

RESOLUTION NO. 1305

A RESOLUTION OF THE CITY OF WILSONVILLE, OREGON APPROVING STREET AND PARK SYSTEM DEVELOPMENT CHARGE CREDITS AND ADDITION OF THE ACQUISITION OF THE ONE-HALF ACRE AT THE NORTHEAST CORNER OF THE INTERSECTION OF WILSONVILLE ROAD AND BROWN ROAD TO THE PARKS CAPITAL IMPROVEMENTS PLAN.

WHEREAS, Cascade Housing Group, L.L.C. has indicated that our early projected SDCs of approximately \$290,000 will cause this project to be financially unfeasible; and

WHEREAS, Cascade Housing Group, L.L.C. has indicated that a credit against SDCs in the amount of approximately \$88,000 is needed for this project so that it can be completed; and

WHEREAS, the traffic report supports lowering the street SDCs from \$86,246 based on 58 dwelling units for the Wiedeman Park Senior Apartments to \$37,411 based on 19 p.m. peak hour trips at \$1,969 trips; and

WHEREAS, Article IX, Credits, Section 2, of Ordinance No. 386, allows credits against SDCs under the following condition:

Section 2. An applicant for a building permit is eligible for credit against the SDC for constructing a qualified capital improvement. A qualified public improvement means one that meets all of the following criteria:

- A. Required as a condition of development approval by the Planning Commission or City Council; and
- B. Identified in an Adopted Capital Improvement Plan; and
- C. Not located within or contiguous to the property or parcel that is subject to development approval, except to the extent that the capital improvement(s) represent(s) a measurable provision for extra service capacity beyond the actual public facility requirements of the property or parcel approved for development.

Applying the adopted methodology, the City Manager may grant a credit against the public improvement charge for a capital improvement provided as part of the development that reduces the development's demand upon existing capital improvements or the need for further capital improvements or that would otherwise have to be constructed at City expense under the then-existing Council policies.

WHEREAS, Cascade Housing Group, L.L.C. has been conditioned to meet Level of Service D criteria at the intersection of Brown Road and Wilsonville Road; and

WHEREAS, this will require an additional left-turn lane on Wilsonville Road for approximately 100 feet in each direction from Brown Road; and

WHEREAS, the reconstruction of Wilsonville Road and Brown Road the adjacent to the one-half acre parcel is included in the street CIP; and

WHEREAS, the reconstruction of Wilsonville Road and Brown Road the adjacent to the one-half acre parcel is included in the street CIP; and

WHEREAS, the cost of the improvements at the intersection of Wilsonville Road and Brown Road are estimated to cost \$33,670 by David Evans and Associates; and

WHEREAS, Cascade Housing Group, L.L.C. has been conditioned to dedicate one-half acre of property at the northeast corner of Wilsonville Road and Brown Road; and

WHEREAS, part of this half-acre parcel (0.14 acres) will be required for street right of way per the Transportation Master Plan; and

WHEREAS, the remainder of the property (0.37 acres) would be an excellent nature park; and

WHEREAS, the acquisition of this nature park is presently not included in the Parks Capital Improvement Plan; and

WHEREAS, the appraised value of this half-acre parcel should be in the vicinity of \$33,000 at the presently zoned density without including the value of the timber on the parcel; and

WHEREAS, the value of the timber is has been requested from the developer and he has not provided this information; and

WHEREAS, the parks SDCs for the Wiedeman Park Senior Apartments total \$89,436 based on 58 dwelling units at \$1,542 per unit; and

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

1. The City Council adopts above recitals as findings and incorporates them by reference in support of this resolution.

2. The City Council approves a credit against the streets SDCs for the Wiedeman Park Senior Apartments in an amount currently estimated at \$37,411 for street improvements on Wilsonville Road on each side of Brown Road, and for dedication of right-of-way adjacent to Wilsonville Road and Brown Road with the amount subject to adjustment by staff to actual costs.

3. The City Council approves the addition of the acquisition of a one-half acre parcel at the northeast corner of the intersection of Brown Road and Wilsonville Road to the parks CIP.

4. The City Council approves a credit against the parks SDCs for the Wiedeman Park Senior Apartments in an amount currently estimated at \$23,760 for dedication of 0.37 acres of property of use as a nature park with the amount subject to adjustment by staff to appraised value.

5. The invalidity of any section, clause or provision of this resolution shall not affect the validity of any other part or section of this resolution which can be given effect without such invalid part(s).

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof on the 5th day of August, 1996, and filed with the City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:


Linda Boeckman, Deputy City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>Yes</u>
Councilor Lehan	<u>Yes</u>
Councilor Hawkins	<u>Yes</u>
Councilor MacDonald	<u>Yes</u>
Councilor Leahy	<u>Yes</u>