passive recreational focus, and hours of operation of dawn to dusk.*"

B11. With regard to trends in land improvement, people locate where they are allowed and where they have access to their place of work, shopping, schools, and recreation. The development of 11.17 acres as part of the city from a 250-acre nature park is in the public interest by providing permanently protected open space and passive recreation close to existing and proposed neighborhoods e.g. Fox Chase, Park at Merryfield and Villebois.

B12. Staff concurs with the applicant's statement that "*The proposed use is good for surrounding land values in that parks generally add value to homes in residential neighborhoods when compared to homes in neighborhoods that do not contain parks or open space.*"

B13. Metro acquired the site with proceeds from the 1995 Greenspaces Bond Measure from the State of Oregon in 2001. The Bond Measure program was adopted by the voters of the Portland Metropolitan area to acquire and protect natural areas and improve water quality and habitat throughout the region. Due to the protected status, development of the site is limited to passive or park uses. The proposal includes plans to develop the property with a "gateway" to the park that provides picnic shelters, a restroom and a parking lot thereby seeing the fulfillment of available economic enterprises for the site.

B14. The development plan that accompanies the annexation request provides a needed connection between surrounding neighborhoods and the school site immediately surrounding the subject site. Staff concurs with the applicant statement that, “*by providing connections between neighborhoods to existing schools...improves the off-street access to transportation by providing a shared use pathway.*”

B15. The proposed plan protects and enhances the natural resource values of the site while providing needed transportation connections.

B16. Staff concurs with the applicant’s statement that “The public needs for healthful, safe and aesthetic surroundings will be provided through good site planning, quality landscape architecture and a thoughtful approach to on-going maintenance.”

e. Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.

B17. Metro staff has initiated a public hearing process with the Metro Council to approve a Metro jurisdictional boundary adjustment to allow the proposed 11.17 acres to be added to the city; therefore, the proposed amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.

5. Public Notice Requirements.

B18. A notice of public hearing for the Development Review Board and City Council was published in the local newspaper, posted in three conspicuous public places and mailed to owners of property within 250 feet of the subject site on January 20, 2009; 20 days prior to the DRB hearing. Notice was given to the Department of Land Conservation and Development (see exhibit A2). Such notices exceeded the required noticing requirements set forth in this section.

Goal 1.1 *To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.*

Policy 1.1.1 *The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.*

Implementation Measure 1.1.1.a *Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in “draft” form, thereby allowing for community involvement before decisions have been made.*

Implementation Measure 1.1.1.b *Support the Planning Commission as the City’s official Citizens Involvement Organization with regular, open, public meetings in which planning issues and projects of special concern to the City are discussed and resultant recommendations and resolutions are recorded and regularly reported to the City Council, City staff, and local newspapers. The Planning Commission may schedule special public meetings as the Commission deems necessary and appropriate to carry out its responsibilities as the Committee for Citizen Involvement.*

B19. The applicant has provided findings demonstrating compliance with this provision. Staff concurs with the applicant that the criterion has been satisfied by a master planning and adoption process. The applicant provided a summary outline of the process. Listed below is an excerpt from the applicant findings demonstrating compliance with this provision.

- *“Substantial public input was conducted as part of master plan development over the course of 2003/4.*
- *On October 13, 2008 Metro and City Staff met with neighbors at the Park at Merryfield to present the 50% CD set, walk the site, solicit input and coordinate efforts. Trial alignments were revised based on the input received at this meeting.*
- *On November 12, 2008 the Planning Commission was given a presentation on the plans in a regularly scheduled meeting open to the public and input solicited.*
- *On November 13, 2008 the Parks and Recreation Advisory Board hosted a public open house where plans were shared with the public.*
- *Public hearings with both the Development Review Board and the City Council will be conducted as part of the land use review of the project.”*

Goal 1.2 *For Wilsonville to have an interested, informed, and involved citizenry.*

Policy 1.3 *The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.*

Implementation Measure 1.3.1.b *Where appropriate, the City shall continue to coordinate its planning activities with affected public agencies and private utilities. Draft documents will be distributed to such agencies and utilities and their comments shall be considered and kept on file by the City.*

B20. The proposed plan is a coordinated effort between METRO and the City of Wilsonville. Furthermore, notice was submitted to other affected public agencies and private utilities. No comments were received from the affected agencies.

Goal 3.1: *To assure that good quality public facilities and services are available with adequate capacity to meet community needs, while also assuring that growth does not exceed the community’s commitment to provide adequate facilities and services.*

Policy 3.1.1 *The City of Wilsonville shall provide public facilities to enhance the health, safety, educational, and recreational aspects of urban living.*

Implementation Measure 3.1.1.a The City will continue to prepare and implement master plans for facilities/services, as sub-elements of the City’s Comprehensive Plan. Facilities/services will be designed and constructed to help implement the City’s Comprehensive Plan.

Implementation Measure 3.1.1.c Developments shall continue to be required to extend services/facilities to the far side of the subject property – assuring that the adjacent properties have access to those services/facilities. It is noted that unusual existing circumstances may necessitate creative solutions for the extension of services/facilities.

B21. The applicant proposes to annex 11.17 acres of land out of the 250-acre Graham Oaks Nature Park so that urban infrastructure can be provided to the site in the form of sanitary sewer and potable water. The utilities are needed for the developed portion of the site, which includes an irrigation system

for native plantings, sanitary sewer service for a two stall unisex restroom with storage, and potable water for a picnic shelter with drinking fountain and the restroom. The proposed plan provides for the extension of services/facilities while enhancing the recreational aspects of urban living thereby implementing this policy.

Policy 3.1.2 *The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).*

Implementation Measure 3.1.2.a *Urban development will be allowed only in areas where necessary facilities and services can be provided.*

B22. Necessary facilities and services such as sanitary, storm and water can be provided to the site with a modest extension of existing facilities. An 8" sanitary sewer line is located east of the site in the parking lot of the Boones Ferry Primary School. There is also an existing line on the south side of Wilsonville Road. No public stormwater tie in is proposed for the project as the site has been designed with Low Impact Development (LID) practices. In the event of a large storm event (100-year), the on-site system will overflow into the landscape west of the parking lot toward the Legacy Creek drainage basin on-site. There is an existing 18" water line adjacent to the site along Wilsonville Road. The proposal is to extend a line into the site with two water meters, one for irrigation and the other for the restroom and potable water for the drinking fountain. For sanitary sewer Metro is proposing the use of a private duplex pump system to pump the effluent from the restroom on-site to an existing sanitary sewer manhole on the Boones Ferry Primary School property where it will gravity feed to the treatment plant. Due to the long distance of the run (>1,000 lineal feet) and the flat nature of the grades, gravity feeding the line to the public sewer system was not financially feasible. A sanitary sewer line easement will be obtained by Metro from the West Linn/Wilsonville School District. The School District is a willing partner on the sanitary sewer improvements necessary for Graham Oaks. This policy and implementation measure are thereby met.

Policy 3.1.11 *The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.*

Implementation Measure 3.1.11.a *Identify and encourage conservation of natural, scenic, and historic areas within the City.*

Implementation Measure 3.1.11.b *Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.*

Implementation Measure 3.1.11.d *Continue the acquisition, improvement, and maintenance of open space.*

B23. The creation of a 250-acre passive use nature park and moreover the annexation of a portion of the park to provide necessary services supports this policy and related implementation measures.

Implementation Measure 3.1.11.f *Maintain and develop the current park system for centralized community-wide park facilities, but emphasize the future acquisition of small parks in localized areas.*

B24. The development of the Graham Oaks site will provide a community wide park facility. The park is centrally located to provide a needed connection from neighborhoods north, south and east of the development to and from a major arterial and school site. This implementation measure is thereby met.

Implementation Measure 3.1.11.h Protect residents from bearing the cost for an elaborate park system, excessive landscape maintenance, and excessive public facility costs.

B25. The funding for development of this park is provided by the 2006 Open Spaces Bond Measure, which a majority of voters of the region passed. The bond measure will protect residents from bearing the cost for the park thereby meeting this measure.

Implementation Measure 3.1.11.i Develop limited access natural areas connected where possible by natural corridors for wildlife habitat and watershed and soil/terrain protection. Give priority to preservation of contiguous parts of that network which will serve as natural corridors throughout the City for the protection of watersheds and wildlife.

Implementation Measure 3.1.11.j Identify areas of natural and scenic importance and where appropriate, extend public access to, and knowledge of such areas, to encourage public involvement in their preservation.

Implementation Measure 3.1.11.k Protect the river-connected wildlife habitat.

Implementation Measure 3.1.11.l Encourage the interconnection and integration of open spaces within the City and carefully manage development of the Willamette River Greenway.

Implementation Measure 3.1.11.m Provide for legal public access to the river only through and within the City parks, right-of-ways, easements, or other public property.

B26. Staff concurs with the applicant's finding that "The site plan provides a balance between human use and natural resource preservation and restoration. There are many portions of the site that will not have public access due to steep slopes and the sensitive nature of the habitat. Public access will be provided to appropriate portions of the site, consistent with natural resource management strategies and the adopted master plan. While trails will enter the site, the river connected corridors will remain in tact as part of the proposal, and the wildlife will be able to still traverse the site with a minimum amount of intrusion. The location of the site integrates nicely with the existing neighborhood park to the east and other Metro owned property to the south, providing for publically owned wildlife corridors in both directions." This policy and implementation measure are thereby met.

Implementation Measure 3.1.11.o Individual park and recreational sites, as defined by the parks and open space standards and classification system will be developed according to the following priorities:

B27. On September 17, 2007 the City adopted a Parks and Recreation Master Plan. Graham Oaks was identified as a part of that plan. In particular the plan encouraged partnership with Metro. This application is the result of a partnership with METRO and the implementation of the Graham Oaks Master Plan (see Exhibit B3.k.). The adoption of the Parks and Recreation Master Plan and moreover development of Graham Oaks satisfied this implementation measure.

- 1. Where possible, facilities within a park should be adjusted to meet the needs and desires of the local residents and the characteristics of the site. Park and/or recreational facilities in demand and least supply should receive the highest priorities.*

B28. The applicant has provided findings that “The Graham Oaks Nature Park property has a long and rich history including proposals for a golf course, a land fill, numerous development proposals and the Oregon Garden.” Staff concurs with the applicant’s statement that “The City of Wilsonville has long envisioned the property’s protection and has advocated for its restoration and public use for many years.” The subject site is home to many rare and valued species including Oregon oak, western red cedar, northern red-legged frog and the western bluebird. The plan calls for the development of a “gateway” to the park that provides picnic shelters, a restroom and a parking lot. The gateway has been sited to respect the natural characteristics and take advantage of the vistas. This provision is therefore satisfied.

- 2. Parks should be planned to insure maximum benefit to the greatest number of local residents. For this reason, acquisition and development of community level parks should be given the highest park priority.*

B29. The park master plan called for extensions of a regional trail through the site; the Tonquin Regional Trail. The trail will provide connections to the neighboring CREST Center, a spur trail system to provide public access to the Arrowhead Creek wetland complex, Legacy, Indian Plum and Pristine Creeks. With the ongoing development of the Tonquin Regional Trail this portion provides a valuable link for those developments surrounding the site and the City as a whole. This provision is therefore satisfied.

- 3. Development of additional neighborhood Parks will have a lower priority for public funding. To assure localized benefit, development and maintenance of neighborhood parks shall continue to be accomplished through homeowner associations.*

B30. The proposal is for a public park not a private neighborhood park; therefore this provision is not applicable. It should be noted that the funding for development of this park is provided by the 2006 Open Spaces Bond Measure, which a majority of voters of the region passed. The bond measure will protect residents from bearing the cost for the park thereby meeting this measure.

- 4. Small neighborhood parks have the lowest development priority and should be supplied at public expense only if an area is determined to be isolated from access to other parks, or where space is extremely limited, and the park is supported by the adjacent neighborhood. Maintenance of such parks should be assigned to a homeowners' association or other neighborhood organization. Small neighborhood parks tend to benefit a very localized population. It is, therefore, the intent of these standards to assign, where possible, the financial burden of maintenance and even development to those that benefit the most. In addition, a significant factor affecting maintenance costs is one of transporting equipment from park to park. Therefore, by concentrating public maintenance efforts to a few community parks, efficient use of maintenance dollars can be maximized.*

B31. The proposal is for a small portion of a greater regional park not a small neighborhood park; therefore this provision is not applicable.

- 5. Provision of regional park facilities will only be considered as an interjurisdictional project; and should have a low priority unless unusual circumstances arise.*

B32. Development of the Graham Oaks Nature Park is a collaborative effort between the City of Wilsonville and METRO, the property owner. The area of annexation represents 11.17 acres of the greater 250-acre park. Annexation of the property is necessitated by the need for utilities to service the

proposed restrooms. Due to the circumstances surrounding needed utilities priorities for annexation have risen.

6. *The City will encourage dedication or acquisition of land for parks and other public purposes in excess of lands needed to satisfy immediate needs.*

B33. The proposal is for the annexation and development of approximately 11.17 acres of the Graham Oaks Nature Park. The proposed 11.17 acre annexation supports a number of Statewide Planning Goals that are discussed in this report. The public need that is being met is related to the provision of permanently protected open space and natural resource areas, passive recreational trails and interaction with wildlife and nature close to existing and future neighborhoods. The passive recreational trails include a portion of the Tonquin regional trail. This and other trails meet the need to create a safe route to school for children at Villebois and the Park at Merryfield Subdivisions as they navigate to Wood Middle School, or Boones Ferry Primary. For these reasons Staff is supportive of the acquisition and finds it to meet the immediate needs of residents.

Implementation Measure 3.1.11.r The City shall continue to work on cooperative arrangements with the school districts to encourage provision of adequate year-round recreational programs and facilities, and to eliminate unnecessary overlap of facilities. Joint ventures in providing facilities and programs should be carefully considered in order to maximize the use of public funds in meeting local needs.

Safe and convenient access to park and recreation facilities is an important factor in a successful park system. The pedestrian/bicycle/equestrian paths are essentially an element of the City's transportation system and policies regarding their development are included in the Transportation Systems Plan. Pathways do, however, also serve a recreational function and are, therefore, referenced in this element. This is particularly true with respect to coordination/alignment of proposed pathways with park and recreational facilities, including schools.

B34. Staff concurs with the applicant's statement that "The West Linn/Wilsonville School District has been a partner in establishing the vision for the Graham Oaks site and has participated in the site planning for many years. The proximity of the CREST facility, Wood Middle School and Boones Ferry Primary School to the site provide an amazing opportunity to coordinate outdoor education in a real nature setting and to utilize the Graham Oaks property as an outdoor learning center and classroom." Furthermore, the District's landscape architect has coordinated with Metro's design team to integrate the plans for CREST development into the overall development plans at Graham Oaks. This implementation measure it therefore satisfied.

Goal 4.1: *To have an attractive, functional, economically vital community with a balance of different types of land uses.*

Policy 4.1.5 *Protect valuable resource lands from incompatible development and protect people and property from natural hazards.*

Implementation Measure 4.1.5.c *Provide a buffer use or transition zone between urban and adjacent agricultural areas.*

Implementation Measure 4.1.5.d *Conserve and create open space throughout the City for specified objectives.*

B35. The applicant has provided summary findings to state that "Acquisition of the Graham Oaks site by Metro has preserved this open space in perpetuity, protecting the area from incompatible development. The park use at the edge of the UGB, in effect provides a significant buffer between urban uses and agricultural areas." Staff concurs with this statement and finds that conservation of the Graham Oaks site

meets the specific objective of providing a buffer between urban and adjacent agricultural areas while conserving natural resources and providing passive recreational amenities. This provision is therefore satisfied.

Implementation Measure 4.1.5.g Encourage identification and conservation of natural scenic and historic areas within the City.

B36. The proposal includes plan to annex and enhance a portion of the Graham Oaks Nature Park while preserving natural resources. This provision is therefore satisfied.

Implementation Measure 4.1.5.j Ensure that open space conforms to the characteristics of the land, type of land use, adjacent land uses and City needs.

B37. The proposal is to annex approximately 11.17 acres of the 250-acre Graham Oaks Nature Park. The request to annex land into the city for purposes of constructing a nature park. Metro is requesting annexation of 11.17 acres of land currently in Clackamas County into the City of Wilsonville so that urban services can be provided to the restroom, picnic shelter and parking lot at the Graham Oaks Nature Park. A primary concern for the development of the park is to preserve and enhance existing natural resources. The site has a long history centered on preserving the open space. The subject site provides a good buffer between the existing school site to the east, residential and open space to the north and farm lands to the west. It is the professional opinion of Staff that the open space conforms to the unique features of the land and adjacent land uses and provides provisions for public park space.

Implementation Measure 4.1.5.k Develop open, limited, or restricted access natural areas connected where possible by natural corridors, for wildlife habitat, watershed, soil and terrain protection. Preservation of contiguous natural corridors throughout the City for the protection of watersheds and wildlife will be given priority in land use decisions regarding open space.

B38. One of the main features of the site is the Tonquin Regional Trail. The Tonquin Trail is part of the regional system of trails and will connect the region, particularly the Tualatin River National Wildlife Refuge. The site plan provides a balance between human use and natural resource preservation and restoration. Public access will be provided to appropriate portions of the site, consistent with natural resource management strategies and the adopted master plan. While trails will enter the site, the river connected corridors will remain in tact as part of the proposal, and the wildlife will be able to still traverse the site with a minimum amount of intrusion. This provision is therefore satisfied.

Implementation Measure 4.1.5.l Identify areas of natural and scenic importance and give them priority in selection of public open space. Where legal rights of access have been acquired, extend public access to, and knowledge of such areas, in order to encourage public involvement in their preservation.

B39. The applicant has provided summary findings that "The Graham Oaks Nature Park property has a long and rich history including proposals for a golf course, a land fill, numerous development proposals and the Oregon Garden. The City of Wilsonville has long envisioned the property's protection and has advocated for its restoration and public use for many years."... "In 2001, the 230 acre (now 250 acres due to a purchase in 2008) property was purchased by Metro as part of the 1995 Greenspaces Bond Measure, and over 2003- 2004 was master planned in partnership between Metro, the City, the West Linn/Wilsonville School District and the community under the *Wilsonville Tract Master Plan and Natural Resources Management Plan.*"... "In 2007/08 the site was restored by Metro with the planting of nearly 150,000 native plants and shrubs in six distinct plant communities including most notably oak savanna. In 2007, the region passed a second Greenspaces bond measure which provided funding to

design, engineer and construct improvements at the site.” It is the professional opinion of Staff that this history demonstrates the identification and priority in selection of the public open space.

Implementation Measure 4.1.5.s Ensure adequate storm drainage.

B40. Storm drainage will be provided through low impact development practices. In particular, pervious pavers, an eco-roof and bio swales. In a 100-year event, overflow from the developed portion of the site will be directed to the restoration areas northwest of the parking lot, percolating into the soil as it heads toward Legacy Creek consistent with natural drainage patterns. This provision is therefore satisfied.

Implementation Measure 4.1.5.v Require all future utilities to be placed underground, other than storm drainage facilities.

B41. As stated before, storm drainage will be provided through low impact development practices. In particular, pervious pavers, an eco-roof and bio swales. In a 100-year event, overflow from the developed portion of the site will be directed to the restoration areas northwest of the parking lot, percolating into the soil as it heads toward Legacy Creek consistent with natural drainage patterns. With the exception of storm drainage, no above ground utilities are proposed. The proposed method of sanitary and storm water disposal are indicated on the proposed site plans (See Exhibit B5, Sheet C2.02).

Implementation Measure 4.1.5.y Riparian corridors, wetlands and wildlife habitat that are determined to be significant through the Goal 5 process shall be designated as one or more overlay zones on the City Zoning Map.

B42. The applicant has provided summary findings that “The area proposed to be annexed into the city does not contain any significant Goal 5 natural resources.” Furthermore, the request to annex 11.17 acres of land to the City will not impact any identified Goal 5 natural resources. While the site does contain significant natural resources, none are affected as part of this land use request.

Implementation Measure 4.1.5.z Protected natural resources within the Significant Resource Overlay Zone are intended to remain undeveloped with the possible exceptions of passive recreation and underground public facilities. These areas include the following:

- 1. Riparian corridors, wetlands and wildlife habitat that are determined to be significant through the Goal 5 process and are included in the Significant Resource Overlay Zone.*
- 2. Water quality resource areas as defined by Metro’s Title 3 of the Urban Growth Management Functional Plan.*

B43. While a portion of the Graham Oaks site contains areas within the Significant Resource Overlay Zone, the proposed area of annexation does not; therefore this provision is not applicable.

Implementation Measure 4.1.5.ff Where possible, on-site drainage should be designed to preserve natural drainage channels and to allow for ground water infiltration. Man-made structures should be designed to complement the natural system. It is not the intent of this Measure to encourage unsightly and unsafe open ditches. Rather, open drainage systems should be designed to accent natural creeks and drainage channels and provide an attractive natural area-like appearance.

B44. The applicant has provided summary findings and graphic materials demonstrating that the proposal incorporates numerous low impact development practices for storm water. Pervious pavers, an eco-roof and bio swales will assist in the management of on-site stormwater. In a 100-year event, overflow from the developed portion of the site will be directed to the restoration areas northwest of the parking lot, percolating into the soil as it heads toward Legacy Creek consistent with natural drainage patterns. This provision is therefore satisfied.

Implementation Measure 4.1.5.gg Minimize the impact of urban development on adjacent rural and agricultural lands. A combination of open space and low density land use designation may be employed.

B45. Conservation of the Graham Oaks site provides a buffer between urban and adjacent agricultural areas while conserving natural resources and providing passive recreational amenities. This provision is therefore satisfied.

Implementation Measure 4.1.5.ll Sign standards have been established to control the visual impact of signs on the community and minimize sign clutter.

B46. A detailed discussion regarding signage can be found on page 3.

Implementation Measure 4.1.5.oo In reviewing all major residential, commercial, industrial and public facility uses, the City shall coordinate with DEQ to insure compliance with the Portland AQMA Plan and standards as well as other applicable regional, State and Federal air, water and environmental quality standards.

B47. Notice of the proposed application was sent to DEQ. To date the City has received no correspondence from DEQ.

DEVELOPMENT CODE

Section 4.197. Zone Changes and Amendments To This Code – Procedures.

(.02) *In recommending approval or denial of a proposed zone map amendment, the Planning Commission or Development Review Board shall at a minimum, adopt findings addressing the following criteria:*

A. *That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125 (.18)(B)(2) or, in the case of a Planned Development, Section 4.140; and [Amended by Ord 557, adopted 9/5/03]*

B48. The application was submitted consistent with the requirements set forth in Section 4.008 which requires that, Quasi-judicial zone changes be processed pursuant to Section 4.197; Quasi-judicial changes to the map or maps of the Comprehensive Plan be processed pursuant to Section 4.198; and Annexations be processed pursuant to Section 4.700. A detailed discussion regarding each application/section can be found in this report on pages 3 and 3 respectively.

B. *That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text; and*

B49. As is evidenced in this staff report, the request to annex land into the city for purposes of constructing a nature park support numerous provisions of the City's Comprehensive Plan as it relates to open space, natural resource preservation and passive recreational experiences for citizens. For example:

- a. Policy 3.1.11 states, "The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands." A detailed discussion on this Policy can be found beginning on page 3.
- b. Policy 4.1.5 states, "Protect valuable resource lands from incompatible development and protect people and property from natural hazards." A detailed discussion on this Policy can be found beginning on page 3.

C. In the event that the subject property, or any portion thereof, is designated as "Residential" on the City's Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with Implementation Measures 4.1.4.b, d, e, q, and x of Wilsonville's Comprehensive Plan text; and [Amended by Ordinance No. 538, 2/21/02.]

B50. The applicant is proposing a Comprehensive Plan Map designation of Public Lands; therefore, this provision is not applicable.

D. That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized; and

B51. The City's Engineering Division has reviewed the proposal compared to current infrastructure Capacity and has made a preliminary determination that the water line in Wilsonville Road contains adequate capacity necessary to serve the restroom, irrigation and drinking fountain designed in the plan, and that the sewer system has capacity to accommodate the 2 restrooms. Stormwater management will be handled on-site through low impact development practices, and no tie-in to the City system is proposed. Sidewalks and trails will be provided adjacent to the site along Wilsonville Road, crosswalks across Wilsonville Road to Willamette Way West will be provided as will east bound left turn pockets to the site. Improvements to the street frontage will be provided with the project consistent with Engineering Division Public Facility (PF) conditions PFC18, PFC22, PFC23, PFC24, PFC25 and PFC26 of case file #DB08-0051.

E. That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/or geologic hazard are located on or about the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone and

B52. The portion of Graham Oaks Nature Park to be annexed does not contain areas mapped as a Significant Resource Overlay Zone area; therefore this provision is not applicable.

F. That the applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change; and

B53. The applicant has provided summary findings that, "Metro currently has the funding to construct the park, and the City has funds contributing to the project as well. It is the intent to construct the park over the Summer/Fall of 2009."

G. That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that insure that the project development substantially conforms to the applicable development standards.

B54. The proposed development can be developed in compliance with the applicable development standards, as demonstrated by this report and subject to appropriate conditions of approval.

(.03) If affirmative findings cannot be made for all applicable criteria listed above the Planning Commission or Development Review Board shall recommend that the proposed text or map amendment, as the case may be, be denied.

B55. Affirmative findings can be made on all applicable criteria listed above; therefore, Staff is recommending that the Development Review Board approved the proposed map amendment together with proposed conditions of approval.

(.04) City Council action approving a change in zoning shall be in the form of a Zoning Order.

B56. A Zoning Order outlining the proposed change in zoning will be forwarded to the City Council at the February 18, 2009 hearing.

(.05) In cases where a property owner or other applicant has requested a change in zoning and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the zoning shall be changed.

B57. METRO as the property owner has requested a change in the zoning. Following approval of the zone change, City Staff will send a Notice of Decision and conditions of approval for acceptance. This provision is satisfied.

Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.

(.01) Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:

A. That the proposed amendment meets a public need that has been identified;

B58. The public need that is being met is related to the provision of permanently protected open space and natural resource areas, passive recreational trails and interaction with wildlife and nature close to existing and future neighborhoods. The passive recreational trails include a portion of the Tonquin regional trail. This and other trails meet the need to create a safe route to school for children at Villebois and the Park at Merryfield Subdivisions as they navigate to Wood Middle School, or Boones Ferry Primary. For these reasons Staff is supportive of the acquisition and finds it to meet the immediate needs of residents.

B. That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;

B59. Identified needs include permanent protection of open space and natural resource areas, passive recreational trails and interaction with wildlife and nature close to existing and future neighborhoods. The proposed amendment provides a buffer between existing urban and agricultural lands while protecting natural resources and providing opportunities to interact with wildlife. It is the professional opinion of Staff that the proposed amendment does in fact meet and exceed the public need to protect open space and natural resource areas while providing recreation. Furthermore, the proposed amendment provides a needed link in the Tonquin Regional Trail which is a regional trail envisioned to connect the Tualatin River Wildlife Refuge in Sherwood to the Willamette River and the Willamette River Greenway in Wilsonville.

C. That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and

B60. The proposed 11.17 acre annexation at the nature park supports a number of Statewide Planning Goals that can be found beginning on page 3 of this report.

D. That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.

B61. The proposed addition to the city limits is not in conflict with any other provision of the Comprehensive Plan, but rather advances many of the goals and policies as demonstrated in this report.

(.02) Following the adoption and signature of the - Resolution by the Development Review Board or Planning Commission, together with minutes of public hearings on the proposed Amendment, the matter shall be shall be scheduled for public hearing before the City Council.

B62. A City Council hearing has been set for February 18, 2009. This provision is therefore satisfied.

(.03) Notice of the Council's consideration of the matter shall be provided as set forth in Section 4.012.

B63. Notice of the Council's consideration of the matter was publish and submitted on January 20, 2009. This provision is therefore satisfied.

(.04) Upon conclusion of its public hearing on the matter, the Council shall adopt its decision by ordinance, authorizing the Planning Director to amend the official zoning map, Comprehensive Plan Map or the text of Chapter 4 as set forth in Section 4.102.

B64. As evidenced by this report, Staff is recommending approval of the proposed comprehensive plan map and zone map amendments. A hearing is scheduled before the City Council on March 2, 2009.

(.05) In cases where a property owner or other applicant has requested an amendment to the Comprehensive Plan map and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the Comprehensive Plan map shall be changed.

B65. Following approval, City Staff will send a Notice of Decision and conditions of approval for acceptance. This provision is satisfied.

Section 4.136. PF - Public Facility Zone.

(.01) Purpose: The PF zone is intended to be applied to existing public lands and facilities; including quasi-public lands and facilities which serve and benefit the community and its citizens. Typical uses permitted in the PF Zone are schools, churches, public buildings, hospitals, parks and public utilities. Not all of the uses permitted in this zone are expected to be publicly owned.

(.02) Uses Permitted Outright:
I. Trails and pathways
J. Parks

B66. The proposal includes a request for a comprehensive plan map and zone map amendment to the City's Public Facility (PF) zone. The park would contain trails and pathways, picnic shelters, restrooms and associated park amenities. These uses are outright permitted uses in the PF zone. This provision is therefore satisfied.

(.04) Dimensional Standards:

- A. Minimum Lot Size: One (1) Acre The minimum lot area may be reduced upon a finding that the resulting parcel is compatible with the adjoining property in that it does not impair the development of any adjoining property, does not adversely affect the value of adjoining property, and does not adversely affect the public health, safety, or welfare.*
- B. Minimum front and rear yard setbacks: Thirty (30) feet. Minimum sideyard setback: ten (10) feet.*
- C. Minimum street frontage: Seventy-five (75) feet.*
- D. Maximum height: thirty five (35) feet.*

B67. The 11.17 acre subject site is part of a larger 166.74 acre parcel (T3S, R1W, Section 22, Tax Lot 2201) both of which exceed the minimum lot size. The setback to the restroom and shelter are over 200' from the public right of way which satisfies the setback requirements of the zone; the street frontage is over 3000' along Wilsonville Road with 969 lineal feet of frontage on Wilsonville Road being included in the annexation request; and the height of the shelter and restroom building are well below the maximum 35' height requirement. These provisions are therefore satisfied.

(.05) Off-Street Parking Requirements: As provided in Section 4.155.

B68. A detailed discussion regarding off-street parking requirements can be found under Section 4.155 in Request C. It should be noted that Staff concurs with the applicant's finding that "The parking standards of the WC (Section 4.155) do not include a specific requirement for nature park development." The applicant goes on to state that Metro has now completed one nature park, Mount Talbert and in their experience the proposed amount of parking at Graham Oaks, 27 stalls, will be adequate for visitors to the site. It should also be noted that the applicant has provided provisions for a bus pull out that can accommodate two buses. This provision is therefore satisfied.

(.06) Signs: As provided in Section 4.156

B69. Pursuant to Section 4.156(.10)A. Signs necessary to locate and direct the public to City premises, or other governmental premises are permitted. Pursuant to Section 4.156(.03)A.1. governmental signs authorized by the City or other units of government having jurisdiction within the City, i.e. METRO are exempt from a sign permit. The applicant has provided summary findings that "No advertising features are proposed" while this may be true in the sense that the proposed signage does not seek to advertise the park in a commercial sense it does seek to provide identification for the park. The proposal includes one (1) identifying monument sign at the entrance to the site as well as several directional, wayfinding and rules signs throughout the site that are designed to acquaint and orient the visitor. Exhibit L1.02 provides a graphic depiction of proposed signs. Staff finds that the monument sign is necessary to locate and direct the public to a governmental premise; therefore, it is exempt. In addition to the monument sign, Staff finds that the directional and wayfinding signs will not be visible from off-site locations and pursuant to Section 4.156(.04)B.10 are exempt from a sign permit. The size, location, design, color, texture, lighting and materials of all of the signs are consistent with not only one another, but consistent with other Metro Regional park facilities. The signs have been designed to complement items found in nature as well as the proposed structures. This provision is therefore satisfied.

(.07) Corner Vision: As provided in Section 4.176

B70. The subject site is not by definition a "corner lot". The Engineering Division, however, will examine vision clearance specific to the site entrance in more detail in the Public Works Permit. See condition of approval PFC15 and PFC16 of case file #DB08-0051.

(.08) Special Regulations:

A. All principal and conditional uses shall be subject to Section 4.400 through 4.450 (Site Design Review) of the Wilsonville Code.

B71. Site Design Review of the picnic shelter and restroom, landscape architecture and planting plan are sought as part of this application. A detailed Site Design Review of these elements can be found in Request C of case file #DB08-0051.

OREGON'S STATEWIDE PLANNING GOALS

1. Citizen Involvement: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

B72. The applicant has provided a summary finding that there was a substantial amount of citizen involvement that went into the development of the Master Plan for Grahams Oaks Park in 2003/4. More recently Metro and City Staff engaged the most impacted adjacent property owners (along Merlin Court) in the Park at Merryfield regarding the proposal and met (October 13, 2008) in the field to share the plans and walk the proposed trail alignments. There was also a public open house on November 13, 2008 where the 50% construction documents were presented. Notice of the open house meeting was provided to property owners within an average of 1000' of the boundaries of the subject site and was noticed in the Boones Ferry Messenger which is mailed to every home in the City. The notice was also posted on the City's and Metro's web site. The public hearings with the DRB and City Council are additional opportunities for citizens to comment on the proposal. Surrounding property owners within 250 feet of

the subject site have been notified of these meetings, and the public hearing notices were published in the Wilsonville Spokesman. This goal is thereby met.

2. *Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

B73. This goal is direction to the City regarding process and policy framework it is not specific to this proposal. This goal is not applicable.

3. *Agricultural Lands: To preserve and maintain agricultural lands.*

B74. The applicant has provided summary findings and Staff concurs that "In 2007, large portions of the subject site were transformed from non-irrigated farm land to a large scale natural area restoration with the planting of over 150,000 plants in 6 distinct habitat types including Oregon white oak savanna. The proposal to add 11.17 acres to the city limits and develop a nature park will not impact an existing agricultural operation and is not in conflict with Goal 3". Furthermore, the park is at the edge of the UGB and provides a significant buffer between urban uses and agricultural areas. This goal is satisfied.

4. *Forest Lands: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

B75. The 11.17 acres proposed for annexation do not include native trees other than the recently planted seedlings. The seedlings are part of a long term restoration project. The applicant has provided summary findings that "There are no plans to log or manage the site for timber production." Forest lands will not be impacted as a result of the proposal to annex 11.17 acres of the site to the city and develop a nature park; therefore, this goal is met.

5. *Natural Resources, Scenic and Historic Areas, and Open Spaces: To conserve open space and protect natural and scenic resources.*

B76. The request to annex 11.17 acres of land to the City will not impact any identified Goal 5 natural resources. Rather the proposal seeks to protect a native restoration area. Goal 5 is met.

6. *Air, Water, and Land Resources Quality: To maintain and improve the quality of the air, water, and land resources of the state.*

B77. Staff concurs with the applicant's finding that "The restoration of the site and development of a nature park using Low Impact Development practices will assist to maintain and improve water and air quality in the vicinity." Goal 6 is met.

7. *Areas Subject to Natural Disasters and Hazards: To protect life and property from natural disasters and hazards.*

B78. The subject site is not a know area subject to natural disasters and/or hazards; therefore Goal 7 is not applicable.

8. *Recreational Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

B79. The development of 11.17 acres as part of the city from a 250-acre nature park is in the public interest by providing permanently protected open space and quality passive recreational nature-based experiences and miles of trails in a hierarchy of trail types, including the Tonquin regional trail. The Tonquin Regional Trail which is a regional trail envisioned to connect the Tualatin River Wildlife Refuge in Sherwood to the Willamette River and the Willamette River Greenway in Wilsonville. The development of a 250-acre nature park will greatly enhance the passive recreational experiences of the citizens of the State of Oregon. The project is supportive of Goal 8 by enhancing the off-street trail and recreational system.

9. *Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

B80. Economic activity involves the use of scarce resources in the provision of goods to satisfy unlimited wants. It is a measure for meeting the problem of making a living or work performed against wage or remuneration. One could argue that the proposal will result in the protection of a scarce natural resource while providing for a desire to interact with nature. The small amount of development would even result in job creation for creation and maintenance of the park. From a functional standpoint, however, the proposal is not what would typically be viewed as an economic development in the traditional sense; however, the proposal will not have a negative impact on Goal 9.

10. *Housing: To provide for the housing needs of the citizens of the state.*

B81. The proposal does not provide for additional housing, however, it also does not have a negative impact on Goal 10. In fact, the proposal provides a much needed link in the regional Tonquin Trail which could potentially provide a positive impact on the developability of surrounding lands.

11. *Public Facilities and Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

B82. The applicant proposes to annex 11.17 acres of land out of the 250-acre Graham Oaks Nature Park so that urban infrastructure can be provided to the site in the form of sanitary sewer and potable water. The utilities are needed for the developed portion of the site, which includes an irrigation system for native plantings, sanitary sewer service for a two stall unisex restroom with storage, and potable water for a picnic shelter with drinking fountain and the restroom. The City of Wilsonville is the closest city and its boundaries are proximate to the site. There is an existing network of utilities which provide for the most efficient and orderly arrangement of public facilities and services. Goal 11 is met.

12. *Transportation: To provide and encourage a safe, convenient and economic transportation system.*

B83. The applicant has provided summary findings that "The development of the trail network on site will include over a mile of the Tonquin regional trail, which is a shared use, multi-modal pathway that will facilitate the use of alternative modes of transportation, particularly bicycles." This and other trails meet the need to create a safe route to school for children at Villebois and the Park at Merryfield

Subdivisions as they navigate to Inza Wood Middle School, or Boones Ferry Primary. This project supports Goal 12 by providing safe, convenient and economic alternate modes of transportation.

13. Energy Conservation: To conserve energy.

B84. The applicant has provided summary findings that “The restroom facility is proposed to be served with a photovoltaic panel for energy production, which will transfer surplus energy back to the electricity grid. The restroom is also designed to incorporate energy efficient LED lighting and Solatube sky lights.” Staff concurs with the applicants’ assertion that the overall sustainable elements of the project support Goal 13 by conserving energy beyond traditional design.

14. Urbanization: To provide for the orderly and efficient transition from rural to urban land use.

B85. The applicant has provided summary findings to state that “Acquisition of the Graham Oaks site by Metro has preserved this open space in perpetuity, protecting the area from incompatible development. The park use at the edge of the UGB, in effect provides a significant buffer between urban uses and agricultural areas.” The project supports Goal 14 by an efficient buffer or transition between urban and rural uses.

OREGON REVISED STATUTES (ORS)

**Chapter 222 - City Boundary Changes; Mergers; Consolidations; Withdrawal
222.111 Authority and procedure for annexation.**

B86. ORS 222 111(2) provides that a proposal for annexation of territory to a City may be initiated by the legislative body of the City, on its own motion, or by a petition to the legislative body of the City by owners of real property in the territory to be annexed. Metro is the property owner and has initiated the request to annex a portion of the nature park to the City.

222.125 Annexation by consent of all owners of land and majority of electors; proclamation of annexation.

The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.

B87. ORS 222.125 permits the legislative body of the city to waive holding an election on the question of annexation within the area proposed to be annexed if all of the owners of land in the territory consent in writing to the annexation. The proposal for annexation was submitted by the owners of land (METRO). The applicant has submitted a written request and consent to annex the approximately 11.17 acres described in the applicant’s submittal. As allowed by ORS 222.125 the City Council may by ordinance set the final boundaries of the area to be annexed. Staff proposes conditional approval of the proposed annexation as evidenced by this staff report.

B88. *As a part of the annexation of this property, the subject site will require inclusion to the recently adopted Lighting Overlay Zone Map. The applicant has not specifically requested*

inclusion in a particular zone; however, due to the passive nature of the park and zoning of similar parks, i.e. Memorial Park, Staff is recommending Lighting Zone 1. This will be effectuated by the adoption by City Council.

Affected State or Federal Agencies, Local Governments or Special Districts

Name	Company	Address	City	State	Zip
Columbia Cable of Oregon		14200 SW Brigadoon Ct.	Beaverton	OR	97005
Tualatin Valley Water District		PO Box 745	Beaverton	OR	97095
Canby School District		1110 S Ivy Street	Canby	OR	97013
City Planner	City of Canby	182 N. Holly	Canby	OR	97013
Doug McClain	Clackamas Cty Planning Section Mgr	150 Beaver Creek Road	Oregon City	OR	97045
William Graffi	Unified Sewerage Agency	155 N. First Avenue, Room 270	Hillsboro	OR	97124
Brent Curtis	Wash. County Planning Manager	155 N. First Avenue	Hillsboro	OR	97124
Portland General Electric		121 SW Salmon I WTC-9	Portland	OR	97204
Tom Wolcott	BPA	PO Box 3621	Portland	OR	97208
Tom Simpson	NW Natural Gas	220 NW 2nd Avenue	Portland	OR	97209
Michael Dennis	Tri-Met Project Planning Dept	4012 SE 175th Avenue	Portland	OR	97202
Oregon Dept of Environ Quality		811 SW Sixth Avenue	Portland	OR	97204
Ray Valone	Metro	600 NE Grand Avenue	Portland	OR	97232
Manager, Community Development	Growth Management Services Metro	600 NE Grand Avenue	Portland	OR	97232
Attn: Development Review	ODO'T	123 NW Flanders Street	Portland	OR	97209
John Lilly	Division of State Lands	775 Summer Street, NE	Salem	OR	97310
Richard Ross	Department of Corrections	2575 Center Street NE	Salem	OR	97310
Bobbi Burton	Community Coordinator, Facilities Division	2575 Center Street, NE	Salem	OR	97310
William Fujii, OWRD	Commerce Building	158 12th Street, NE	Salem	OR	97310
Sherwood School Dist Admin Office		400 N. Sherwood Blvd.	Sherwood	OR	97140
Doug Rux	Community Development Director City of Tualatin	18880 SW Martinazzi Avenue	Tualatin	OR	97062
Roger Woehl	West Linn/Wilsonville School District 3JT	PO Box 35	West Linn	OR	97068
Brian Tietsort	United Disposal Services	10295 SW Ridder Road	Wilsonville	OR	97070
Ray Lambert	Portland General Electric -Wilsonville	9480 SW Boeckman Road	Wilsonville	OR	97070
Tualatin Valley Fire and Rescue	South Division	7401 SW Washo Court	Tualatin	OR	97062-8350
Tualatin Valley Fire and Rescue		29875 SW Kinsman Road	Wilsonville	OR	97070

Affected State or Federal Agencies, Local Governments or Special Districts

Page 2

Name	Agency	Address	City	State	Zip
Rob Wojtanik, Landscape Architect	Metro	600 NE Grande Ave	Portland	OR	97232
Lydia Neill, Construction Supervisor	Metro	600 NE Grande Ave	Portland	OR	97232
Nina DeConcini	Department of Environmental Quality	2020 SW 4th Ave, Suite 400	Portland	OR	97201
Mike Livingston	Portland General Electric	121 SW Salmon 1WTC 0401	Portland	OR	97204
Attn: Development Review	ODOT District 2A	6000 SW Raab Rd	Portland	OR	97221

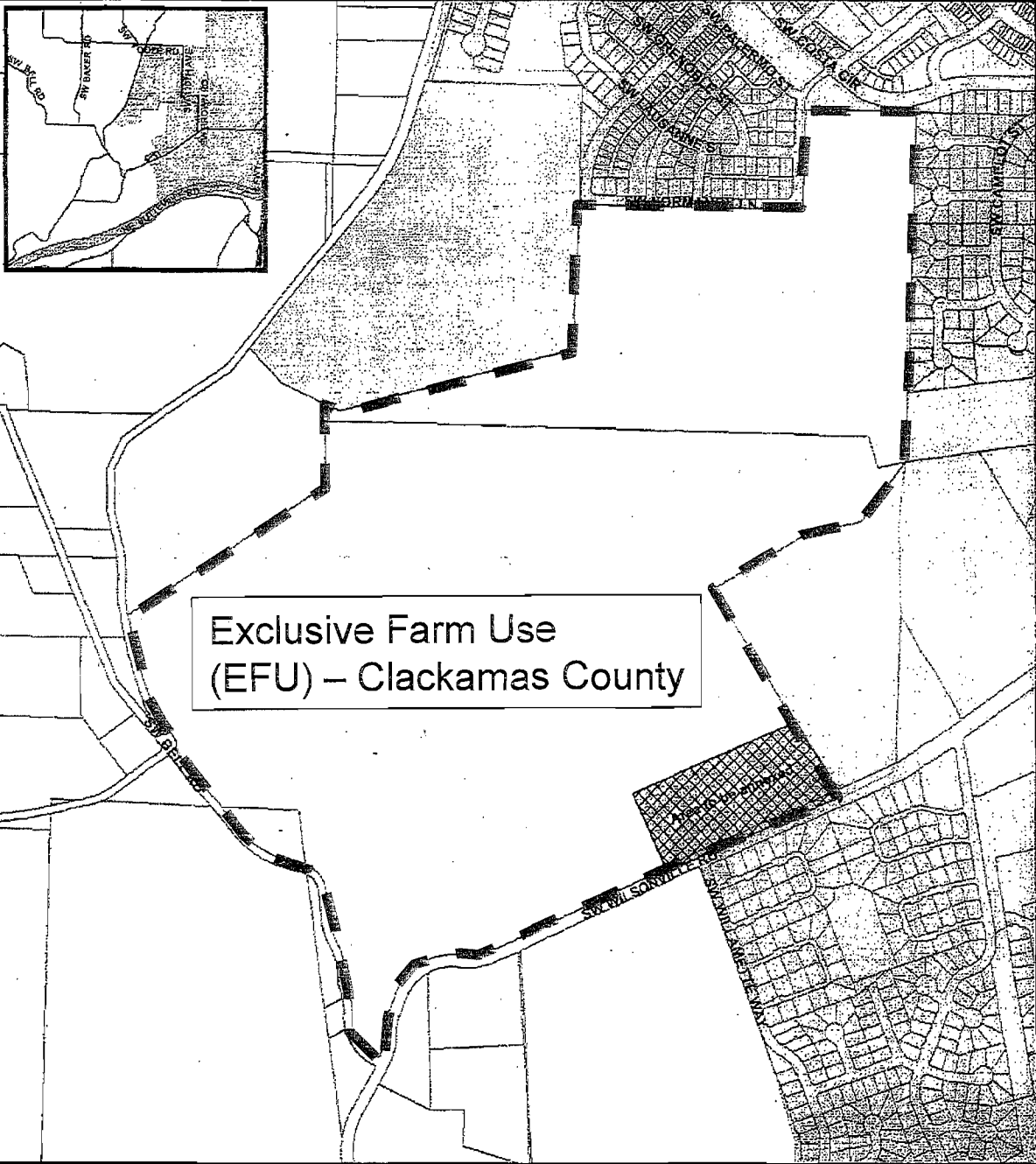
ATTACHMENT A

Existing Zoning

NW QUARTER, 3S1W22

Annexation to Urban Growth Boundary



CLACKAMAS CO.



Exclusive Farm Use
(EFU) – Clackamas County



Data Resource Center
800 NE Grand Ave
Portland, OR 97232-2735
(503) 797-1742
<http://www.metro-region.org/drc>

-  AREA TO BE ANNEXED.
-  URBAN GROWTH BOUNDARY



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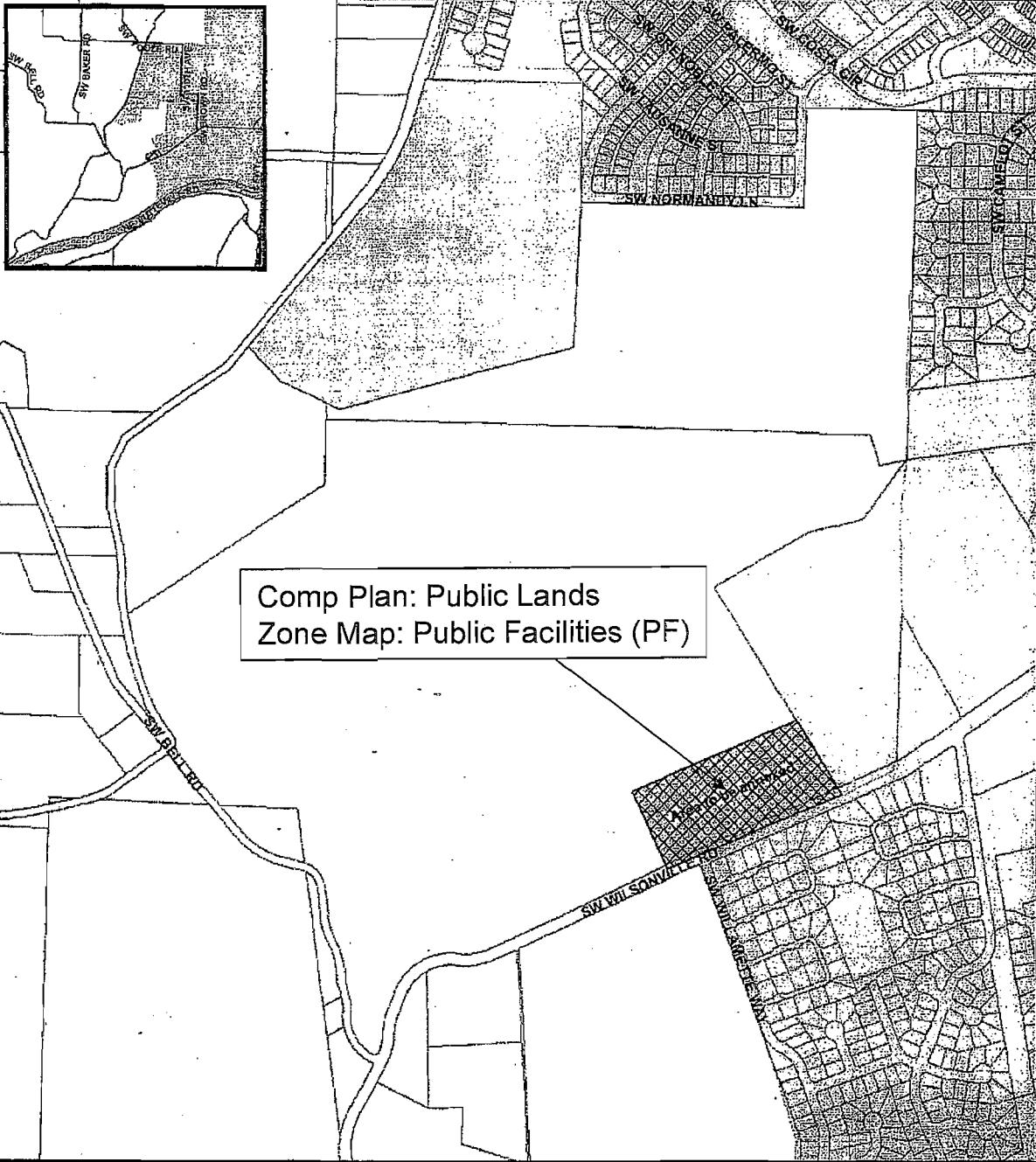
ATTACHMENT A

Proposed Zoning



NW QUARTER, 3S1W22

Annexation to Urban Growth Boundary

CLACKAMAS CO.



Data Resource Center
600 NE Grand Ave
Portland, OR 97232-2736
(503) 797-1742
<http://www.metro-region.org/drc>

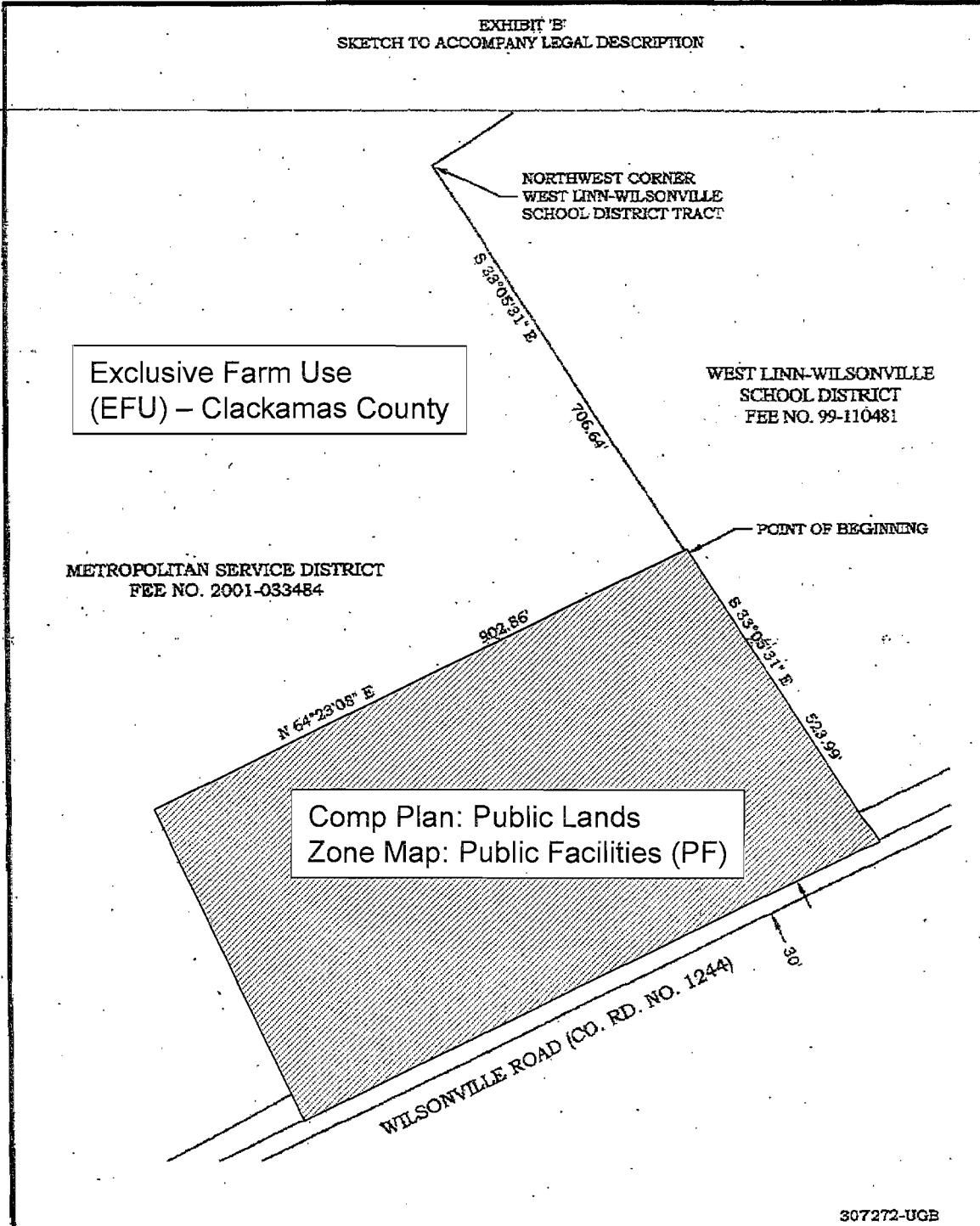
 AREA TO BE ANNEXED.
 URBAN GROWTH BOUNDARY



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Proposed Zoning

EXHIBIT 'B'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Exclusive Farm Use
(EFU) – Clackamas County

Comp Plan: Public Lands
Zone Map: Public Facilities (PF)

METROPOLITAN SERVICE DISTRICT
FEE NO. 2001-033484

WEST LINN-WILSONVILLE
SCHOOL DISTRICT
FEE NO. 99-110481

307272-UGB

kpff
Consulting Engineers
771 S.W. 147th Avenue
Buckle 35200
Portland, Oregon 97224
503-827-8881

URBAN GROWTH BOUNDARY EXPANSION
METROPOLITAN SERVICE DISTRICT
NW QTR SECTION 22, T. 3S., R. 1W., W.M.
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

DATE: 10/24/08
SCALE: 1" = 200'
CONTOUR INTERVAL: NA
PROJECT NO. 307272
SHEET: 1 OF 1

SEE SHEET G1.02
FOR TRAIL SHEET LAYOUT

INTRODUCTION

THIS SHEET IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.

DATE: 07/2017



PRELIMINARY
NOT FOR
CONSTRUCTION



GRAHAM OAKS
NATURE PARK

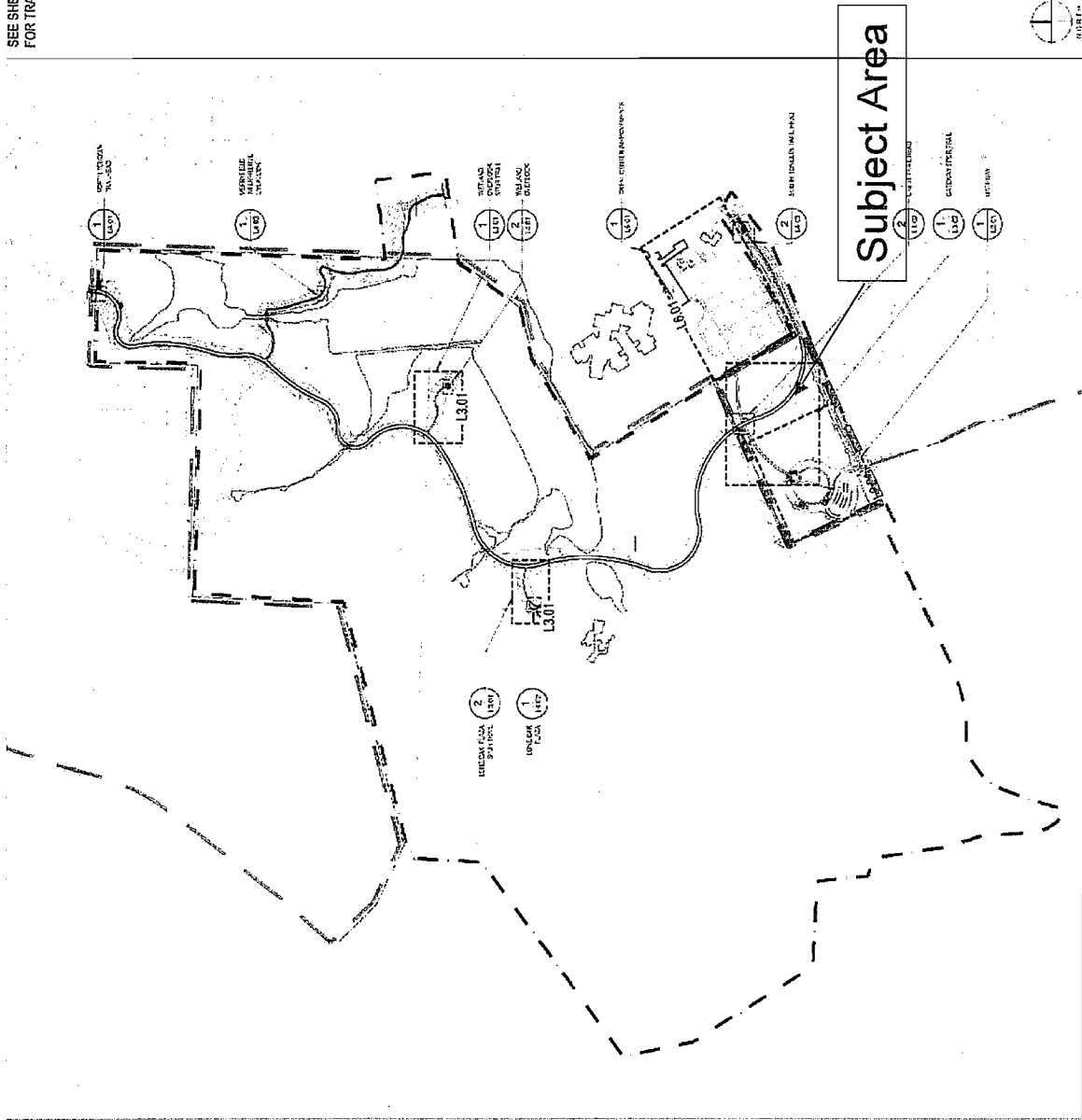
PLAZAS & SPUR TRAILS
SHEET LAYOUT

NO.	DESCRIPTION
1	PLAZAS & SPUR TRAILS
2	TRAILS

DATE	BY	CHKD BY
07/2017	[Signature]	[Signature]

G1.03

3



1 OVERALL SITE

CITY OF WILSONVILLE

29799 SW Town Center Loop East
 Wilsonville, OR 97070
 Phone: 503.682.4960
 Fax: 503.682.7025
 Web: www.ci.wilsonville.or.us

Planning Division
Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Pre-Application meeting date: 10/2/08

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Legal Property Owner's Name:

Metro

Authorized Representative:

Rod Wojtanik, Metro

Address: 606 NE Grand Avenue
Portland, OR 97232

Address: _____

Phone: 503 797 1846

Phone: _____

Fax: 503 797 1849

Fax: _____

E-mail: ~~Robyn R. Hynes~~

E-mail: rod.wojtanik@oregonmetro.gov

Property Owner or

Authorized Signature: ~~Robyn R. Hynes~~

Name

Printed ROD WOJTANIK

Date 11/6/08

Title: Landscape Architect

Site Location and Description:

Project Address if Available: 11825 SW Wilsonville Road Suite/Unit _____

Project Location: across Wilsonville Road from Willamette Way West

Tax Map #(s): 22 Tax Lot #(s): 2202 County: Washington Clackamas

Request: Annexation, comprehensive plan map and zone map amendment to include 11.17 acres of land @ the Graham Oaks Nature Park in the Wilsonville city limits.

Project Type: Class I Class II Class III

Residential Commercial Industrial Other (describe below)

Application Type:

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Request to Modify Condition |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input checked="" type="checkbox"/> Signs | <input checked="" type="checkbox"/> Site Design Review |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Stage II Final Plan |
| <input checked="" type="checkbox"/> Type C Tree Removal Plan | <input type="checkbox"/> Tree Removal Permit (B or C) | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Villebois FDP | <input type="checkbox"/> Waiver |
| <input checked="" type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Other | | |

FOR STAFF USE ONLY:

Application Rec'd: _____ Fee: _____ Check #: _____ Application Complete: _____ By: _____

File No (s) _____

City of Wilsonville
Permit Receipt
RECEIPT NUMBER 00006934

Account name: 004612

Date: 11/7/2008

Applicant: METRO

Type: charge

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
	On Account <i>Metro Fee</i>	300.00
DB08-0049	Annexation Permit Fees:Quasi-j	2,400.00
DB08-0050	Quasi Comp Plan Amendment	2,400.00
DB08-0050	Quasi-Zone map amendment	1,280.00
DB08-0051	Class 3 Site Design Review Fee	1,280.00
DB08-0052	Type C Tree Removal Plan DRB	560.00
	Total:	8,220.00

EXHIBIT 1

EXHIBIT 'A'

Legal Description

Urban Growth Boundary Expansion Graham Oaks Nature Park

A tract of land situate in the northwest quarter of Section 22, Township 3 South, range 1 West, Willamette Meridian, being a portion of that certain tract of land described in Bargain and Sale Deed to Metropolitan Service District (Metro), recorded May 8, 2001 as Fee No. 2001-033484, Clackamas County Deed Records, more particularly described as follows:

Beginning at a point on the easterly line of said Metro property bearing South $33^{\circ}05'31''$ East 706.64 feet from the northwest corner of that certain tract of land described in Statutory Warranty Deed to West Linn-Wilsonville School District, recorded November 29, 1999 as Fee No. 99-110481, Clackamas County Deed Records, thence continuing along said easterly line South $33^{\circ}05'31''$ East 523.99 feet to a point on the centerline of re-aligned Wilsonville Road (County No. 1244) as shown on Survey No. SN2006-435, Clackamas County Survey Records; thence along said re-aligned centerline South $64^{\circ}19'31''$ West 969.33 feet; thence leaving said centerline North $25^{\circ}48'14''$ West 520.56 feet; thence North $64^{\circ}23'08''$ East 902.86 feet to the **Point of Beginning**.

Containing 486,826 square feet (11.176 acres), more or less.

All as shown on Exhibit "B", attached hereto and by this reference made a part hereof.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements of record, if any.

Prepared by me or under my direction on October 24, 2008.

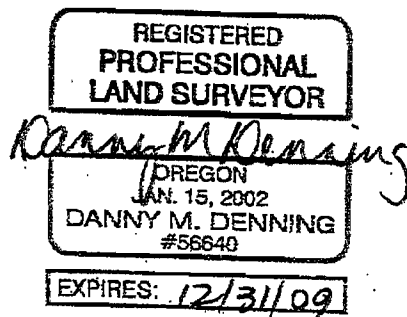
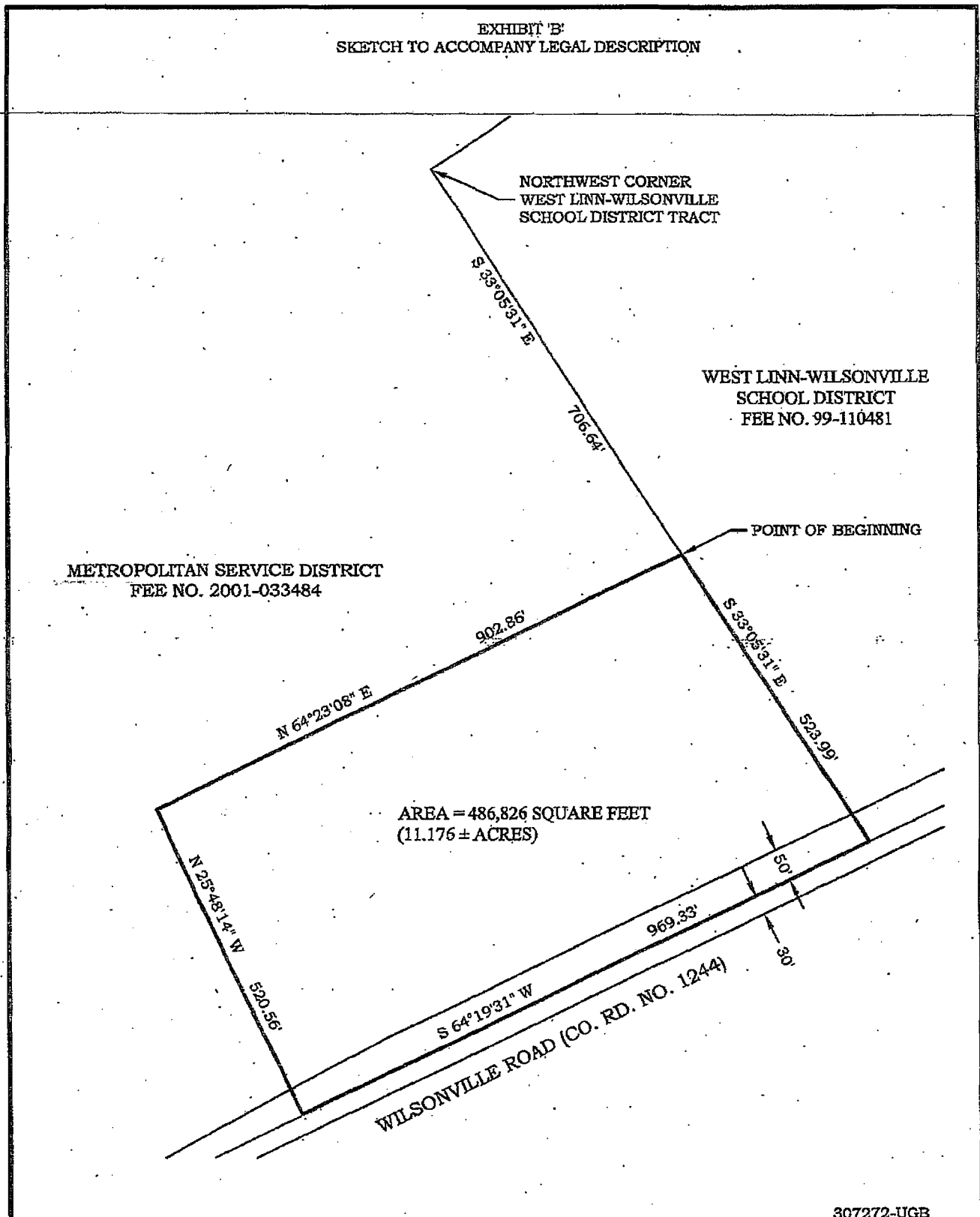


EXHIBIT 'B'
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION



307272-UGB



Consulting Engineers
 111 S.W. Fifth Avenue
 Suite 2800
 Portland, Oregon 97204
 503-227-3251

URBAN GROWTH BOUNDARY EXPANSION
 METROPOLITAN SERVICE DISTRICT

NW QTR SECTION 22, T. 3S., R. 1W., W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

DATE: 10/24/08
SCALE: 1" = 200'
CONTOUR INTERVAL: NA
PROJECT NO. 307272
SHEET: 1 OF 1



METRO

EXHIBIT 3

October 8, 2008

→ Chris N
Ms. Jadene Stensland
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070

Dear Ms. Stensland:

This letter is to inform you that the Metro Parks & Greenspaces application for an Urban Growth Boundary (UGB) Minor Adjustment, UGB Minor Adjustment Case 08-02, has been approved.

Pursuant to Metro Code 3.01.033(d) a copy of the Order is being sent to the applicant, Clackamas County, the City of Wilsonville, members of the Metro Council, and those persons who commented on the application. Metro Code 3.01.033(e) allows the applicants and those persons who commented on the application to appeal this decision within 14 days of receipt of the Order. In addition, any member of the Metro Council may request a review of the decision by the Metro Council within 14 days of receipt of the Order. If no appeals or requests to review the decision are received, the amendment is effective on October 23, 2008.

If you have any questions, please call me at 503-797-1840.

Sincerely,

Tim O'Brien
Principal Regional Planner
Planning & Development Department

Enclosure

BEFORE THE CHIEF OPERATING OFFICER

RELATING TO THE APPLICATION FOR A
MINOR ADJUSTMENT TO THE URBAN
GROWTH BOUNDARY AT 1185 SW
WILSONVILLE ROAD IN UNINCORPORATED
CLACKAMAS COUNTY

Order No. 08-049

WHEREAS, Metro Regional Parks and Greenspaces applied for a minor adjustment to the urban growth boundary (UGB) under Metro Code section 3.01.033; and

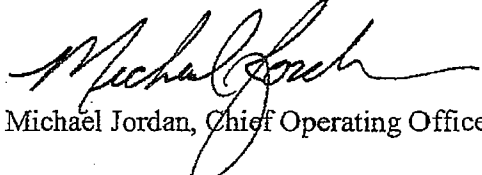
WHEREAS, the Chief Operating Officer determined that the application was complete and sent notification of the application to persons entitled to notice under the code; and

WHEREAS, the Chief Operating Officer evaluated the application for compliance with the criteria in Metro Code section 3.01.035 and determined that it complied with the criteria; now, therefore,

IT IS ORDERED THAT:

1. The Metro UGB is hereby amended to include land at Graham Oaks Nature Park at 1185 SW Wilsonville Road in unincorporated Clackamas County, as shown in the Staff Report dated October 1, 2008, attached and incorporated into this Order as Exhibit A. This addition complies with Metro Code section 3.01.035 criteria for the reasons set forth in Exhibit A.
2. The land included in the UGB by this Order shall be designated Park on the Metro 2040 Growth Concept Map and zoned by Clackamas County to allow the same park uses allowed at Graham Oaks Nature Park by the comprehensive plan for the portion of the property that remains outside the UGB.

ENTERED this 9 day of October, 2008.


Michael Jordan, Chief Operating Officer

Approved as to form:



Daniel B. Cooper, Metro Attorney

Exhibit A

STAFF REPORT

IN SUPPORT OF ORDER NO. 08-049, RELATING TO THE APPLICATION FOR A MINOR ADJUSTMENT TO THE URBAN GROWTH BOUNDARY AT 11825 SW WILSONVILLE ROAD IN UNINCORPORATED CLACKAMAS COUNTY.

Date: October 1, 2008

Prepared by: Tim O'Brien
Principal Regional Planner

BACKGROUND

CASE: UGB Minor Adjustment 08-03

PETITIONER: Metro Regional Parks and Greenspaces Dept.
600 NE Grand Avenue
Portland, OR 97232

PROPOSAL: The petitioner requests a Minor Adjustment to the Urban Growth Boundary (UGB) to allow a portion of the Graham Oaks Nature Park to be provided with sanitary sewer and domestic water for the development of a nature park abutting Wilsonville Road. Petitioner requests to add an 8.5 acre portion of tax lot 2201 currently located outside of the boundary.

LOCATION: The site is located at 11825 SW Wilsonville Road, adjacent to the City of Wilsonville to the east and to the south. A map of the site can be seen in Attachment A.

ZONING: The property at 11825 SW Wilsonville Road is zoned Exclusive Farm Use (EFU) by Clackamas County.

Applicable Review Criteria

The criteria for a Minor Adjustment to the Urban Growth Boundary (UGB) are contained in Metro Code Section 3.01.035.

3.01.035 Criteria for Minor Adjustments

Petitions to add land to the UGB may be approved under the following conditions:

- (a) The purpose of this section is to provide a mechanism to make small changes to the UGB in order to make it function more efficiently and effectively. It is not the purpose of this section to add land to the UGB to satisfy a need for housing or employment. This section establishes criteria that embody state law and Regional Framework Plan policies applicable to boundary adjustments.*
- (b) Metro may adjust the UGB under this section only for the following reasons: (1) to site roads and lines for public facilities and services; (2) to trade land outside the UGB for land inside the UGB; or (3) to make the UGB coterminous with nearby property lines or natural or built features.*

The petitioner, Metro Parks and Greenspaces proposes an amendment to the UGB that will result in the addition of 8.5 acres (0 net acres) to the UGB. According to the definition of "net acre" in Metro Code

Exhibit A

Section 3.07.1010, all publicly owned land designated for park and open space use is excluded from the calculation for net acres, thus land that is designated for park and open space use is not considered available for development. This minor adjustment to the UGB will not add land to satisfy a regional need for either housing or employment uses. Rather, the Metro Regional Parks and Greenspaces Department is initiating the amendment to the UGB to obtain urban services to develop the Graham Oaks Nature Park facility. A conceptual master plan (Wilsonville Tract Nature Park) was completed for the site in 2004 that defined the appropriate uses and approximate locations for future park improvements. The conceptual plan showed a possible entrance to the site and location of the restroom facilities on the adjoining West Linn Wilsonville School District (WSSD) property to the east. Since the master plan was completed and adopted, the school district has new concerns about safety and control of its site, and in the meantime has fully developed its site with a soccer field, which precludes the restroom and trailhead development at its original location. During the design and development of the site it has been determined that the restroom facilities should be located within the park property and not on the adjacent WWSD site. However, this location within the park will require urban services to be extended from the WWSD site. The amendment to the UGB will facilitate development of the restroom and parking facilities with access off of Wilsonville Road rather than the school district site. Trailhead improvements are required to make this site accessible to the public and facilitate use of the site by the school district for natural area based education.

For this application to amend the UGB to site lines for public facilities and services, Metro Code Section 3.01.035(c) applies.

(c) To make a minor adjustment to site a public facility line or road, or to facilitate a trade, Metro shall find that:

(1) The adjustment will result in the addition to the UGB of no more than two net acres for a public facility line or road and no more than 20 net acres in a trade;

Petitioner:

The application proposes to add an 8.5 gross acre portion of tax lot 2201 of map 3 1W 22 to the UGB. This request does not exceed the threshold of 2 acres because according to the definition of net acres all park lands are excluded. The definition of "net acre" in section 3.01.1010 excludes all publicly owned land designated for park and open space uses from the calculation for developable land. The portion of the parcel the applicant proposes to add to the UGB (8.5 acres) is proposed to be designated for park use on the 2040 Growth Concept Map and the City of Wilsonville will apply a Parks/Open Space zoning and comprehensive designation upon annexation. Therefore the net acre addition is 0 acres.

Staff Response:

Based on the petitioner's submittal, the definition of "net acre" in Metro Code Section 3.07.1010, and the future designation of the land by both Metro and the City of Wilsonville as park and open space land, staff agrees the adjustment will result in the addition of less than 2 net acres to the UGB. Staff concludes this criterion has been met.

(2) Adjustment of the UGB will make the provision of public facilities and services more efficient or less costly;

Petitioner:

Adding land to the UGB along the frontage of SW Wilsonville Road will efficiently allow services to be extended to the site. This is the most efficient way to provide services to this site. Water service can be provided from an existing line located within SW Wilsonville Road. Sanitary sewer is available through

Exhibit A

the West Linn Wilsonville School District (WWSD) property to the east. Both sanitary and water lines are currently serving residences within the UGB. Allowing connection to urban services will eliminate the need to drill a well on site to provide water and to avoid construction of a septic drain field. A septic drain field will not adequately serve the site due to the close proximity of the school's soccer field and the potential for heavy use of the park restroom from the school site. The close proximity of the site to an urban area and the likely high use of the site make connection to city services imperative. Consulting engineers have examined all potential alternatives for providing these services and have determined that the proposed arrangement is the most effective and efficient alignment.

The WWSD site to the east contains an 8-inch sanitary sewer lateral that can be extended southwest to serve the proposed amendment. Extension of this line would require a small pump station that could later be abandoned if a gravity sewer is extended west along SW Wilsonville Road. Wilsonville Road contains a 30-inch water main that is sufficient size and has sufficient pressure to serve the domestic water and fire needs of the site.

The Conceptual Master Plan provided an alternative to extending sanitary sewer and water from inside of the UGB. The concept showed a possible entrance to the site and location of the restroom facilities on the adjoining WWSD property. WWSD has expressed concerns with security and access to their site if the gateway and restroom were located on their site. WWSD has installed a soccer field in this area and has additional plans to add outdoor education classroom space for the CREST Environmental education center. Locating the restroom, driveway and parking lot off of SW Wilsonville Road will allow more direct access to the site will eliminate the security concerns for the school district, and allow for a more efficient layout for park facilities.

Staff Response:

Staff agrees with the reasons set forth by the petitioner that approval of the petition would make the provision of public facilities and services more efficient or less costly. Clackamas County and the City of Wilsonville, which is the future provider of urban services for this property, supplied the following comments:

City of Wilsonville

The Wilsonville Engineering Department supports the inclusion of the site along SW Wilsonville Road into the UGB stating that water and sewer systems adjacent to the parcel are properly sized to provide service. The city indicated that conditions that may be imposed during site review.

Clackamas County

Clackamas County indicated that they are in support of this proposed UGB expansion. They stated that the remaining portion of the site that will remain in the County will require land use approval to develop walking trails and allow other recreational activities pursuant to EFU zoning.

Other

The Tualatin Valley Fire and Rescue District is neutral.

Based on the petitioner's submittal, including responses from the applicable service providers, staff concludes this criterion has been met.

(3) Urbanization of the land added by the adjustment would have no more adverse environmental, energy, economic or social consequences than urbanization of land within the existing UGB;

Exhibit A

Petitioner:

Development of a nature park site with a restroom facility off of SW Wilsonville Road would have no more adverse environmental, energy, economic or social consequences than development of the same type of facility within the existing UGB. The 8.5 gross acre portion of the parcel does not contain any sensitive natural resources and has limited farm value due to its proximity to the school site to the east and the urban development located to the south. The site is currently being returned to a natural pre-settlement state. Metro has undertaken a very large restoration project on the site by planting over 150,000 native trees, shrubs, grasses and wildflowers. The site is no longer being cultivated for agricultural purposes.

As noted earlier, urbanization of a portion of the site would have similar energy consequences as locating the improvements inside of the UGB due to the close physical location of existing utilities.

Economic consequences associated with the proposed addition to the UGB are also favorable. Voters approved an Open Spaces bond measure in 1995 and again in 2006 that authorized the purchase of natural areas throughout the region. This property was purchased from the State of Oregon under the 1995 bond measure program. The property is proposed to be developed for park use and will provide natural and education opportunities for the immediate neighborhood as well as the region as a whole.

Additionally, by providing urban services to a portion of this site, formal development of the park can occur which provide positive social consequences. The proposed location of the gateway to the site off of SW Wilsonville Road will have the least impact on the natural character of the site because the developed portion of the site would abut a heavily traveled road. The park will provide recreational, educational and cultural benefits to the surrounding neighborhood and region. The park will contain interpretive information that highlights the importance of natural areas and Native American practices. The City of Wilsonville and Metro will work closely with affected neighbors and park users on development plans for the site and ensure that the improvements are consistent with the overall vision established in the Wilsonville Tract Master Plan completed in 2004.

Staff response:

Staff agrees with the reasons set forth by the petitioner that approval of the petition would have no more adverse environmental, social, energy or economic consequences than urbanization of land within the existing Urban Growth Boundary. Staff concludes this criterion has been met.

(4) Urbanization of the land added by the adjustment would have no more adverse effect upon agriculture or forestry than urbanization of land within the existing UGB;

Petitioner:

The subject parcel is bordered by land to the west and southwest that is zoned Exclusive Farm Use. Urbanization of the 8.5 gross acres added to the UGB would have no more adverse effect upon agriculture or forestry because the entire site is being managed as a natural area. According to the master plan, a significant portion of the site shall be used for passive recreation and as a buffer and transition zone between differing uses such as the urban areas to the east and the agricultural lands to the west. The remainder of the Graham Oaks Nature Park is currently zoned for Exclusive Farm Use (EFU); the master plan envisioned development of the site with a network of trails, viewpoints, picnic shelters and a restroom facility as well as maintaining the natural character of the area that includes upland, forest habitat and several wetland complexes. The land is committed to public land ownership through the covenants of the 1995 voter approved bond measure and the protection of the natural features of the site is compatible with agricultural lands to the west and southwest.

Exhibit A

Staff response:

Although the site proposed for addition to the UGB is EFU, the management of the site as an open space natural area is consistent with limiting impacts on farm and forest lands. Staff agrees with the reason set forth by the petitioner that approval of the petition would have no more adverse effect on agriculture or forestry than urbanization of land within the existing UGB. Staff concludes this criterion has been met.

(5) The adjustment will help achieve the 2040 Growth Concept;

Petitioner:

The land to the north, east and south is designated as low density residential on the 2040 Growth Concept. The addition of this small portion of land to the UGB will allow for the entire parcel to be developed according to the Wilsonville Tract Master Plan, which will provide park and open space opportunities for the residents of Wilsonville, consistent with the 2040 Growth Concept.

Staff response:

Staff agrees with the petitioner that the adjustment will help achieve the 2040 Growth Concept by providing additional recreation opportunities for the citizens of the region as a whole and specifically for the new residential development to the north. Staff concludes this criterion has been met.

(6) The adjustment will not result in an island of urban land outside the UGB or an island of rural land inside the UGB; and

Petitioner:

The UGB adjustment will not result in an island of urban land outside the UGB as the site directly abuts the UGB. Half of the width of SW Wilsonville Road is currently included within the UGB along the majority of the frontage of the portion of the site to be added. The remaining right of way will be included within this request.

Staff response:

Staff agrees with the petitioner that this adjustment will not result in an island of urban land outside the UGB or an island of rural land inside. Staff concludes this criterion has been met.

(7) If the adjustment is to facilitate a trade, the adjustment would not add land to the UGB that is currently designated for agriculture or forestry pursuant to a statewide planning goal.

The Petitioner:

The adjustment is not being completed to facilitate a UGB trade, thus this criterion does not apply.

Staff response:

Staff agrees with the petitioner that this adjustment is not for the purpose of facilitating a trade. Staff concludes this criterion does not apply.

ANALYSIS/INFORMATION

Known Opposition: There is no known opposition to this application. The City of Wilsonville supports the petition.

Legal Antecedents: Metro Code 3.01.035(c) allows, through an administrative process, adjustments to the UGB to site lines for public facilities and services that result in an addition of less than 2 net acres.

Exhibit A

Anticipated Effects: This amendment will add 8.5 acres (0 net acres) to the UGB. The land will be added to the City of Wilsonville Urban Services Boundary and annexed into the City of Wilsonville, resulting in 8.5 additional acres of open space being included in the UGB.

Budget Impacts: As the applicant was required to file an application fee to cover all costs of processing this minor adjustment, there is no budget impact.

RECOMMENDED ACTION

Staff recommends that the Chief Operating Officer approve Order No. 08-049 for a Minor Adjustment to the Urban Growth Boundary.

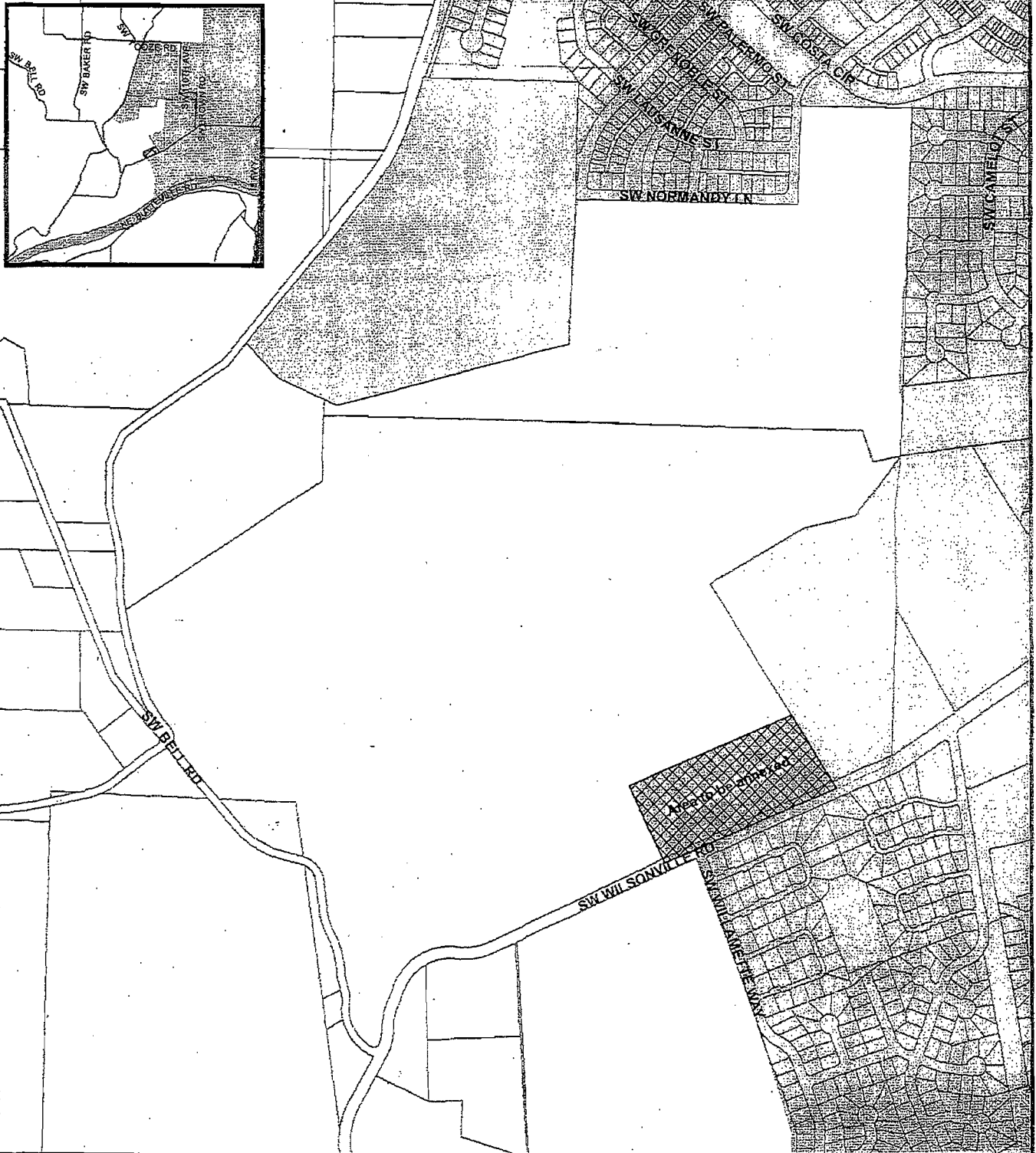
ATTACHMENT A

UGB CASE 08-02



NW QUARTER, 3S1W22

Annexation to Urban Growth Boundary

CLACKAMAS CO.



Data Resource Center
600 NE Grand Ave
Portland, OR 97232-2736
(503) 797-1742
<http://www.metro-region.org/drc>

-  AREA TO BE ANNEXED.
-  URBAN GROWTH BOUNDARY



1:8,000

EXHIBIT 4

M E M O R A N D U M

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736
TEL 503 797 1700 | FAX 503 797 1794



METRO

DATE: August 20, 2008
TO: Persons Interested in the UGB Minor Adjustment Case 08-02: Graham Oaks
FROM: Tim O'Brien, ^{TOB} Principal Regional Planner
Planning Department
RE: **NOTICE OF COMPLETE APPLICATION**

This is to inform you that the application submitted by Lydia Neill of the Metro Parks and Greenspaces Department for an Urban Growth Boundary (UGB) Minor Adjustment is complete. The application was deemed complete on August 19, 2008. This proposal, located at 11825 SW Wilsonville Road, is for an adjustment of the UGB where the UGB is amended to site a public facility line. The 8.50-acre (0 net buildable acres) area included in the proposed adjustment is shown on the attached map. This project will be known as UGB Minor Adjustment Case 08-02: Graham Oaks. *

Pursuant to Metro Code 3.01.033(d) the Chief Operating Officer shall review the application for compliance with the criteria in Section 3.01.035 and issue an order with its analysis and conclusion within 90 days of August 19, 2008, the date the application was determined complete. The Chief Operating Officer shall send a copy of its order to the applicant, the city or county with jurisdiction over the land that is the subject of the application, any person who request a copy, and to each member of the Metro Council.

The following is the applicable criteria in Metro Code Section 3.01.035(c) for this application.

(c) To approve a minor adjustment to site a public facility line or road, or to facilitate a trade, Metro shall find that:

1. The adjustment will result in the addition to the UGB of no more than two net acres for a public facility line or road and no more than 20 net acres in a trade;
2. Adjustment of the UGB will make the provision of public facilities and services more efficient or less costly;
3. Urbanization of the land added by the adjustment would have no more adverse environmental, energy, economic or social consequences than urbanization of land within the UGB;
4. Urbanization of the land added by the adjustment would have no more adverse effect upon agriculture or forestry than urbanization of land within the existing UGB;
5. The adjustment will help achieve the 2040 Growth Concept;
6. The adjustment will not result in an island of urban land outside the UGB or an island of rural land inside the UGB; and
7. If the adjustment is to facilitate a trade, the adjustment would not add land to the UGB that is currently designated for agriculture or forestry pursuant to a statewide planning goal.

This notice is being sent to the following recipients:

- The applicant
- Metro Council
- Owners of property within 100 feet of the land involved in the application
- The City of Wilsonville and Clackamas County
- Oregon Department of Land Conservation and Development
- Oregon Department of Transportation
- Persons who have requested notification of applications for minor adjustments

In order to participate in this process you must submit written comments to the address below by October 1, 2008. You may also submit written comments by email. If you have any questions regarding this notice, please contact me at 503-797-1840 or Tim.O'Brien@oregonmetro.gov

Tim O'Brien
Metro Planning Department
600 NE Grand Avenue
Portland, OR 97232

Attachment

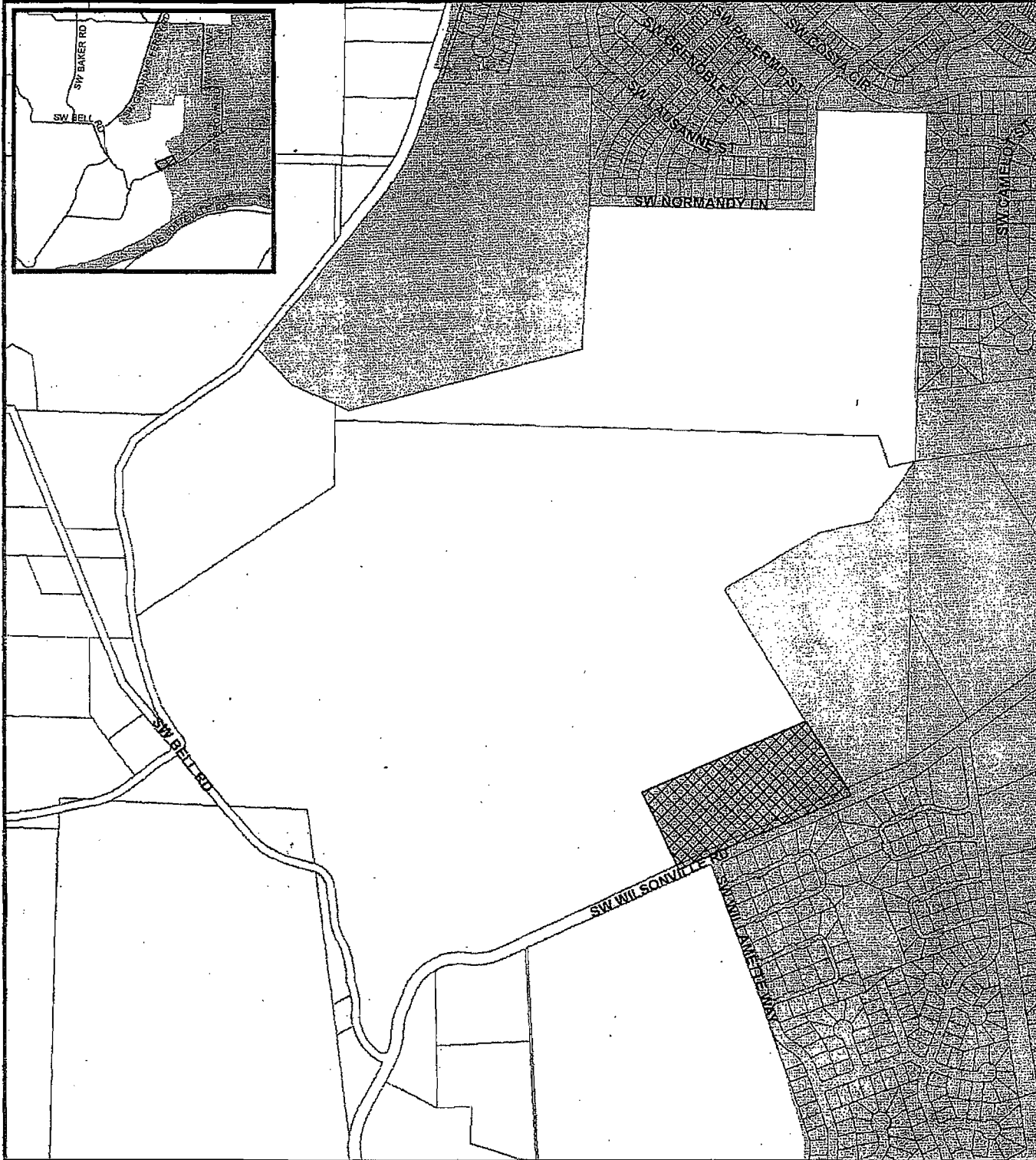
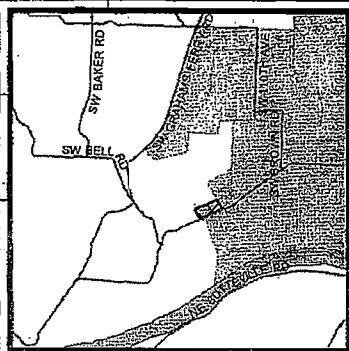
M:\plan\irpp\projects\UGB\Minor Adjustments\Case 08-02\other complete letter.doc

UGB CASE 08-02

NW QUARTER, 3S1W22



Annexation to Urban Growth Boundary

CLACKAMAS CO.



METRO

Data Resource Center
600 NE Grand Ave
Portland, OR 97232-2736
(503) 797-1742
<http://www.metro-region.org/drc>

-  AREA TO BE ANNEXED
-  URBAN GROWTH BOUNDARY

ATTACHMENT 1
1:8,000




METRO

EXHIBIT 5

DATE: November 6, 2008

TO: City of Wilsonville
Attn: Steve Adams, P.E.
Deputy City Engineer - Private Development

FROM: Metro 
Rodney Wojtanik, Project Manager

SUBJECT: Traffic Study Waiver Request

Dear Mr. Adams:

Metro is requesting that the City of Wilsonville (City) consider waiving the requirement of a traffic study for the Graham Oaks Nature Park (Graham Oaks) development project proposed at 11825 Wilsonville Road. Based on Metro's experiences and our research to date, we believe that the vehicular traffic that will access Graham Oaks will be insignificant to the current traffic volumes; especially during what the City considers peak use hours, Monday through Friday 4 to 6 PM.

Graham Oaks is a 250-acre natural area located along the western edge of the Urban Growth Boundary north of Wilsonville Rd. A community input based master plan for the site was completed in 2004. The master plan envisioned developments consistent with nature-based, passive recreation. The most significant proposed built-improvement will be the 3.5 mile trail system. This network of trails will provide access to each of three adjacent neighborhoods, three educational learning centers, a local neighborhood park, and Wilsonville Road.

Graham Oaks is being developed to include a 27-car parking lot with 2 bus parking stalls. Other amenities will include a 2-stall, unisex restroom, picnic shelter, interpretive panels, site furnishings, and public art. The 3.5 mile trail network can be divided into a hierarchy of three distinct trail categories. The primary trail will align north-south and consist of over one-mile of the regional Tonquin Trail. This trail will be a 12' wide asphalt trail providing access for bikes and pedestrians. The secondary trails will consist of a packed gravel surface. These trails will provide connections to the regional trail from the adjacent neighborhoods, city park and three different schools. The third level of trail will be either packed gravel or duff and will allow access to the western portions of the site. The hours of operation for this park will be from dawn to dusk.

Metro anticipates that the primary draw to the site will be by those wanting to pass through the site on the regional Tonquin Trail, access the schools and to walk the trails or view the landscape restoration efforts. In the winter of 2007, Metro underwent an extensive on-site restoration program. Metro planted over 150,000 trees and shrubs; converting Graham Oaks from an agricultural field to a site containing six different landscape types.

Metro is sensitive to the fact that the City has concerns about increasing vehicular traffic specifically Mon. - Fri from 4:00 PM to 6:00 PM. It has been the experience of Metro that the majority of PM peak users to this type of park are likely to be local, neighborhood based users. The primary user is anticipated to be kids traveling back and forth from school, pass-through commute walkers and bicyclists and park users coming from the adjacent neighborhoods. These users would not be I-5 interchange based trips. Use is expected to be highest during the summer weekends and very limited during the evening hours.

Metro facilities which offer similar amenities and experiences to Graham Oaks include Mt. Talbert Nature Park and the future Cooper Mountain-Nature Park. Each of these parks offers nature-based, passive recreation opportunities such as hiking, bird watching, environmental education, etc. These parks have both similar amenities as well as lengths of trail. It has been Metro's experience, as well as outside research, that finds that nature parks such as Graham Oaks receive their peak use during summer months (June to October) and peak day time use during mid day (11:00 AM through 4:00 PM) or very early in the morning or late evening (after 7 PM), after the heat of the day has passed.

Mt. Talbert is the most similar in its offerings. This park is a 183-acre natural area that was developed in 2007. This park offers a 24-car parking lot, restroom, shelter and 4.2 miles of trail. The primary draws to Mt. Talbert however are the oak savanna and a wet prairie meadow landscapes and the dramatic views. Additionally, there are 6 different interior trail loop opportunities and significant grade differentials offering the potential for rigorous exercise.

Metro has been conducting usage monitoring at Mt. Talbert by way of trail counters. Our findings are that the park receives the highest level of use on weekends, during the months of June through October between the hours of 12:00 PM and 4:00 PM. On average, 9.86 users were counted, on the trail accessed by the parking lot at Mather Road, per hour between the hours of 12:00 PM and 4:00 PM.

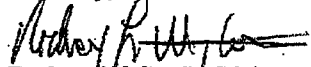
Cooper Mountain Nature Park, currently being developed by Metro, is a 230 acre site that will also have a focus on nature based, passive recreation. This site's development will include an interpretive center, a 38-stall parking lot, two demonstration gardens, a children's garden, over three miles of trail and interpretive panels. The Transportation Impact Study conducted for that project found that, "The additional traffic from the proposed development does not impact the level of service at any of the study intersections."

Phone conversations with Tualatin Hills Parks & Recreation District (THPRD) revealed that they have identical peak use patterns to those observed by Metro at Mount Talbert. The Tualatin Hills Nature Park is a 222-acre wildlife preserve featuring 1.5 miles of paved trails are paved and 3.5 miles of soft-surface trails. The primary draw to the site is the extensive trail system and the interpretive center. Their findings are that their peak use is from 11:00 AM to 3:00 PM, with the greatest use on the weekends.

The City of Hillsboro reported that they find, "...users distributed throughout the day at Rood Bridge park, one of our largest, and nicest nature parks. There is a group that comes daily early am (i.e. 7 am) to walk trails, and waves come throughout the day and evening. But it is not a peak use until a weekend or a scheduled event." (Mary Ordal, 2008) Those parks that Hillsboro did report as 'busy' between 5:00 PM and 6:00 PM were those that contained active sports areas/softball complexes, dog parks (people stopping by after work), or aquatic Centers (exercise after work).

Based on these findings Metro believes that the development of Graham Oaks will not unduly burden the existing transportation infrastructure as the majority of visitors during the PM peak will be surrounding neighbors visiting the site on foot or bike. The vast majority of vehicular trips will be off-peak and that all most probable used intersections should continue to operate within acceptable levels of service. Therefore, we respectfully request that the requirement for a traffic study be waived based on the above information and comparable experiences at similar nature parks in the region. If you have any questions, or if I can provide additional information to assist you in your decision, please feel free to call me at (503) 797-1846.

Cordially,



Rodney Wojtanik, RLA
Project Manager
Metro
Sustainability Center



EXHIBIT 6

Campbell M. Gilmour
Director

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

SUNNYBROOK SERVICE CENTER

9101 SE SUNNYBROOK BLVD. | CLACKAMAS, OR 97015

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date: 10/06/2008

File Number: Z0563-08

Application: Interpretation

From: Clackamas County Planning Division

Notice Mailed To: Property owners within 750 feet
Community Planning Organizations (CPO)
Interested Citizens and Agencies

Explanation of this Notice:

PLANNING DIRECTOR REVIEW FOR DEVELOPMENT OF A NATURE PARK ON METRO OWNED PROPERTY IN THE EFU ZONE.

Property Owner: METRO/PARKS & GREENSPACES
600 NE GRAND AVE
PORTLAND 97232

Applicant: METRO PARKS DEPT./NEILL LYDIA
600 NE GRAND AVE.
PORTLAND OR 97202

Location: 11825 WILSONVILLE ROAD

Legal Description: (map & taxlot) Acres: 250
31W22 -02201
31W15 -02902
31W22 -02200

Zone: EFU Exclusive Farm Use (80 Ac)

Staff: Greg Fritts 503-353-4531 e-mail: GregF@co.clackamas.or.us

How to Comment on this Application:

1. To be sure your comments will be considered prior to the decision, we need to have them within 15 days of the date of this notice.

File Number: Z0563-08

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the file number and address the information to the staff member handling this matter. In the event you choose e-mail, please limit your correspondence only to the issues of the application.

3. Return your mailed comments to: Clackamas County Planning Division, 9101 SE Sunnybrook Blvd, Clackamas, OR 97015; FAX to (503) 353-4550.

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently inactive, and you are interested in becoming involved in Land Use Planning in your area, please contact the Citizen Involvement office at (503) 655-8552.

LADD HILL CPO
EDWARD OLSON 503-625-1839
33575 SW LADD HILL ROAD
WILSONVILLE OR 97070-7548

Decision Process: In order to be approved, this proposal must meet the approval criteria or standards in the Zoning and Development Ordinance, Section(s) 401

The Ordinance criteria for evaluating this application and all documents and evidence submitted regarding this application are available for inspection. Copies of the application may be purchased at the Planning Division Office during weekday office hours, 8:00am to 5:00pm. The Ordinance criteria are also available at this office or can be reviewed at the County's website at www.clackamas.us/transportation/planning/zdo.htm.

A decision on this proposal will be made by the Planning Division. We will consider the criteria as well as any comments and either approve, approve with conditions, or deny this proposal. We will mail you a copy of the decision. If you disagree with the decision you may appeal to the Land Use Hearings Officer who will conduct a public hearing. There is a \$250.00 appeal fee.

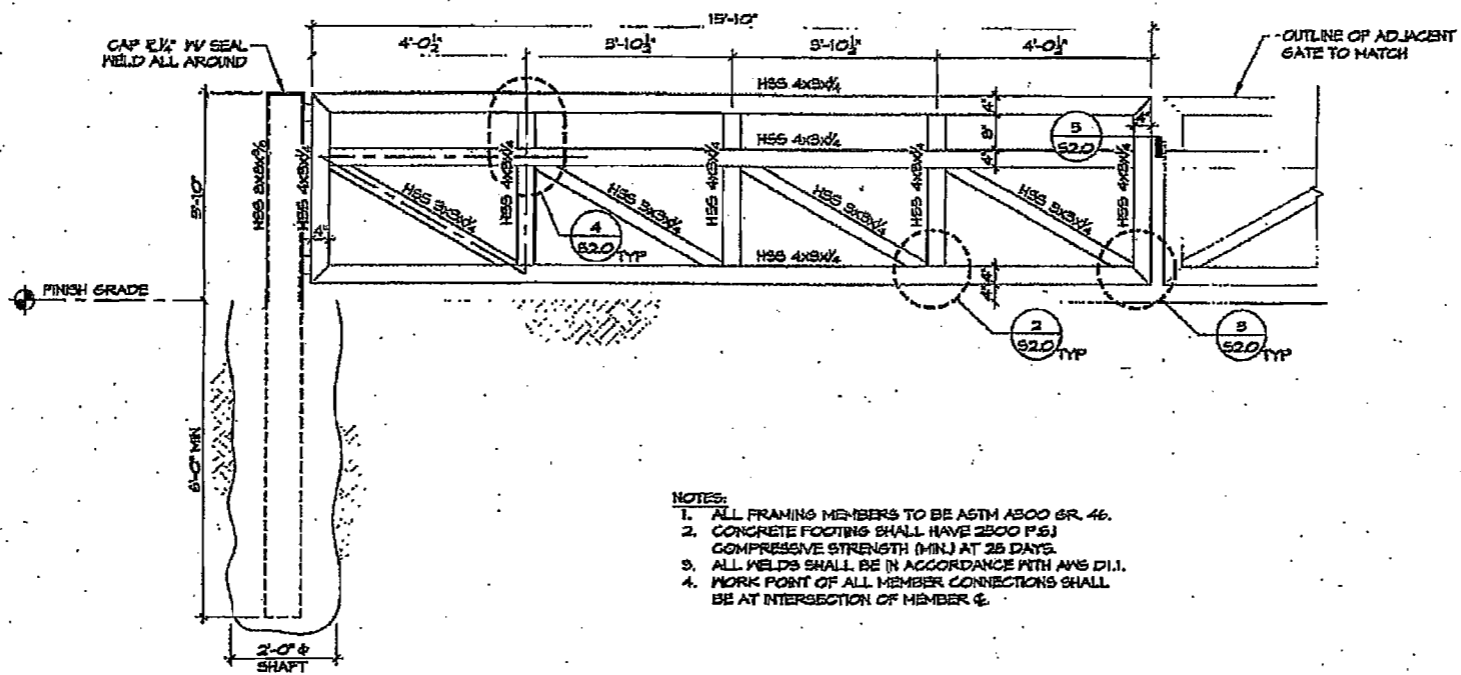
Comments:

Your Name/Organization

Telephone Number

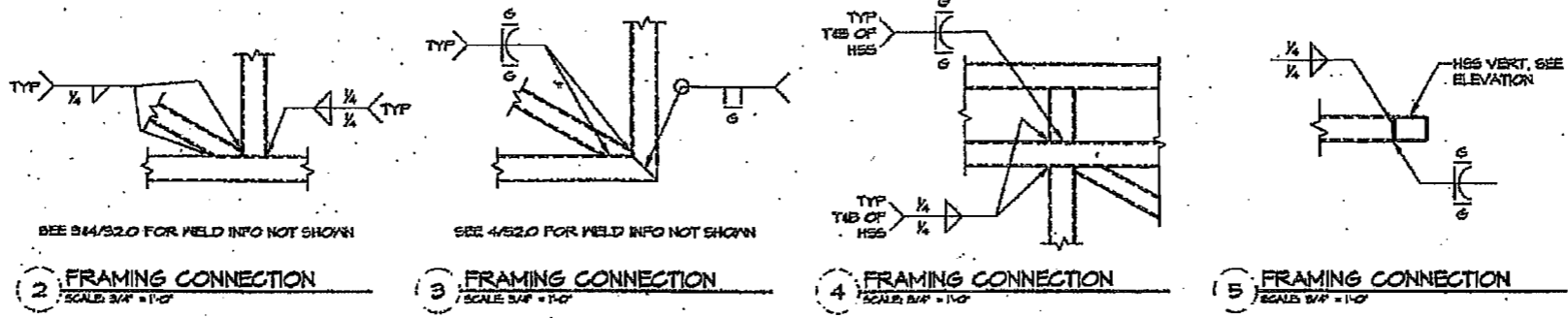
Address

EXHIBIT 7



- NOTES:**
1. ALL FRAMING MEMBERS TO BE ASTM A500 SR. 46.
 2. CONCRETE FOOTING SHALL HAVE 2800 P.S.I. COMPRESSIVE STRENGTH (MIN.) AT 28 DAYS.
 3. ALL WELDS SHALL BE IN ACCORDANCE WITH AWS D1.1.
 4. WORK POINT OF ALL MEMBER CONNECTIONS SHALL BE AT INTERSECTION OF MEMBER C.

1. FRAMING ELEVATION
SCALE: 1/2" = 1'-0"



2. FRAMING CONNECTION
SCALE: 3/4" = 1'-0"

3. FRAMING CONNECTION
SCALE: 3/4" = 1'-0"

4. FRAMING CONNECTION
SCALE: 3/4" = 1'-0"

5. FRAMING CONNECTION
SCALE: 3/4" = 1'-0"



EXPIRES: JUNE 30, 2009

AXIS DESIGN GROUP
1000 NE 10TH AVENUE, SUITE 200
PORTLAND, OREGON 97232
TEL: 503.253.8888 FAX: 503.253.8889

MT. TALBERT
NATURE AREA GATE
CLATSOP COUNTY, OREGON
CLIENT: ANDERSEN PACIFIC CONTRACTORS

DATE: 06-23-07	DESIGNER: BTN	PROJECT NO: 07-000	SCALE: 3/4" = 1'-0"
SHEET NO.			52.0

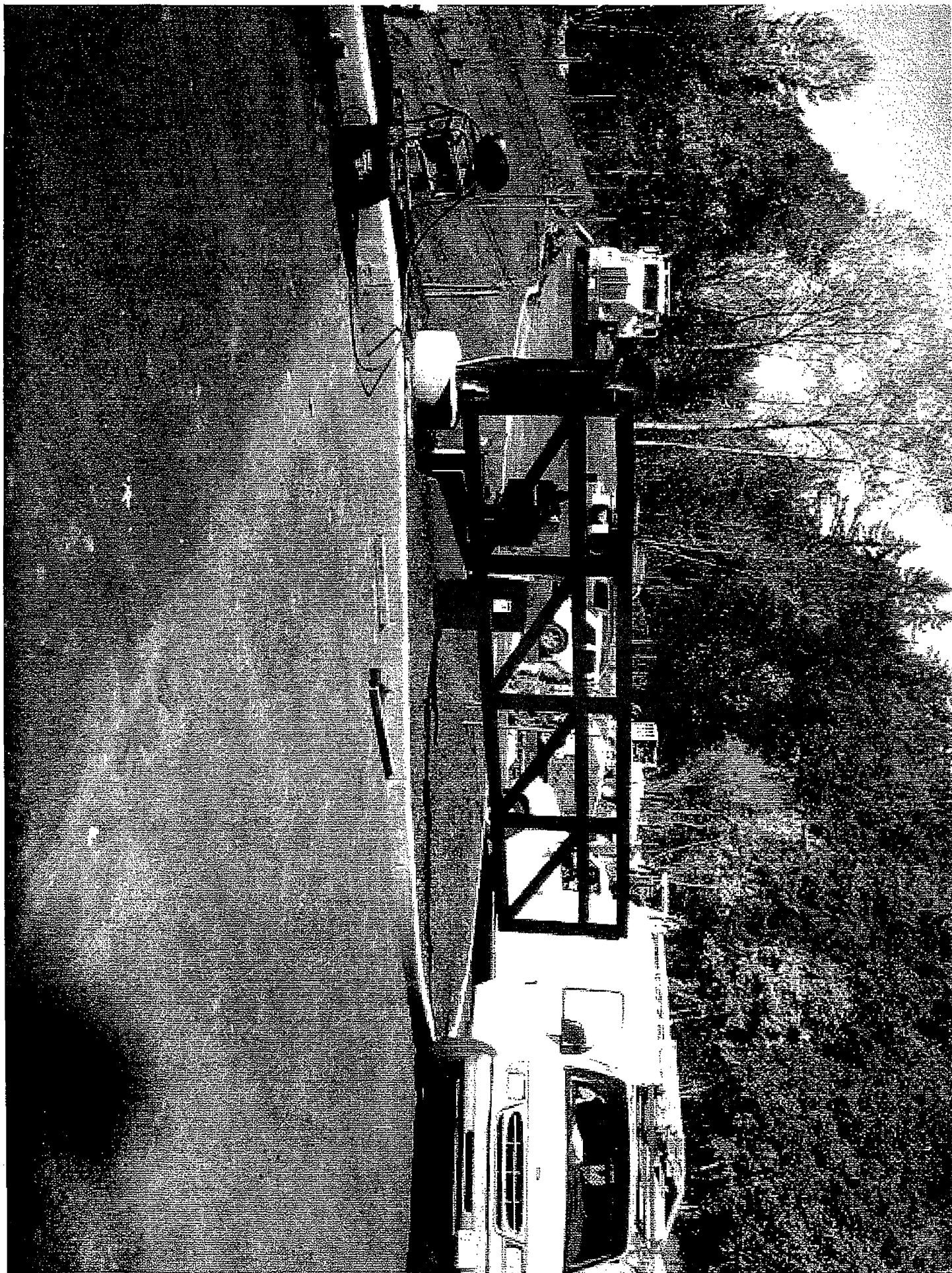


EXHIBIT 8

NOTICE OF DECISION ON PLANNING DIRECTOR REVIEW - APPROVAL

CLACKAMAS COUNTY DEPARTMENT OF TRANSPORTATION AND
DEVELOPMENT
LAND USE AND ENVIRONMENTAL PLANNING DIVISION
9101 SE Sunnybrook Blvd., Clackamas, OR 97015
Phone: 503-353-4500

TO: Applicant, Citizens Planning Organization, Agencies, and Property Owners within
750 feet of this application.

DATE: November 17, 2008

LAST DATE TO APPEAL: December 1, 2008

FILE NO.: Z0563-08-I

STAFF CONTACT: Greg Fritts

APPLICANT: METROPOLITAN SERVICE DISTRICT PARKS DEPARTMENT

OWNER OF PROPERTY: METROPOLITAN SERVICE DISTRICT

LEGAL DESCRIPTION: 3S, R1W, Section 22, Tax Lots 2200 and 2201; Section 15,
Tax Lot 2902

SITE ADDRESS: 11825 SE Wilsonville Road, Wilsonville

TOTAL AREA INVOLVED: 250 acres

PRESENT ZONING: EXCLUSIVE FARM USE (EFU)

CITIZENS PLANNING ORGANIZATION FOR THE AREA:

LADD HILL CPO

EDWARD OLSON 503-625-1839; 33575 SW LADD HILL RD, WILSONVILLE 97070-
7548

PROPOSAL: Planning Director Review for development of a nature park on METRO
owned property in the EFU zoning district

DECISION: **Approval**

The Planning Division staff has reviewed this application for a nature park. This
application is subject to 401.06 of the Zoning and Development Ordinance. The
applicant has submitted an application under Section 1305.02 of the ZDO. The

Planning Division staff has reviewed these sections in conjunction with this proposal and makes the following findings:

1. **401.06B19. Unless specified otherwise, the following uses may be allowed on Low and High Value Farmland subject to Subsection 1305.02...Parks and playground. A public park may be established consistent with the provisions of ORS 195.120.** METRO, the regional government, owns the property. They completed a masterplan for development of the 250 acres in 2004. The nature park will be open to the public and includes portions of a regional trail, trails to provide public access to wetlands and creeks, and picnic areas. **This criterion is met.**
2. **401.06A.** establishes the criterion for approval of an application submitted to the Planning Director under this section of the EFU zoning district. Specifically, **Subsection 401.06A. states that uses may only be approved where it: 1. will not force a significant change in farm or forest practices on surrounding lands devoted to farm or forest use; and 2. Will not significantly increase the cost of accepted farm or forest practices on land devoted to farm or forest use.**

The property is generally located on the southwestern side of Wilsonville, and is surrounded by the Urban Growth Boundary (UGB) on three sides. To the north, east and southeast is residential development at urban densities. Given the layout of the park and location of proposed trailheads, most of the traffic will come from these areas.

Active farms uses—mostly filbert orchards—are located on the west side of Grahams Ferry that generally forms the western boundary of the park, and to the southwest. While there are several large farms west of Grahams Ferry Road, there are more are smaller farms on parcels generally less than 20 acres developed with residences. Given its location between the UGB and the farming areas to the west and southwest, the nature park will in fact provide a permanent buffer between the urban development and these surrounding farms.

Use of the park will involve recreational uses such as hiking and biking. The uses are buffered from adjacent farm uses by either county roads or forests within the nature park. There are no connections between the park and farmland. The park will not have sports fields or lights.

Staff finds that the level of existing urban development in the area has impacted farm and forest practices and costs far greater than any potential impacts that might be attributed to the nature park. Accordingly, the nature park will not significantly impact accepted farm and forest practices in the area nor will a nature park increase the cost of farm or forest practices. **This criterion is met.**

3. The federal Endangered Species Act (ESA) is not a criterion for approval of this application. The County has reviewed the approval standards in light of the requirements of the ESA, believes that the criteria for approval are consistent with the terms of the ESA and has submitted the Development Ordinances for consideration

for a "4(d)" programmatic limitation. However, the analysis included in this report does not include an evaluation by the County of the application for consistency with the ESA nor does the report reach any conclusions concerning that federal law. The applicant is responsible for designing, constructing, operating and maintaining the activities allowed by an approval of this application in a manner that ensures compliance with the ESA. Any questions concerning this issue should be directed to the applicant, its consultants and the federal agencies responsible for administration and enforcement of the ESA for the affected species.

Based on the above findings, it is the decision of the Clackamas County Planning Division staff to approve this application for a Planning Director's Review for a nature park on EFU zoned land subject to the following conditions:

1. Development of the property shall meet METRO Title 13 standards for development in Habitat Conservation Areas.
2. Permits, if necessary, shall be obtained for grading for trails or parking areas, or construction of structures within the county portion of the park.
3. The approval of the application granted by this decision concerns only the applicable criteria for this decision. The decision does not include any conclusions by the County concerning whether the activities allowed will or will not come in conflict with the provisions of the federal Endangered Species Act (ESA). This decision should not be construed to or represented to authorize any activity that will conflict with or violate the ESA. It is the applicant, in coordination if necessary with the federal agencies responsible for the administration and enforcement of the ESA, who must ensure that the approved activities are designed, constructed, operated and maintained in a manner that complies with the ESA.
3. This approval is granted on the basis of the site plan submitted with the application. Any location for the new lot lines or the five (5) acre parcel size that differs substantially from that shown on the submitted site plan shall require a modification of this approval.

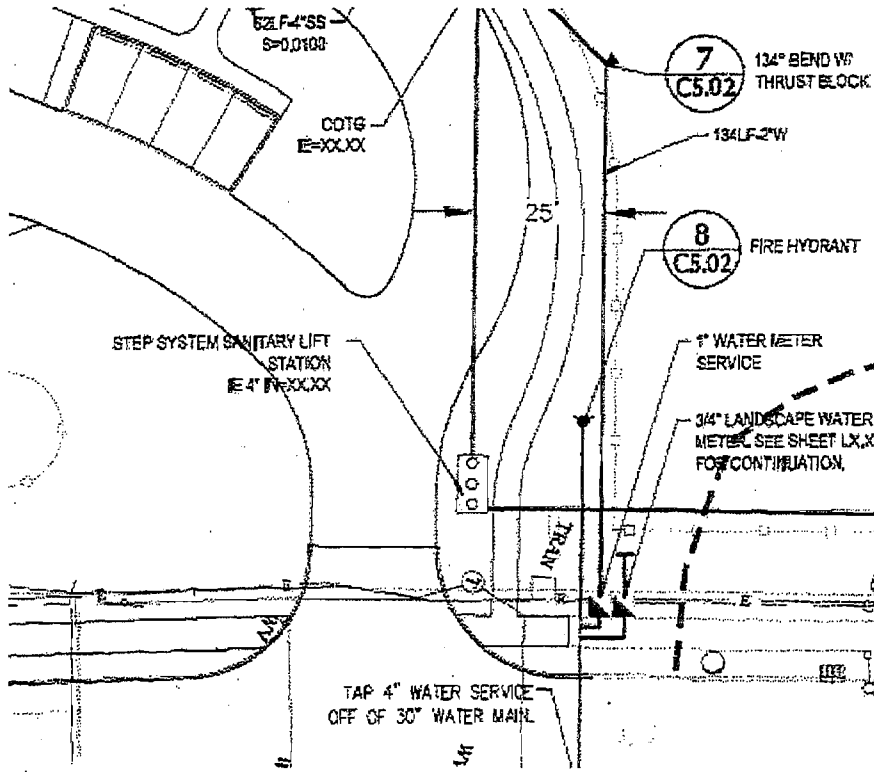
NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE. IF YOU DISAGREE WITH THESE FINDINGS OR CONDITIONS, YOU MAY APPEAL THIS DECISION TO THE CLACKAMAS COUNTY HEARINGS OFFICER. THE COST OF THE APPEAL IS \$250. YOUR APPEAL MUST BE RECEIVED IN THE PLANNING DIVISION OFFICE BY 5:30PM ON THE LAST DATE TO APPEAL WHICH IS **DECEMBER 1, 2008. THIS PERMIT WILL NOT BE ISSUED UNTIL THE DAY AFTER THE APPEAL DEADLINE.**

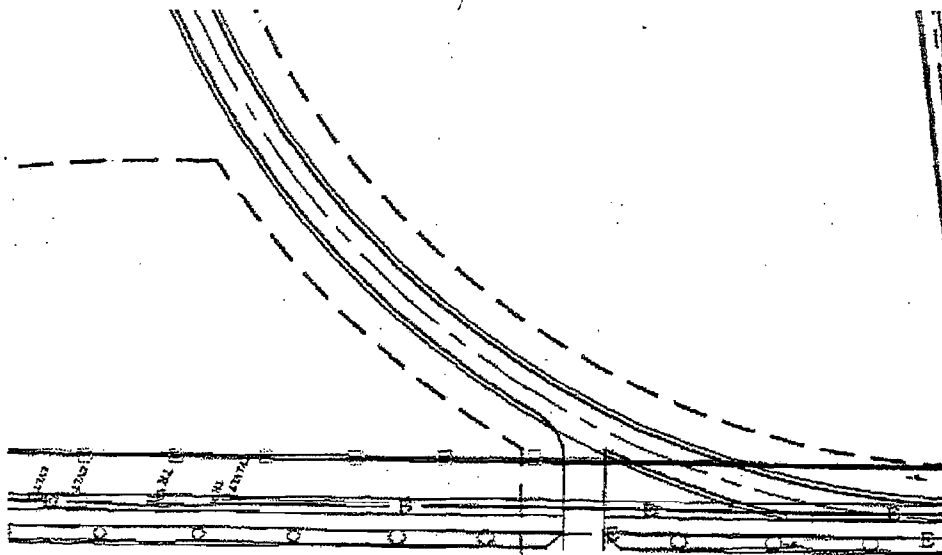
EXHIBIT 9

Type C Tree Removal Permit

4 street trees located along Wilsonville Road are proposed for removal.



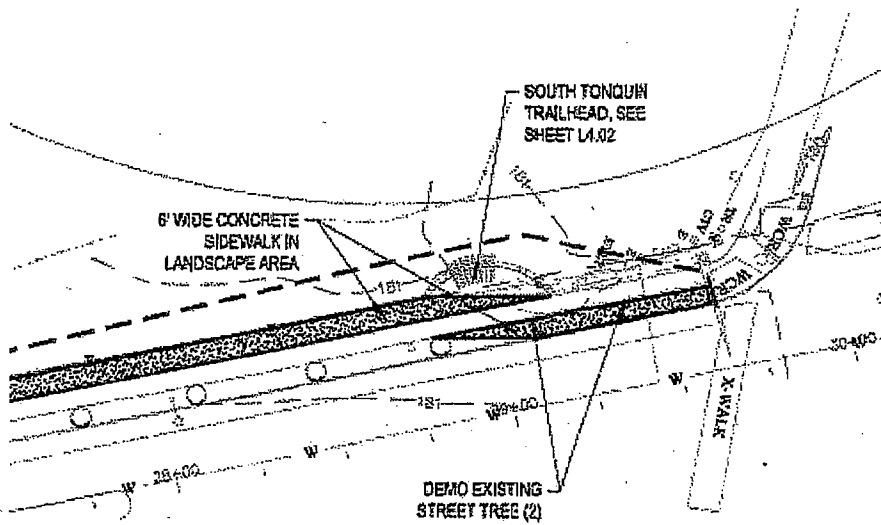
Tree #1 - 5" red maple (*Acer rubrum*) located at the east end of the driveway to the parking lot along Wilsonville Road across from Williamette Way West.



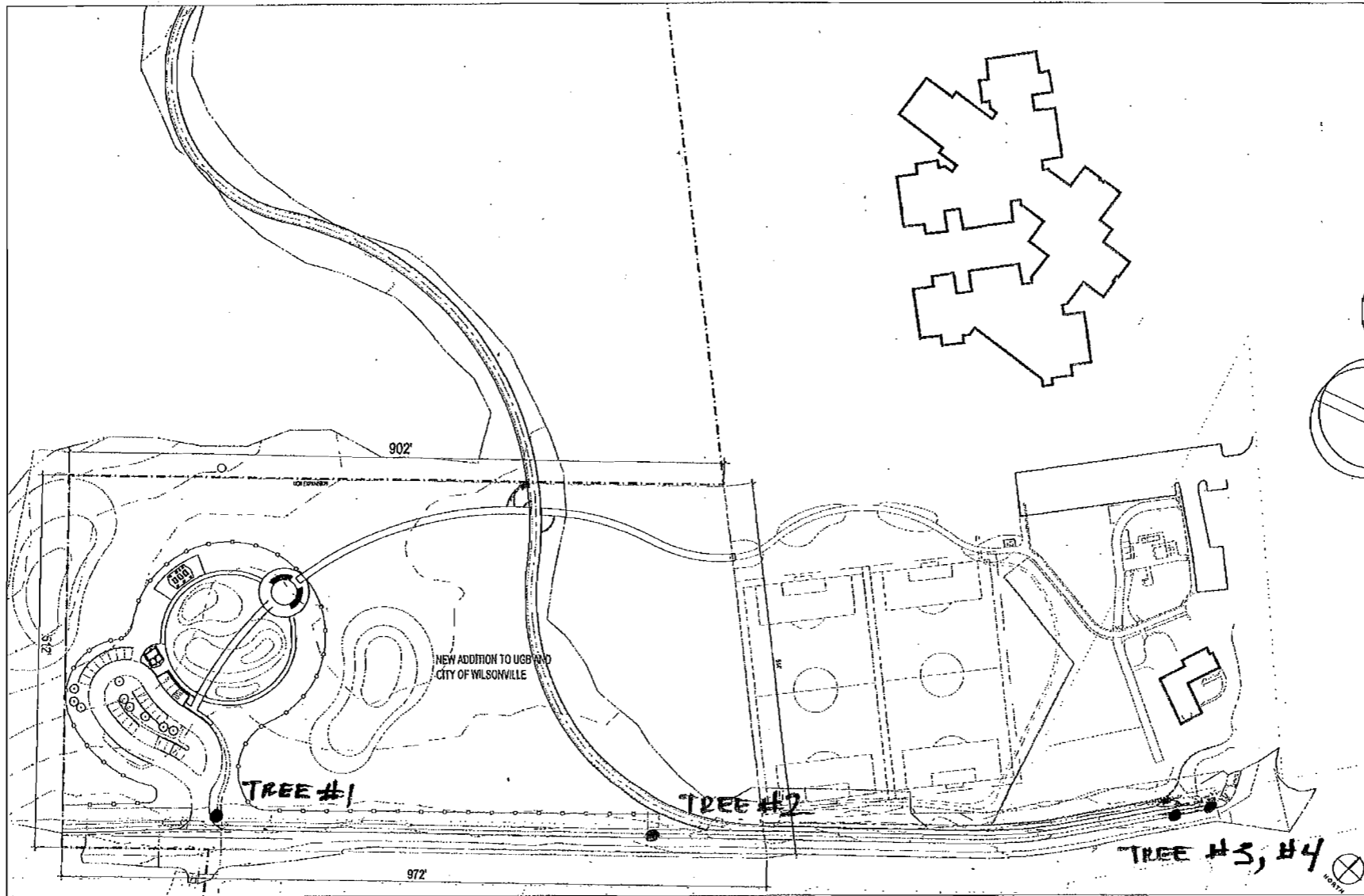
Tree #2 - 2" DBH red maple (*Acer rubrum*) located in the alignment of the vector truck access driveway.

Type C Tree Removal Permit

4 street trees located along Wilsonville Road are proposed for removal.



Trees #3 & 4 – 5" DBH flowering pears (*Pyrus calleryana*) located in the front of the CREST site, at the intersection of Wilsonville Road and Willamette Way East.



① CITY OF WILSONVILLE IMPROVEMENTS
KAW



KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION



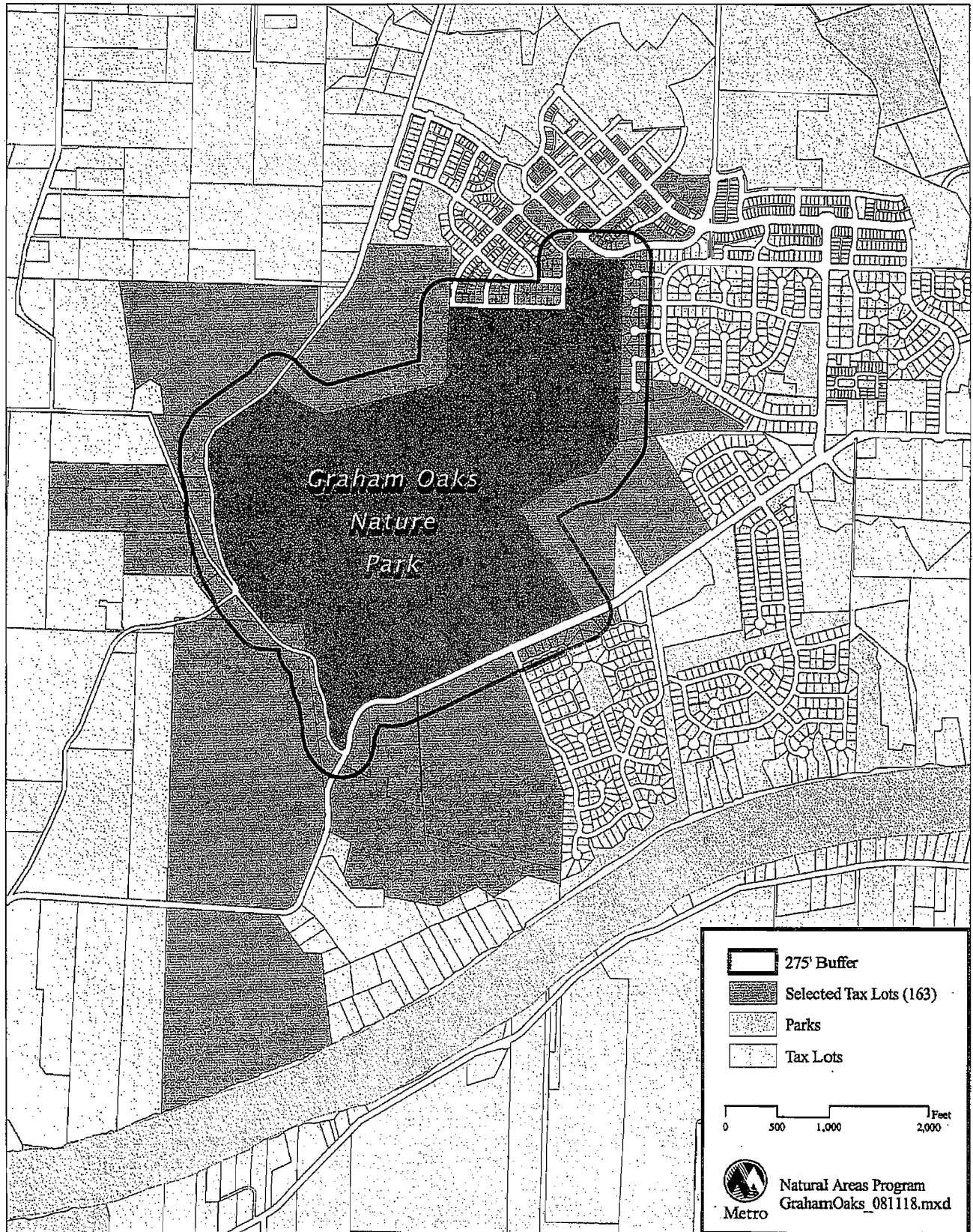
PROJECT
GRAHAM OAKS
NATURE PARK
PHASE 1
LANDSCAPE ARCHITECTURE
SHEET L1.01

DATE: 11-06-08
SCALE: 1/8" = 1'-0"
DRAWN BY: KAW
CHECKED BY: MJE
APPROVED BY: MJE

L1.01
5

EXHIBIT 11

Taxlots within 275' of Graham Oaks Nature Park



PUBLIC HEARING

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN THAT AT 2:00 PM ON THURSDAY, DECEMBER 18, 2008, IN THE COUNCIL CHAMBERS OF THE METRO REGIONAL GOVERNMENT, 600 NE GRAND AVENUE, PORTLAND, OREGON, THERE SHALL BE A PUBLIC HEARING BY AND BEFORE THE METRO COUNCIL ON THE BOUNDARY CHANGE PROPOSAL LISTED BELOW. INTERESTED PERSONS MAY APPEAR AND WILL BE GIVEN REASONABLE OPPORTUNITY TO BE HEARD.

PROPOSAL NO. AN-0308 – ANNEXATION TO METRO of territory located generally on the south edge of the District on the north edge of Wilsonville Road at its intersection with Willamette Way West, more particularly:

A portion of Tax Lot 2201 of Section 22 in T3S R1W, W.M., Clackamas County, Oregon.

The applicant (Metro) proposes annexation in keeping with the District's earlier decision to include this area in the Urban Growth Boundary. The property is to be developed as part of a nature park with trails, a picnic shelter and restrooms.

The decision on annexation to the District does not authorize or prevent any specific use of land. Current County or City zoning and planning designations will not be affected by this proposed change.

Applicable criteria may be found in the Metro Code 3.09.070 and ORS 198.850 (2).

Failure to raise an issue in the hearing, orally or in writing, with specificity and clarity sufficient to allow the Council or any participant to address and respond to such issue may preclude appeal to the Oregon Land Use Board of Appeals of the Council's resolution of that issue.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost.

A copy of the staff report will be available for inspection at no cost 15 days before the hearing and will be provided at reasonable cost.

General information and/or a copy of the staff report may be obtained by calling Ken Martin at 503.222-0955.

November 24, 2008

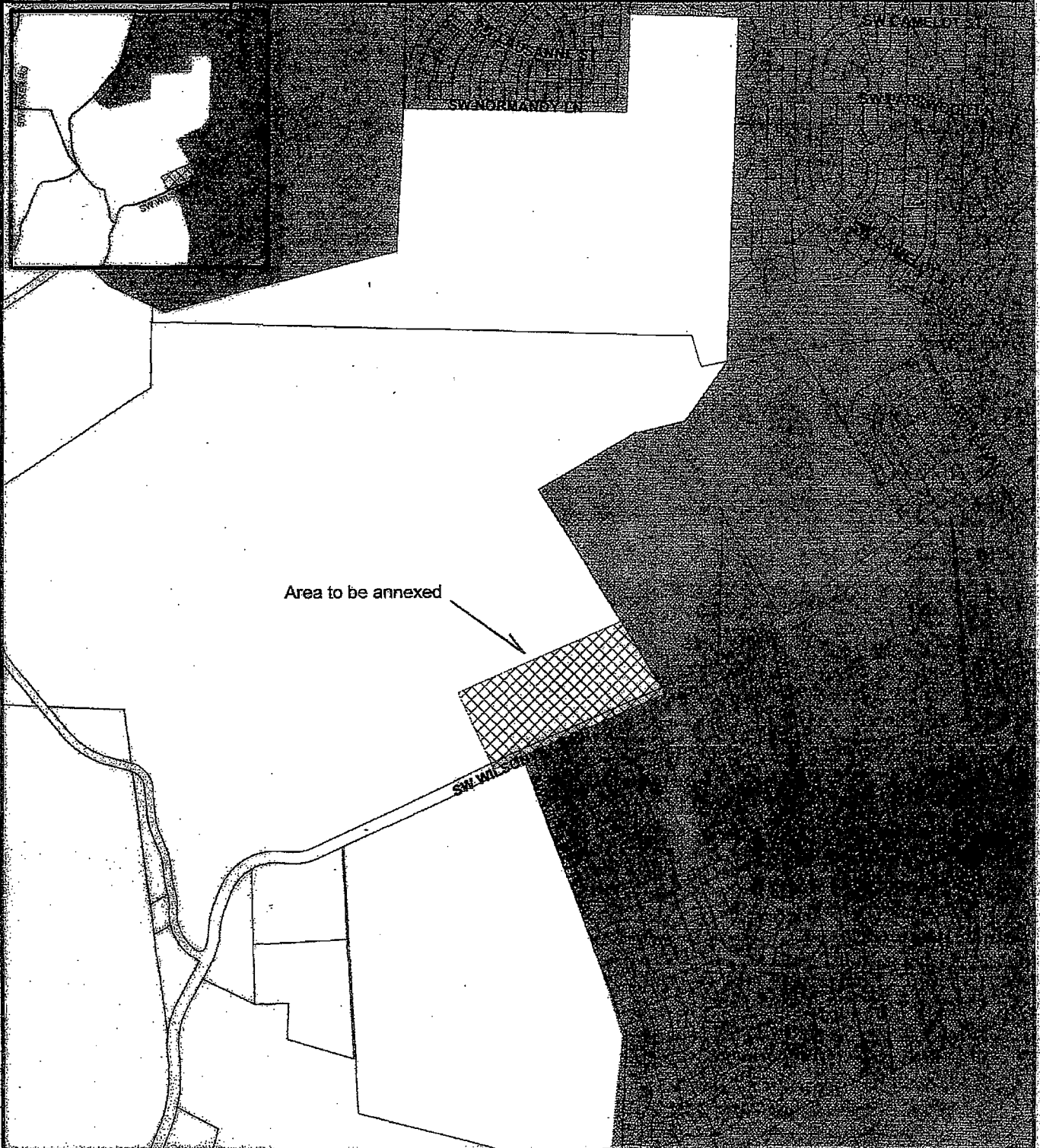
DAVID BRAGDON, COUNCIL PRESIDENT

Proposal No. CL2108

351W22

Annexation to Metro Boundary

Clackamas Co.



Data Resource Center
93 N. Grand Ave
Portland, OR 97232-2736
(503) 787-1732
www.metro-region.org/drc



 Area to be Annexed
 Metro boundary

Figure 1
1:8,000

Ken Martin Consulting
P.O. Box 29079
Portland, OR 97206-0079
(503) 222-0955

K M C

GRAHAMS FERRY ROAD PROPERTY LLC
PO BOX 3006
SALEMOR97302

METRO
600 NE GRAND AVE
PORTLANDOR97232

VILLEBOIS LLC
4724 SW MACADAM AVE
PORTLANDOR97239

SANG-YOON BYUN
28689 SW COSTA CIR E
WILSONVILLEOR97070

RICHARD W SCHWAB
28695 SW COSTA CIR E
WILSONVILLEOR97070

SCOTT M QUIGLEY
28701 SW COSTA CIR E
WILSONVILLEOR97070

MARK S & TERRIE ZIMEL L C
13500 SW 72ND AVE STE 210
TIGARDOR97223

WILLIAM R & LAURIE K ESSIG
11620 SW PALERMO ST
WILSONVILLEOR97070

RONALD C & GRETCHEN A HAYHURST
11651 SW GRENOBLE ST
WILSONVILLEOR97070

KIMIE & JOHN CARROLL
11655 SW GRENOBLE ST
WILSONVILLEOR97070

ALBERT J SCHWAB
11641 SW GRENOBLE ST
WILSONVILLEOR97070

SHANNON T BOUCHARD
11637 SW GRENOBLE ST
WILSONVILLEOR97070

ANDREW FOLTZ
206 CLAYTON DR
YORKTOWNVA23693

JOHN J & PATRICIA L COMISKEY
29435 SW ST TROPEZ AVE
WILSONVILLEOR97070

TODD M & PENNI S MEISLAHN
PO BOX 606
WILSONVILLEOR97070

MEI LING LIU
29455 SW ST TROPEZ AVE
WILSONVILLEOR97070

LYNNE E MILLER
11625 SW LAUSANNE ST
WILSONVILLEOR97070

LORIN L LEHMAN PAPA
11629 SW LAUSANNE ST
WILSONVILLEOR97070

STEVEN R & JOANNE S DUFFIN
11631 SW LAUSANNE ST
WILSONVILLEOR97070

DONALD T ADAMS
11710 SW LAUSANNE ST
WILSONVILLEOR97070

ARBOR VILLEBOIS LLC
735 SW 158TH AVE
BEAVERTONOR97006

JEREMIAH & JENNIFER PATTERSON
11699 SW NORMANDY LN
WILSONVILLEOR97070

ERIK J & LISA E SCOTT
11715 SW NORMANDY LN
WILSONVILLEOR97070

STEPHEN J ROSSI
29493 SW VENEZIA LN
WILSONVILLEOR97070

DAN & ALLISON SHERMAN
29507 SW VENEZIA LN
WILSONVILLEOR97070

GREGORY R & LORI L ESTES
11759 SW NORMANDY LN
WILSONVILLEOR97070

PAUL J DIX TRUSTEE
11765 SW NORMANDY LN
WILSONVILLEOR97070

FRANK P COOPER
11779 SW NORMANDY LN
WILSONVILLEOR97070

KATHERINE HAMM
29554 SW MILANO LN
WILSONVILLEOR97070

BELTRAN L & SHERINE M JAIMY
29484 SW MILANO LN
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SHERRY COX
29464 SW MILANO LN
WILSONVILLEOR97070

EUGENE M BOUTON
29485 SW MILANO LN
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MARSHA S ALBRECHT
29491 SW MILANO LN
WILSONVILLEOR97070

HENRY ESPARZA
29497 SW MILANO LN
WILSONVILLEOR97070

BERNARD R SMITH
29555 SW MILANO LN
WILSONVILLEOR97070

THOMAS JABLONOWSKI
11955 SW NORMANDY LN
WILSONVILLEOR97070

GUY & SONIMAR POPPE
11969 SW NORMANDY LN
WILSONVILLEOR97070

RICHARD P ACKERMAN
11975 SW NORMANDY LN
WILSONVILLEOR97070

JAMES E BONHAM
29582 SW VILLEBOIS DR S
WILSONVILLEOR97070

JORGE A MARTINEZ
PO BOX 628
MILL CITYOR97360

BRIAN DANIEL CLOCK
29562 SW VILLEBOIS DR S
WILSONVILLEOR97070

STEVEN P WARD
29550 SW VILLEBOIS DR S
WILSONVILLEOR97070

NORTHWEST HOUSING ALTERNATIVES
2316 SE WILLARD ST
MILWAUKIEOR97222

KYLE D SAWYER
28648 SW COSTA CIR E
WILSONVILLEOR97070

DANIEL T DOLLINGER
28652 SW COSTA CIR E
WILSONVILLEOR97070

KELSEY PAPP
28656 SW COSTA CIR E
WILSONVILLEOR97070

KIMBERLY NGUYEN
1625 RIDGETREE WAY
SAN JOSECA95131

LISA H ANDERSON
29289 SW CHARLOTTE LN
WILSONVILLEOR97070

LAURIE BARR
29303 SW CHARLOTTE LN
WILSONVILLEOR97070

SEAN M & NAOMI C HAYS
29319 SW CHARLOTTE LN
WILSONVILLEOR97070

YI-HWA HSU
28665 SW COSTA CIR E
WILSONVILLEOR97070

REBECCA R MONTEAU TRUSTEE
1133 BULL VALLEY DR
WOODSTOCKIL60098

SANDRA A URAN
28677 SW COSTA CIR E
WILSONVILLEOR97070

RICHARD H KRAUSE
61451 ROCK BLUFF LN
BENDOR97702

DAVID E LIKE
10873 SW ROLAND CT
WILSONVILLEOR97070

YAN ZHOU MORRISSEY TRUSTEE
10881 SW ROLAND CT
WILSONVILLEOR97070

THOMAS R HOOKER
10899 SW ROLAND CT
WILSONVILLEOR97070

WILLIAM F & JOANNE S ERB
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WILSONVILLEOR97070

ERIC MILLER & GAYLE LEE DILLMAN
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JAMES S WESTING
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WENDY & MICHAEL BATES
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DAVID B LAKE TRUSTEE
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ANDREW S & BARBARA LEONDAR
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JAY ALLEN & TAMARA L PUPPO
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PAUL J & SUSAN M SKITES
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MICHAEL W & DIANE M BELL
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RICHARD E ALDRICH
10875 SW MERLIN CT
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H DUANE & CATHY L SHOEL
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TONY L & GWEN E RHODES
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ARTHUR & TAMARA FARO
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ALI S & JANE C OLYAEI
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JOE A & SHANNON R POLEN
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ROBERT D & NANCY J CUTLER
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CRAIG FAIMAN
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ROBERT N & SHIRLEY BERLIN
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PATRICK D & SUSAN W HARRISON
2040 WAVERLY PL N APT 403
SEATTLEWA98109

ALLAN P WILLMAN TRUSTEE
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BRYAN D & LISA M SMITH
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JOHN D & KAREN L NORMAN
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MATTHEW A BERGEY
8160 SW JACKTOWN RD
BEAVERTONOR97007

LINDA L HUTT
10907 SW ARTHUR CT
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STEPHEN J SAMUELSON
10911 SW ARTHUR CT
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BRENT J ARRITOLA
10914 SW ARTHUR CT
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GERALD A & KATHLEEN M GREGG
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JOSEPH C & MARIA E WALSH
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JOHN N COATS TRUSTEE
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RONALD A BEITEL
10884 SW ARTHUR CT
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LINDA MERRIHEW BUCK
10889 SW PARKWOOD CT
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CONSTANCE M & TERRENCE J MURPHY
10893 SW PARKWOOD CT
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DENNIS & LISA BURKE
10895 SW PARKWOOD CT
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SUSAN L & JOHN E DUNCAN STEVENS
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DANNY L BACON
10910 SW PARKWOOD CT
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CORNELIA GIBSON TRUSTEE
10904 SW PARKWOOD CT
WILSONVILLEOR97070

TIMOTHY L & KIMBERLY R MANN
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CAROLINE A & TIMOTHY M FINNIGAN
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WILSONVILLEOR97070

GREGORY C & JEANNE R WALTERS
10890 SW PARKWOOD CT
WILSONVILLEOR97070

GRAHAMS FERRY ROAD PROPERTY LLC
PO BOX 3006
SALEMOR97302

DAVID W & ANN M PALMER
13031 SW BELL RD
SHERWOODOR97140

LARRY E ANTHONY
27220 SW GRAHAMS FERRY RD
SHERWOODOR97140

TALMAGE CONSTRUCTION INC
4676 COMMERCIAL ST S #280
SALEMOR97302

TIMOTHY A & PATRICIA A RAGLAND
30701 SW GRAHAMS FERRY RD
WILSONVILLEOR97070

JOHN C JENSEN JR
PO BOX 1494
WILSONVILLEOR97070

DAVID A PARMETER TRUSTEE
12962 SW BELL RD
SHERWOODOR97140

BERNICE NANCY GOETZE
10115 SW HAWTHORNE LN
PORTLANDOR97225

PAMELA K MARTENS
1930 GINGER LN
KLAMATH FALLSOR97601

ZAMZAM LLC
660 NEWPORT CENTER DR STE 650
NEWPORT BEACHCA92660

DEAN HANSEN
12511 SW BELL RD
SHERWOODOR97140

METROPOLITAN SERV DISTRICT
600 NE GRAND AVE
PORTLANDOR97232

ANDREW G GIANNOTTI
12370 SW WILSONVILLE RD
WILSONVILLEOR97070

JOHN ROBERT & DEBI LAUE
PO BOX 147
WILSONVILLEOR97070

RONALD E DYCHES
8785 SE 137TH
HAPPY VALLEYOR97086

STATE OF OREGON
1225 FERRY ST SE
SALEMOR97310

CITY OF WILSONVILLE
29799 SW TOWN CENTER LOOP E
WILSONVILLEOR97070

THOMAS W & DEBORAH R HUGHES
11267 SW CHANTILLY
WILSONVILLEOR97070

STEPHAN A & KRYSTAL D CUMMINGS
11275 SW CHANTILLY
WILSONVILLEOR97070

WADE E JR & PAMELA J SCOTT
11283 SW CHANTILLY
WILSONVILLEOR97070

ALAN J & WENDY S JOHNSON
11291 SW CHANTILLY
WILSONVILLEOR97070

MICHAEL R & MARY ADA HINDS COOKE
11299 SW CHANTILLY
WILSONVILLEOR97070

BRUCE ERIK BENNETT TRUSTEE
16840 SW PARRETT MTN RD
SHERWOODOR97140

JOHN D WILLSON
11718 SW JAMAICA
WILSONVILLEOR97070

OLGA LOPEZ GRANADOS
11711 SW JAMAICA
WILSONVILLEOR97070

HOWARD KLEIN
11710 SW JAMAICA
WILSONVILLEOR97070

ALBERT LEVIT TRUSTEE
11702 SW JAMAICA
WILSONVILLEOR97070

PAUL G VATERNICK
16135 SW CATTAIL CT
TIGARDOR97223

TODD E & JERRIANNA MOBLEY
11695 SW JAMAICA
WILSONVILLEOR97070

ROBERT G GRAHAM
11694 SW JAMAICA
WILSONVILLEOR97070

KERMIT A ROLLINS SR
2902 E 2ND ST SPACE 46
NEWBERGOR97132

RICHARD AUSTIN & DEBRA E EDWARDS
11687 SW JAMAICA
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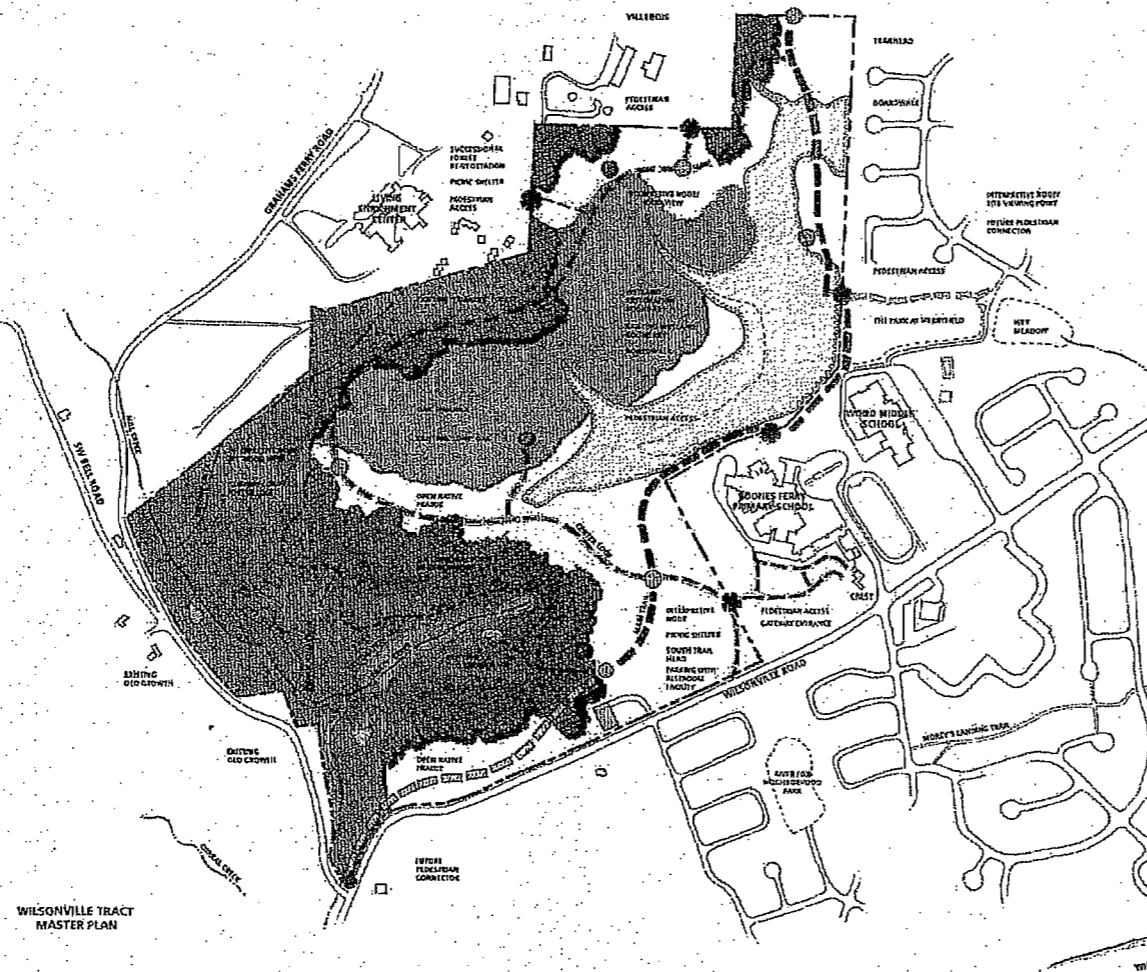
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7130 SW GABLE PARK RD
PORTLANDOR97225

SARAH E & NATHAN A COXSEY
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FRED JR & DAPHNE S ROACH
11663 SW JAMAICA
WILSONVILLEOR97070

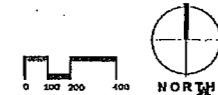
EXHIBIT 13

2004 MASTER PLAN



PROJECT GOALS

1. Preserve the natural features of the Graham Oaks Nature Park.
2. Restore and enhance existing natural resources for ecologic diversity.
3. Establish a regional destination.
4. Plan for trail connections to the Graham Oaks Nature Park.
5. Comply with the Metro Open Spaces, Parks and Streams Bond Measure regarding appropriate and compatible recreation activities on the property that protect natural areas.
6. Provide the necessary supporting elements for trail usage.
7. Provide interpretive information, educational programs and opportunities.
8. Provide a safe and direct pedestrian and bicycle connection through the Graham Oaks Nature Park from the new Villebois community to the middle and elementary schools.



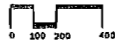
CURRENT SITE PLAN



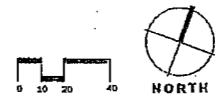
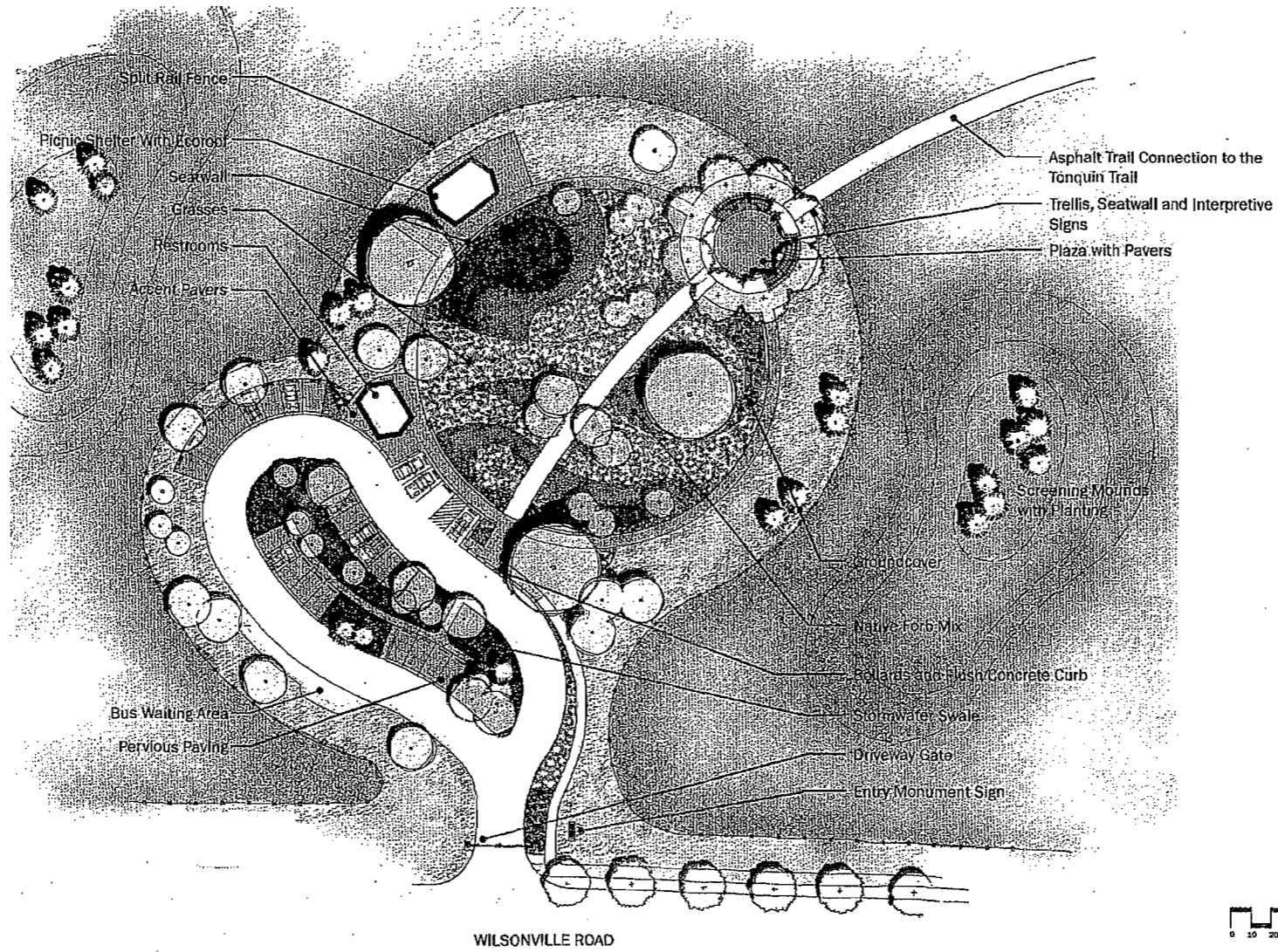
Legend

- - - - Urban Growth Boundary
- - - - Paved Trail
- Crushed Rock Trail
- Future Crushed Rock Trails
- Future Soft Trails
- - Boardwalk / Bridge
- Interpretive Element
- Manhole

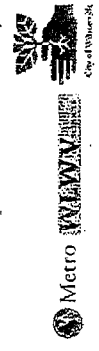
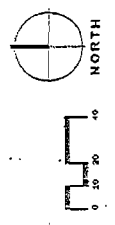
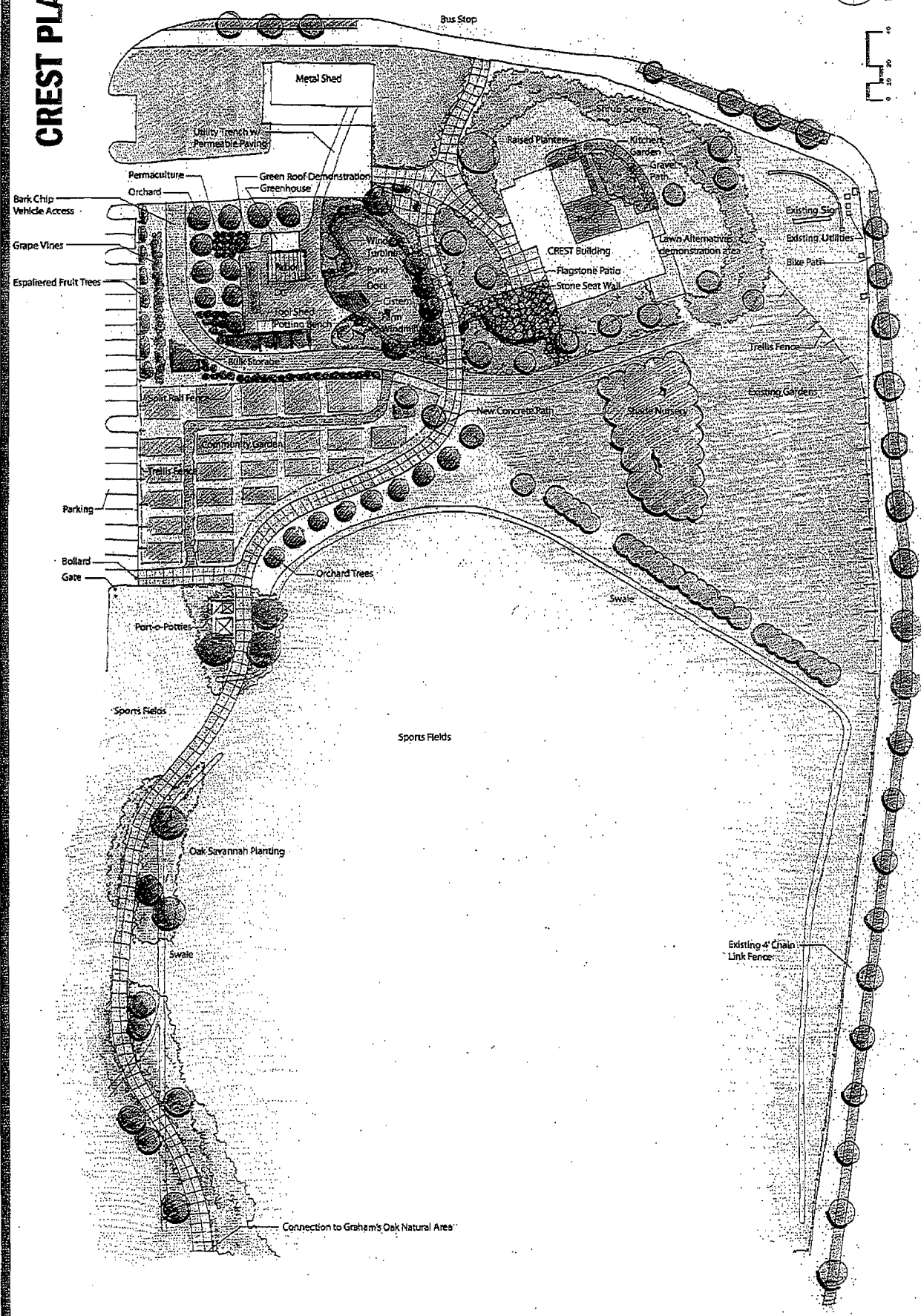
- Closed Forest - Riparian Wetland
- Closed Forest - Upland (existing)
- Closed Forest - Upland (new)
- Oak Woodland
- Oak Savanna
- Shrubland (wet)
- Shrubland
- Emergent Wetland



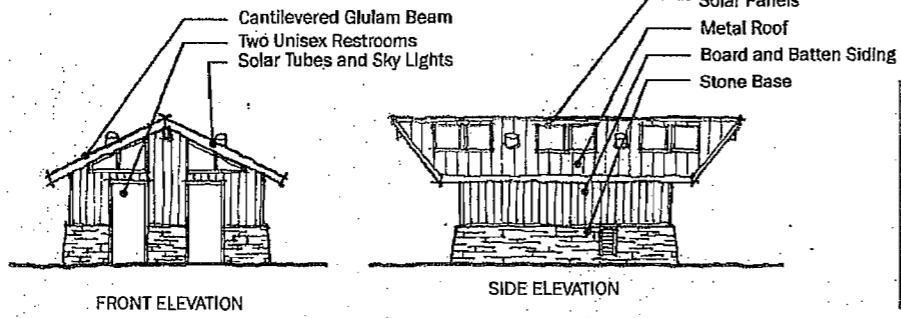
GATEWAY PLAN



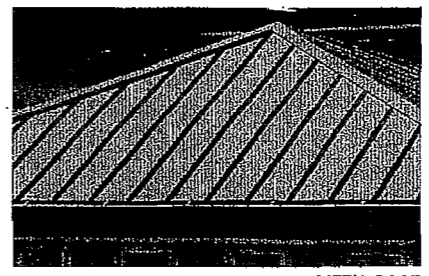
CREST PLAN



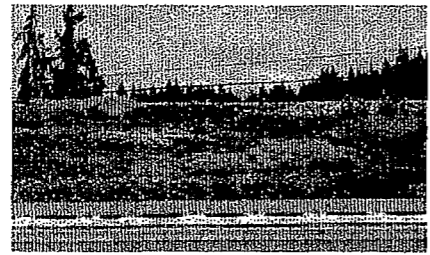
ARCHITECTURE, BRIDGE, AND PUNCHEON



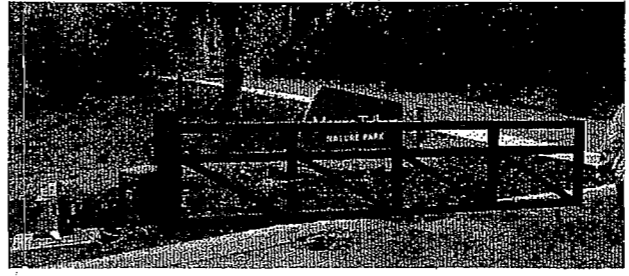
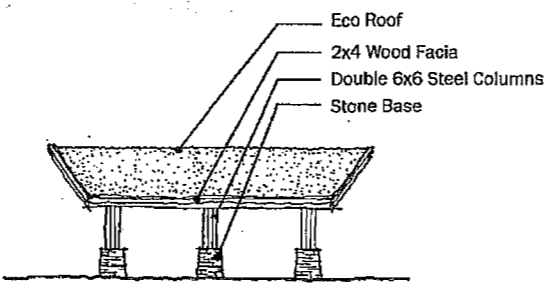
BASALT STONE WALLS



METAL ROOF

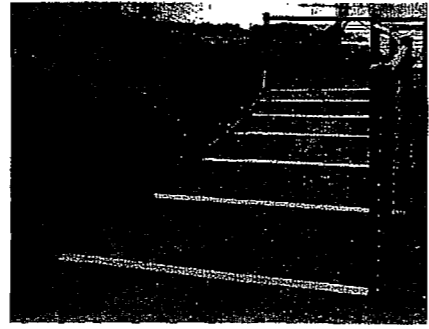
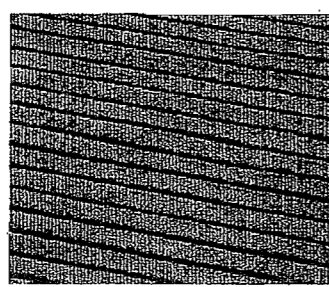


ECO ROOF

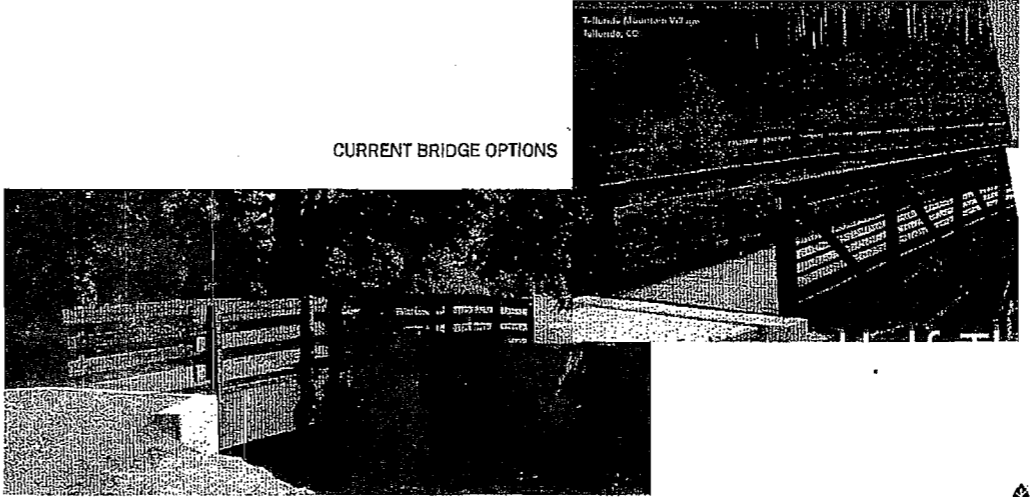


SITE GATE AT VEHICULAR DRIVEWAY ALONG WILSONVILLE ROAD

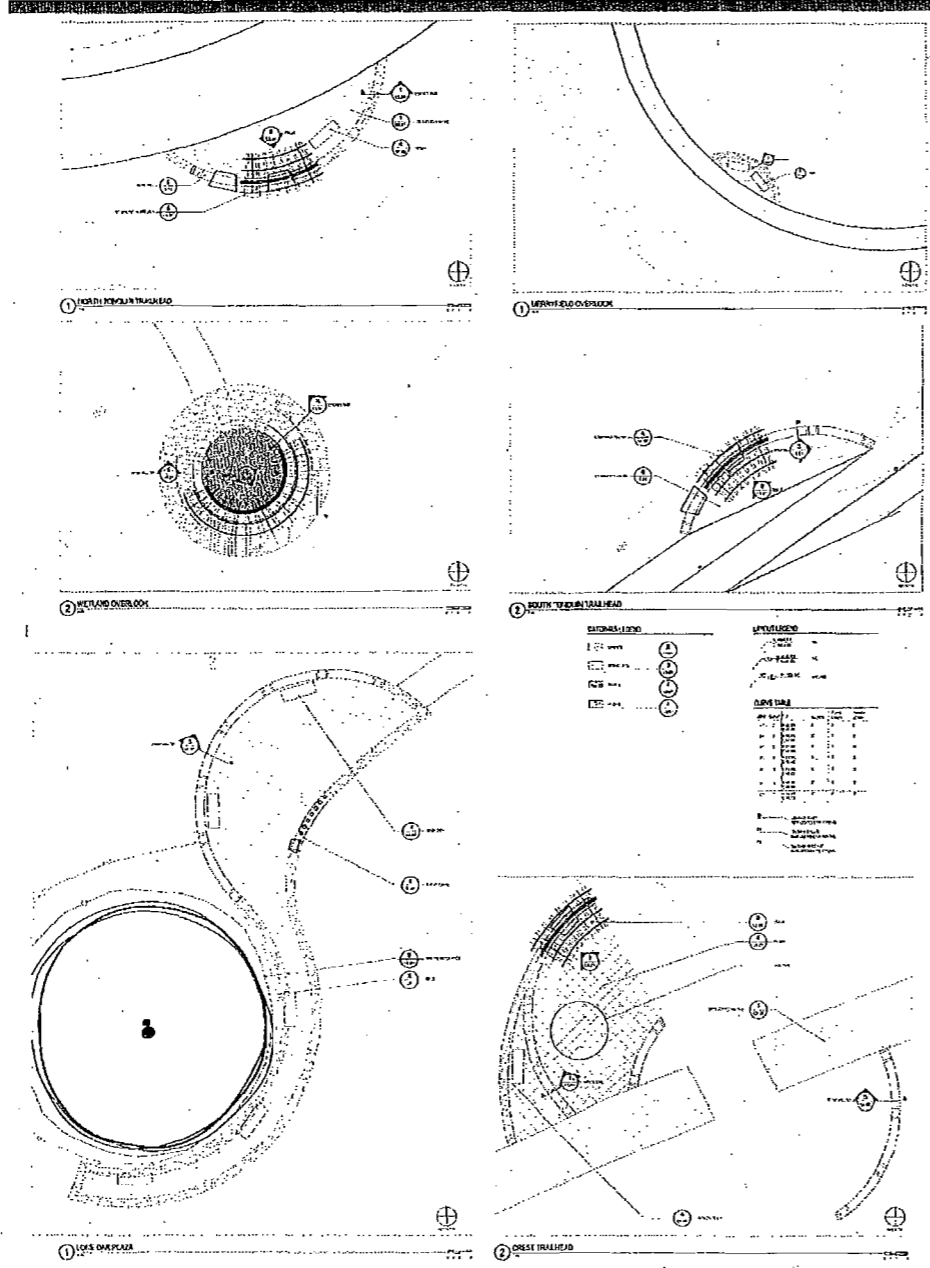
FIBERGLASS DECKING FOR THE PUNCHEON



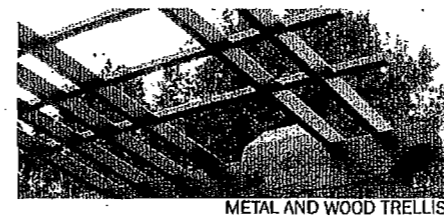
CURRENT BRIDGE OPTIONS



PLAZAS AND TRAILHEADS



VIEW INTO THE PARK FROM THE GATEWAY PLAZA



METAL AND WOOD TRELLIS



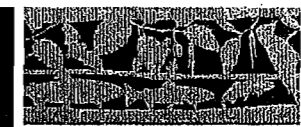
BASALT STONE WALLS



CONCRETE PAVERS



LAZER CUT METAL PLATES



STAMPED CONCRETE PAVING



CRUSHED ROCK PAVING

Graham Oaks Nature Park Sustainability Strategies

Use recycled materials:

- Utilize recycled trash cans, picnic tables, benches and parking lot bumpers.
- Utilize wood from FSC and salvaged sources when possible.
- Specifying maximum 25% recycling of construction waste.
- Utilize Metro recycled paints on the restroom and shelter.

Choose local:

- Balance cut and fill to eliminate the need for off site fill material.
- Encourage alternative transportation by providing bike racks and including the Tonquin Regional Trail on site.
- Minimizing parking on site.
- Improve community connectivity by providing connection to Villebois, Merryfield and the school sites.
- Utilize local manufacturers for bridge, trellis and building construction where possible.

Minimize the use of mechanical methods that utilize energy:

- Reduce heat island effects by shading the parking lot and building roofs where appropriate.
- Provide energy efficient insulation in restrooms.
- Heat restroom utility room minimally to avoid freezing.

Consider passive solar and/or the use of photo-voltaics:

- Supply energy on site through the use of solar panels on the restroom roof.
- Light the restroom with passive solar through solar tubes and skylights.
- Provide high efficiency electrical fixtures in restrooms when passive solar is not sufficient.
- Reduce light pollution by utilizing dark sky friendly lights in all external lighting.

Consider eco-roof options:

- Provide an eco-roof on the picnic shelter.

Incorporate pervious paving into parking and trails where appropriate:

- Green parking lot design includes pervious pavers and a stormwater swale.
- Stormwater treatment for all impervious paving on the site.
- Crushed rock secondary trails
- Crushed rock interpretive plazas

Reduce water use and reuse water where appropriate:

- Water efficient irrigation system.
- Provide low flow fixtures to reduce water use in restrooms.

Incorporate plantings that encourage beneficial insects, encourage diversity and support restoration efforts:

- Use all native plants on site.
- Protecting sensitive ecological habitats and natural resources by avoiding building in wetlands and forests.
- Sensitive trail placement through forested areas to minimize or eliminate tree loss.
- Provide appropriate erosion control methods to protect sensitive habitats during construction.

Reduce garbage collection services and incorporate recycling:

- limit the use of paper products by providing hand dryers in restrooms (not paper towels).
- Increase collection of recyclables by providing trash and recycling cans in shelter.

Choose materials that do not have potential to leach into ground water:

- Use of durable/ low maintenance materials
- Avoid toxic materials by eliminating "Red List" materials as outlined by the Living Site Challenge.

Education and Inspiration:

- Take advantage of environmental education opportunities by providing interpretive signage and plazas throughout the site.
- Provide a direct connection to the CREST center and schools to support environmental education.
- Create inspiring spaces for celebration, relaxation that encourage connection to the natural world.

SUSTAINABILITY



ECO-ROOF ON PICNIC SHELTER



6 SOLAR PANELS ON THE RESTROOM ROOF



PERVIOUS PAVEMENT IN PARKING STALLS



PARKING LOT STORMWATER PLANTERS SLOW AND TREAT RUNOFF



SOLAR TUBES PROVIDE DAY LIGHT INTO THE RESTROOMS AND UTILITY ROOM



ENCOURAGE TRANSPORTATION ALTERNATIVES BY PROVIDING A REGIONAL TRAIL CONNECTION



CRUSHED ROCK SECONDARY TRAILS PROVIDE A PERVIOUS, SOFTER SURFACE



UTILIZE NATIVE PLANT COMMUNITIES FOR RESTORATION AND ORNAMENTAL PLANTING



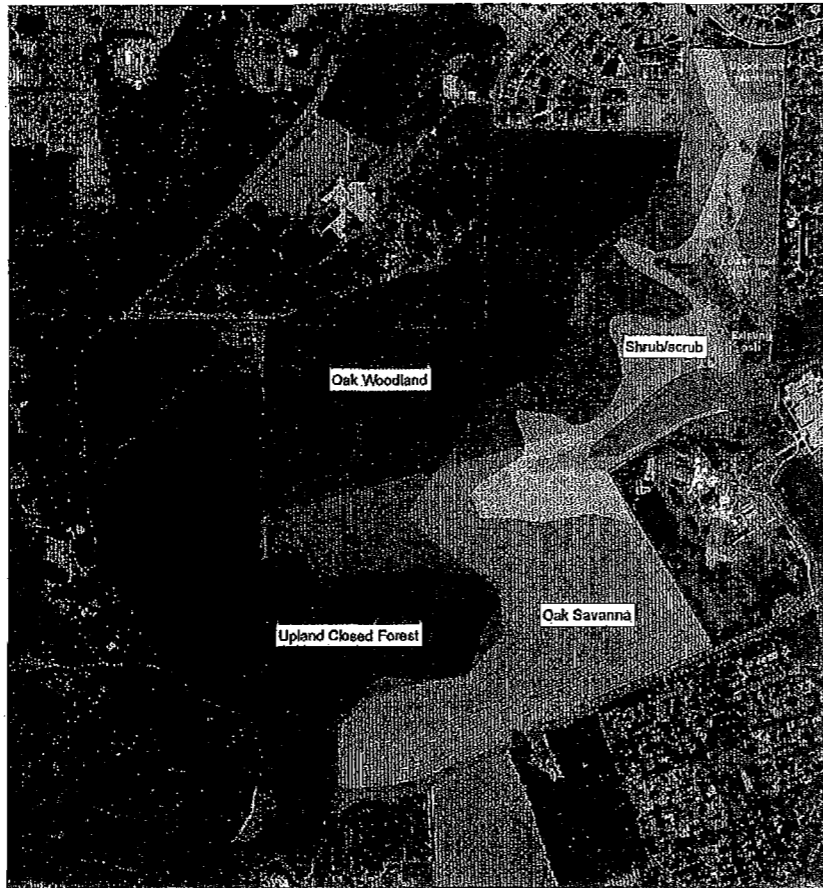
LAKESIDE RECYCLING/ TRASH CAN: 83% RECYCLED (54% POST CONSUMER)



PROVIDE OPPORTUNITIES FOR HANDS-ON EDUCATION

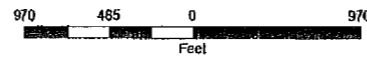


EDUCATE AND INSPIRE



Graham Oaks Management Units

management_units	
HABITAT	
13 ac	Closed Forest; Riparian & Wetland
64 ac	Closed Forest; Upland
4 ac	Emergent Wetlands
50 ac	Savanna
26 ac	Shrubland
59 ac	Woodland



E. Stewart, November 5, 2007

RESTORATION

CURRENT RESTORATION EFFORTS

- 135 acres of wheat and clover were replanted with native grasses and wildflowers.
- Metro planted 150,000 trees and shrubs that were historically found throughout the Willamette Valley

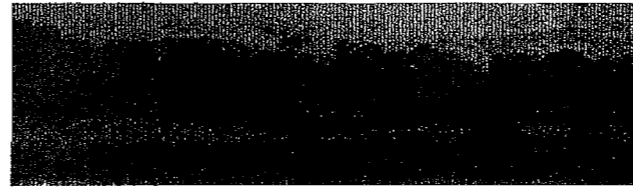


OAK FOREST RESTORATION

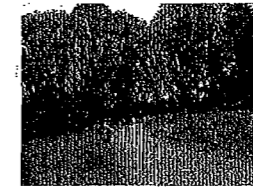


OAK SAVANNA RESTORATION

PLANT COMMUNITIES



OAK SAVANNA



TRAIL THROUGH OAK SAVANNA



UPLAND CLOSED FOREST



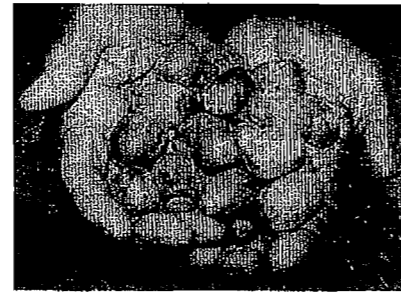
ASH WETLAND



INTERPRETIVE PROGRAM AND PUBLIC ART



EXAMPLE OF STONE ARTWORK BY MAURICIO SALDANA - WWW.SALDANASTONECULPTERS.COM

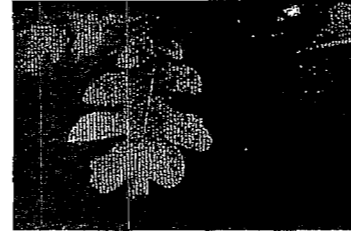


Courtesy of Kal Anderson, NRCS

A POSSIBLE ART CONCEPT FOR GRAHAM OAKS

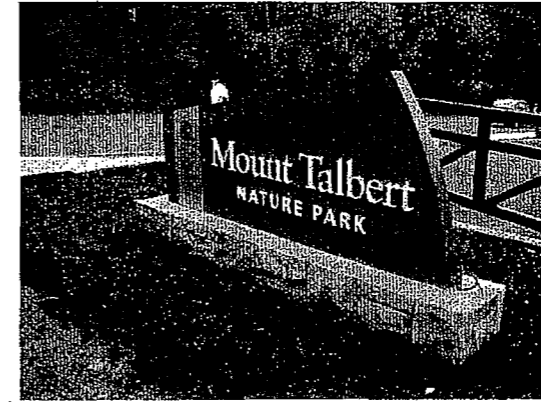


LASER CUT METAL INTERPRETIVE PIECES

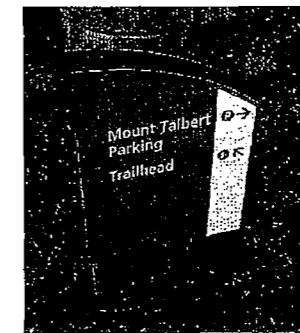


The interpretive theme is:
The Edges at Graham Oaks.

The stories will center around restoration, site history and planning, the human natural connection, education, and sustainability.



METRO INTERPRETIVE SIGNS SHOWN AT MT. TALBERT PARK



INTERPRETIVE AND DIRECTIONAL SIGNS WILL BE SIMILAR TO THOSE USED AT MT. TALBERT PARK

PROJECT SCHEDULE

Project Timeline - Draft	2008		2009												2010				
	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May
1 Graham Oaks Natural Area																			
2 1 Project Initiation...																			
28 2 Site Assessments...																			
32 3 Surveying & Geotechnical																			
33 4 Construction Drawings...																			
46 5 Art Component...																			
51 6 Interpretive Signs...																			
61 7 Wilsonville Land Use Process ...																			
73 8 Clackamas Cty Land Use Process ...																			
80 9 Development Permits ...																			
92 10 State & Federal Permitting...																			
112 11 Public Outreach Meetings...																			
121 12 Grant Process - OPRD...																			
128 13 Public Bld Phase...																			
133 14 Construction...																			
146 15 Project Closeout...																			
154 15 Completed Nature Park Dedication																			



**GRAHAM OAKS
NATURE PARK
LAND-USE APPLICATION**



November 6, 2008

Annexation, Comprehensive Plan Map Amendment, Zone Map Amendment, and Site Design Review for the Graham Oaks Nature Park:

Date: November 6, 2008

Applicant:

Metro Regional Parks and Greenspaces Department
Rod Wojtanik, Landscape Architect
Lydia Neill, Construction Supervisor
600 NE Grand Avenue
Portland, OR 97232

City of Wilsonville
Chris Neamtzu, Long Range Planning Manager
Kerry Rappold, Natural Resources Program Manager
29799 SW Town Center Loop East
Wilsonville, OR 97070

Professional Design Team:

Landscape Architecture – Greenworks PC
Contact: Mike Faha and Michelle Mathis

Civil Engineering – KPFF
Contact: Paul Dedyo

Architect – Waterleaf Architecture
Contact: Stephen Lapp

Request:

Metro is requesting annexation of 11.17 acres of land into the City of Wilsonville to develop park amenities such as: parking, restrooms/storage and picnic facilities for the 250-acre Graham Oaks Nature Park.

Annexation is requested so that urban services in the form of sanitary sewer service and potable water can be provided to the picnic shelter and restroom. Other aspects of this application include designation of the 11.17 acre annexed portion of the site with a **Public Lands** Comprehensive Plan Map designation; a **Public Facilities (PF)** Zone Map designation; site design review of the architecture of the shelter/restroom and landscape review; tree removal permit; and entry signage.

The application also includes a section of 6' wide gravel trail and boardwalk through the wetlands in the Park at Merryfield Neighborhood Park, and outdoor classroom design, trails and garden space for the Center for Research on Environmental Sciences and Technologies (CREST). These three areas are or are proposed to be located inside the city and are the scope of the DRB review.

Property Address: 11825 SW Wilsonville Road

Subject property: T3S, R1W, Section 22, Tax Lots 2201, 2202 and
T3S, R1W, Section 15, Tax Lot 2902

Size: 250 acres

Existing County Zoning: Exclusive Farm Use (EFU)

County Comprehensive Plan Designation: Agricultural

Property Owner: Metro

Proposed Comprehensive Plan Map Designation (City): Public Lands

Proposed Zone Map Designation: Public Facilities (PF)

Site Analysis Data:

Area proposed to be annexed: 11.17 acres or 486,664 SF = 100%

Restoration planting: 389,252 SF = 80%

Irrigated native accent planting: 57,901 SF = 11.9%

Impermeable Hardscape: 27,247 SF = 5.6%

Permeable paving: 12,164 SF = 2.5%

Background:

Metro acquired the site with proceeds from the 1995 Greenspaces Bond Measure from the State of Oregon in 2001. The Bond Measure program was adopted by the voters of the Portland Metropolitan area to acquire and protect natural areas and improve water quality and habitat throughout the region. The original acquisition area was 230 acres and was formerly known as the Wilsonville Tract. An additional 20 acres was obtained in July 2008 from the State of Oregon through the 2006 Natural Areas Bond program to increase the size of the park to 250 contiguous acres.

A master plan for development of the site as a nature park was completed by the City and Metro in 2004. This plan included a substantial public involvement process and was adopted by the city's Parks and Recreation Advisory Board, Planning Commission, City Council as well as the Metro Council. The master plan called for extensions of the Tonquin Regional Trail through the site, connections to CREST, and a spur trail system to provide public access to the Arrowhead Creek wetland complex, Legacy, Indian Plum and Pristine Creeks and development of a "gateway" to the park that provides picnic shelters, a restroom and a parking lot. The proposed section of the Tonquin Regional trail will roughly bisect the site in a north/south direction and will provide trail connections to the urbanized areas located to the north at Villebois, secondary trails east to the Park at Merryfield/Wood Middle School/Boones Ferry Primary and enhanced pedestrian crossings of Wilsonville Road at Willamette Way West for Fox Chase and Rivergreen to the south.

After completion of the master plan for the site an extensive restoration plan was developed to transition the site from agricultural use to a native pre-settlement state. The site is home to the following rare and valued species: Oregon oak, western red cedar, northern red-legged frog and the western bluebird. Over 150,000 trees, shrubs, native grasses, forbes and trees were planted in 2007. The planting scheme will recreate oak savanna, shrub/scrub, oak woodlands and native grasslands throughout the site. Existing wetland complexes are planned to be enhanced to complete restoration of the natural ecosystems. Besides the re-vegetation efforts, Metro has continued to remove invasive species from the closed canopy mixed conifer forest known as Legacy Creek and in several identified wetland complexes. The Legacy Creek portion of the site is a mixed species forest that contains Oregon white oak, Oregon ash, Douglas fir, big-leaf maple and beaked hazelnut.

The site is currently being designed and engineered for construction of a nature park beginning in the summer of 2009. Preliminary design has been completed to define the location of the gateway for the site that includes a small parking area, restroom, picnic area and interpretive signage. The driveway entrance will be located off of SW Wilsonville Road and is aligned with SW Willamette Way West.

History:

The Graham Oaks Nature Park property has a long and rich history including proposals for a golf course, a land fill, numerous development proposals and the Oregon Garden. The City of Wilsonville has long envisioned the property's protection and has advocated for its restoration and public use for many years.

The impetus of land use issues bringing acquisition to the forefront most recently came to a head during the super siting of a women corrections facility and intake center by the State of Oregon on the Dammasch State Hospital in the mid 90's. Following substantial community outcry, the prison was relocated to Day Road and the Dammasch State Hospital property and surrounding areas master planned in the Dammasch Area

Transportation Efficient Land Use Plan (DATELUP-1997) and subsequently as the Villebois Village Master Plan (2003 and 2006). In 2001, the 230 acre (now 250 acres due to a purchase in 2008) property was purchased by Metro as part of the 1995 Greenspaces Bond Measure, and over 2003- 2004 was master planned in partnership between Metro, the City, the West Linn/Wilsonville School District and the community under the *Wilsonville Tract Master Plan and Natural Resources Management Plan*.

In 2007/08 the site was restored by Metro with the planting of nearly 150,000 native plants and shrubs in six distinct plant communities including most notably oak savanna. In 2007, the region passed a second Greenspaces bond measure which provided funding to design, engineer and construct improvements at the site. The City is also contributing a portion of their Local Share dollars from the bond to improvements at the site. Through a competitive qualification process, in 2008, the project team selected Greenworks landscape architecture, KPFF civil engineering, and Waterleaf architects to lead the design efforts. Phase I design of the Graham Oaks Nature Park is in substantial compliance with the overall elements, connections and concepts contained in the *Wilsonville Tract Master Plan and Natural Resources Management Plan (2004)*. Phasing of some of the secondary and tertiary trails is likely to occur in phases over time due to budget limitations.

PROJECT SITE



VICINITY MAP

SCALE: NTS

Proposed use of the site located within Clackamas County:

The site is proposed to be developed as the Graham Oaks Nature Park and will contain a system of trails, overlooks and interpretive materials. The trail system includes a primary paved 12' wide trail, secondary 6' compacted gravel trails and soft surface trails to provide access to natural features of the site (see Exhibit 2). One of the main features of the site is the Tonquin Regional Trail (approximately 5,500 linear feet on-site) that will be developed to Federal standards and will provide access for bikes and pedestrians. The Tonquin Trail is part of the regional system of trails and will connect the region, particularly the Tualatin River National Wildlife Refuge with the Willamette River and the French Prairie Bridge. The Tonquin Trail will be developed as a 12-foot wide asphalt paved surface with 2-foot wide gravel shoulders on each side. The Tonquin Trail will meet ADA standards and will provide a connection from the Villebois neighborhood to the north with SW Wilsonville Road to the south. Clackamas County will review the improvements to the portions of the nature park not in the City.

Proposed use of the site located within the City of Wilsonville:

Graham Oaks Nature Park:

Proposed improvements in the 11.17 acre area proposed to be annexed to the city (please see Exhibit 1) include a 27 stall parking lot with pervious paver stalls associated drive aisles and a bus pull out, pervious plaza around the picnic shelter and restroom, a 828 SF (36' X 23') picnic shelter with an eco-roof, a 300 SF (16' 8" X 18') two stall, unisex restroom with storage and a photo voltaic panel for electrical production, bio-swales to manage rainwater, paved a/c and gravel paths, native landscaping in the form of trees, shrubs, ground covers, eco-lawns, forbs and annual flowers and associated park amenities (drinking fountain, fencing, stone veneer seat walls, trellis structures, interpretive graphics/kiosks, trash receptacles, picnic tables, bike racks and benches). The plan set provides site plans, elevations and details for the entire Graham Oaks Nature Park.

CREST Improvements:

The West Linn/Wilsonville School District has been a partner in establishing the vision for the Graham Oaks site and has participated in the site planning for many years. The proximity of the CREST facility, Wood Middle School and Boones Ferry Primary School to the site provide an amazing opportunity to coordinate outdoor education in a real nature setting and to utilize the Graham Oaks property as an outdoor learning center and classroom.

In the Wilsonville Tract Master Plan, there was a concept to create a "gateway" from the CREST site to the Graham Oaks site (Sheet L6.01 of Exhibit 2). The "gateway" includes trail connections, outdoor classroom space, gardens, and plant propagation areas rounding out and enhancing the CREST curriculum. The District's landscape architect has coordinated with Metro's design team to integrate the plans for CREST development into the overall development plans at Graham Oaks.

The West Linn/Wilsonville School District continues to be a strong partner and have further developed a site plan for their property adjacent to the site that will be constructed to provide strong visual and physical connection between the CREST site and the property.

Park at Merryfield Trail:

Another main concept from the Wilsonville Tract Master Plan is the need to create a safe route to school for children at Villebois as they go to Wood Middle School, or Boones Ferry Primary. The plans show a 6' wide gravel trail coming off of the main Tonquin Trail and heading east across a bridge spanning the wetlands and along the eastern side of the property connecting through the city park to the two schools and CREST. The trail would run from the Graham Oaks property through the city owned Park at Merryfield Neighborhood Park connecting to an existing trail at the north end of the school complex.

Public Outreach:

- Substantial public input was conducted as part of master plan development over the course of 2003/4.
- On October 13, 3008 Metro and City Staff met with neighbors at the Park at Merryfield to present the 50% CD set, solicit input and coordinate efforts. Trial alignments were revised based on the input received at this meeting.
- On November 12, 2008 the Planning Commission was given a presentation on the plans and input solicited.
- On November 13, 2008 the Parks and Recreation Advisory Board hosted a public open house where plans were shared with the public.
- Public hearings with both the Development Review Board and the City Council will be conducted as part of the land use review of the project.

Description of the subject site:

The site contains approximately 250 acres of forest, wetlands and newly planted areas that are being restored and is surrounded on three sides by the urban growth boundary (UGB). To date, over 150,000 native plants in size distinct habitat types have been planted on the site to return the vegetation to pre-European settlement patterns. SW Bell Road provides a buffer between this site and EFU lands to the west. SW Grahams Ferry Road provides a buffer between the UGB and EFU lands to the northwest. The City of Wilsonville is the closest city and its boundaries are proximate to the site. There is an existing network of social trails that are located throughout the site. These trails are used by the surrounding neighborhoods and CREST for educational purposes. The site is located approximately 2,500 feet north of the Willamette River. CREST, Boones Ferry Primary School and Wood Middle School are located east of the site and are owned and operated by the West Linn-Wilsonville School District.

Minor Amendment to the Metro Urban Growth Boundary:

In case file 08-02 (Order 08-049-Exhibit 3) Metro's Chief Operating Officer Michael Jordan, approved a petition to add 11.17 acres of land to the Metro jurisdictional boundary. The petitioner, Metro Regional Parks and Greenspaces requested a minor adjustment to the UGB to allow a portion of the Graham Oaks Nature Park to be provided with sanitary sewer and domestic water for development of a nature park. On December 18, 2008 the Metro Council will be conducting a public hearing to solicit input on the proposal to annex the proposed land (See Exhibit 12) consistent with the District's earlier decision to include the area in the UGB.

Following Metro's decision, the provision of urban services is contingent upon a favorable recommendation by the DRB and approval by the City Council of the request for annexation of 11.17 acres of land into the City of Wilsonville's jurisdictional boundary. The staff report provides the applicable review criteria and staff/applicant findings in support of the application to annex the property to the Metro UGB.

In the report, it states that Clackamas County does not have any objections to the proposed annexation. Other service districts are not affected as part of the request.

Annexation:

Metro is requesting annexation of 11.17 acres of land currently in Clackamas County into the City of Wilsonville so that urban services can be provided to the restroom, picnic shelter and parking lot at the Graham Oaks Nature Park. The request involves designating the 11.17 acres with a "Public" Comprehensive Plan Map designation and a "Public Facilities" Zone Map designation.

ORS 222 – Boundary Changes; Mergers and Consolidations:

ORS 222.111(2) and 222.170 Annexation of Contiguous Territory. Authority and Procedure for Annexation. Generally:

ORS 222 111(2) provides that a proposal for annexation of territory to a City may be initiated by the legislative body of the City, on its own motion, or by a petition to the legislative body of the City by owners of real property in the territory to be annexed. Metro is the property owner and has initiated the request to annex a portion of the nature park to the City.

ORS 222.125 permits the legislative body of the city to waive holding an election on the question of annexation within the area proposed to be annexed if all of the owners of land in the territory consent in writing to the annexation. The proposed annexation is in the public interest in that development of a nature park with urban services is the appropriate way to handle urban development in the form of restrooms and picnic facilities and is the environmentally appropriate way to dispose of sanitary waste and provide potable water. If not for annexation, provision of appropriate urban infrastructure would not be possible.

Metro Code:

Section 3.09.040 Requirements for Petitions:

(a) A petition for a boundary change must include the following information:

1. *The jurisdiction of the reviewing entity to act on the petition;*
2. *A map and a legal description of the affected territory in the form prescribed by the reviewing entity;*
3. *For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk;*
4. *For boundary changes under ORS 198.855(3), 198.857, 222.125, or 222.170 statements of consent to the annexation signed by the required number of owners or electors.*

The above information will be provided to Metro as part of the final Ordinance adopting the annexation request. The legal description and map of the affected territory can be found in Exhibit 1. Metro is the sole property owner in the area and has authorized the action to annex the subject land to the City of Wilsonville, Clackamas County is the local jurisdictional authority currently in the area, no service districts are involved in the request, and the City of Wilsonville will be the service provider after annexation.

Comprehensive Plan Designation:

Through the action extending the Metro jurisdictional boundary 11.17 acres around the proposed parking lot, restroom and picnic facility portion of the Graham Oaks Nature Park, the City can review the proposal to change the Comprehensive Plan Map designation to *Public*.

Zone Map Amendment:

Metro is proposing to change the zoning on 11.17 acres of the site from Clackamas County EFU to the City of Wilsonville *Public Facilities* zone for the developed portion of the site near Wilsonville Road and Willamette Way West. No other changes in zoning are proposed.

Infrastructure:

- **Sanitary Sewer** – The nearest sanitary sewer line is located in the parking lot of the Boones Ferry Primary School to the east (8" line). There is an existing line on the south side of Wilsonville Road, however the costs associated with cutting the street to tie in, resulted in the decision to extend the line to the east to tie into City services. Metro is proposing using a private duplex pump system to pump the effluent from the restroom on-site to an existing sanitary sewer manhole on the Boones Ferry Primary School property where it will gravity feed to the treatment plant. Due to the long distance of the run (>1,000 lineal feet) and the flat nature of the grades, gravity feeding the line to the public sewer system was not financially feasible. A sanitary sewer line easement will be obtained by Metro

from the West Linn/Wilsonville School District. The School District is a willing partner on the sanitary sewer improvements necessary for Graham Oaks.

- **Storm Drainage** – The site has been designed with Low Impact Development (LID) practices that are intended to reduce runoff and introduce the stormwater into the landscape and infiltrate into the soil. No public stormwater tie in is proposed for the project. The LID practices include: a bio-swale to handle parking lot runoff, pervious pavers for the parking stalls and areas around the restroom and picnic shelter and an eco-roof on the picnic shelter. A large bioswale in the central portion of the parking lot area will provide water quality as well as quantity management. In the event of a large storm event (100-year), the on-site system will overflow into the landscape west of the parking lot toward the Legacy Creek drainage basin on-site.
- **Water** – There is an existing 18” water line adjacent to the site along Wilsonville Road. The proposal is to extend a line into the site with two water meters, one for irrigation and the other for the restroom and potable water for the drinking fountain.
- **Transportation** – The frontage improvements along Wilsonville Road, which include sidewalks, street trees and on-street bicycle lanes, exist to the proposed eastern edge of the driveway to the parking lot. Formal street improvements to the west of the driveway are not proposed as this area is rural in nature and there is no urban development in the area. Crosswalks across Wilsonville Road to Willamette Way West will be added to provide enhanced pedestrian safety to the site. An eastbound left turn lane will also be added to Wilsonville Road to accommodate left turn movements.

Surrounding Uses:

The site is currently vacant and no longer under agricultural use. The property was leased for farm operations as a way to manage the property before restoration could begin. A six-acre filbert orchard was removed due to Eastern filbert blight. The remainder of the site was farmed by a leaseholder for ryegrass and wheat while under Metro’s ownership but the lease was terminated in 2006.

- **South, within the UGB:** A fully developed single-family neighborhood (Rivergreen and Fox Chase) is located south of this property and is zoned Planned Development Residential-4. The portion of Wilsonville Road that fronts this neighborhood and the site has been improved to City standards with curb, gutter, sidewalks, bike paths and a divided median. The general area southwest of the UGB is a mixture of large lot rural residential, Metro- owned open space property, filbert orchards, pasture and forest areas. The majority of the lots within

the River Fox neighborhood are between 6,000 and 8,000 square feet. This area is zoned Planned Development Residential-4 and has a comprehensive plan designation of Single Family 6-7 du/ac. The neighborhood has been provided sanitary sewer, storm sewer and water service by the City of Wilsonville. It is also located within Wilsonville's urban service boundary and is bordered by SW Willamette Way West which is coterminous with the UGB and the Willamette River to the south. The portion of Wilsonville Road adjacent to this neighborhood has been fully improved to urban standards with curb, gutter, a divided median, bike lanes, sidewalks and street lighting.

- ***South and east outside of the UGB:*** The West Linn/Wilsonville School District operates the Boones Ferry Primary, Wood Middle School and CREST adjacent to this site to the east. The CREST students currently use the subject site for outdoor classroom activities and environmental programming. The students have been involved in site restoration through invasive species removal, hedgerow planting and water quality monitoring. The school property is zoned 'Public Facilities' and has a comprehensive plan designation of 'Public Lands'.
- ***East:*** The Park at Merryfield and Hazelwood single-family neighborhoods are located to the east/northeast of the site and are zoned Planned Development Residential-2. The majority of the lots within these single-family neighborhoods have been developed at sizes between 7,000 to 15,000 square feet. This area is zoned Planned Development Residential-2. These neighborhoods have been provided sanitary sewer, storm sewer and water service by the City of Wilsonville. These neighborhoods are also located within the City of Wilsonville's urban service boundary. Several spur trails to these neighborhoods are being planned to provide access to the park and the adjacent elementary and middle school properties.
- ***North:*** The newly developed mixed use Villebois neighborhood is located directly north of the subject site. The neighborhood was redeveloped from the Dammasch State Hospital site. The neighborhood has a mixture of lot sizes, parks and different types of residential uses planned.
- ***Northwest:*** A parcel formerly known as the Living Enrichment Center is currently vacant and is proposed to be redeveloped for single-family use. The site is located within the UGB and the City of Wilsonville. SW Grahams Ferry Road borders the former Living Enrichment Center site to the west and is approximately one-half mile from the subject site. The site is heavily forested with a mixture of mature Oregon white oak, Oregon ash and Douglas fir. The area northwest of SW Grahams Ferry Road is dominated by large-lot rural residential developments, some steep slopes and heavily forested. The only visible farm activities are limited pasture use for horses, small lot filbert production and an apple orchard. There are not any commercial forestry operations in the area.

- **West:** There are no parcels located contiguous to the subject site because the site is bordered by a mixed deciduous and coniferous forest along SW Bell Road to the west. The area west of SW Bell Road is zoned EFU and has a County Comprehensive Plan Map designation of *Agricultural*. Most of this area is heavily wooded and has steep slopes. Rural residential development is the predominant land use in this area. Lots range in size from 1 to 12 acres. The largest parcel currently under agricultural production within the one-half mile impact area is approximately 150 acres. There are no parcels under commercial forest production located within one-half mile of the site.

Effects of the use of the site by the public:

It is anticipated that the majority of the users of the site will come from the existing urbanized areas. The extension of the Tonquin Regional Trail will link several urban neighborhoods and provide a connection to two schools and CREST to the east. The site is situated at the edge of the UGB and provides an excellent buffer between the dense urban population center and rural lands. Traffic patterns are likely to be generated by the location of the population center which is away from the rural farm and forest uses located nearby.

The majority of the use of the site by the public is expected from the surrounding neighborhood or by bicycle and on foot. CREST students are likely to enter the site on foot via a spur trail to the site. Although the site will be provided automobile access, most park users are likely to either enter on foot or by bicycle because of the trail and the proximity of the neighborhood. This park will have some draw from other parts of the region because of the natural features and environmental education opportunities of the site.

Noise, dust and light effects:

The site will be developed as a passive recreational site with minimal lighting of the restroom and picnic shelter facade in the trailhead area. No organized sports or other activities that would generate noise or dust will be developed. The native plantings will require minimal management practices and are not expected to require tilling or plowing. The site will be mowed periodically to keep fire danger to a minimum. Metro may use prescribed burning as a tool to reduce fire loads and encourage the native seed back to reproduce. This practice is consistent with surrounding farm practices therefore there are no operational or cost impacts.

Ground water and surface water effects:

All storm water generated by impervious surfaces will be detained on site so there will be no offsite or downstream effects. The native plantings over the majority of the site (97 percent) will not be irrigated. It is likely that the volume of plantings that have occurred as a result of the 2007 restoration project will provide improved coverage and more water

retention than the pre-restoration condition when the site was farmed. The 'gateway' portion of the site which is approximately three percent of the land mass will be irrigated with water from the City of Wilsonville. No wells are located on the site or are anticipated to be drilled in the future to supply water.

Design Narrative:

The Graham Oaks Nature Park recreation design is a response to the delicate balance of restoration efforts and public access to nature. Metro has planted nearly 150,000 plants on the site to improve the environmental and ecological value; on the other end of the scale are the trail, interpretive nodes, and gateway which provide public access to natural amenities and facilitate regional connections. The trail provides direct connections to the Villebois neighborhood, Merryfield neighborhood, Fox Chase Neighborhood, Boones Ferry Primary School, Inza R. Wood Middle School, and the CREST center for research and technology. As part of the Tonquin Regional Trail the site is an important link in the community both natural and human. The site is designed to integrate and balance uses.

Materials have been chosen that reduce overall impacts on the site, provide a rustic 'nature park' feeling and are easily maintained. The pallet of wood, stone, crushed rock and metal has been combined to create a place that is instantly compelling and equally timeless. Elements on site have been placed to reduce impact while providing access to site features. Sustainable features have been considered and incorporated where applicable and appropriate to the site.

Landscape Features:

- The combination of pervious pavements and swales eliminate off site stormwater impacts.
- The site landscaping utilizes all native plants and an efficient irrigation system including drip and temporary components.
- Sensitive trail placement through forested areas and wetlands will minimize or eliminate impacts including habitat disruption and tree loss.
- We are taking advantage of environmental education opportunities by providing interpretive signage and plazas throughout the site.

Architectural Features:

- Simple, functional, easily maintained forms.
- Sheltering roofs with large overhangs reflect the need for protection from the elements.
- Stone bases match other stone used throughout the project site integrating the buildings into the park. The stone bases also help to visually ground the buildings.

- The architecture reflects a sustainable approach to design with features such as day-lighting, low VOC coatings and photovoltaic grid-tied electrical system at the restroom building, and an eco-roof on the picnic shelter.

Statewide Planning Goals:

OREGON'S STATEWIDE PLANNING GOALS

1. *Citizen Involvement: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

Response: There was a substantial amount of citizen involvement that went into the development of the Master Plan in 2003/4. Metro and city staff recently engaged (October 13, 2008) the most impacted adjacent property owners (along Merlin Court) in the Park at Merryfield regarding the proposal and met in the field to share the plans and walk the proposed trail alignments. There was also a public open house on November 13, 2008 where the 50% construction documents were presented. This public meeting was hosted by the City's Parks and Recreation Advisory Board. Notice of the open house meeting was provided to property owners within an average of 1000' of the boundaries of the subject site and was noticed in the Boones Ferry Messenger which is mailed to every home in the City. The notice was also posted on the City's and Metro's web site. The public hearings with the DRB and City Council are additional opportunities for citizens to comment on the proposal. Surrounding property owners will be directly notified of these meetings, and the public hearing notices will be published in the Wilsonville Spokesman.

3. *Agricultural Lands: To preserve and maintain agricultural lands.*

Response: In 2007, large portions of the subject site were transformed from non-irrigated farm land to a large scale natural area restoration with the planting of over 150,000 plants in 6 distinct habitat types including Oregon white oak savanna. The proposal to add 11.17 acres to the city limits and develop a nature park will not impact an existing agricultural operation and is not in conflict with Goal 3.

4. *Forest Lands: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

Response: The 11.17 acres proposed for annexation do not include any native trees other than the recently planted seedlings. The seedlings are part of a long term restoration project. There are no plans to log or manage the site for timber production. Forest lands will not

be impacted as a result of the proposal to annex 11.17 acres of the site to the city and develop a nature park.

5. Natural Resources, Scenic and Historic Areas, and Open Spaces: *To conserve open space and protect natural and scenic resources.*

Response: The request to annex 11.17 acres of land to the City will not impact any identified Goal 5 natural resources. The area proposed to be added is a former farm field which has now been planted as a native restoration area. While the site does contain significant natural resources, none are affected as part of this land use request.

6. Air, Water, and Land Resources Quality: *To maintain and improve the quality of the air, water, and land resources of the state.*

Response: The restoration of the site and development of a nature park using Low Impact Development practices will assist to maintain and improve water and air quality in the vicinity and will enhance the land by restoring native pre-European plant communities. The project is consistent with the intent of Goal 6 due to the restoration, LID, and native plant community enhancement.

8. Recreational Needs: *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

Response: The development of a 250-acre nature park with miles of trails in a hierarchy of trail types, including the Tonquin regional trail, will greatly enhance the passive recreational experiences of the citizens of the State of Oregon. The project is supportive of Goal 8 by enhancing the off-street trail and recreational system.

12. Transportation: *To provide and encourage a safe, convenient and economic transportation system.*

Response: The development of the trail network on site will include over a mile of the Tonquin regional trail, which is a shared use, multi-modal pathway that will facilitate the use of alternative modes of transportation, particularly bicycles. Proposed is a safe route to school, linking Villebois with the Wood Middle School and Boones Ferry Primary School. This project supports Goal 12 by providing safe, convenient and economic alternate modes of transportation.

13. Energy Conservation: *To conserve energy.*

Response: The restroom facility is proposed to be served with a photovoltaic panel for energy production, which will transfer surplus energy back to the electricity grid. The restroom is also designed to incorporate energy efficient LED lighting and Solatube sky lights. The overall sustainable elements of the project support Goal 13 by conserving energy beyond traditional design.

Comprehensive Plan Findings:

Plan Amendments

This Plan has been designed to provide some flexibility in interpretation in an effort to be market-responsive and to minimize the need for Plan amendments. However, since it is impossible and impractical to allow for all possible combinations of land development proposals, it is probable that occasional Plan amendments will be necessary. In addition, economic and social conditions change over time, as do land use laws. Therefore, Plans must be periodically reviewed to consider changed circumstances. As noted above, periodic review of local Plans is also required by state law.

The Planning Commission, Development Review Board, and City Council all provide the public with opportunities to comment on non-agenda items at each regularly scheduled public meeting. Any interested person has the opportunity to suggest changes to the Comprehensive Plan that those decision-making bodies may wish to consider. The Commission, DRB, or Council may initiate a Plan amendment, by motion, as prescribed in #1, below.

1. *Who May Initiate Plan Amendments? An amendment to the adopted Plan may be initiated by:*
 - a. *The City Council*
 - b. *The Planning Commission (for legislative amendments) or Development Review Board (for quasi-judicial amendments); or*
 - c. *Application of the property owner(s) or contract purchaser(s) affected or their authorized agents, as specified in #2, below.*

Response: Metro, the regional government, is proposing a modification to the City's Comprehensive Plan Map to add 11.17 acres of the 250-acre Graham Oaks Nature Park to the City of Wilsonville in the 'Public Lands' category. Metro is and will remain the owner of the property.

2. *Application for Plan Amendments:*

An application for an amendment to the Plan maps or text shall be made on forms provided by the City. The application, except when initiated by the City Council, DRB, or Planning Commission, as noted in #1, above, shall be accompanied by a Plan Amendment Fee.

Response: The City forms will be used for applying to amend the Comprehensive Plan Map and the appropriate fees have been paid to the City.

3. *The Consideration of Plan Amendments:*

- a. *Amendments to the maps or text of the Comprehensive Plan shall only be considered by the City Council after receiving findings and recommendations from the Planning Commission (legislative) or Development Review Board (quasi-judicial) at their regular or special meetings.*
- b. *Amendments must be initiated as provided in this section, sufficiently in advance of the first evidentiary hearing on the proposal to allow adequate time for providing public notice and preparing a staff report on the proposal. The first evidentiary hearing is usually the first public hearing held by the Planning Commission or Development Review Board on the proposal.*
- c. *This Plan, and each of its elements, is always open for amendments that consider compliance with the Statewide Planning Goals and Plans of Metro. Amendment and revision for compliance with the above regional Goals, Objectives, and Plans shall be consistent with any re-opening of local Plans as approved by the Land Conservation and Development Commission (LCDC).*

This provision is not to be construed as waiving any legal rights which the City may have to challenge the legality of a regional Goal, Objective or Plan provision.

- d. *The Planning Commission or City Council may conduct a public hearing at any time to consider an amendment to the Plan text or Plan map when the Commission or Council finds that the consideration of such amendments are necessary to comply with the rules, regulations, goals, guidelines or other legal actions of any governmental agency having jurisdiction over matters contained in said text or Plan map.*

Response: The application to annex 11.17 acres of land into the City will be reviewed by the DRB, who will make a recommendation to the City Council. The application is quasi-judicial as it is a site specific proposal. Evidentiary public hearings before the DRB and City Council will be held, once scheduled by the City Staff.

4. *Standards for approval of Plan Amendments.*

In order to grant a Plan amendment, the City Council shall, after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

- a. *The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.*
- b. *The granting of the amendment is in the public interest.*
- c. *The public interest is best served by granting the amendment at this time.*

Response: As demonstrated in the findings found in this staff report, the proposal is in conformance with the applicable review criteria of the ORS, Statewide Planning Goals, Metro Code, City's Plan and Code. The development of 11.17 acres as part of the city from a 250-acre nature park is in the public interest by providing permanently protected open space and quality passive recreational nature-based experiences close to neighborhoods.

The development of the site with urban services provided by the City of Wilsonville is the appropriate and environmentally responsible way to serve the site with water and sanitary sewer, opposed to rural development in the county which would include septic systems and freshwater wells that could impact water quality, groundwater resources, as well as the soil of the site. The funding to improve the park is available and was provided by the 2007 Open Spaces Bond Measure. The time is appropriate for granting the amendment so the park can be constructed over the summer and fall of 2009.

- d. *The following factors have been adequately addressed in the proposed amendment:*
 - *the suitability of the various areas for particular land uses and improvements;*
 - *the land uses and improvements in the area;*
 - *trends in land improvement;*
 - *density of development;*
 - *property values;*
 - *the needs of economic enterprises in the future development of the area;*
 - *transportation access;*
 - *natural resources; and*
 - *the public need for healthful, safe and aesthetic surroundings and conditions.*
- e. *Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.*

Response: The site is suitable as a nature park due to its significant natural resource values and diverse habitat types, which is evidenced by the site being purchased as regional open space by Metro. The use is appropriate and compatible with surrounding residential land uses due to the passive recreational focus, and hours of operation of

dawn to dusk. The proposed use is good for surrounding land values in that parks generally add value to homes in residential neighborhoods when compared to homes in neighborhoods that do not contain parks or open space. The proposed plan supports the above criterion by providing connections between neighborhoods to existing schools, protects and enhances the natural resource values of the site and improves the off-street access to transportation by providing a shared use pathway. The public needs for healthful, safe and aesthetic surroundings will be provided through good site planning, quality landscape architecture and a thoughtful approach to on-going maintenance. The proposed amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements, and Metro staff has initiated a public hearing process with the Metro Council to approve a Metro jurisdictional boundary adjustment to allow the proposed 11.17 acres to be added to the city.

GOAL 1.1 *To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.*

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

Implementation Measure 1.1.1.a Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.

Implementation Measure 1.1.1.b Support the Planning Commission as the City's official Citizens Involvement Organization with regular, open, public meetings in which planning issues and projects of special concern to the City are discussed and resultant recommendations and resolutions are recorded and regularly reported to the City Council, City staff, and local newspapers. The Planning Commission may schedule special public meetings as the Commission deems necessary and appropriate to carry out its responsibilities as the Committee for Citizen Involvement.

Response: These criteria have been satisfied as part of the lengthy master planning and adoption process. Additional efforts to coordinate with citizens have been completed as part of this process. The generic process is summarized below.

- Substantial public input was conducted as part of master plan development over the course of 2003/4.
- On October 13, 2008 Metro and City Staff met with neighbors at the Park at Merryfield to present the 50% CD set, walk the site, solicit input and coordinate efforts. Trial alignments were revised based on the input received at this meeting.

- On November 12, 2008 the Planning Commission was given a presentation on the plans in a regularly scheduled meeting open to the public and input solicited.
- On November 13, 2008 the Parks and Recreation Advisory Board hosted a public open house where plans were shared with the public.
- Public hearings with both the Development Review Board and the City Council will be conducted as part of the land use review of the project.

Policy 3.1.11 The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.

Implementation Measure 3.1.11.a Identify and encourage conservation of natural, scenic, and historic areas within the City.

Implementation Measure 3.1.11.b Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.

Implementation Measure 3.1.11.d Continue the acquisition, improvement, and maintenance of open space.

Response: The creation of a 250-acre passive use nature park supports the above related criterion.

Implementation Measure 3.1.11.f Maintain and develop the current park system for centralized community-wide park facilities, but emphasize the future acquisition of small parks in localized areas.

Implementation Measure 3.1.11.h Protect residents from bearing the cost for an elaborate park system, excessive landscape maintenance, and excessive public facility costs.

Response: The development of the Graham Oaks site will provide a community wide park facility. The funding for development of this park is provided by the 2006 Open Spaces Bond Measure, which a majority of voters of the region passed. The design is simple, yet functional, with materials that are durable and attractive. This approach will result in cost effective maintenance, which is Metro's responsibility.

Implementation Measure 3.1.11.i Develop limited access natural areas connected where possible by natural corridors for wildlife habitat and watershed and soil/terrain protection. Give priority to preservation of contiguous parts of that network which will serve as natural corridors throughout the City for the protection of watersheds and wildlife.

Implementation Measure 3.1.11.j Identify areas of natural and scenic importance and where appropriate, extend public access to, and knowledge of such areas, to encourage public involvement in their preservation.

Implementation Measure 3.1.11.k Protect the river-connected wildlife habitat.

Implementation Measure 3.1.11.l Encourage the interconnection and integration of open spaces within the City and carefully manage development of the Willamette River Greenway.

Implementation Measure 3.1.11.m Provide for legal public access to the river only through and within the City parks, right-of-ways, easements, or other public property.

Response: The site plan provides a balance between human use and natural resource preservation and restoration. There are many portions of the site that will not have public access due to steep slopes and the sensitive nature of the habitat. Public access will be provided to appropriate portions of the site, consistent with natural resource management strategies and the adopted master plan. While trails will enter the site, the river connected corridors will remain in tact as part of the proposal, and the wildlife will be able to still traverse the site with a minimum amount of intrusion. The location of the site integrates nicely with the existing neighborhood park to the east and other Metro owned property to the south, providing for publically owned wildlife corridors in both directions.

Policy 4.1.5 Protect valuable resource lands from incompatible development and protect people and property from natural hazards.

Implementation Measure 4.1.5.c Provide a buffer use or transition zone between urban and adjacent agricultural areas.

Implementation Measure 4.1.5.d Conserve and create open space throughout the City for specified objectives.

Response: Acquisition of the Graham Oaks site by Metro has preserved this open space in perpetuity, protecting the area from incompatible development. The park use at the edge of the UGB, in effect provides a significant buffer between urban uses and agricultural areas. The purchase of the 250 acres of open space at the site has conserved and created permanently protected open space for passive recreational opportunities.

Planning and Land Development Ordinance Findings:

Section 4.008. Application Procedures - In General.

(.01) *The general application procedures listed in Sections 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:*

E. Quasi-judicial zone changes, pursuant to Section 4.197;

G. Quasi-judicial changes to the map or maps of the Comprehensive Plan, pursuant to Section 4.198;

K. Annexations, pursuant to Section 4.700; and

Response: The applicant proposes to annex 11.17 acres of land out of the 250-acre Graham Oaks Nature Park so that urban infrastructure can be provided to the site in the form of sanitary sewer and potable water. The utilities are needed for the developed portion of the site, which includes an irrigation system for native plantings, sanitary sewer service for a two stall unisex restroom with storage, and potable water for a picnic shelter with drinking fountain and the restroom. The applicant is seeking approval of an annexation for the 11.17 acres, quasi-judicial Comprehensive Plan Map amendment to "Public Lands", and a quasi-judicial zone map change from Clackamas County EFU zoning to "Public Facilities" zoning consistent with the public ownership of the site and future public use as a regional open space and nature park.

Section 4.700. Procedures Relating To The Processing Of Requests For Annexation And Urban Growth Boundary Amendments.

(.01) *The City of Wilsonville is located within the Portland Metropolitan Area, and is therefore subject to regional government requirements affecting changes to the city limits and changes to the Urban Growth Boundary (UGB) around Wilsonville. The City has the authority to annex properties as prescribed in State law, but the City's role in determining the UGB is primarily advisory to Metro, as provided in Oregon Revised Statutes. The following procedures will be used to aid the City Council in formulating recommendations to those regional entities. [Amended by Ordinance No. 538, 2/21/02.]*

A. Proponents of such changes shall provide the Planning Director with all necessary maps and written information to allow for review by city decision-makers. The Planning Director, after consultation with the City Attorney, will determine whether each given request is quasi-judicial or legislative in nature and will make the necessary arrangements for review based upon that determination.

B. Written information submitted with each request shall include an analysis of the relationship between the proposal and the City's Comprehensive Plan, applicable statutes, as well as the Statewide Planning Goals and any officially adopted regional plan that may be applicable.

- C. *The Planning Director shall review the information submitted by the proponents and will prepare a written report for the review of the City Council and the Planning Commission or Development Review Board. If the Director determines that the information submitted by the proponents does not adequately support the request, this shall be stated in the Director's staff report.*
- D. *If the Development Review Board, Planning Commission, or City Council determine that the information submitted by the proponents does not adequately support the request, the City Council may oppose the request to the regional entity having the final decision making authority.*
- (.02) *Each quasi-judicial request shall be reviewed by the Development Review Board, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.*
- (.03) *Each legislative request shall be reviewed by the Planning Commission, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.*
- (.04) *The City Council shall consider the information in the record of the Development Review Board or Planning Commission and shall, after concluding a public hearing on the request, determine the appropriate course of action. That course of action may be:*
 - A. *In the case of a proposed amendment to the Regional Urban Growth Boundary: forward its recommendation in the form of a Resolution to the Metro Council.*
 - B. *In the case of a proposed annexation to the City, select from the following as allowed by State law (ORS 222):*
 - 1. *Take no action;*
 - 2. *Declare the subject property, or some portion thereof, to be annexed;*
 - 3. *Set the matter for election of the voters residing within the affected territory; or*
 - 4. *Set the matter for election of City voters.*
- (.05) *The City Council may adopt a development agreement with the owners of property that is proposed for annexation to the City, and such agreement may include an agreement to annex at a future date. A development agreement with an agreement to annex shall be subject to the same procedural requirement as other annexations in terms of staff report preparation, public review, and public hearings.*

Response: Metro Parks and Greenspaces Department (now the Metro Sustainability Center) has initiated a minor amendment to the Metropolitan Urban Growth Boundary consistent with Metro Code 3.01.033 (d) that was approved by Metro Chief Operating Officer Michael Jordan on October 6, 2008 (Exhibit 3). No appeals were received by Metro as part of this administrative process. Metro has

made a land use application with the City of Wilsonville to annex 11.17 acres of land. Findings in support of the application are provided in this report, and the Development Review Board will review the request and will make a recommendation to the City Council, who is the final local authority on this matter.

Zoning Designation:

Section 4.197. Zone Changes and Amendments To This Code – Procedures.

- (.02) *In recommending approval or denial of a proposed zone map amendment, the Planning Commission or Development Review Board shall at a minimum, adopt findings addressing the following criteria:*
- A. That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125 (.18)(B)(2) or, in the case of a Planned Development, Section 4.140; and [Amended by Ord 557, adopted 9/5/03]*
 - B. That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text; and*
 - C. In the event that the subject property, or any portion thereof, is designated as "Residential" on the City's Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with Implementation Measures 4.1.4.b, d, e, q, and x of Wilsonville's Comprehensive Plan text; and [Amended by Ordinance No. 538, 2/21/02.]*
 - D. That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized; and*
 - E. That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/or geologic hazard are located on or abut the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone and*
 - F. That the applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change; and*

- G. That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that insure that the project development substantially conforms to the applicable development standards.*
- (.03) If affirmative findings cannot be made for all applicable criteria listed above the Planning Commission or Development Review Board shall recommend that the proposed text or map amendment, as the case may be, be denied.*
- (.04) City Council action approving a change in zoning shall be in the form of a Zoning Order.*
- (.05) In cases where a property owner or other applicant has requested a change in zoning and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the zoning shall be changed.*

Response: The application was submitted consistent with the requirements set forth by the City of Wilsonville. As is evidenced in this staff report, the request to annex land into the city for purposes of constructing a nature park support numerous provisions of the City's Comprehensive Plan as it relates to open space, natural resource preservation and passive recreational experiences for citizens. The site is not proposed to contain any residential uses, and will not provide housing.

The City's Engineering Division has looked at the infrastructure requirements, and has made a preliminary determination that the water line in Wilsonville Road contains adequate capacity necessary to serve the restroom, irrigation and drinking fountain designed in the plan, and that the sewer system has ample capacity to accommodate the 2 uni-sex restrooms. Stormwater management will be handled on-site through low impact development practices, and no tie in to the city system is proposed. Sidewalks and trails will be provided adjacent to the site along Wilsonville Road, crosswalks across Wilsonville Road to Willamette Way West will be provided as will east bound left turn pockets to the site. Improvements to the street frontage will be provided with the project consistent with Engineering Division Public Facility (PF) conditions.

The area proposed to be annexed into the city does not contain any significant Goal 5 natural resources. The trail planned in the Park at Merryfield is proposed to traverse the forested wetland in the park, connecting to the educational complex. This trail is found in the City's Bicycle and Pedestrian Master Plan which is a sub-element of the Comprehensive Plan, and would be exempt under the SROZ requirements for trail construction (WC 4.139.04 (.08)). The proposed design minimizes negative impacts to the wetland by including a raised boardwalk design. Metro currently has the funding to construct the park, and the City has funds contributing to the project as well. It is the intent to construct the park over the Summer/Fall of 2009. The project can be constructed to comply with all aspects of the City of Wilsonville requirements, and will satisfy applicable conditions of approval.

Comprehensive Plan Designation:

Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.

- (.01) *Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:*
- A. That the proposed amendment meets a public need that has been identified;*
 - B. That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*
 - C. That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*
 - D. That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*

Response: The provision of urban services to the developed urban portion of the nature park where the parking, restrooms and picnic shelter are located is in the public interest in that urban services are not available in Clackamas County, and urban service provisions are the appropriate way to dispose of sanitary waste opposed to a septic system and to provide freshwater that is treated at the Willamette River Water Treatment Plant and not from a well on-site that could compete with adjacent agricultural uses who are dependent on ground water aquifers for irrigation of crops. The public need that is being met is related to the provision of permanently protected open space and natural resource areas, and passive recreational trail experiences and interaction with wildlife and nature close to existing and future neighborhoods. The proposed 11.17 acre annexation at the nature park supports a number of Statewide Planning Goals that are found on pages 15-17 of this report. The proposed addition to the city limits is not in conflict with any other provision of the Comprehensive Plan.

- (.02) *Following the adoption and signature of the - Resolution by the Development Review Board or Planning Commission, together with minutes of public hearings on the proposed Amendment, the matter shall be shall be scheduled for public hearing before the City Council.*
- (.03) *Notice of the Council's consideration of the matter shall be provided as set forth in Section 4.012.*
- (.04) *Upon conclusion of its public hearing on the matter, the Council shall adopt its decision by ordinance, authorizing the Planning Director to amend the*

official zoning map, Comprehensive Plan Map or the text of Chapter 4 as set forth in Section 4.102.

- (.05) *In cases where a property owner or other applicant has requested an amendment to the Comprehensive Plan map and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the Comprehensive Plan map shall be changed.*

Response: The above procedures will be followed as part of the land use review conducted by the City's DRB and City Council. Once reviewed and approved, Metro will sign and accept the conditions of approval placed on the project as part of the land use review.

Section 4.136. PF - Public Facility Zone.

- (.01) *Purpose: The PF zone is intended to be applied to existing public lands and facilities; including quasi-public lands and facilities which serve and benefit the community and its citizens. Typical uses permitted in the PF Zone are schools, churches, public buildings, hospitals, parks and public utilities. Not all of the uses permitted in this zone are expected to be publicly owned.*
- (.02) *Uses Permitted Outright:*
- I. Trails and pathways*
 - J. Parks*

Response: The subject 11.17 acre area proposed to be annexed would be placed in the City's Public Facility (PF) zone. A nature park is proposed to be constructed. The park would contain trails and pathways, picnic shelters, restrooms and associated park amenities. These uses are outright permitted uses in the PF zone. The purpose statement of the PF zone is supported by the application in that the nature park will benefit the citizens of the region and particularly the Wilsonville area.

- (.04) *Dimensional Standards:*
- A. Minimum Lot Size: One (1) Acre The minimum lot area may be reduced upon a finding that the resulting parcel is compatible with the adjoining property in that it does not impair the development of any adjoining property, does not adversely affect the value of adjoining property, and does not adversely affect the public health, safety, or welfare.*
 - B. Minimum front and rear yard setbacks: Thirty (30) feet. Minimum sideyard setback: ten (10) feet.*
 - C. Minimum street frontage: Seventy-five (75) feet.*

D. Maximum height: thirty five (35) feet.

Response: The area to be annexed is 11.17 acres, and is a part of a larger 166.74 acre parcel (T3S, R1W, Section 22, Tax Lot 2201), which exceeds the minimum lot size. The setback to the restroom and shelter are over 200' from the public right of way which satisfies the setback requirements of the zone; the street frontage is over 3000' along Wilsonville Road with 969 lineal feet of frontage on Wilsonville Road being included in the annexation request; and the height of the shelter and restroom building are well below the maximum 35' height requirement.

(.05) Off-Street Parking Requirements: As provided in Section 4.155.

Response: The parking standards of the WC (Section 4.155) do not include a specific requirement for nature park development. Metro has now completed one nature park, Mount Talbert, with Cooper Mountain now under construction. It is Metro's experience that the proposed amount of parking at Graham Oaks with 27 stalls will be adequate for the visitors to the site. It should also be noted that there is a public school adjacent to the site, with additional parking, and the Villebois development to the north provides additional opportunities for on-street parking.

(.06) Signs: As provided in Section 4.156

Response: A site identification sign is proposed to be constructed at the entrance of the parking lot along Wilsonville Road.

(.07) Corner Vision: As provided in Section 4.176

Response: Site vision clearance will be maintained at the driveway from the parking lot to Wilsonville Road.

(.08) Special Regulations:

A. All principal and conditional uses shall be subject to Section 4.400 through 4.450 (Site Design Review) of the Wilsonville Code.

Response: Site design review of the picnic shelter and restroom, landscape architecture and planting plan is being sought as part of this application.

Parking:

Proposed are 27 off-street parking spaces to serve the subject nature park. The parking stalls are a pervious paver material, the drive aisles are two way and proposed to be constructed out of asphaltic concrete. The parking lot contains a bus pull out that can

accommodate two buses, as well as pedestrian circulation aisles leading through the parking lot to the trail and interpretive system. The parking stalls are comprised of small clustered groups of 4-8 stalls and distributed around a tear drop shaped parking lot that encircles a bio-swale with native plantings. Native trees and shrubs will be planted throughout the developed portion of the site. Bicycle parking is also to be provided in the area around the restrooms and picnic shelter.

The parking lot could be added onto in the future to provide additional parking stalls if a need is demonstrated. The provision of 27 stalls was based on an analysis of similar sized nature parks in the region (Tualatin Hills Parks and Recreation District), as well as Metro's recent experiences in designing and developing nature parks at Mount Talbert and Cooper Mountain. It should be noted that additional parking stalls exist at the adjacent schools, and weekend peak use at the nature park works well with the off peak nature of the parking at the schools. There is also on-street parking located in the Villebois neighborhood.

(.03) Minimum and Maximum Off-Street Parking Requirements:

- A. Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:*
- 1. Separate loading and delivery areas and circulation from customer and/or employee parking and pedestrian areas. Circulation patterns shall be clearly marked.*
 - 2. To the greatest extent possible, separate vehicle and pedestrian traffic.*

Response: The proposed parking lot design provides an interesting design and shape, containing non-traditional geometry resulting in a functional and attractive vehicular area. Circulation areas are clearly demarcated on the site plan, and vehicle and pedestrian traffic are separated by pedestrian walkways, plazas and trails.

- B. Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:*
- 1. Landscaping of at least ten percent (10%) of the parking area designed to be screened from view from the public right-of-way and adjacent properties. This landscaping shall be considered to be part of the fifteen percent (15%) total landscaping required in Section 4.176.03 for the site development.*
 - 2. Landscape tree planting areas shall be a minimum of eight (8) feet in width and length and spaced every eight (8) parking spaces or an equivalent aggregated amount.*

Response: The parking lot is proposed to be constructed with small two foot berms located to the east and west, native trees and shrubs, an eco-lawn as well as

rainwater garden plantings all of a native pacific northwest pallet providing screening and softening of the visual appearance of the parking lot.

The native plants will screen the parking lot which is set back a good distance from Wilsonville Road. The site plan balances public safety and visibility with the screening requirements. Well over 10% of the parking area will be in vegetative plant material. The gaps between groups of parking stalls are well over 8' in width satisfying the shade tree island requirements. Overall, the 11.17 acre area proposed to be added to the City will have a 92 % landscaped area and an additional 2.5% in pervious pavers.

Tree Removal:

Four street trees are proposed to be removed as part of the project. One street tree was recently re-planted in the planting strip along Wilsonville Road and measures 2" DBH. This tree is proposed to be removed to accommodate a Public Works required vector truck access/driveway off of Wilsonville Road onto the Tonquin Trail. This connection is necessary to accommodate maintenance of the storm line that traverses the site and drains into Legacy Creek and soon via the diversion structure into Arrowhead Creek.

Another tree that is proposed to be removed is the very last tree at the west end of Wilsonville Road where the proposed curb cut and driveway would align across Wilsonville Road with Willamette Way West. Two additional flowering pear street trees are proposed to be removed along Wilsonville Road in front of the CREST site where the existing sidewalk will be widened and a new interpretive node created. At this location, the sidewalk becomes curb tight and transitions into the corner of Willamette Way East and Wilsonville Road. Two of the street trees are red maples (*Acer rubrum*), (one of them is 5-6" DBH, one is 2" DBH), the other two street trees are flowering pears (*Pyrus calleryana*) at 5" DBH and all are in good health.

Mitigation will be accommodated through on-site plantings and plantings at the CREST interpretive node. The design team will investigate the feasibility of relocating these trees to other parts of the public right-of-way or in the immediate area where the trees are proposed to be removed.

Tree #1 – 5" DBH red maple (*Acer rubrum*) in good condition

Tree #2 – 2" DBH red maple in (*Acer rubrum*) good condition

Tree #3 – 5" DBH flowering pear (*Pyrus calleryana*) in good condition

Tree #4 – 5" DBH flowering pear (*Pyrus calleryana*) in good condition

Please refer to Exhibit 9 for details of the location of the trees proposed to be removed.

Section 4.600.40. Exceptions

- (.01) *Exception from requirement. Notwithstanding the requirement of WC 4.600.30(1), the following activities are allowed without a Tree Removal Permit, unless otherwise prohibited:*
- C. *City utility or road work in utility or road easements, in utility or road right-of-ways, or in public lands. However, any trees removed in the course of utility work shall be mitigated in accordance with the standards of this subchapter.*

Response: The trees proposed to be removed are necessitated by the on-site development but affect trees that are in the public right of way. The trees will be relocated on-site or nearby if feasible, or new 2" caliper trees re-planted. Mitigation will be satisfied by the many new native trees that will be planted in the project, and are further augmented by the 150,000 trees and shrubs that were planted on the site in 2007.

Signs:

The site is proposed to be placed in a PF zone, consistent with publically owned properties with public uses. WC Section 4.156 (.04) *Signs exempt from Sign Permit Requirements* states that permits for signs are not required for "traffic or other governmental or directional signs, as may be authorized by the City of other units of government having jurisdiction within the City". The proposed sign (Sheet L5.04 of the large sized drawings) depicted is a two sided, indirectly illuminated sign that will contain the text "Graham Oaks Nature Park". The sign is 96" wide and 42" tall and sits on a 14" tall stone base.

Sheet L1.02 depicts the location of signs on the subject site. A hierarchy of sign types is proposed. The sign types can be seen on Sheet L5.04 and include typical trailhead signs, trail post signs, interpretive panels, regulatory park rules signs, entrance sign and directional wayfinding signs that will provide the user with a complete experience from orientation to historic overview to park rules. Metro desires to have a similar look to all signs at the three nature parks that are being constructed, and eventually the entire open spaces and trail system. The point is to provide a consistent look and feel to the regional open space system resulting in a consistent brand for the regional open spaces of the Portland Metropolitan area.

Table 6 of the Sign Code allows 200 total square feet of sign area per lot at a ratio of 1:1 for total sign area to lineal length of buildings. The longest side of the shelter is 23' and the longest side of the restroom is 18' for a total of 41 lineal feet. At 3.5'tall and 8 feet wide, the total square footage of the proposed entry sign is 28 SF. If the proposed entry sign is exempt, or if the PF criteria are applied, the proposed sign is in compliance with the City's sign code for area.

Lighting:

The park is open from dawn to dusk. However, the trail system will not be gated and could be used at night. At dusk, a gate will secure the parking lot (Exhibit 7). Parking lot pole lighting is not proposed. Low wattage, dark sky friendly lighting (Exhibit 9) will be installed at the picnic shelter and restroom. The lights at the shelter will be mounted under the canopy and the restroom lights will be fully shielded wall pack lights. Both lit areas will use low wattage lamps that afford enough light to see silhouettes, but will not have any off site impacts as the lights are over 220' to the public right of way from the restroom and 330' to the picnic shelter. These lights are necessary for safety and security, while balancing the natural resource restoration efforts on site. The lights will be triggered by a motion detector so as to minimize impacts to the environment and wildlife.

Site Design Review:

Section 4.400. Purpose.

- (.01) *Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefore.*
- (.02) *The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:*
 - A. *Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.*
 - B. *Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;*
 - C. *Discourage monotonous, drab, unsightly, dreary and inharmonious developments;*
 - D. *Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly*

related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

- E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;*
- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;*
- G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.*
- H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;*
- I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;*
- J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.*

Response: The applicant has hired a highly qualified design team through a competitive process to design the architecture, landscape architecture, trail alignment and layout of the nature park. The design is uniquely Wilsonville's and is a statement in support of the landscape of the area, balancing human activity on site with large scale natural resource restoration. Metro has worked with the citizens of the community, city and school district staff to develop a site plan that is harmonious with the natural beauty of the site and its surroundings, and is proposing to utilize materials that are attractive, and durable. All while being true to the master plan vision that was established for the site in the 2004 Wilsonville Tract Master Plan. The plan utilizes low impact development practices to minimize the development footprint on the site. The design is sensitive to the surrounding areas, both inside and outside of the city, and will certainly provide a place that is connected to the environment resulting in spiritual and renewing experiences.

Section 4.421. Criteria and Application of Design Standards.

(.01) *The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)*

A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Response: The proposed nature park has been designed to minimize impacts to the site, wetlands and grades. Overall, the landscape on site will be kept in its natural restored state. Some small plants will be relocated due to the site improvements, but new larger native trees and shrubs will be planted to enhance the visual environment at the developed portion of the site.

B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

Response: The buildings have been designed on site to blend into the landscape, while providing critical visitor services in the form of restrooms, water, and covered picnic facilities. They have been designed to be compatible with one another by using similar materials and colors. The buildings are set back from the road to enhance the visitor experience, and provide separation from the traffic along Wilsonville Road, while being convenient enough for visitors in cars. The use of wood timbers and stone veneer on the buildings, as well as an eco-roof on the picnic shelter further softens the visual impact of the shelter resulting in attractive structures that relate to their surroundings.

C. Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points,

general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

Response: Proposed is one curb cut to the parking lot off of Wilsonville Road. The parking lot design is non-traditional and contains curved lines and small groups of parking stalls separated by native plantings. A separated sidewalk comes from the existing sidewalk along Wilsonville Road parallel to the access drive into the site. This sidewalk does not conflict with any of the vehicular circulation aisles on site. Internally, a pedestrian sidewalk links the bus pull out and the internal parking stalls and connects them to the visitor plaza, restroom, and picnic shelter. Where the pedestrian walk crosses the vehicular aisle there will be signage and markings to delineate the pedestrian realm, providing a safe internal pedestrian circulation area.

D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

Response: This site incorporates numerous low impact development practices for storm water. The pervious pavers, eco-roof and bio swales will all assist in the management of the quantity and quality of on-site stormwater. The site has been designed to absorb and infiltrate stormwater. In a 100-year event, overflow from the developed portion of the site will be directed to enter the large restoration areas northwest of the parking lot, percolating into the soil as it heads toward Legacy Creek. The amount of impervious pavement is so small that impacts to downstream properties will not occur when there are high rain events. The city's Engineering and Building Divisions have been included in discussions about storm water management on-site and satisfying the various standards.

E. Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response: No above ground utilities are proposed. The proposed method of sanitary and storm water disposal are indicated on the proposed site plans.

F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Response: No advertising features are proposed. One identifying monument sign is proposed at the entrance to the site. Directional, wayfinding and rules signs are all proposed on-site to acquaint and orient the visitor. All of the signs on site are modest in size and professionally designed to provide a quality experience for visitors.

G. Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Response: No special features meeting the above definition are proposed for the subject site.

Conclusion: In conclusion, as is evidenced in the staff report and findings, the applicant's proposal to annex 11.17 acres of land into the City of Wilsonville, designate the land on the Comprehensive Plan Map as 'public' and on the Zoning Map as 'public facilities' and to develop the Graham Oaks Nature Park consistent with the 2004 master plan for the site and complies with the applicable Statewide Planning Goals, Metro code for annexations, Comprehensive Plan goals, policies and implementation measures as well as the criteria found in the Development Code. The annexation is necessary now because the extension of urban infrastructure in the form of sanitary sewer and potable water is necessary to provide urban services to the site so that the nature park can be constructed in the summer of 2009, with funds that are available.

Exhibits:

1. Meets and bounds legal description and map of 11.17 acre area proposed to be annexed
2. Full sized set of 50% construction drawings
3. Order 08-049-Metro Jurisdictional Boundary Adjustment Decision
4. Notice of Complete Application for minor boundary adjustment
5. Request for a waiver to the requirement of a traffic study
6. Clackamas County administrative review notice
7. Cut sheet and detail of the entry gate to the parking lot
8. Notice of Decision on Planning Director review and approval of development of the Graham Oaks Nature Park.
9. Diagrams of trees proposed to be removed
10. Lighting fixture cut sheets
11. Property owners within 275' of subject property and map
12. Metro Public Hearing Notice on the request to annex to the Metro jurisdictional boundary.

13. Graphics presented at the November 13, 2008 public open house



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

TO: Plan Amendment Specialist
DLCD

FROM: Sandra King,
City Recorder

DATE: April 8, 2009

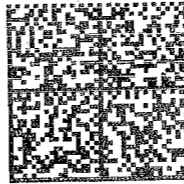
SUBJECT: Notice of Adoption

I am transmitting the following:

- DLCD Notice of Adoption
- List of Affected State or Federal Agencies, Local Governments or Special District
- Existing Zoning Map
- Proposed Zoning Map
- Site Plan
- Application
- Exhibits 1-13
- Graham Oaks Nature Park Land Use Application
- **Ordinance No. 661** - An Ordinance Of The City Of Wilsonville Annexing A Tract Of Land Along Wilsonville Road And Within Graham Oaks Nature Park Into The City Limits Of The City Of Wilsonville, Oregon; More Particularly Described As Tax Lot 2201 Of Section 22 T3S-R1W, Clackamas County. City Of Wilsonville Acting As Agent For The Applicant, Rod Wojtanik, Metro.
- **Ordinance No. 662** - An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The *Clackamas County – Exclusive Farm Use (EFU) Zone* To The City *Public Facilities (PF) Zone* And, Approving A Comprehensive Plan Map Amendment From The *Clackamas County - Agriculture* Designation To The City - *Public Lands* Designation. And Designating Lighting Overlay Zone 1 For Approximately 11.17 Acres Comprising Tax Lot 2201 Of Section 22, T3S, R1W, Clackamas County, Oregon. City Of Wilsonville Acting As Agent For The Applicant Rod Wojtanik, Metro.

The Wilsonville City Council adopted these two ordinances and the supporting documentation at their April 6, 2009 meeting.





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04/08/2009

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First Class



City of Wilsonville
29799 SW Town Center Lp E
Wilsonville, OR 97070

TO: Dept. of Land Conservation &
Development
Attn: Plan Amendment Specialist
635 Capitol Street NE #150
Salem OR 97301-2540