

ORDINANCE NO. 791

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE RESIDENTIAL AGRICULTURE-HOLDING (RA-H) ZONE TO THE PLANNED DEVELOPMENT RESIDENTIAL-3 (PDR-3) ZONE ON APPROXIMATELY 4.37 ACRES LOCATED AT 28500 AND 28530 SW CANYON CREEK ROAD SOUTH- COMPRISING TAX LOTS 900 AND 1000 OF SECTION 13B, TOWNSHIP 3 SOUTH, RANGE 1 WEST, CLACKAMAS COUNTY, OREGON, BETH ANN BOECKMAN AND KAREN AND MARVIN LEWALLEN – OWNERS. SCOTT MILLER, SAMM-MILLER LLC – APPLICANT.

RECITALS

WHEREAS, Beth Ann Boeckman and Karen and Marvin Lewallen (“Owners”) and Scott Miller of SAMM-MILLER LLC (“Applicant”) have made a development application requesting, among other things, a Zone Map Amendment of the Property; and

WHEREAS, the development application form has been signed by the Owners of the real property legally described and shown in Attachment 1, attached hereto and incorporated by reference herein (“Property”); and

WHEREAS, concurrently with the Zone Map Amendment the Applicant is requesting a change of the Comprehensive Plan Map designation to “Residential 4-5 dwelling units per acre”; and

WHEREAS, the City of Wilsonville desires to have the properties zoned consistent with the Comprehensive Plan Map designation of “Residential 4-5 dwelling units per acre”, upon approval the requested Comprehensive Plan Map designation; 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 March 28 and April 25, 2016;

WHEREAS, the Development Review Board Panel B held a public hearing on the application for a Zone Map Amendment on March 28 and April 25, 2016, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 324 which recommends that the City Council approve a request for a Zone Map Amendment (Case File DB15-0109) contingent on the concurrent Comprehensive Plan Map Amendment; and

WHEREAS, on May 16, 2016, 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 forgoing Recitals and 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 DB15-109, attached hereto as Attachments 1, from the Residential Agriculture-Holding (RA-H) Zone to Planned Development Residential-3 (PDR-3) Zone.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 16th day of May 2016, and scheduled for the second and final reading on June 6, 2016, commencing at the hour of 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 6th day of June, 2016, by the following

votes: Yes: -4- No: -0-

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this ____ day of June, 2016.

TIM KNAPP, MAYOR

SUMMARY OF VOTES:

Mayor Knapp - Yes

Councilor Starr - Yes

Councilor Lehan - Yes

Councilor Stevens - Yes

Councilor Fitzgerald - Excused

Exhibits and Attachments:

- Attachment 1 – Zoning Order DB15-0109 including legal description and sketch depicting map amendment.
- Attachment 2 – Zone Map Amendment Findings, April 26, 2016.

ORDINANCE NO. 791– ATTACHMENT 1

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

In the Matter of the Application of)
SAMM-MILLER, LLC)
for a Rezoning of Land and Amendment) **ZONING ORDER DB15-0109**
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 DB15-0109, 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 in the attached legal description and sketch, has heretofore appeared on the City of Wilsonville zoning map as Residential Agriculture-Holding (RA-H).

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 4.37 acres at 28500 and 28530 SW Canyon Creek Road South. Comprising tax lots 900 and 1000 of Section 13B, T3S, R1W, Clackamas County, Oregon, as more particularly shown and described in the attached legal description and sketch, is hereby rezoned to Planned Development Residential-3 (PDR-3), 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: June 6, 2016.

TIM KNAPP, MAYOR

APPROVED AS TO FORM:

Barbara A. Jacobson, City Attorney

ATTEST:

Sandra C. King, MMC, City Recorder

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

EMERIO *Design*

Civil Engineering
Land Survey
Land Use Planning
Construction Management

ZONE CHANGE
CANYON CREEK ROAD SOUTH

JOB NO. 500-015
APRIL 27, 2016

EXHIBIT A (PAGE 1 OF 2)

LOTS 5 AND 6, "BRIDLE TRAIL RANCHETTS", AND OTHER LAND LOCATED IN THE N.W. 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

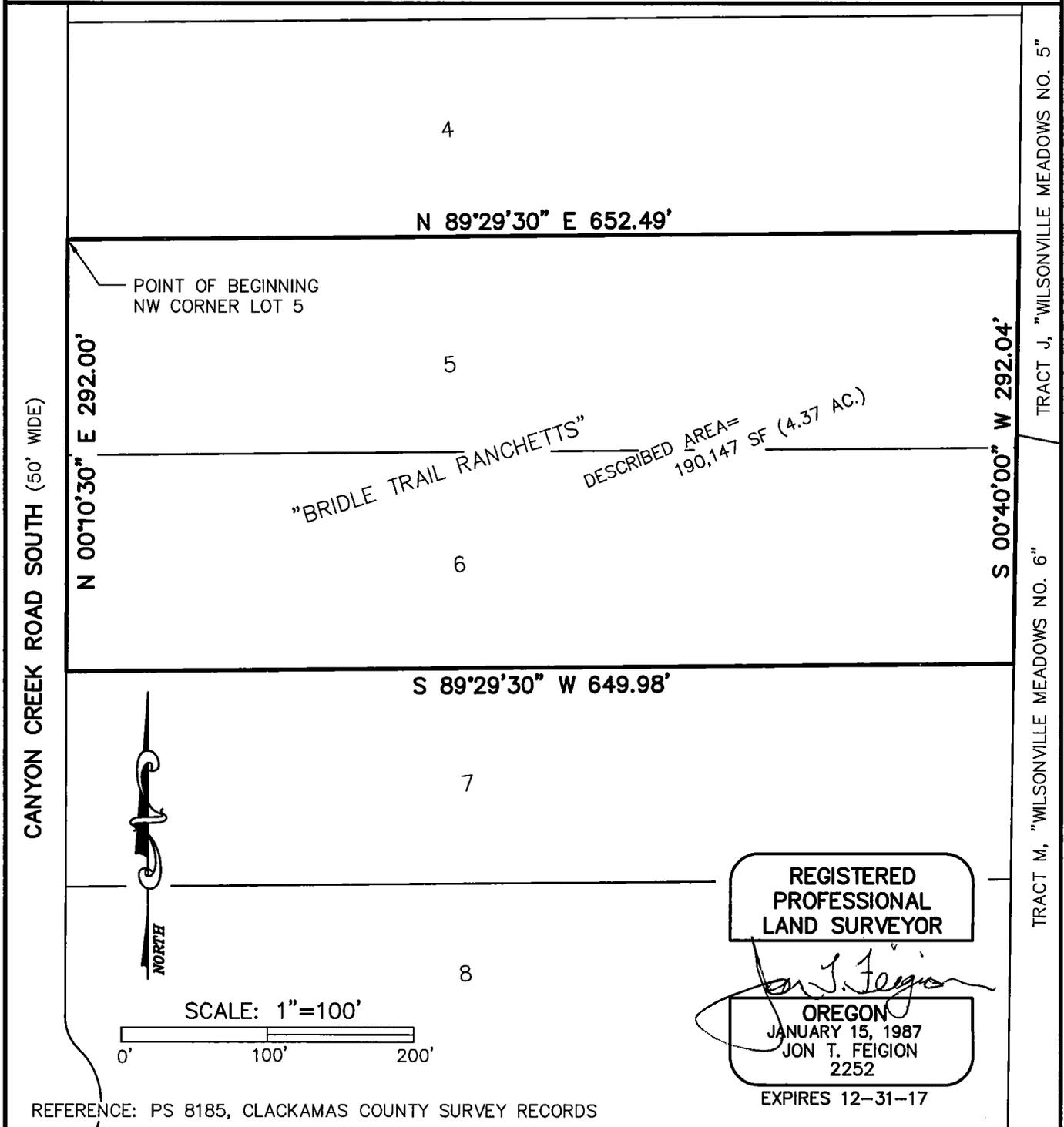
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, "BRIDLE TRAIL RANCHETTS", BEING ON THE EAST RIGHT OF WAY LINE OF CANYON CREEK ROAD SOUTH (50.0 FEET WIDE); THENCE ALONG THE NORTH LINE OF SAID LOT 5 AND ITS EASTERLY EXTENSION, NORTH 89°29'30" EAST, 652.49 FEET TO THE WEST LINE OF TRACT J, "WILSONVILLE MEADOWS NO. 5"; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF TRACT M, "WILSONVILLE MEADOWS NO. 6", SOUTH 00°40'00" WEST, 292.04 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6, "BRIDLE TRAIL RANCHETTS"; THENCE ALONG SAID EASTERLY EXTENSION AND SOUTH LINE, SOUTH 89°29'30" WEST, 649.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6 ON THE EAST RIGHT OF WAY LINE OF CANYON CREEK ROAD SOUTH; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°10'30" EAST, 292.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 190,147 SQUARE FEET (4.37 ACRES), MORE OR LESS.



REFERENCE: PS 8185, CLACKAMAS COUNTY SURVEY RECORDS

EXHIBIT A (PAGE 2 OF 2)
 LOTS 5 AND 6, "BRIDLE TRAIL RANCHETTS" AND
 OTHER LAND LOCATED IN THE
 N.W. 1/4 OF SEC. 13, T.3S., R.1W., W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



DRAWN BY: JTF	
JOB NO.: 500-015	ZONE CHANGE
SCALE: 1" = 100'	
DATE: 4-27-16	

EMERIO
Design

8285 SW NIMBUS AVE, SUITE 180
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

Ordinance No. 791
Staff Report
Wilsonville Planning Division

14-Lot Single-Family Subdivision at 28500 and 28530 SW Canyon Creek Rd. South
Zone Map Amendment

City Council
Quasi-Judicial Public Hearing

Hearing Date:	May 16, 2016
Date of Report:	April 26, 2016
Application No.:	DB15-0109 Zone Map Amendment

Request: The City is being asked to review a Quasi-judicial Zone Map Amendment for a 14-lot single-family subdivision.

Location: Approximately 4.37 acres at 28500 and 28530 SW Canyon Creek Road South. East side of SW Canyon Creek Road South at and just south of SW Daybreak Street. The property is specifically known as Tax Lots 900 and 1000, Section 13B, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon

Owners: Beth Ann Boeckman (28500 SW Canyon Creek Rd. S.)
Karen and Marvin Lewallen (28530 SW Canyon Creek Rd. S.)

Applicant: Scott Miller, Samm-Miller LLC

Applicant's Representative: AnneMarie Skinner, Emerio Design

Comprehensive Plan Designation (Current): Residential 0-1 dwelling units per acre

Comprehensive Plan Designation (Proposed with Ord. 790): Residential 4-5 dwelling units per acre

Zone Map Designation (Current): Residential Agriculture-Holding (RA-H)

Zone Map Designation (Proposed): Planned Development Residential-3 (PDR-3)

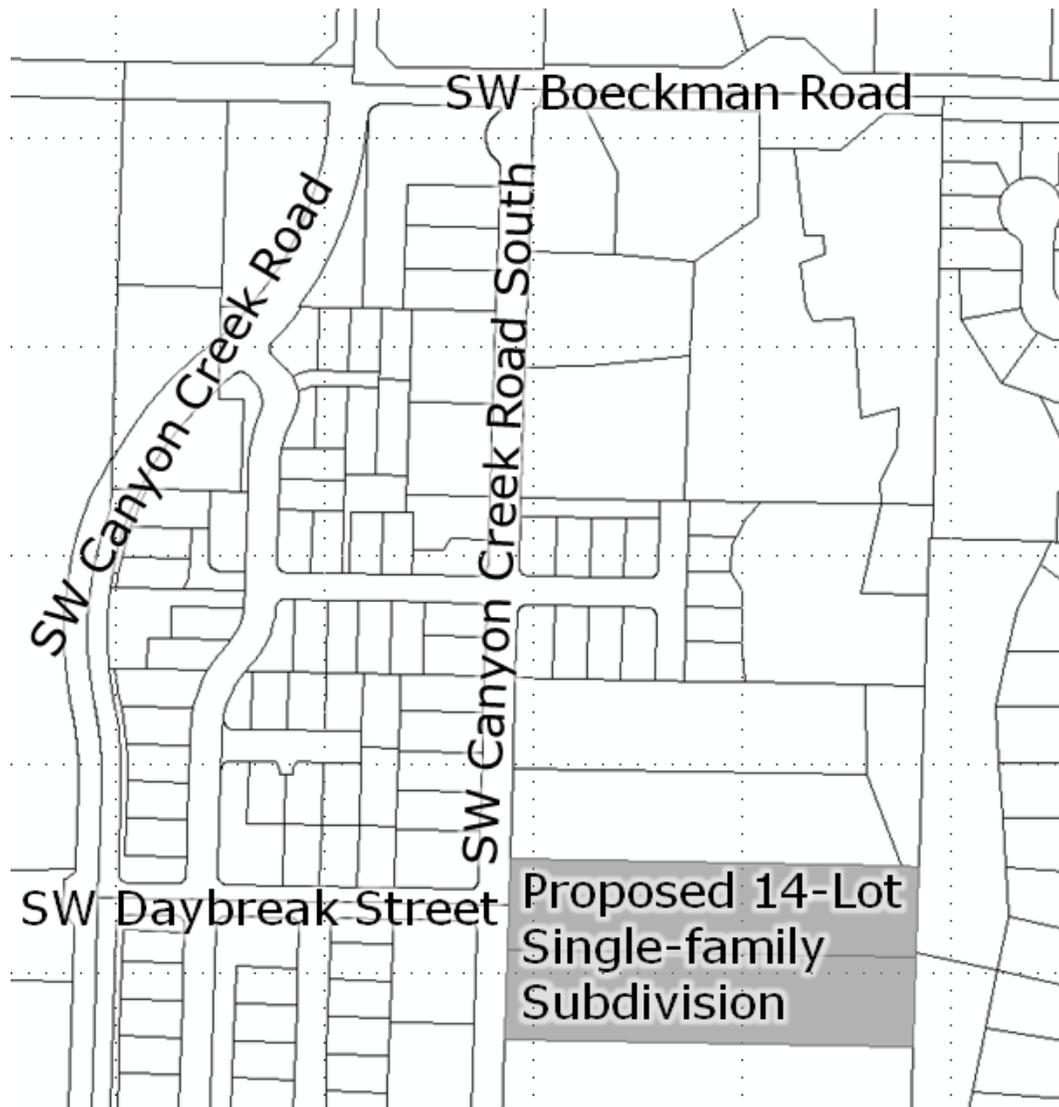
Staff Reviewer: Daniel Pauly AICP, Associate Planner

Staff Recommendation: Approve the requested Zone Map Amendment contingent on approval of the concurrent Comprehensive Plan Map Amendment (Ordinance No. 790).

Applicable Review Criteria:

<u>Development Code:</u>	
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
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.113	Standards Applying to Residential Development in Any Zone
Section 4.118	Standards Applying to Planned Development Zones
Section 4.124	Standards Applying to All Planned Development Residential Zones
Section 4.124.3	PDR-3 Zone
Sections 4.139.00 through 4.139.11	Significant Resource Overlay Zone (SROZ)
Section 4.197	Zone Changes and Amendments to the Development Code
<u>Other Documents:</u>	
Comprehensive Plan	
Oregon Statewide Planning Goals	

Vicinity Map



Background/Summary:

Zone Map Amendment (DB15-0109)

Contingent on approval of the Comprehensive Plan Map Amendment for an increased density of 4-5 dwelling units per acre, the subject properties would receive a corresponding PDR zoning of PDR-3. This is the same zoning as other portions of Bridle Trail Ranchettes where an increased density to 4-5 dwelling units per acre has been approved.

Conclusion:

Staff and the DRB have reviewed the application and facts regarding the request and recommend the City Council approve the Zone Map Amendment (DB15-0109) contingent on approval of the concurrent request for a Comprehensive Plan Map Amendment.

Findings of Fact:

1. The statutory 120-day time limit applies to this application. The application was received on December 23, 2015. On January 21, 2016 staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete. On February 1, 2016, the Applicant submitted new materials. On February 17, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by June 16, 2016.

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	RA-H	Single-family Residential
East:	PDR-4	Single-family Residential
South:	RA-H	Single-family Residential
West:	PDR-3	Single-family Residential

3. Previous Planning Approvals:

Current subdivision (Bridle Trail Ranchettes) approved prior to City incorporation.

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 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

Application Procedures-In General Section 4.008

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.

Details of Finding: Processing of the application follows the applicable general procedures of this Section.

Initiating Application Section 4.009

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.

Details of Finding: Applications have been signed by property owners of both properties involved.

Pre-Application Conference Subsection 4.010 (.02)

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Details of Finding: A Pre-application conferences was held on April 23, 2015 (PA15-0008) in accordance with this subsection.

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

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.

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

General Submission Requirements
Subsection 4.035 (.04) A.

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.

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

Zoning-Generally
Section 4.110

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.

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

DB15-0109 Zone Map Amendment

Comprehensive Plan

Diversity of Housing Types
Implementation Measure 4.1.4.b.,d.

B1. Review Criteria: “Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.” “Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.”

Finding: These criteria are satisfied.

Explanation of Finding: On the basis of the housing data used in the 2015 City of Wilsonville Housing Report of the City's 10,283 housing units, 55% are multi-family and 45% are single-family. Currently hundreds of new single-family home lots have been approved, mainly in Villebois, to be developed over the next few years. Only a few smaller multi-family developments are approved or under construction. In addition, the Frog Pond west planning area is planned exclusively for single-family homes as it begins to develop in the coming years. The proposal will provide additional single-family options outside of Villebois within the existing City limits supporting a trend of increasing the number of single-family homes in relation to multi-family homes.

Development Code

Zoning Consistent with Comprehensive Plan
Section 4.029

B2. 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 met or will be satisfied.

Explanation of Finding: The applicant is applying for a comprehensive plan map amendment and a zone change concurrently with a Stage I Master Plan, Stage II Final Plan, and other related development approvals. The proposed zoning is consistent with the proposed comprehensive plan residential density of 4-5 dwelling units per acre. The approval of the zone map amendment is contingent on City approval of the related comprehensive plan map amendment.

Base Zones
Subsection 4.110 (.01)

B3. Review Criterion: This subsection identifies the base zones established for the City, including the Village Zone.

Finding: This criterion is satisfied.

Explanation of Finding: The requested zoning designation of Planned Development Residential-3 "PDR-3" is among the base zones identified.

Standards for All Planned Development Residential Zones

Typically Permitted Uses
Subsection 4.124 (.01)

B4. Review Criteria: This subsection list the allowed uses in the PDR Zones.

Finding: These criteria are satisfied.

Details of Finding: The list of typically permitted uses includes single-family dwelling units, open space, and parks, covering all proposed uses on the subject properties.

Appropriate PDR Zone
Subsection 4.124 (.05)

B5. Review Criteria:

Comprehensive Plan Density	Zoning District
0-1 u/acre	PDR-1
2-3 u/acre	PDR-2
4-5 u/acre	PDR-3
6-7 u/acre	PDR-4
10-12 u/acre	PDR-5
16-20 u/acre	PDR-6
20 + u/acre	PDR-7

Finding: These criteria are satisfied.

Details of Finding: PDR-3 is the appropriate PDR designation based on the Comprehensive Plan density designation, as proposed, of 4-5 dwelling units per acre.

Zone Change Procedures
Subsection 4.197 (.02) A.

B6. 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.

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

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

B7. 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.

Explanation of Finding: The proposed zone map amendment is consistent with the proposed (see Request A) Comprehensive Map designation of Residential 4-5 dwelling units per acre. As shown in Request A and Finding B1 the request complies with applicable Comprehensive Plan text.

Residential Designated Lands
Subsection 4.197 (.02) C.

B8. 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.

Explanation of Finding: Findings B1 under this request and A24-A30 under Request A provide the required specific findings.

Public Facility Concurrency

Subsection 4.197 (.02) D.

- B9. 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.

Explanation of Finding: The applicant’s Exhibits B1 and B2 (compliance report and the plan sheets) demonstrate the existing primary public facilities are available or can be provided in conjunction with the project.

Impact on SROZ Areas

Subsection 4.197 (.02) E.

- B10. 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.

Explanation of Finding: The proposed design of the development preserves and protects the SROZ area on the properties.

Development within 2 Years

Subsection 4.197 (.02) F.

- B11. 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.

Explanation of Finding: Related land use approvals will expire after 2 years, so requesting the land use approvals assumes development would commence within two (2) years. However, in the scenario where the applicant or their successors do not commence development within two (2) years allowing related land use approvals to expire, the zone change shall remain in effect.

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

B12. 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.

Explanation of Finding: As can be found in the findings for the accompanying requests, the applicable development standards will be met either as proposed or as a condition of approval.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 324**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF A COMPREHENSIVE PLAN MAP AMENDMENT FROM RESIDENTIAL 0-1 DWELLING UNITS PER ACRE TO RESIDENTIAL 4-5 DWELLING UNITS PER ACRE, A ZONE MAP AMENDMENT FROM RESIDENTIAL AGRICULTURE-HOLDING (RA-H) TO PLANNED DEVELOPMENT RESIDENTIAL 3 (PDR-3) AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE I MASTER PLAN, STAGE II FINAL PLAN, SITE DESIGN REVIEW, TYPE C TREE PLAN, WAIVER AND TENTATIVE SUBDIVISION PLAT FOR A 14-LOT SINGLE-FAMILY SUBDIVISION LOCATED AT 28500 AND 28530 SW CANYON CREEK ROAD SOUTH. THE SUBJECT SITE IS LOCATED ON TAX LOTS 900 AND 1000 OF SECTION 13B, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. BETH ANN BOECKMAN AND KAREN AND MARVIN LEWALLEN – OWNERS. SCOTT MILLER, SAMM-MILLER LLC – APPLICANT.

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 18, 2016, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on April 25, 2016, at which time exhibits, together with findings and public testimony were entered into the public record, and

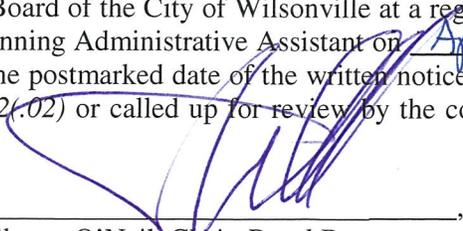
WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

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 staff report dated April 18, 2016, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, subject to City Council approval of the Comprehensive Plan Map Amendment and Zone Map Amendment Requests (DB15-0108 and DB15-0109) for:

DB15-0110 through DB15-0115, Stage I Preliminary Plan, Stage II Final Plan, Site Design Review, Type C Tree Plan, Waiver, and Tentative Subdivision Plat for a 14-lot residential subdivision, and associated parks and open space and other improvements.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 25th day of April, 2016 and filed with the Planning Administrative Assistant on April 26, 2016. 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).



Shawn O'Neil, Chair, Panel B
Wilsonville Development Review Board

Attest:



Shelley White, Planning Administrative Assistant