

West Linn – Wilsonville School District

Long Range Planning Committee Meeting

Administration Building

22210 SW Stafford Rd – Tualatin, OR 97062



Project: LONG RANGE PLANNING COMMITTEE

Date: October 29, 2013 – 7:00 PM

Recorded by: Cindy Hepting

Meeting Minutes

<i>Attendees:</i>	Jerri Bohard	Tom Miller
	Doris Wehler	Gretchen Katko
	Tim Woodley	Kent Wyatt
	Keith Liden	Superintendent Bill Rhoades
	Regan Molatore	WLWV School Board Member:
	David Lake	

New Business

Mtg – Item *Discussion/Action Item*

1. Check-In: Tim Woodley called the meeting to order at 7:03 pm.
2. Roll Call – Michael Jones absent.
3. Advance Road UGB/Annex-Update Tim Woodley
 - a. Metro Council Resolution w/conditions (attached)
 - i. The subject property shall only be developed with a middle school, a primary school, and a public park.
 - ii. The City of Wilsonville shall zone the subject property with a designation, such as Public Facility (PF), that allows the school and park uses described in the application and that requires site plan review for the subject property; the city shall also adopt conditions of approval requiring development for the identified school and park uses.
 - b. 21-day appeal period ending 11/12
 - c. Future action:
 - i. City annexation
 - ii. Re-zone
 - iii. Partition into two parcels
 1. 10-acre City Park
 2. 30-acre District School Site

Department of Operations
503-673-7995 Fax 503-638-9143 • www.wlww.k12.or.us
2755 SW Borland Road, Tualatin, Oregon 97062

New Business *continued...*

Mtg – Item

Discussion/Action Item

5.

Develop the CIP

a. Progress to date

- i. Meetings complete with 15 principals – Tim spent time talking to all of the principals about the long range planning process and a view into the future. He also met with the Facilities Manager, Pat McGough, prior to meeting with each principal. Robotics was brought up at many schools discussing the needs of these groups. Bill Rhoades shared more about what is involved in STEAM and STEM in regard to Robotics.
 1. Describe LRP process
 2. Develop list of capital improvements
- ii. Other stakeholder/subject studies
 1. Safety Committee – student safety, equity in safety.
 2. G-6/Community Athletics
 3. District specialists (MEP – Mechanical Electrical Plumbing)
 4. Technology
 - a. Working to solve issue of consistent coverage.
 - b. Curt and Tim have contacted cell providers for solutions. Meetings are set up to discuss solutions for public safety.
 5. STEM/Robotics
 6. CREST/Farm-to-school
 7. Synthetic Turf Replacement study
 - c. Currently safe for another year or two.
 8. Parking Lot study
 9. MAP (added)
 10. Adult Transition Program (added) – location

Tim shared that five initiatives have emerged to a possible bond:

1. Middle School
2. Sunset Replacement
3. Home for Arts & Technology High School
4. WLHS 700 Building re-purpose
5. Technology

He also shared that the deferred maintenance will most likely be compiled of upcoming needs, like roof replacement, which would be due during the next five years. There was some discussion about improving the grand stands at WLHS or building a new home grandstand where the 700 building is currently located.

Mtg – Item

New Business *continued...*

Discussion/Action Item

Develop the CIP (continued)

a. Future action

iv. Assemble/refine data list(s)

v. Confirm project scope

1. 450-student "starter" middle school? ☒ Y/N
2. 700-student middle school at buildout? ☒ Y/N
3. 500-student primary school at buildout? ☒ Y/N
4. 100-student alternative high school? ☐ Y/N
5. 350-student Sunset? ☒ Y/N

There was discussion about the two new schools at Advance Road sharing “core” facilities (i.e. kitchens, storage, boilers, etc.). Bill shared about a school he was principal at where portions of two schools were shared. It was a DOWA school. Some voiced concern about using the word “core” which is usually used to describe core subjects in school. There was discussion about the need for two separate administration areas and a principal for each school at the site. The utilities would be shared and cost reduced when two schools share a site. There was talk of having a kitchen connect the schools, but a commons on either side as well as gyms to separate the schools.

There was discussion about building a small school for Arts and Technology High School adjacent to the two new schools so that the benefit of sharing common facilities could be extended. This would allow them to have access to a gym, lunches, equipment, etc. Tim believes there is room for this building at the Advance Road site. Tom referred to this as a planned campus idea similar to a college campus concept. This could be developed by design for multi-use. Doris shared that there is an emerging partnership with OIT which may provide more opportunities at a shared site. Tom mentioned the campus having a name with each school on the site having it’s own name and identity. David asked if the summit idea would be used again to share information and find out public priorities.

- vi. Create project list (without priority)
 - vii. Price project list
 - viii. Package projects & re-price
- b. Publish Part C of Long Range Plan ("draft") including Tech Plan

New Business *continued...*

Mtg – Item

Discussion/Action Item

5. Short-term calendar
 - a. November 19 -Present "draft" Part C to LRPC
 - b. December 2 -Present "draft" Part C to School Board
 - c. December 16 -Present Part C at Board Study Session
 - d. January 13 -Present complete Long Range Plan to Board for adoption.
6. Frog Pond property discussion
 - a. Scott Property on Boeckman Road
 - i. 10-acres w/house, barns, CREST farm-to-school gardens
 - ii. 5-acres w/modular (un-occupied)
 - b. Russell Property on Stafford Road
 - i. 10-acres w/no improvements except well house
 - c. City of Wilsonville concept/masterplan process
 - a. Future need? ☒N Recommendation? Tim shared the importance of the school district preparing to share what we have planned for this property. There was discussion about this property. There was talk of the value of keeping this property and participating in the process of the master plan the City is contemplating.
7. Anything else? There was nothing added to the agenda.

Next Meeting:

Tuesday, November 19, 2013

Note: Rather than have the meeting the week of Thanksgiving (Nov. 26th), the committee opted to hold the meeting one week prior as indicated in October's meeting minutes.

Tim adjourned the meeting at 9:08 pm.

Handouts

No.

Item

1. Handouts are attached as indicated.

Tim Woodley - Advance UGB

From: Tim Woodley
To: LRPC
Date: 10/11/2013 12:27 PM
Subject: Advance UGB
CC: Chris Neamtzu; Greg McKenzie; Kate Hoots; Katie Mangle; Pat McGough;...
Attachments: OrdinanceNo13-1316.pdf

All: See the following good news! And many thanks to all of you and City of Wilsonville for this great outcome. tim

ADVANCE ROAD URBAN GROWTH AMENDMENT => METRO ORDINANCE 13-1316 10/10/2013
Yesterday was a milestone day for the District and City of Wilsonville as Metro Regional Government Council processed through the quasi-judicial hearing to consider and approve our request to expand the Urban Growth Boundary to include our 40-acre Advance Road site for urban development as a middle/primary/city park site.

The District, with City assistance, had prepared an extensive record in response to the criteria set forth for such a petition and Metro Councilors had clearly done their homework. Tim O'Brien, Metro Staff Planner presented the application for Metro. Keith Liden and I presented our request and fielded detailed questions. City of Wilsonville Mayor, Tim Knapp addressed the Council and gave strength to our long-term partnership and shared vision for community schools in Wilsonville. The Council did receive occasional input from Metro legal counsel during the hearing.

The proceeding lasted about 2 1/2 hours and was intense, complex and very detailed as each council member brought forth questions and concerns. It was interesting to hear these officials contemplate their own rules and vision in relation to our request. At the end of the proceeding, the Council voted unanimously to grant the request. Following approval, the attached Resolution will be signed and the appeal period will commence. Since there was no opposition at the hearing, the likelihood of an appeal is minimal.

Moving forward, once the Ordinance is signed and appeal period is exhausted, at some point the City of Wilsonville will annex the property into the City with a new zone overlay. We can then partition (subdivide) and convey deed and title of the 10-acre parcel to City in exchange for the Lowrie School site. I will coordinate and communicate this activity as it becomes known.

With this action the District now has confidence in having an almost "shovel-ready" site for planning the middle school and remaining 40-acres. I can't tell you how pleased I am at this outcome. This has been part of our long range plan for many years and positions the District well for the future. tim

West Linn-Wilsonville School District
DEPARTMENT OF OPERATIONS
Tim K. Woodley, Director

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING THE)	Ordinance No. 13-1316
URBAN GROWTH BOUNDARY IN THE)	
VICINITY OF THE CITY OF WILSONVILLE)	Introduced by Chief Operating Officer Martha
UPON APPLICATION BY THE WEST LINN-)	Bennett with the Concurrence of Council
WILSONVILLE SCHOOL DISTRICT)	President Tom Hughes

WHEREAS, Urban Growth Management Functional Plan Title 14: Urban Growth Boundary provides a mechanism to amend the urban growth boundary (UGB) through a "major amendment" process; and

WHEREAS, the West Linn-Wilsonville School District filed an application for a major amendment to the UGB pursuant to Metro Code Section 3.07.1430; and

WHEREAS, the application was considered by a hearings officer appointed by Metro at a public hearing in the City of Wilsonville on June 27, 2013; and

WHEREAS, on August 12, 2013 the hearings officer submitted a proposed order recommending approval of the application, together with findings of fact and conclusions of law in support of a decision by the Metro Council that the application satisfies the requirements of the Metro Code; and

WHEREAS, the Council considered the proposed order and testimony at a public hearing on October 10, 2013 under the procedural requirements of Metro Code Section 3.07.1430.U; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The UGB is hereby amended, as indicated in Exhibit A, attached and incorporated into this Ordinance, to add 40.05 acres to the UGB for use as a primary and middle school campus and city park facility, subject to the following two conditions of approval:
 - a. The subject property shall only be developed with a middle school, a primary school, and a public park.
 - b. The City of Wilsonville shall zone the subject property with a designation, such as Public Facility (PF), that allows the school and park uses described in the application and that requires site plan review for the subject property; the city shall also adopt conditions of approval requiring development for the identified school and park uses.
2. The hearings officer's analysis, conclusions and recommendations set forth in Exhibit B, attached and incorporated into this ordinance, are adopted by the Metro Council as Metro's findings of fact and conclusions of law explaining how this amendment to the UGB complies with applicable provisions of the Regional Framework Plan, Metro Code, and applicable statewide planning laws.

ADOPTED by the Metro Council this 10th day of October 2013.

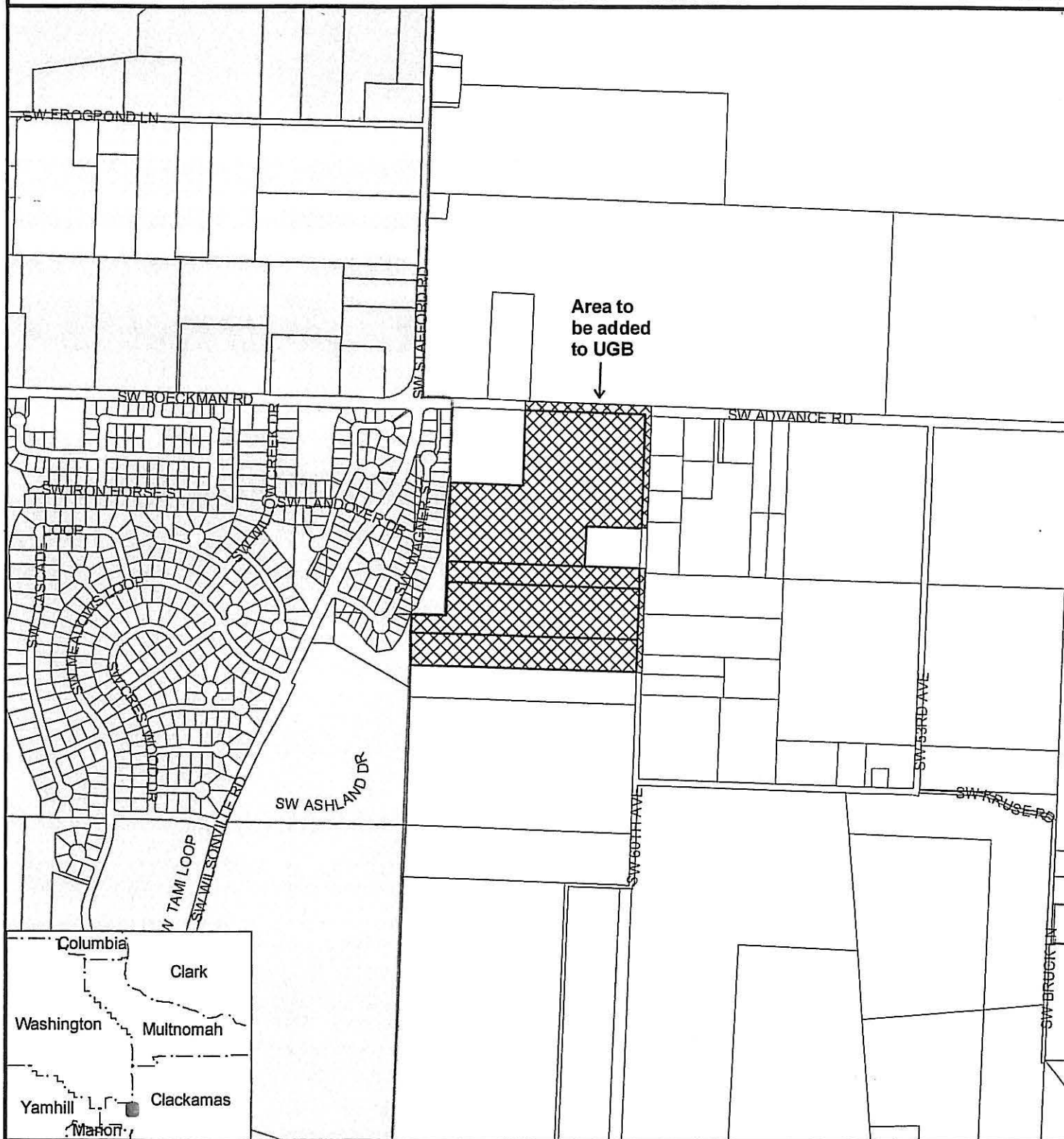
Tom Hughes, Council President

Attest:

Approved as to form:

Kelsey Newell, Regional Engagement
Coordinator

Alison R. Kean, Metro Attorney



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

Case No. 13-01 UGB Major Amendment

- Area to be added to UGB
- Taxlots
- Urban growth boundary

1:10,000

0 840 1,680 Feet

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.