

ORDINANCE NO. 768

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE PUBLIC FOREST (PF) ZONE TO THE VILLAGE (V) ZONE ON APPROXIMATELY 3.58 ACRES NORTHWEST OF SW VILLEBOIS DRIVE NORTH BETWEEN SW ORLEANS AVENUE AND SW COSTA CIRCLE WEST. COMPRISING TAX LOT 3100 AND ADJACENT RIGHT-OF-WAY OF SECTION 15AC, T3S, R1W, CLACKAMAS COUNTY, OREGON, RCS-VILLEBOIS DEVELOPMENT LLC, APPLICANT.

RECITALS

WHEREAS, RCS-Villebois Development LLC has made a development application requesting, among other things, a Zone Map Amendment for the Property to develop a private park consistent with the Villebois Village Master Plan; and

WHEREAS, RCS-Villebois Development LLC as the property owner and an authorized representative has signed the appropriate application form; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the Zone Map Amendment request and prepared a staff report for the Development Review Board, finding that the application met the requirements for a Zone Map Amendment and recommending approval of the Zone Map Amendment, which staff report was presented to the Development Review Board on April 13, 2015;

WHEREAS, the Development Review Board Panel 'A' held a public hearing on the application for a Zone Map Amendment and associated development applications on April 13, 2015, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 302 which recommends that the City Council approve a request for a Zone Map Amendment (Case File DB15-0001), adopts the staff report with findings and recommendation, all as placed on the record at the hearing; and

WHEREAS, on May 4, 2015, the Wilsonville City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the Development Review Board and City Council staff reports; took public testimony; and, upon deliberation, concluded that the proposed Zone Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code;

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

Section 1. Findings. The City Council adopts, as findings and conclusions, the foregoing recitals and the Zone Map Amendment Findings in Attachment 2, as if fully set forth herein.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended by Zoning Order DB15-0001, attached hereto as Attachment 1, from the Public Facility (PF) Zone to the Village (V) Zone.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on May 4, 2014, and scheduled for the second and final reading on May 18, 2015, commencing at 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, OR.

Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 4th day of May, 2015, by the following votes:

Yes:-4- No:-0-

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this ____ day of May, 2015.

Tim Knapp, MAYOR

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor President Starr	Yes
Councilor Stevens	Yes
Councilor Fitzgerald	Yes
Councilor Lehan	Excused

Attachments:

Attachment 1: Zoning Order DB15-0001.

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

Attachment 2: Zone Map Amendment Findings,

Attachment 3: DRB Panel A Resolution No. 302 recommending approval of the Zone Map Amendment

ORDINANCE NO. 768 – ATTACHMENT 1

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

In the Matter of the Application of)
RCS-Villebois Development LLC)
for a Rezoning of Land and Amendment) **ZONING ORDER DB15-0001**
of the City of Wilsonville)
Zoning Map Incorporated in Section 4.102)
of the Wilsonville Code.)

The above-entitled matter is before the Council to consider the application of DB15-0001, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property (“Property”), legally described and shown on Attachment, has heretofore appeared on the City of Wilsonville zoning map as Public Facility (PF).

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

THEREFORE IT IS HEREBY ORDERED that The Property, consisting of approximately 3.58 acres northwest of SW Villebois Drive North between SW Orleans Avenue and SW Costa Circle West. Comprising tax lot 3100 and adjacent right-of-way of Section 15AC, T3S, R1W, Clackamas County, Oregon, as more particularly shown and described in Attachment A, is hereby rezoned to Village (V), subject to conditions detailed in this Order’s adopting Ordinance. The foregoing rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

Dated: May 4, 2015.

TIM KNAPP, MAYOR

APPROVED AS TO FORM:

Michael E. Kohlhoff, City Attorney

ATTEST:

Sandra C. King, MMC, City Recorder

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

Ord. No. 768 Attachment 1,
Attachment A



October 3, 2014

LEGAL DESCRIPTION

Job No. 398-054

A parcel of land being Lot 79, plat of "Villebois Village Center No. 3", Clackamas County Plat Records, and public Right-of-Way, situated in the Northwest and Northeast Quarters of Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at the most northerly corner of said Lot 79;

thence along the northerly plat boundary of said plat, North 31°30'05" East, a distance of 26.36 feet to a point on the centerline of SW Costa Circle West;

thence along said centerline, South 49°03'27" East, a distance of 319.46 feet to a point of curvature;

thence continuing along said centerline, along a 746.00 foot radius tangential curve to the right, arc length of 79.46 feet, central angle of 06°06'11", chord distance of 79.42 feet, and chord bearing of South 46°00'21" East to a point of tangency;

thence continuing along said centerline and its extension, South 42°57'16" East, a distance of 78.58 feet to a point on the southeasterly plat line of said plat;

thence along said southeasterly plat line, South 45°34'29" West, a distance of 80.51 feet to an angle point;

thence continuing along said southeasterly plat line, South 63°29'14" West, a distance of 61.38 feet to an angle point;

thence continuing along said southeasterly plat line and its extension, South 72°02'29" West, a distance of 219.06 feet to a point on the centerline of SW Orleans Avenue;

thence along said centerline for the following 7 courses:

North 32°57'14" West, a distance of 6.39 feet to a point of curvature,

along a 188.00 foot radius tangential curve to the left, arc length of 35.00 feet, central angle of 10°39'55", chord distance of 34.94 feet, and chord bearing of North 38°17'12" West to a point of tangency,

North 43°37'09" West, a distance of 194.08 feet to a point of curvature,

Ord. No. 768 Attachment 1,
Attachment A

along a 185.00 foot radius tangential curve to the left, arc length of 31.96 feet, central angle of 09°53'51", chord distance of 31.92 feet, and chord bearing of North 48°34'05" West to a point of reverse curvature,

along a 185.00 foot radius reverse curve to the right, arc length of 31.96 feet, central angle of 09°53'51", chord distance of 31.92 feet, and chord bearing of North 48°34'05" West to a point of tangency,

North 43°37'09" West, a distance of 161.26 feet to a point of curvature,

along a 100.00 foot radius tangential curve to the right, arc length of 12.20 feet, central angle of 06°59'22", chord distance of 12.19 feet, and chord bearing of North 40°07'28" West,

thence leaving said centerline, North 45°36'51" East, a distance of 151.05 feet to an angle point on the northerly line of said Lot 79;


thence along said northerly line, South 47°50'26" East, a distance of 127.82 feet to an angle point;

thence continuing along said northerly line, North 41°14'03" East, a distance of 118.86 feet to the POINT OF BEGINNING.

Containing 3.58 acres, more or less.

Basis of bearings per plat of "Villebois Village Center No. 3", Clackamas County Plat Records.

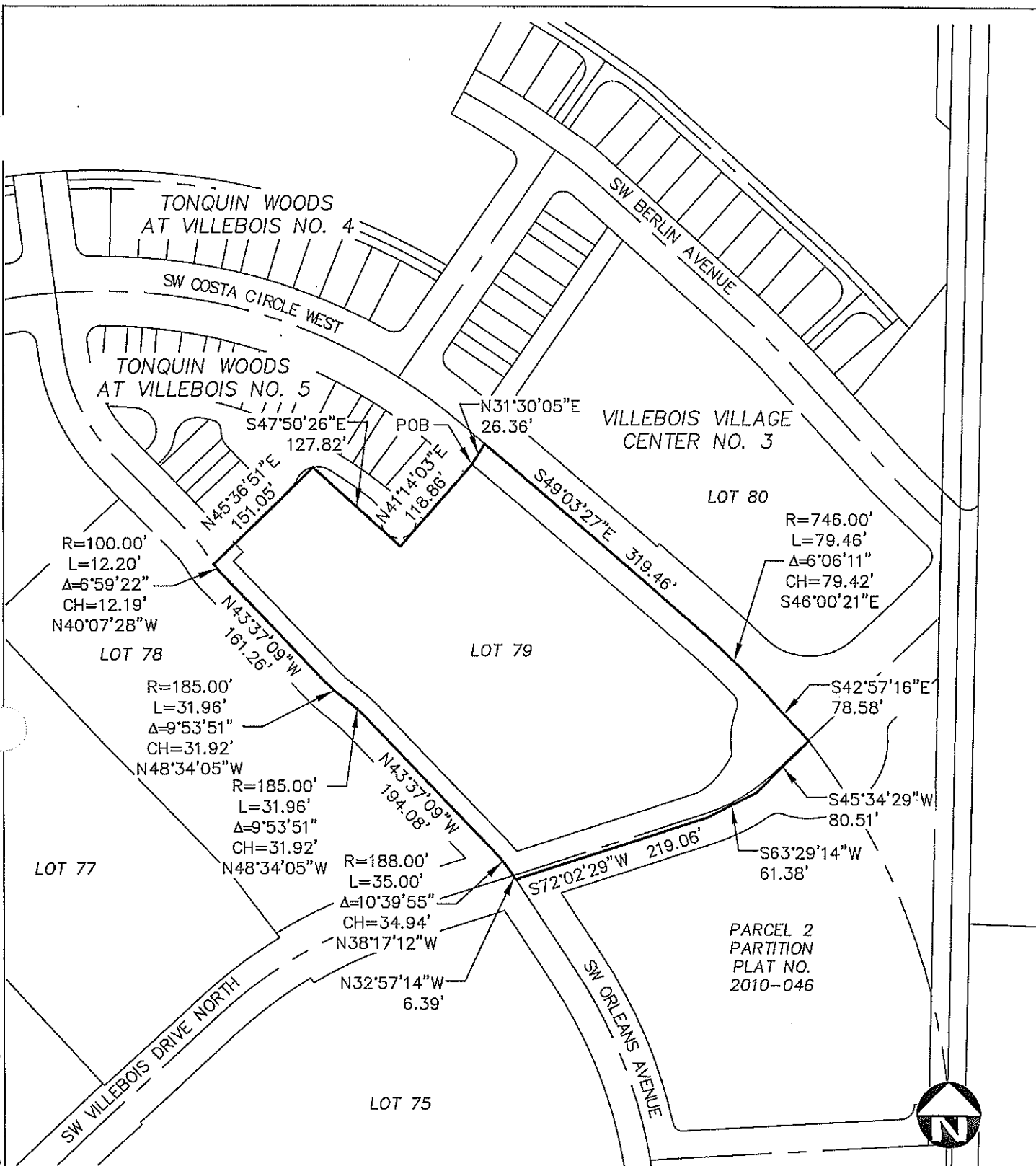
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

N:\proj\398-C Drawings\06 Survey\Legals\398054.Montague Park.Zone Change.dwg - SHEET: Legal Desc Oct. 2 22 PM ct



Ord. No. 768 Attachment 1,
Attachment A

DRAWN BY: CLL DATE: 10/3/14

REVIEWED BY: TCJ DATE: 10/3/14

PROJECT NO.: 398-054

SCALE: 1"=150'

PAGE 3 OF 3



12564 SW Main St
Tigard, OR 97223
[T] 503-941-9484
[F] 503-941-9485

Ord. No. 768 Attachment 2
STAFF REPORT
WILSONVILLE PLANNING DIVISION

*Villebois Neighborhood Park 4, Montague Park
Zone Map Amendment*

CITY COUNCIL
QUASI-JUDICIAL PUBLIC HEARING

HEARING DATE	May 4, 2015
DATE OF REPORT:	April 15, 2015

APPLICATION NO.: DB15-0001 Zone Map Amendment

REQUEST/SUMMARY: The City Council is being asked to review a Quasi-judicial Zone Map Amendment for a planned neighborhood park and adjacent right-of-way.

LOCATION: Approximately 3.58 acres northwest of SW Villebois Drive North between SW Orleans Avenue and SW Costa Circle West. The properties are specifically known as Tax Lot 3100 Section 15AC, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and adjacent right-of-way, as depicted on the map below.

OWNER/APPLICANT: RCS – Villebois Development LLC

APPLICANT’S

REPRESENTATIVE: Stacy Connery – Pacific Community Design

COMPREHENSIVE PLAN MAP DESIGNATION: Residential-Village

ZONE MAP CLASSIFICATION: PF (Public Facility)

STAFF REVIEWER: Daniel Pauly AICP, Associate Planner

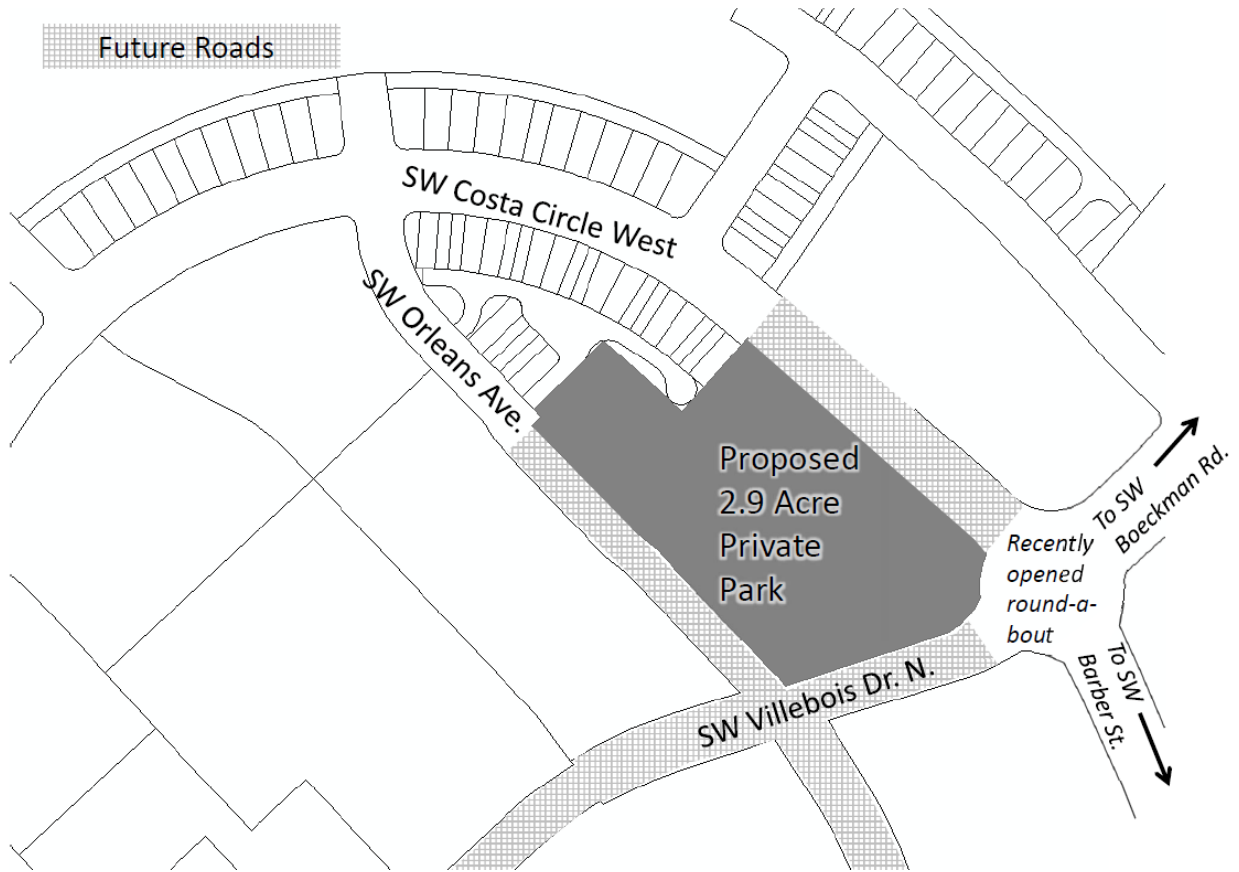
DRB RECOMMENDATION: Approve the requested Zone Map Amendment.

APPLICABLE REVIEW CRITERIA

DEVELOPMENT CODE	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Section 4.033	Authority of City Council
Section 4.197	Zone Changes and Amendments to Development Code-Procedures
OTHER CITY PLANNING	

DOCUMENTS	
Comprehensive Plan	
Villebois Village Master Plan	
SAP Central Approval Documents	
REGIONAL AND STATE PLANNING DOCUMENTS	
Statewide Planning Goals	

Vicinity Map



BACKGROUND/SUMMARY:

Zone Map Amendment (DB14-0010)

The subject property still has a “Public Facility” zoning dating from its time as part of the campus of Dammasch State Hospital. Consistent with other portions of the former campus, a request to update the zoning to “Village” consistent with the Comprehensive Plan has been submitted concurrent with applications to develop the property.

CONCLUSION AND CONDITIONS OF APPROVAL:

Staff and the DRB have reviewed the application and facts regarding the request and recommends the City Council recommend approval of the zone map amendment (DB15-0001).

FINDINGS OF FACT:

1. The statutory 120-day time limit applies to this application. The application was received on January 22, 2015. On February 6, 2015, staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete. On February 25, 2015, the Applicant submitted new materials. On March 2, 2015 the application was deemed complete. The City must render a final decision for the request, including any appeals, by June 30, 2015
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
Northeast:	PF (Public Facility)	Vacant residential
East	V (Village)	Costa Circle/Villebois Drive Round-a-bout, vacant residential
Southeast:	V (Village)	Vacant residential
Southwest:	PF (Public Facility)	Vacant residential
Northwest:	V (Village)	Residential (Row Houses)

3. Prior land use actions include:

Legislative:

02PC06 - Villebois Village Concept Plan
02PC07A - Villebois Comprehensive Plan Text
02PC07C - Villebois Comprehensive Plan Map
02PC07B - Villebois Village Master Plan
02PC08 - Village Zone Text
04PC02 – Adopted Villebois Village Master Plan
LP-2005-02-00006 – Revised Villebois Village Master Plan
LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)
LP10-0001 – Amendment to Villebois Village Master Plan (School Relocation from SAP North to SAP East)
LP13-0005 – Amendment to Villebois Village Master Plan (Future Study Area)

Quasi Judicial:

SAP Central Approvals
DB07-0023 Preliminary Development Plan- Phase 2 Central (PDP-2C)
DB07-0025 Subdivision Tentative Plat (PDP-2C)
AR08-0003 Subdivision Final Plat (PDP-2C)

DB08-0063 Final Development Plan for Phase 2 (Carvalho Carriage Homes & Open Space Tract 'R')

DB09-0024 Tentative Condominium Plat (Carvalho Carriage Homes)

DB09-0026 Front Yard Variance (The Trafalgar Flats)

DB09-0027 Final Development Plan (Seville Row Houses and The Trafalgar Flats)

DB09-0028 PDP Density Refinement and Phasing Modification

4. 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.

CONCLUSIONARY FINDINGS:

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

GENERAL INFORMATION

Section 4.008 Application Procedures-In General

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

Finding: These criteria are met.

Explanation of Finding: The application is being processed in accordance with the applicable general procedures of this Section.

Section 4.009 Who May Initiate Application

Review Criterion: "Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply."

Finding: This criterion is satisfied.

Explanation of Finding: A signed application form has been submitted signed by an authorized representative of the property owner RCS-Villebois Development LLC.

Subsection 4.010 (.02) Pre-Application Conference

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Explanation of Finding: A pre-application conference was held on October 2, 2014 in accordance with this subsection. See City Case File PA14-0014.

Subsection 4.011 (.02) B. Lien Payment before Application Approval

Review Criterion: "City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director

shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.”

Finding: This criterion is satisfied.

Explanation of Finding: No applicable liens exist for the subject property. The application can thus move forward.

Subsection 4.035 (.04) A. General Site Development Permit Submission Requirements

Review Criteria: “An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.” Listed 1. through 6. j.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has provided all of the applicable general submission requirements contained in this subsection.

Section 4.110 Zoning-Generally

Review Criteria: “The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.” “The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.”

Finding: These criteria are satisfied.

Explanation of Finding: This proposed development is in conformity with the Village zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

CONCLUSIONARY FINDINGS: DB15-0001 ZONE MAP AMENDMENT

Comprehensive Plan

Compact Urban Development-Implementation Measures

Implementation Measure 4.1.6.a

1. **Review Criteria:** “Development in the “Residential-Village” Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.”

Finding: These criteria are satisfied.

Details of Finding: The subject area is within SAP-Central, which was previously approved as part of case file DB06-0005 et. seq. and found to be in accordance with the Villebois Village Master Plan and the Wilsonville Planning and Land Development Ordinance.

Implementation Measure 4.1.6.b.

2. **Review Criteria:** This implementation measure identifies the elements the Villebois Village Master Plan must contain.

Finding: These criteria are not applicable

Details of Finding: The zone map amendment will allow for park development implementing the procedures as outlined by the Villebois Village Master Plan, as previously approved.

Implementation Measure 4.1.6.c.

3. **Review Criterion:** “The “Village” Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation.”

Finding: This criterion is satisfied.

Details of Finding: The Village Zone zoning district is being applied to an area designated as Residential-Village in the Comprehensive Plan.

Implementation Measure 4.1.6.d.

4. **Review Criterion:** “The “Village” Zone District shall allow a wide range of uses that befit and support an “urban village,” including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses.”

Finding: This criterion is satisfied.

Details of Finding: The area covered by the proposed zone change is proposed for a park as shown in the Villebois Village Master Plan.

Planning and Land Development Ordinance

Section 4.029 Zoning to be Consistent with Comprehensive Plan

5. **Review Criterion:** “If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the Comprehensive Plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development.”

Finding: This criterion is satisfied.

Details of Finding: The applicant is applied for a zone change concurrently with other land use applications for the park development as required by this section. Concurrent applications, while separated in the hearing process, are contingent on approval of the zone map amendment ensuring their approval doesn’t take affect prior to the zone change.

Subsection 4.110 (.01) Base Zones

6. **Review Criterion:** This subsection identifies the base zones established for the City, including the Village Zone.

Finding: This criterion is satisfied.

Details of Finding: The requested zoning designation of Village “V” is among the base zones identified in this subsection.

Subsection 4.125 (.01) Village Zone Purpose

7. **Review Criteria:** “The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois

Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.”

Finding: These criteria are satisfied.

Details of Finding: The subject lands are designated Residential-Village on the Comprehensive Plan map and are within the Villebois Village Master Plan area and the zoning designation thus being applied is the Village “V”.

Subsection 4.125 (.02) Village Zone Permitted Uses

8. **Review Criteria:** This subsection lists the uses permitted in the Village Zone.

Finding: These criteria are satisfied.

Details of Finding: The proposed park use is consistent with the Village Zone designation and Villebois Village Master Plan.

Subsection 4.125 (.18) B. 2. Zone Change Concurrent with PDP Approval

9. **Review Criterion:** “... Application for a zone change shall be made concurrently with an application for PDP approval...”

Finding: This criterion is satisfied.

Details of Finding: A zone map amendment was submitted concurrently with a request for PDP approval. However, staff understands this language to mean a PDP approval cannot be brought forward without the appropriate zoning in place but does not preclude a zone change consistent with the comprehensive plan prior to PDP approval, such as during SAP approval or earlier. This understanding is informed by the language in Section 4.029, seeing Finding 5 above, which states zoning must occur prior to a planned development. As the PDP is equivalent to a Stage II Final Plan in the Village Zone the same rationale would apply as for a Stage II Final Plan elsewhere in the City where the zoning at minimum must occur concurrently with the Stage II approval, but may occur prior. This allowed the action of the DRB to move forward with the recommendation to approval of the Zone Map Amendment to City Council while continuing their hearing on the PDP and other associated development applications.

Subsection 4.197 (.02) Zone Change Review

Subsection 4.197 (.02) A. Zone Change Procedures

10. **Review Criteria:** “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;”

Finding: These criteria are satisfied.

Details of Finding: The request for a zone map amendment has been submitted as set forth in the applicable code sections.

Subsection 4.197 (.02) B. Zone Change: Conformance with Comprehensive Plan Map, etc.

11. **Review Criteria:** “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;”

Finding: These criteria are satisfied.

Details of Finding: The proposed zone map amendment is consistent with the Comprehensive Map designation of Residential-Village and as shown in Findings A1 through 4 substantially comply with applicable Comprehensive Plan text.

Subsection 4.197 (.02) C. Zone Change: Specific Findings Regarding Residential Designated Lands

12. **Review Criteria:** “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 Measure 4.1.4.b, d, e, q, and x of Wilsonville’s Comprehensive Plan text;”

Finding: These criteria are satisfied.

Details of Finding: Implementation Measure 4.1.6.c. states the “Village” Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation. Since the Village Zone must be applied to areas designated “Residential Village” on the Comprehensive Plan Map and is the only zone that may be applied to these areas, its application is consistent with the Comprehensive Plan.

Subsection 4.197 (.02) D. Zone Change: Public Facility Concurrency

13. **Review Criteria:** “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.”

Finding: These criteria are satisfied.

Details of Finding: The Preliminary Development Plan compliance report and the plan sheets demonstrate that the existing primary public facilities are available or can be provided in conjunction with the project.

Subsection 4.197 (.02) E. Zone Change: Impact on SROZ Areas

14. **Review Criteria:** “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;”

Finding: These criteria are satisfied.

Details of Finding: The subject property does not involve land in the SROZ or contain any inventoried hazards identified by this subsection.

Subsection 4.197 (.02) F. Zone Change: Development within 2 Years

15. **Review Criterion:** “That the applicant is committed to a development schedule demonstrating that the development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change.”

Finding: This criterion is satisfied.

Details of Finding: The with concurrently submitted development applications the applicant has shown they reasonably expect to commence development within two (2) years of the approval of the zone change. However, in the scenario where the applicant or their successors due not commence development within two (2) years allow related land use approvals to expire, the zone change shall remain in effect.

Subsection 4.197 (.02) G. Zone Change: Development Standards and Conditions of Approval

16. **Review Criteria:** “That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached to insure that the project development substantially conforms to the applicable development standards.”

Finding: These criteria are satisfied.

Details of Finding: Nothing about the zone change would prevent development on the subject properties from complying with applicable development standards.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 302**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF A ZONE MAP AMENDMENT FROM PUBLIC FACILITY (PF) TO VILLAGE (V) FOR A 2.9 ACRE PRIVATE NEIGHBORHOOD PARK WITH PUBLIC ACCESS. THE SUBJECT SITE IS LOCATED ON TAX LOT 3100 OF SECTION 15AC, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. STACY CONNERY, AICP, PACIFIC COMMUNITY DESIGN, INC. - REPRESENTATIVE FOR RUDY KADLUB, RCS - VILLEBOIS DEVELOPMENT - APPLICANT/OWNER.

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 staff report on the above-captioned subject dated April 6, 2015, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on April 13, 2015, at which time exhibits, together with findings and public testimony were entered into the public record, and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the amended staff report dated April 6, 2015 related to DB15-0001, attached hereto as Exhibit A1, with findings and recommendations contained therein recommending approval of the Zone Map Amendment to City Council:

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 13th day of April, 2015 and filed with the Planning Administrative Assistant on April 14, 2015. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.



Mary Fierros Bower Chair, Panel A
Wilsonville Development Review Board

Attest:



Shelley White, Planning Administrative Assistant