

ORDINANCE NO. 579

AN ORDINANCE AMENDING WILSONVILLE CODE (WC) SECTION 4.125(.18)(D).(5).(c).(ii.) AND ADDING SECTION 4.125(.18)(D).(5).(c).(vii) - VILLAGE ZONE, MODIFYING THE REQUIREMENTS FOR THE MANAGEMENT OF RAINWATER AT VILLEBOIS

WHEREAS, Villebois is a mixed-use urban village on 480-acres, containing no less than 2,300 dwelling units; and

WHEREAS, the Wilsonville City Council adopted Ordinance No. 557 on September 5, 2003, creating WC Section 4.125 - Village Zone, to implement the Villebois Master Plan and to guide development in the Villebois master planning area; and

WHEREAS, Costa Pacific Communities, master planner of Villebois desires to provide creative rainwater management to support the design tenet of "sustainability"; and

WHEREAS, the Village Zone Code contains provisions for the management of rainwater; and

WHEREAS, Costa Pacific Communities proposes an amendment to WC Section 4.125(.18)(D).(5).(c).(ii.) modifying the requirement to manage 75% of the rainwater from private lots on the private lots due to issues related to soils, maintenance and liability; and

WHEREAS, new code language has been proposed for Section 4.125(.18)(D).(c) to address the treatment of total suspended solids and phosphorus; and

WHEREAS, the proposed changes have been analyzed by Staff and are found to be in compliance with the City Code, Comprehensive Plan and Villebois Master Plan, and involve a reasonable approach to managing and mitigating the impacts of rainwater; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on this matter on January 12, 2005, modified the Staff proposal and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council conducted a duly noticed public hearing on the proposed WC text amendment on February 22, 2005; and

WHEREAS, the Council has considered the record before the Planning Commission, the Planning Division staff report and testimony and evidence of interested parties;

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

Section 1. Findings. The City Council hereby adopts as findings of fact the above recitals and the statements of fact and Conclusionary Findings in the staff report in the matter dated February 15, 2005, attached as Exhibit A and incorporated by reference as if fully set forth herein.

Section 2. Amendment. Based upon the foregoing findings, Wilsonville Code Section 4.125(.18)(D.)(5.)(c.) is hereby amended as follows:

Section 4.125. (.18)(D.)(5.)(c.): V - Village Zone

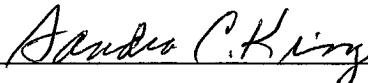
D. SAP Application Submittal Requirements:

5. Rainwater Management Program – A Rainwater Management Program shall be submitted, addressing the following:
 - a. Provision for opportunities to integrate water quality, detention, and infiltration into the SAP's natural features and proposed development areas.
 - b. Provision of methods reducing the increase in runoff from the 90th percentile of all rain events and meet pre-development hydrology to the greatest extent practicable.
 - c. Identification of guidelines and standards for the design of all Rainwater Management Systems within the SAP, including that:
 - i. Manage the ¼ inch, 24-hour rainfall event at pre-development levels.
 - ii. ~~Mitigate 75% of impervious area from private areas on the respective private property and the remaining 25% of impervious area in public areas (i.e., parks and open space areas, public street rights of way).~~

Mitigate 100% of impervious area from private areas within public areas and/or private areas (i.e., parks and open space areas, public street rights-of-way).

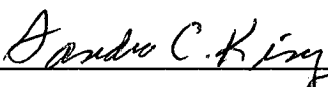
- iii. Mitigate 100% of impervious area from all public areas within public areas (i.e., parks and open space areas, public street rights-of-way).
- iv. Remove 70% of Total Suspended Solids (TSS) for ¼ inch, 24-hour storm event for all development areas.
- v. Remove 65% of Phosphorus for ¼ inch, 24-hour storm event for all development areas.
- vi. Integrate compost-amended topsoil in all areas to be landscaped to help detain runoff, reduce irrigation and fertilizer needs, and create a sustainable, low-maintenance landscape.
- vii. **Treatment associated with stormwater runoff will be considered in meeting Total Suspended Solids (TSS) and Phosphorus removal requirements.**

SUBMITTED to the Wilsonville City Council for first reading at a special meeting thereof the 22nd day of February, 2005, commencing at the hour of 7:00 p.m. at the Community Development Annex, 8445 SW Elligsen Road, Wilsonville, Oregon and scheduled for second reading at a regular meeting thereof on the 7th day of March, 2005, commencing at the hour of 7:00 p.m. at the Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville, Oregon.



SANDRA C. KING, CMC, City Recorder

ENACTED by the City Council on the 7th day of March, 2005, by the following
votes: YEAS: -4- NAYS: -0-



SANDRA C. KING, CMC, City Recorder

DATED and signed by the Mayor this 8TH day of March, 2005.



ALAN KIRK, COUNCIL PRESIDENT

SUMMARY OF VOTES:

Mayor Lehan	Excused
Councilor Kirk	Yes
Councilor Holt	Yes
Councilor Scott-Tabb	Yes
Councilor Knapp	Yes