

RESOLUTION NO. 1312

A RESOLUTION AMENDING THE OFFICIAL ZONING MAP TO APPLY PLANNED DEVELOPMENT INDUSTRIAL (PDI) ZONING (from RA-1) AND ADOPTING CONDITIONS APPROVING STAGE II SITE DEVELOPMENT PLANS FOR STORAGE OF VAULTS AND MATERIALS WHICH ARE BUILT ON ADJACENT PARCELS. THE SITE IS IDENTIFIED AS BEING TAX LOTS 400 AND 601, T3S-R1W, 14B, WILSONVILLE, CLACKAMAS COUNTY, OREGON. JOHN HART of UTILITY VAULT, APPLICANT.

WHEREAS, John Hart, applicant, with the consent of G. Gustafson, has submitted a full and complete application requesting a Zoning Map amendment for Tax Lot 400 and 601, T3S-R1W, 14D, 4.73 acres, located west of the old Burlington Railroad between Boeckman and Barber.

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(5) and 4.139(1)&(2) &(3) of the Wilsonville code; and

WHEREAS, the property is proposed to be sold by G Gustofson to Utility Vault (John Hart); and

WHEREAS the Planning Staff has prepared a report on the above-captioned subject which is attached hereto; and

WHEREAS, the Wilsonville Development Review Board (DRB) held hearings on July 8, 1996, and recommended approval with conditions; and

WHEREAS, the Wilsonville City Council at a Public Hearing held on August 19, 1996, considered the DRB's record, the Planning Department staff report and recommendations and considered public testimony; and

WHEREAS, the City Council, after providing public notice of the hearing in accordance with State law and Chapter 4 of the Wilsonville Code, having duly considered all evidence and testimony;

NOW THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

ZONING:

1. Zoning Order No. 96DB12 which is attached hereto and incorporated by reference as fully set forth herein, is adopted and so ordered;

2. Stage II Site Development Plans are approved and the City Council adopts the Development Review Board's report attached hereto as Exhibit "A", with the findings, recommendation and conditions of approval contained therein.


3. Sections 1 and 2 are to be implemented as follows:

A. The Planning Director is hereby authorized to issue a Site Development Permit consistent with approval of Stage II plans after separate Site and Design Review approval by the Development Review Board,

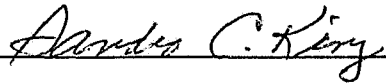
B. The Planning Director is authorized to amend the official Zoning Map in keeping with the decision herein;

C. The property owner(s) of the parcel (and any future owners) shall accept the City Council's Conditions of Approval and such acceptance shall be placed and kept with the City Recorder. Any proposed amendments or modifications of any Condition shall be brought back to the Council for their approval and shall be subject to the public hearing notice and process as set forth in the Wilsonville Code.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 19th day of August, 1996, and filed with the Wilsonville City Recorder this same date.


GERALD A. KRUMMEL, Mayor

Attest:



Sandra King, City Recorder

SUMMARY of votes:

Mayor Krummel	Yes
Councilor Lehan	Yes
Councilor Hawkins	Absent
Councilor MacDonald	Yes
Councilor Leahy	Yes

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

In the Matter of the Application of)
John Hart/Utility Vault for a)
rezoning of land and amendment of) **ZONING ORDER 96DB12**
the Wilsonville Zoning Map as set) **John Hart/Utility Vault**
forth in Section 4.012 of the Code)
and Sections 4.187 to 4.189)

The above entitled matter came before the Wilsonville City Council on August 19, 1996, for consideration of the application and request for a zone change and order amending the official Zoning Map from *RESIDENTIAL AGRICULTURE-One Acre Minimum (RA-1)* to *PLANNED DEVELOPMENT INDUSTRIAL (PDI)* for 4.73 acres of land identified as Tax Lot 400 and 601; Section 14D; T3S-RIW; Clackamas County, Oregon. The property is generally located on the west side of the old Burlington Railroad, between Boeckman Road and Barber Street. This application also includes a request for the City Council to approve a Stage II Final Plan for storage of utility vaults and materials which are manufactured on adjacent properties.

The Wilsonville Development Review Board (DRB) held public hearings on this application on July 8, 1996, and, after closing the hearing, adopted Resolution No. 96DB12, which recommends that the Council approve the Zone Map Amendment and Stage II final plans subject to Conditions of Approval for the development along with findings as proposed by Planning Staff and modified by the DRB.

It appears to the City Council that the DRB's record of proceedings, along with the Board's recommendations which have been forwarded to the Council, are complete and factual and having taken public testimony and received exhibits. The City Council hereby adopts the Findings, the amended Conditions and, in doing so, finds that this application should be approved with the Conditions as follows and it is, therefore, approved with Conditions as follows:

**WILSONVILLE CITY COUNCIL
ADOPTED CONDITIONS OF APPROVAL
96DB12
Utility Vault
Zone Map Amendment
and
Stage II Final Site Plan**

1. This is an approval of a Zone Change from RA-1 to PDI for Tax Lots 400 and 601, and approves Stage II Final Plans for development of an outside storage yard on Tax Lot 400.
2. The applicant shall waive right of remonstrance against any local improvement district that may be formed to provide public improvements to serve the subject site and record this with the City Lien Docket .
3. The applicant shall install temporary fencing along the boundary of the Secondary Open Space and trees listed "to be preserved" in the Utility Vault Tree Survey so that the trees are not disturbed. Furthermore, the applicant shall hire a licensed arborist to assure that the trees designated to be preserved will not be disrupted or injured from site and building construction. The arborist shall also supervise the maintenance of such trees for 1 year after occupancy to ensure a high rate of survival.
4. The applicant shall comply with the conditions identified in the Engineering Department report identified in Exhibit E.
5. The applicant shall remove the temporary fill on Tax Lot 400 and regrade to match the general elevation of the existing storage yard.
6. All landscaping required by this approval shall be installed prior to issuance of occupancy permits, unless security equal to 110% of the cost of the landscaping as determined by the Community Development Director is filed with the City assuring such installation within six months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the Community Development Director. If the installation of the landscaping is not completed within a six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited within the City shall be returned to the applicant.
7. The applicant shall widen proposed landscape strip at the north end of the property line to fifteen feet. **(Condition revised by the Development Review Board on July 8, 1996)**
8. The applicant shall plant a solid, continuous row of sight obscuring conifer trees with low branches such as Hogan Cedars and Arborvitae @ 10 to 15" high, 8' on center, along the north side of the proposed outside storage yard. This would replace the shrubs and trees approved in Resolution 94DR22. The applicant shall plant the balance of the landscaping in

accordance with the approved landscape plan represented in 94DR22 and repeated on sheet L-1 of this application. **(Condition revised by the Development Review Board on July 8, 1996)**

9. The installation of an automatic irrigation system is required to ensure the longevity of all nursery type landscaping. Landscaping shall be professionally maintained by weeding, pruning and replacing as necessary.
10. The applicant shall construct a four-foot tall berm, 2 to 1 side slope, along and within the northern landscape buffer strip between their property and the RFD printing plant, specifically where existing trees are not existing. **(New Condition added by the Development Review Board on July 8, 1996)**
11. This recommendation for a zone change from RA-1 to PDI is not conditional upon the sale of the property. **(New Condition added by the Development Review Board on July 8, 1996)**
12. The Development Review Board, when considering the landscaping portion of the project, shall review which trees are feasible to retain by implementing minor modifications. Several Oregon White Oak trees are located within inches of the protection zone. Where feasible, transplant these trees into the landscaping plan on the site, or make the trees available to be transplanted to other sites within the city, either on city property or within the city right-of-way. **(Condition added by the City Council at the August 19, 1996, City Council meeting.)**

ORDERED that the property above-described is hereby rezoned as follows: from *Residential Agriculture - One Acre Minimum (RA-1)* to *Planned Development Residential (PDR)*, and such rezoning be and the same is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102WC) and shall appear as such from and after entry of this Order.

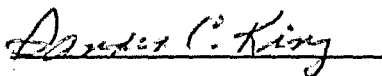
The property subject to this Zoning Order is also subject to the Order of the City Council in respect thereto made.

DATED: This 19th day of August, 1996.



GERALD A. KRUMMEL, Mayor

ATTEST:



Sandra King, City Recorder

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**96DB12
UTILITY VAULT**

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PLANNING DEPARTMENT STAFF REPORT

DATE: August 12, 1996
TO: Honorable Mayor and City Council
FROM: Robert G. Hoffman AICP
Senior Planner
RE: Application for rezoning and Stage I and Stage II Plan approval for Tax Lot 400 and 601 from RA-to PDI, located west of the railroad between Boeckman Road and Barber Street.

SUMMARY:

John Hart, Utility Vault, with the consent of owner, G. Gustafson, has applied for rezoning of a long, narrow tax lot adjacent to the existing Utility Vault plant.

BACKGROUND AND ISSUES:

1. During the review process it was discovered that the owner had not given consent to the rezoning. On 7-24-96 (by FAX) and orally by phone, the owner gave consent, original letter to follow. This issue is now resolved.
2. The site includes a heavy stand of many trees. Only a part of the site is Secondary Open Space (SOS)

For the portion of the Tax Lot where trees and wooded areas is not designated Primary or Secondary Open Space such as on the subject parcel, Development Code Sec. 4.161(4) a) 2) applies:

2) *Existing wooded areas, significant clumps/groves of trees and vegetation, and all conifers and oaks with a diameter of six inches or greater and all deciduous trees with a diameter of eight inches or greater shall be incorporated into the development plan wherever feasible. (emphasis added).*

The applicant is proposing to protect the existing trees within the Secondary Open Space and conservation area and in a 10-ft wide strip along the northern site boundary. The rest of the trees are proposed to be removed. The Development Review Board and staff are recommending that the proposed 10-ft. wide strip be

widened to 15 feet. (Proposed Condition #7). Protection during construction by a fence and involvement by an arborist is also recommended. (Condition #3).

3. There is substantial noise and dust which are a part of the existing manufacturing and movement of the vaults. In addition to retaining 15-feet of existing vegetation, the Development Review Board and staff are recommending a four-foot tall berm and landscaping be constructed, along the portion of the site without heavy vegetation. (See Condition #10).
4. The owner originally requested, by letter of July 16th, that the zoning be conditional on the sale of the land a portion not be rezoned. The City Attorney advised this is not possible. Condition #11 states rezoning is not conditional on sale. The owner on 7-24-96 gave consent to the rezoning.

RECOMMENDATION:

Adopt the attached resolution and zoning order, including conditions and findings.

BH:sh

EX-103 - J

6167 Nassau Avenue
Chicago, Illinois 60631
June 29, 1996

Mr. Blaise Edmonds
City of Wilsonville
City Hall Annex
8445 S.W. Elligsen Road
Wilsonville, Oregon 97097

Re: File No. Criteria 96DB12

Dear Mr. Edmonds:

The recently received "Public Notice" of scheduled public hearings, to take place on July 8, 1996 at 7:00 P.M. at the Wilsonville, Oregon City Hall Annex, prompts me to indicate that, at this time, tax lot 400 has yet to be sold to Utility Vault Company. Therefore, in the event the proceedings are favorable to Utility Vault Company, the new zoning designation could take place following the finalization of the proposed sale to or acquisition by Utility Vault Company.

This is to state that in the event this property were not sold to Utility Vault Company; additional tax burden would not befall this real estate.

Furthermore, only the portion of tax lot 400 on the west side of Burlington Northern Railroad right-of-way is currently under consideration in a proposed sale to Utility Vault Company. Tax Lot 400 east of the railroad right-of-way is to remain as RA-1 for future building site to be served by the roadway from the south and contiguous to the railroad.

This is brought to your attention to avoid future embarrassments, or surprises to make use of the remainder of tax lot 400."

*Very truly,
G. Gustafson*
G. Gustafson

cc: Mr. Mark Schuck
Utility Vault Company

Post-it® Fax Note	7671	Date	7-8	pg	2
To	Blaise Edmonds	From	Juan Hart		
Co./Dept.	City of Wilsonville	Co.	Utility Vault		
Phone #		Phone #	682-2844		
Fax #	682-7025	Fax #	682-2657		

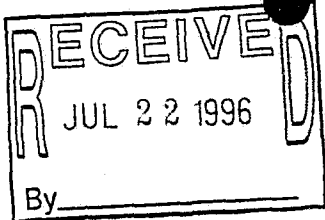


EXHIBIT K

6167 Nassau Avenue
Chicago, Illinois 60631
July 16, 1996

Mr. Blaise Edmonds
City of Wilsonville
City Hall
30000 S.W. Town Center Loop E
Wilsonville, Oregon 97097

Re: Tax Lot 400

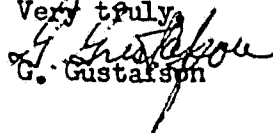
Dear Mr. Edmonds:

Proposed findings under site analysis reveal, pursuant to our telephone conversation of this afternoon, the note pertaining to tax lot 400 without reservation of the RA-1 designation. The intent of my letter, addressed to you on June 29, 1996, is to preserve the RA-1 designation for the property east of the Burlington Northern right-of-way.

Payless Drug Company has been requested to provide a easement to serve this parcel.

At this time, a formal request is made of your agency to provide a guide to what may be required to develop this 100' x 105.22' parcel with respect to restrictions, water, sewer, and utility service to insure the future productivity of this land.

Certainly, the intention is to avoid potential future problems that could result from the sale of the westerly portion of parcel 400. Need to know the limitations placed on this 10,522 sq. ft. of land.

Very truly,

G. Gustafson

2.78 acres

100.0
Note: Tax Lot 400 is proposed to be purchased. The small 105.22' x 170.05' part of Tax Lot 400 shown on the east side of the Burlington Northern Railroad ROW described by the applicant to be retained by the current owner. This parcel appears to be land locked with no access.

Tax Lot 601: 1.95 acres, existing office building.

Property that is currently zoned PDI:

Tax Lot 501: 5.94 acres, existing plant and storage yard.

Existing Building Areas:

Existing office:	1,680 sq.ft.
Existing 1972 addition:	5,378 sq.ft.
Existing 1980 addition:	6,450 sq.ft.
Existing casting addition:	36,400 sq.ft.
<u>Existing maintenance area:</u>	<u>6,000 sq.ft.</u>
Total existing building area	55,908 sq.ft.

Areas of site coverage:

Parking, drives and outside storage:	10.30 acres @ 76% of gross site
Building area:	55,908 sq.ft. @ 10%
Landscaped areas:	84,042 sq.ft. @ 14%

Zoning:

3. Tax Lots 400 and 601 are zoned Residential Agriculture 1 acre minimum (RA-1). Tax Lots 500 and 501 are zoned PDI. The purpose of the RA-1 Zone is set forth in Section 4.120 of Chapter 4 of the Wilsonville Code.

a. The purpose of this zone is to provide large lot residential areas, incidental agricultural use and small scale livestock raising within areas designated for 0-3 dwelling units per acre on the Comprehensive Plan.

b. It is further the purpose of this zone to serve as a holding zone to preserve the future urban level development potential as undeveloped property designated for industrial or more intensive residential development. This zone shall be applied to all urbanizable properties within the City which are planned for industrial and residential development greater than three units per acre and which have not been previously zoned or preliminary planned in accordance with the Comprehensive Plan.

Comprehensive Plan Map Designations:

4. The subject property is predominately designated "Industrial" and .41 acres on Tax Lot 400 is designated "Secondary Open Space". Tax Lots 400 and 601 are zoned RA-1. Tax Lot 501 is zoned Planned Development Industrial (PDI).

EXHIBIT L

1-503-682-4960

6167 Nassau Avenue
Chicago, Illinois 60631
July 24, 1996

Mr. Robert Hoffman
Senior Planner
City of Wilsonville, Oregon
30000 S.W. Town Center Loop E
Wilsonville, Oregon 97070

FAX 1-503-682-7025

Re: File 96DB12
Tax Lot 400

Dear Mr. Hoffman:

This memo provides consent to your process to include tax lot number 400 north of and contiguous to Utility Vault Company in their expansion, as adopted by the Development Review Board of the City of Wilsonville on July 8, 1996

Very truly,
G. Gustafson
G. Gustafson

cc: Mr. Mark Schack
Mr. John Hart

City of

WILSONVILLE
in OREGON



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

NOTICE OF DECISION
DEVELOPMENT REVIEW BOARD
RECOMMENDATION TO CITY COUNCIL

Project Name: Utility Vault **File No.** 96DB12

Applicant/Owner: Fred VanDomelen, VLMK, Applicant
John Hart/Utility Vault, Owner

Proposed Action: Recommendation that the City Council approve a Zone
Change from RA-1 to PDI to create a storage yard.

Map No: T3S-RIW Section 14B **Tax Lot No:** 400 and 601

Location: 28455 SW Barber Street

On July 8, 1996, at the meeting of the Development Review Board, the following decision was made on the above-referenced proposed application:

 Approved XX Approved with Conditions Denied

The City Council will publish Public Hearing Notice and hold further Public Hearings on this matter.

 XX Written decision is attached

For further information, please contact the Wilsonville Planning Department, Community Development Building, 8445 S.W. Elligsen Rd., or phone 682-4960.

CITY OF WILSONVILLE
DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 96DB12

A DEVELOPMENT REVIEW BOARD RESOLUTION RECOMMENDING FINDINGS AND CONDITIONS OF APPROVAL TO THE WILSONVILLE CITY COUNCIL FOR APPROVAL OF A ZONE MAP AMENDMENT FROM RESIDENTIAL AGRICULTURE - 1 ACRE MINIMUM (RA-1) TO PLANNED DEVELOPMENT INDUSTRIAL (PDI) AND APPROVE STAGE II FINAL PLANS FOR AN OUTDOOR STORAGE YARD FOR UTILITY VAULT COMPANY. THE PROJECT SITE IS IDENTIFIED AS T3S-R1W, SECTION 14B, TAX LOTS 400 AND 601, CLACKAMAS COUNTY, OREGON.

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 (4) and 4.139(1), (2), and (3) of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared a staff report on the above-captioned subject which is attached hereto as Exhibit A, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board at a regularly scheduled meeting conducted on July 8, 1996, at which time said exhibits, together with findings were entered into the public record, and

WHEREAS, the Development Review Board has duly 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.

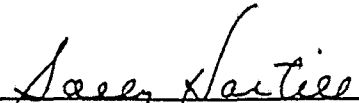
NOW, THEREFORE. BE IT RESOLVED that the Wilsonville Development Review Board does hereby adopt the staff report, with amendments, findings, recommendations and amended Conditions of Approval contained therein and further authorizes the Planning Director to forward a recommendation of approval to the City Council for an outdoor storage yard which is comprised of a zone map amendment to convert the existing Residential Agriculture -1 acre minimum zone (RA-1) to Planned Development Industrial (PDI) and Stage II final site development plans.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 8th day of July, 1996, and filed with the Planning Secretary on

July 11, 1996


Matthew Miller, Chairman
Wilsonville Development Review Board

Attest:


Sally Hartill, Planning Secretary

DEVELOPMENT REVIEW BOARD: PANEL A

JULY 8, 1996
MINUTES/MOTIONS

96DB12 - UTILITY VAULT: Applicant requests a recommendation to the City Council for a zone change to convert RA-1 Zone to PDI to create a storage yard at 28455 SW Barber St.

Matt Miller moved to recommend approval to the City Council of 96DB12 with the Conditions of Approval as submitted in the staff report, amended as follows::

Condition #8: Amend to read, "The applicant shall widen proposed landscape strip at the north end property line to 15 feet.

Condition #9: Change the reference from black pine to read "arborvitae".

Add Condition #11: The applicant shall construct a four-foot tall berm, two-to-one side slope, along and within the northern landscape buffer strip between their property and the printing plant, specifically where existing trees are not existing.

Add Condition #12: This recommendation for the zone change from RA-1 to PDI is not conditional upon the sale of the property .

Clay Luper seconded the motion which passed 3-0.

PLANNING DEPARTMENT
STAFF REPORT

DATE: July 8, 1996
(Revised July 10, 1996)

Development Review Board

PREPARED BY: Blaise Edmonds

REQUEST: 96DB12 Utility Vault Co. Proposed expansion to the existing outside storage yard. This application involves a zone map amendment to change the RA-1 zone to PDI for Tax Lots 400 and 601 and Stage II final plan for the storage yard improvement.

SUMMARY

This application involves a zone map amendment and Stage II final plan to add property to the existing outside storage yard. The company manufactures concrete utility vaults which are stored outside. The rezone would convert the Residential Agriculture 1-acre minimum (RA-1) zone to Planned Development Industrial (PDI) for the new storage yard (Tax Lot 400) and for the existing office building site (Tax Lot 601). The Development Review Board decision is a recommendation to the City Council.

The DKS Associates traffic report indicates that three (3) PM peak hour trips will impact the Boones Ferry Road/Wilsonville Road intersection.

The applicant temporarily stock piled dirt fill material on the easterly side of Tax Lot 400 which is on the proposed site for the outside storage yard. Staff recommends that the fill be removed so that the proposed concrete vault storage does not tower over the landscape screening and be visible to the adjacent RFD Publishing property.

A substantial number of deciduous and conifer trees are proposed to be removed on Tax Lot 400 for the outside storage yard improvement. Those trees are not in Primary or Secondary Open Space. At the time of writing this report, the City did not have a tree cutting ordinance to implement measures to preserve trees. Furthermore, the "treed" property in question is designated "Industrial" on the Comprehensive Plan Map. The applicant claims that a City requirement to preserve the trees in the proposed outside storage yard would be a major conflict with plant operations. Only those existing trees that are within the proposed 10' wide planting strip shown along the north property line, and trees in the conservation area and Secondary Open space are proposed to be preserved.

The proposed 10' wide landscape strip was approved in an earlier Design Review Board application. The subject Tax Lot 400 being proposed to be

conveyed to Utility Vault for the development of the outside storage yard served as a 105' buffer from the adjacent RFD Publishing facility. Existing trees on Tax Lot 400 helped buffer industrial noises and partially screened the expansive gravel surfaced storage yard of concrete utility vaults. The landscape strip was not constructed, thus the applicant intends to construct the strip along the newly created northerly property line along Tax Lot 400.

15% of the net site area is required to be landscaped. The applicant is counting the existing nursery materials planted next to the office building together with natural vegetation in Secondary Open Space/natural grassy areas/strips towards satisfying the 15% landscape requirement.

The applicant does not include consent of the property owner of TL 400 for the application as required by Subsection 4.008(5)(c). *(Owner subsequently gave consent.)*

RECOMMENDATION

*RBH
8-13-96*

The Development Review Board recommends approval to the City Council for the proposed zone map amendment together with the Stage II final plan with proposed conditions of approval.

96DB12

UTILITY VAULT COMPANY

Zone Map Amendment
and
Stage II Final Plan



Owner/Applicant: Utility Vault Company. Utility Vault Company did not provide the City written consent from the property owner of Tax Lot 400 for the proposed site development. Subsection 4.008(5)(c) requires that the application include proof of ownership or consent of owners.

Applicant: Same

Civil Engineer: Van Domelen / Looijenga / McGarrigle / Knauf

Review Criteria:

Issuance of a site development permit requires that the applicant comply with the Comprehensive Plan and other applicable Ordinances adopted by the City Council. The applicable review criteria are:

Zoning

- Section 4.012: Hearings procedures.
- Section 4.120: Residential Agriculture 1 - acre (RA-1) zone
- Subsection 4.008(5)(c): Consent of property owner.
- Section 4.125: Planned Development Industrial zone (PDI)
- Section 4.138 to 4.168: Planned Development Standards
- Section 4.139 (2): Stage I, Preliminary Plan
- Section 4.139 (3): Stage II, Final Plan
- Section 4.150: Off-street parking
- Subsection 4.139(4)(a): Compliance with Comprehensive Plan
- Subsection 4.139(4)(b): Traffic
- Subsection 4.139(4)(c): Public facilities
- Section 4.163: Buffering and screening

Subsection 4.168: Sidewalks and bikeways
Subsection 4.161(1)(b): Preservation of trees
Section 4.166: Landscaping
Sections 4.400 to 4.450: Site Design Review
Section 4.421: Criteria of Design Standards

Comprehensive Plan

Policy 4.5.1 Secondary Open space criteria.

Submittal Date: May 17, 1996

120 Day review limit: September 13, 1996

Site Identification:

The subject property is identified as being Tax Lots 400, 500, 501 and 601 in Section 14B, T3S, R1W, Clackamas County, Wilsonville, Oregon.

Utility Vault is one of the oldest companies in Wilsonville and it is secluded from the other major industrial parks with access from a private road. The company is located in the western/central part of Wilsonville.

Adjoining uses:

East: Vacant industrial property.

South: Wetlands and vacant industrial property owned by Ralph Jack

West: Seely Ditch drainage basin

North: RFD Publications

PROPOSED FINDINGS

Description of Proposal

1. This application involves a zone map amendment and Stage II final plan to add property to the existing outside storage yard. The applicant proposes to change the Residential Agriculture 1-acre minimum (RA-1) zone for Tax Lot 400 to Planned Development Industrial (PDI). The applicant is also proposing to rezone Tax Lot 601 from RA-1 to PDI, which is the location of the existing office building. The Development Review Board decision is a recommendation to the City Council.

Site Analysis:

2. Gross site area: 588,790 sq.ft. = 13.5 acres

Site area proposed to be rezoned from RA-1 to PDI:

Tax Lot 400: 2.78 acres

.41 acres is Secondary Open Space proposed to be preserved in natural vegetation.

.97 acres proposed in landscaping/natural vegetation.

1.4 acres proposed in outside storage

2.78 acres

Note! Tax Lot 400 is proposed to be purchased. The small 105.22' x 170.05' part of Tax Lot 400 shown on the east side of the Burlington Northern Railroad ROW described by the applicant to be retained by the current owner. This parcel appears to be land locked with no access.

Tax Lot 601: 1.95 acres, existing office building.

Property that is currently zoned PDI:

Tax Lot 501: 5.94 acres, existing plant and storage yard.

Existing Building Areas:

Existing office:	1,680 sq.ft.
Existing 1972 addition:	5,378 sq.ft.
Existing 1980 addition:	6,450 sq.ft.
Existing casting addition:	36,400 sq.ft.
Existing maintenance area:	6,000 sq.ft.
Total existing building area	55,908 sq.ft.

Areas of site coverage:

Parking, drives and outside storage:	10.30 acres @ 76% of gross site
Building area:	55,908 sq.ft. @ 10%
Landscaped areas:	84,042 sq.ft. @ 14%

Zoning:

3. Tax Lots 400 and 601 are zoned Residential Agriculture 1 acre minimum (RA-1). Tax Lots 500 and 501 are zoned PDI. The purpose of the RA-1 Zone is set forth in Section 4.120 of Chapter 4 of the Wilsonville Code.

a. The purpose of this zone is to provide large lot residential areas, incidental agricultural use and small scale livestock raising within areas designated for 0-3 dwelling units per acre on the Comprehensive Plan.

b. It is further the purpose of this zone to serve as a holding zone to preserve the future urban level development potential as undeveloped property designated for industrial or more intensive residential development. This zone shall be applied to all urbanizable properties within the City which are planned for industrial and residential development greater than three units per acre and which have not been previously zoned or preliminary planned in accordance with the Comprehensive Plan.

Comprehensive Plan Map Designations:

4. The subject property is predominately designated "Industrial" and .41 acres on Tax Lot 400 is designated "Secondary Open Space". Tax Lots 400 and 601 are zoned RA-1. Tax Lot 501 is zoned Planned Development Industrial (PDI).

Secondary Open Space:

5. Plan Policy 4.5.1(c) states: *Secondary open space is intended to serve as a buffer to primary open space areas. They may be developed in accordance with special development standards and shall be evaluated through a conditional use and design review process, except when the proposal is a part of a planned development. These areas include :*
1. *Land within the Willamette River Greenway boundary, but beyond the 150-foot line.*
 2. *High voltage power line easements.*
 3. *The 100-year flood plain fringe.*
 4. *Slopes between 12% and 20%.*
 5. *Designated historic sites.*
Small stands of trees and heavily vegetated areas adjacent to primary open space areas.

The applicant does not intend to disturb the .41 acre area of Tax Lot 400 in SOS. SOS is being applied towards meeting the code minimum 15% landscape coverage requirement.

ZONE MAP AMENDMENT

6. The zone map amendment is intended to serve as a procedure to evaluate the conversion of urbanizable land to urban land consistent with the Comprehensive Plan. Because the service levels vary throughout the City, the re-zoning process allows for a case-by-case analysis of the availability of public facilities and services and to determine specific conditions related to needed public facilities improvements.
7. All land development proposals are reviewed for conformity with the Comprehensive Plan and specific standards set forth in zoning ordinance. As set forth in Section 4.187 of the Wilsonville Code, in recommending approval of the proposed zone map amendment, the Development Review finds:

Criterion 1: _

The application is submitted in accordance with the procedures set forth in Section 4.008 or, in the case of a Planned Development, Section 4.138.

Response Finding:

8. The submittal documents are consistent with the Stage II, final site development and zone map amendment criteria. The application is complete except for consent of the owner of TL 400 which is missing at the time of this report.

Criterion 2:

The proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives of the Comprehensive Plan.

Response Finding:

9. The proposal is found to be consistent with the Comprehensive Plan Map and applicable policies and objectives.

Criterion 3:

"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 Goal 4.3, Objective 4.3.3, Objective 4.3.4, Policy 4.4.2 and Policy 4.4.8 of Wilsonville's Comprehensive Plan text.

Response Finding:

10. This criterion is not applicable to this application because no part is residential.

Criterion 4:

That the existing primary facilities, i.e., roads and sidewalks, water, sewer and storm 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 shall utilize any and all means to insure that all primary facilities are available and are adequately sized.

Response Finding:

11. Utility Vault has existing sanitary sewer, water and storm water services and are adequately sized.

Criterion 5:

That the proposed development does not have a significant adverse effect upon Primary Open Space or natural hazard, and/or geologic hazard. When Primary Open Space or natural hazard, and/or geologic hazard are located on or abut the proposed development, the Planning Commission shall use appropriate measure to mitigate and significantly reduce conflicts between the development and identified hazard or Primary Open Space.

Response Finding:

12. The subject property does not have Primary Open Space, but it comprises Secondary Open Space. The applicant intends to preserve the Secondary Open Space consistent with Criterion 5.

Criterion 6:

That the applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change.

Response Finding:

13. The applicant intends to begin construction within 2 years of the initial approval of this application.

Criterion 7:

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

Response Finding:

14. Proposed are conditions of approval to ensure compliance with Criterion #7.

**SITE DEVELOPMENT REVIEW
(Stage II Final Plan)**

Stage II, Site Development Standards:

15. The operable review criteria for Stage II site development is found in Subsection 4.139(4):

"A Planned development permit may be granted by the Planning Commission only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Sections 4.130 to 4.140."

Furthermore, Section 4.139(4)(a to c) States:

a. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

b. The location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of level service D defined in the highway capacity manual published by the National Highway Research Board on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets."

c. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.

Response findings to Criterion "a" (Land Use):

16. The proposed outside storage area is an allowed use in the PDI zone providing that the outdoor storage is screened and buffered from off-site view.
17. The applicant does not intend to develop within Secondary Open Space.
18. Building Setbacks: Within the PDI zone, a 30 foot minimum side, front or rear yard setback is established. The 30' setback does not apply to parking lots or outside storage yards. The outside storage yard is shown 10' from the north property line of Tax Lot 400.
19. Required Parking: Section 4.150WC sets forth minimum parking standards for off-street parking. No additional parking is needed for the proposed outside storage yard as there is existing parking provisions.

Subsection 4.150 (1)(k): *All areas used for parking and maneuvering of cars shall be surfaced with screened gravel, asphalt, or concrete, and shall provide for suitable drainage.*

20. The existing and proposed outside storage yard shows gravel surface.

Response findings to Criteria "b"(Traffic):

21. Regarding Subsections 4.139(4)(b); PM peak hour analysis was performed by DKS associates. At the time of writing this staff report, the Wilsonville Road/Boones Ferry Road and the Wilsonville Interchange Ordinance had 169 PM peak hour trips remaining. The DKS traffic report indicates that the proposed outside storage will generate 3 4:00 to 6:00 PM peak hour trips. The proposed project has an acceptable traffic level that can be accommodated safely and without congestion for compliance with Subsection 4.139(4)(b) (WC).

Wiedemann Senior Apartments	12 trips
Sysco Continental Inc.	2
Freeman Court (Security Capital)(Withdrawn)	0
CISCO - small warehouse	0
WV Library expansion (Withdrawn)	0
Town Center Park	28
Utility Vault 96DB12	3
Total under consideration	45 trips

Trips remaining: 124 trips

The proposed project plus other Stage II approvals will not exceed the available trips remaining.

22. Sidewalks. Section 4.167 of the Zoning Code requires:

"All streets shall be developed with curbs, utility strips and sidewalks on both sides; or a sidewalk on one side and a bike path on the other side."

L. *"Within a Planned Development the Planning Commission may approve a sidewalk on only one side. If the sidewalk is permitted on just one side of the street, the owners will be required to sign an agreement to an assessment in the future to construct the other sidewalk if the City Council decides it is necessary."*

23. The access private road (Barber Street), does not have bikeway and sidewalk improvements. None is needed here.

Response findings to Criteria "c" (Public Utilities):

24. The existing facility is served by existing water and sanitary sewer utilities.
25. The applicant has recently constructed an extensive storm detention pond on the southwest corner of the property. The Public Works Code required that the storm drainage system be constructed to meet a 25 year storm frequency.
26. Regarding Subsections 4.139(4)(c); The project will be adequately served by existing facilities and services.

SITE DESIGN REVIEW
PROPOSED FINDINGS

4.421 Criteria in Standards and Application of Design Standards.

The applicable standards for the proposed outside storage yard are:

27. (l) *The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required under Section 4.440. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards.*

(a) *Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.*

(d) *Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.*

(g) *Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings, or other screening methods as shall be*

required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties.

- (3) *The Board shall also be guided by the objectives of Section 4.400 and such objectives shall serve as additional criteria and standards. They are as follows:*

(a) Insure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.

(c) Discourage monotonous, drab, unsightly, dreary and inharmonious developments;

(d) Conserve the City's natural beauty and visual character and charm by insuring that structures, signs and other improvements are properly related to their sites and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

(f) Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;

Landscaping:

28. Subsection 4.166(1) of the Wilsonville Code stipulates:

"All areas not covered by buildings or pavement, but not less than 15% of the total lot area, exclusive of parking lot areas, shall be landscaped with vegetative plant materials. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be located in the front yard area. Such areas shall be encouraged adjacent to structures. Landscape planters shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms and heights."

Definition # 30 of the Code for Landscaping is:

The term "landscaping" includes not only trees, grass, shrubs, flowers, and garden areas, but also the arrangement of fountains, patios, decks, fencing, street furniture and ornamental concrete or stone work areas, earth forms such as grading, mounding and contours and shall include exterior use of artificial turf or carpeting, artificial plants, shrubs or flowers. Pertains to complete site modifications rather than just buildings."

Regarding the above, Definition #30 would allow the propose Secondary Open Space and natural grassy strips next to the Burlington Northern ROW as landscaping. 15% of the net site area is required to be landscaped. The applicant is including the existing nursery materials planted next to the office building together with natural vegetation in Secondary Open Space/natural grassy areas/strips towards satisfying the 15% landscape requirement.

Applicant's site data:

Gross site area: 588,790 sq.ft.
Minus parking and drives: 37,410 sq.ft.
Equals net site area: 551,380 sq.ft.

The applicant claims that the Code required landscape coverage equals 82,707 sq.ft. Landscaped provided equals 84,042 sq.ft. Landscaped areas equal 15% of net site area.

Note! The applicant is claiming natural areas as landscaping to satisfy part of the required landscape coverage.

Automatic In-Ground Irrigation:

29. Subsection 4.166(2)(e)(1 and 2)WC states:

"automatic irrigation systems are encouraged and if determined necessary for proper maintenance by the Board, may be required. At a minimum, a hose bib or snap valve system shall be provided with valves placed 100 feet on center and on both sides of travel lanes and parking areas."

Proposed Condition #10 requires installation of an approved automatic irrigation system.

Open Space and Preservation of Trees:

30. Subsection 4.161(1)(b) encourages: *"site planning and development practices which protect and enhance natural features such as streams, swales, ridges, rock outcroppings, views, large trees and wooded areas."*

A substantial number of deciduous and conifer trees are proposed to be removed on Tax Lot 400 for the outside storage yard improvement. The trees within the .41 acre Secondary Open Space are proposed to be preserved. The applicant has provided a tree survey with a table indicating that 108 single trees and 20 clusters are proposed to be preserved and 99 single trees and 10 clusters are proposed to be removed. The tree types are primarily Oak and Douglas Fir. Other tree types are Alder, Ash, Madrone. See Sheet G-1 and the "Utility Vault Tree Table" in Exhibit D. At the time of writing this report, the City did not have a tree cutting ordinance to implement measures to selectively cut or the preserve trees. Furthermore, the "treed" property in question is designated "Industrial" on the Comprehensive Plan Map. The applicant claims that a City requirement to preserve the trees in the area of the proposed outside storage yard would be a major conflict with plant operations. Only those existing trees that are within the proposed 10' wide planting strip shown along the north property line, in the conservation area and in Secondary Open space are proposed to be preserved.

Buffering and Screening:

31. Subsection 4.163(2) WC stipulates:

"All outdoor storage and garbage collection areas shall be screened from off-site view with fencing and/or landscaping."

Subsection 4.136(12)(c) further requires that: *"open storage visible at the property line be concealed from off-site view with a sight obscuring fence or planting not less than six (6) feet in height."* In this case, concrete utility vaults, vehicles and materials will require screening and buffering.

The applicant has submitted a landscape plan showing screening and buffering with shrubbery and trees. Screening and buffering is usually accomplished with earth berms, landscaping and/or fencing and berms. The proposed 10' wide landscape strip was approved in an earlier Design Review Board application. The subject Tax Lot 400 being proposed to be conveyed to Utility Vault for the development of the outside storage yard served as a 105' buffer from the adjacent RFD Publishing facility. Existing trees on Tax Lot 400 helped buffer industrial noises and partially screened the expansive gravel surfaced storage yard of concrete utility vaults. The landscape strip was not constructed, thus the applicant intends to construct the strip along the newly created northerly property line along Tax Lot 400. Since the proposed outside storage yard will be 95' closer or 10' from the adjacent RFD Publishing facility, the proposed 10' strip would be inadequate buffering.

CONCLUSION

An approval of the Stage II Final Plan and Zone Map Amendment are a recommendation to the City Council. The DKS traffic report minimal 3 PM peak traffic on Boones Ferry Road/Wilsonville Road intersection. The site plan shows Secondary Open Space to be set aside to meet the code minimum 15% landscape coverage. Thus, the proposal is consistent with Subsections 4.139(4)(a), (b) and (c) for Stage II approval or conditions of approval can be applied for compliance.

The revised Stage II final development plans complies with Subsection 4.139(4)(a): Compliance with Comprehensive Plan, Subsection 4.139(4)(b): Traffic and Subsection 4.139(4)(c): available public facilities.

96DB12

Utility Vault

Zone Map Amendment
and
Stage II Final Plan

Proposed Conditions of Approval

1. This is a recommendation to the City Council for approval of a Zone Change from RA-1 to PDI for Tax Lots 400 and 601, and approves Stage II Final Plans for development of outside storage yard on Tax Lot 400. Prior to a City Council approval of the proposed zone map amendment, the applicant shall provide the City written consent from the property owner of Tax Lot 400 for the proposed site development.
2. The applicant shall provide the Planning Department 15 copies of all submittal documents and a legal description of the property being rezoned 20 days prior to the date of the City Council meeting hearing for the Stage I master plan and zone map amendments.
3. The applicant shall waive right of remonstrance against any local improvement district that may be formed to provide public improvements to serve the subject site and record this with the City Lien Docket.
4. The applicant shall install temporary fencing along the boundary of the Secondary Open Space and trees listed "to be preserved" in the Utility Vault Tree Survey so that the trees are not disturbed. Furthermore, the applicant shall hire a licensed arborist to assure that the trees designated to be preserved will not be disrupted or injured from site and building construction. The arborist shall also supervise the maintenance of such trees for 1 year after occupancy to ensure a high rate of survival.
5. The applicant shall comply with the conditions identified in the Engineering Department report identified in Exhibit E.
6. The applicant shall remove the temporary fill on Tax Lot 400 and regrade to match the general elevation of the existing storage yard.
7. All landscaping required by this approval shall be installed prior to issuance of occupancy permits, unless security equal to 110% of the cost of the landscaping as determined by the Community Development Director is filed with the City assuring such installation within six months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the Community Development Director. If the installation of the landscaping is not completed within a six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited within the City shall be returned to the applicant.

8. The applicant shall widen proposed landscape strip at the north end of the property line to fifteen feet.
9. The applicant shall plant a solid, continuous row of sight obscuring conifer trees with low branches such as Hogan Cedars and Arborvitae @ 10 to 15' high, 8' on center, along the north side of the proposed outside storage yard. This would replace the shrubs and trees approved in Resolution 94DR22. The applicant shall plant the balance of the landscaping in accordance with the approved landscape plan represented in 94DR22 and repeated on sheet L-1 of this application.
10. The installation of an automatic irrigation system is required to ensure the longevity of all nursery type landscaping. Landscaping shall be professionally maintained by weeding, pruning and replacing as necessary.
11. The applicant shall construct a four-foot tall berm, 2 to 1 side slope, along and within the northern landscape buffer strip between their property and the RFD printing plant, specifically where existing trees are not existing.
12. This recommendation for a zone change, from RA-1 to PDI is not conditional upon the sale of the property.

EXHIBITS

The following Exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted:

- A. Findings and Conditions of Approval.
- B. City of Wilsonville Comprehensive Plan.
- C. Chapter 4 of the Wilsonville Code.
- D. Applicant's submittal documents.
- E. City Engineer's memorandum.
- F. DKS Traffic Study.
- G. Planning Dept. Photo's of site.
- H. Affidavit of Mailing, Posting, Publication/Hearing Notice.
- I. Environmental Services Memo.

New Exhibits:

- J. Letter dated June 29, 1996 from G. Gustafson
- K. Letter dated July 16, 1996 from G. Gustafson
- L. Letter dated July 24, 1996 from G. Gustafson

DRAFT



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

**CITY OF WILSONVILLE
DEVELOPMENT REVIEW BOARD**

PANEL A

**8445 S W ELLIGSEN ROAD
JULY 8, 1996**

MINUTES

Call to order:

Chair Matt Miller called the meeting to order at 7:10 p.m. The public hearing format was read into the record.

Roll Call:

Present for roll call were Matt Miller, Nancy Downs and Clay Luper. Absent were Ralph Coppersmith and Mike Elder.

Staff present were: Mike Kohlhoff, Bob Hoffman, Blaise Edmonds, C. J. Sylvester, Chris Neamtzu and Sally Hartill

Citizens' Input: (none)

Consideration of minutes of June 10, 1996.

Nancy Downs moved to approve minutes as printed; Matt Miller seconded the motion which passed 2-0-1, with Clay Luper abstaining.

CONSENT AGENDA ITEMS

A. 96DB07 - CITY OF WILSONVILLE. Applicant requests a Conditional Use Permit to locate a sanitary lift station on Tax Lots 604 and 2900, LID #12, Canyon Creek Road North. This item was continued to this date and time certain at the June 10, 1996 meeting.

B. 96DB10 - CITY OF WILSONVILLE. Applicant requests a Board recommendation that City Council apply to METRO for an administrative adjustment to the Urban Growth Boundary and the Boundary Commission for an expedited annexation for Elligsen Road from Parkway Center Drive east to Canyon Creek North. This item was continued to this date and time at the June 10, 1996 meeting.

C. 96DB14 - GENERAL MOTORS. Applicant requests approval of Stage I Preliminary plans, Stage II Final plan for an automobile dealership at the SE corner of Ridder Road and 95th Avenue. Applicant has requested a continuation on this item and tolls the 120-day time limit.

Call to order

Roll call:

Cons of min

**Consent
Agenda**

**Sanitary Lift
Station**

**UGB
adjustment
and
annexation**



been approved in the city. This proposal is consistent with their firm all across the the United States.

Proponent

Pat Schane, Vice President of Burns Bros, 1620 N. Locust St., Canby OR 97013. He spoke in favor of the proposal and clarified the red/white/blue of the original Burns Bros Master Sign Plan, explaining that it was not applicable to this site.

**Burns Bros:
Proponent**

Chair Miller called for opponents, neutral speakers (none)

The public hearing closed and board discussion followed. After discussion, Matt Miller moved to approve 96DBI1 to a with the following changes: Applicant shall return at a future hearing with a revised signage drawing indicating the reduction in size of the blue painted area a lighter tone perhaps with some gradation to reduce the overall size impact, a closer match of the orange column to the brick color and perhaps a little softer violet or purple. The neon is acceptable by the board members present.

Matt Miller amended the motion to read that the hearing would be continued to the next meeting of Panel A, August 12, 1996, and the applicant shall return with revised drawings showing the modifications based mainly on their suggestions, with color chips. Nancy Downs seconded the motion which passed 3-0.

**Motion to
continue
review to
August 12**

For the record, the applicant withdrew the exhibits so that he could work with them and will return them at the next meeting, showing the contrasts.

B. 956DBI2 - UTILITY VAULT - Applicant requests a recommendation to the City Council for a zone change to convert RA-1 Zone to PDI to create a storage yard at 28455 SW Barber St.

**Utility
Vault: Zone
Change**

The public hearing was called to order, the hearing format was read and Chair Miller asked for any conflict of interest or exparte contact. Board member, Clay Luper, stated he purchases this applicant's products; he stated it would not effect his decision maing on this project. Matt Miller stated his firm ocasionally works with the project engineer, however, currently, is not; it will not render his ability to effect a fair decision. Staff report was called for.

Blaise Edmonds read the review criteria into the record. The application is for a Zone Map Amendment on Tax Lots 400 and 601 to convert a RA-1 zone to PDI to create a storage yard. If this application is approved, the property will be conveyed to Utility Vault; the seller will retain a small portion on the east side of the BN Railroad tracks. The current office site for this applicant is in an RA-1 zone; it needs to be brought up to the PDI zoning. The project site is on 28455 SW Barber Street and is in heavy industrial use. This would be a recommendation to City Council for final decision on the zone map amendment. . Issues:

Staff Report

Recommendation to City Council

- Stock piled dirt fill material on the easterly side of Tax Lot 400; fill needs to be removed so that the proposed concrete vault storage does not tower over the landscape screening, allowing visibility to RFD
- A substantial number of deciduous and conifer trees are proposed to be removed on Tax Lot 400 for the outside storage yard improvement. The code does protect the trees as the site is outside of a Primary or Secondary Open Space We would ask the applicant to preserve as many of the trees as possible. (shown on overhead)

**Issues:
Stock piled
dirt**

**Trees to be
removed**

270840

- A 3-4 foot berm along the outside storage area with conifer trees atop the berm would provide a buffer from the noisy, dusty industrial use to the RFP Publishing Company.
- The applicant does not include consent of the property owner of TL 400 for the application as required by Subsection 4.008 (5)(c).

Berm needed

The applicant has submitted another application for expansion to their plant and office building. Additional landscaping will be submitted at that time.

Staff recommends approval to the City Council for the proposed zone map amendment together with the Stage II final plan with proposed conditions of approval.

Staff recommends approval

Applicant, Fred VanDomelen, 3933 SW Kelly Av., Portland and John Hart, Utility Vault, Plant Manager. A slide was shown and Mr. Van Domelen presented an overview of the project. He stated that a number of the trees on site will be preserved to the west; however, because it is a large industrial site, a large number of the trees will be removed. Also a number of the trees will be replaced with new plantings. The applicant intends to achieve a total of an 8' high berm/landscaping area along the RFD boundary. Paving has been added to the site and should control the amount of dust. Loading will take place on the paved area. Most of the storage area will be graveled.

Applicant representative

Trees

Chair Miller called for propoents, opponents, neutral speakers. (none).
The public hearing was closed and board discussion followed.

Blaise Edmonds entered a letter from G. Gustafson dated June 29, 1996 into the record. Proof of ownership of the property needs to be presented to the city.

New exhibit

Mr. Hart stated that they own the property; there has been a glitch in the recording of the property.

Matt Miller moved to recommend approval to the City Council of 96DB12 with the Conditions of Approval as submitted in the staff report, amended as follows::

Motion to approve recommendation to City Council

Condition #8: Amend to read, "The applicant shall widen proposed landscape strip at the north end property line to 15 feet.

Condition #9: Change the reference from black pine to read "arborvitae".

Add Condition #11: The applicant shall construct a four-foot tall berm, two-to-one side slope, along and within the northern landscape buffer strip between their property and the printing plant, specifically where existing trees are not existing.

Add Condition #12: This recommendation for the zone change from RA-1 to PDI is not conditional upon the sale of the property.

Clay Luper seconded the motion which passed 3-0.



3933 SW KELLY AVENUE, PORTLAND, OREGON 97201-4393
(503) 222-4453 FAX (503) 248-9263

FILE COPY

**STATEMENT OF INTENT
UTILITY VAULT - STORAGE YARD EXPANSION**

May 17, 1996

PRINCIPALS

ALFRED H. VAN DOMELEN, P.E.
JAMES E. KNAUF, P.E.

ASSOCIATES

GARY J. LEWIS, P.E.
GREG BLEFGEN, P.E.
HAVLIN G. KEMP, P.E.
JOHN BROOKS

Utility Vault is in the process of purchasing approximately 2.78 acres of Tax Lot 400 located directly north of their current parcel.

Utility Vault proposes to expand their product storage area on tax lot 400. No buildings will be constructed on this parcel. Last year Utility Vault expanded and modernized their facility under 94PC31, 94DR22. An administrative Review, 95AR26, was also completed in 1995. At the time this administrative review was approved, Utility Vault was contemplating the purchase of a portion of Tax Lot 400 which is the subject of this application. The administrative review approved the relocation of the 10' landscaping provided on the north side of tax lot 501, to the north 10' of Tax Lot 400. The expansion project is still under construction and the landscaping has not been installed at this time. If this application is approved the 10' landscape will be installed at the north side of Tax Lot 400 as approved by the administrative review.

The following outlines the pertinent information for the application:

- Legal: A portion of Tax Lot 400
- Zoning: Tax Lot 400 and tax lot 601 are currently zoned RA1. Utility Vault's office and parking area are located on tax lot 601. The applicant requests a zone change to PDI for these two tax lots.
- Area: Approximately 2.78 acres
- Proposed Use: Product Storage
- Utilities: The developed portion of tax lot 400 will be graded for storm run-off to flow into the existing catchbasins located on the north property line of tax lot 501. onsite storm drainage system will be expanded to incorporate the graveled storage area. The existing onsite storm system discharges into a water quality facility prior to discharging into the wetland located on a portion of tax lot 500 to the west of Utility Vaults current parcel.
- Secondary Open Space: Approximately 17,680 SF (.41 Acres) of the sites western boundary is located within Secondary Open Space. A tree survey was completed for the entire site, please see the detailed analysis provided in this application for tree types and sizes. 23 single trees and ten clusters of trees are located within the Secondary Open Space. The applicant proposes to preserve 30,240 SF of land area, including the preservation of 108 single trees and 20 clusters of trees.



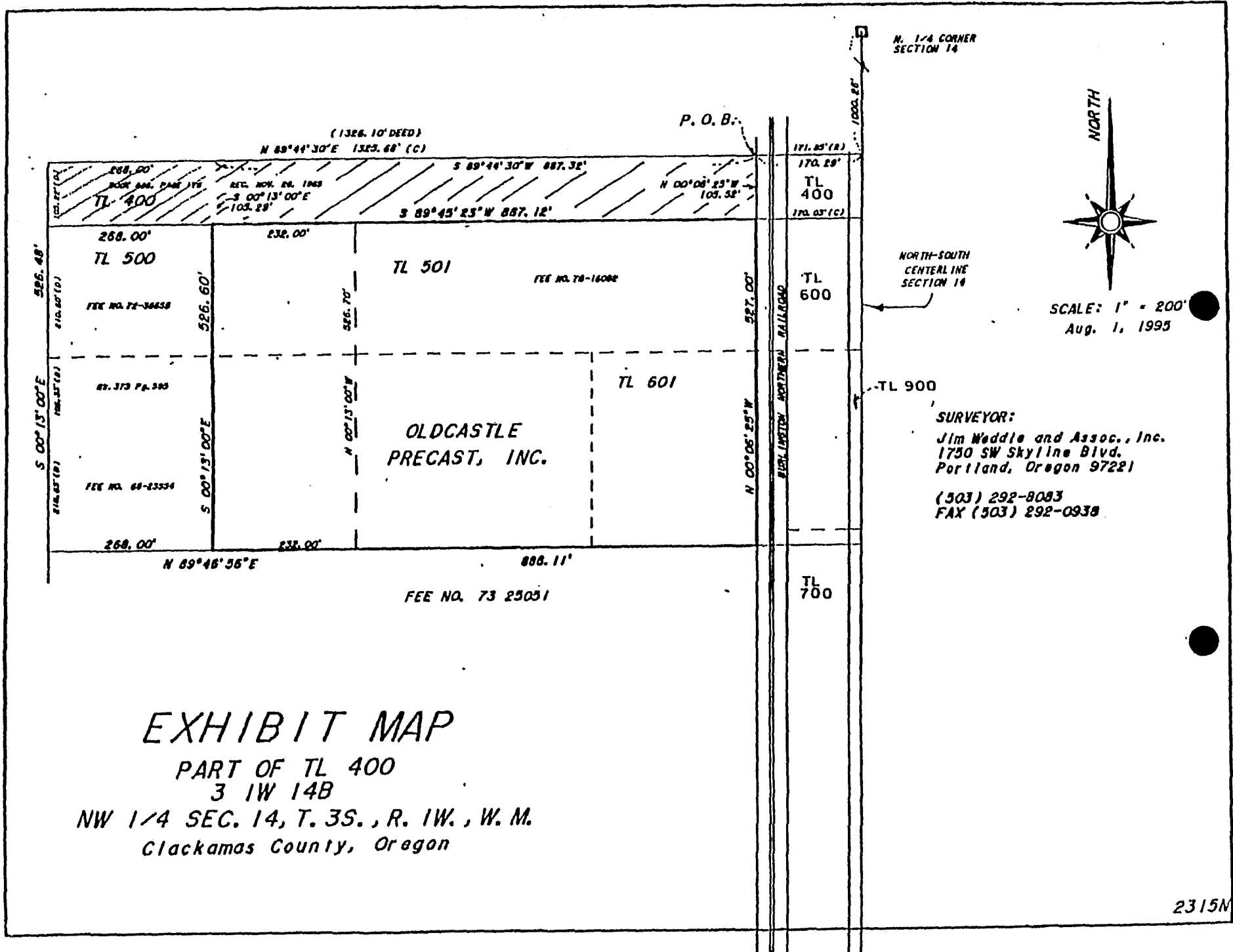
MEMBER

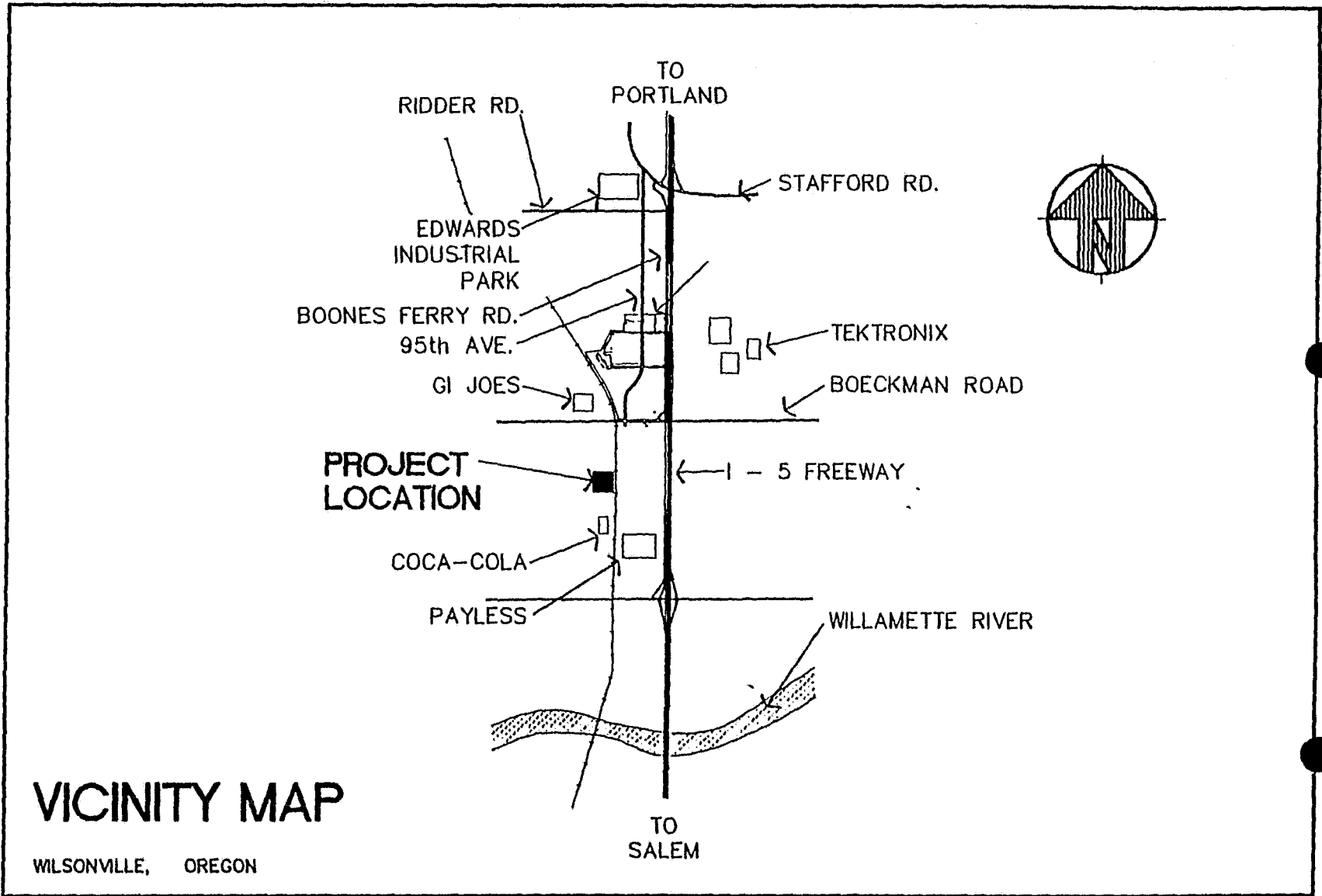
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STATEMENT OF INTENT
UTILITY VAULT - STORAGE YARD EXPANSION - PAGE 2
May 17, 1996

Landscaping: The property will be screened from the property to the north with the approved 10' landscape strip. This landscape strip will also incorporate the existing mature trees located in the 10'. The easterly 20' of the site will be landscaped with plant material matching the approved 20' located on tax lots 501 and 601. The approved landscape plan is attached for reference. Required landscaping equals 82,707 SF, Actual landscaping provided equals 84,042 SF. It is Utility Vaults intent to expand their office area by approximately 1,680 SF (28' x 60'). The required landscape will decrease with this addition, due to additional parking provided. Additional landscaping will be also be provided around the proposed office area.

3/05/90





32 of 40

UTILITY VAULT TREE SURVEY

Utility Vault's expansion into the new area will involve the removal of some of the trees located on the new property. The trees currently located along the water quality swale will be kept. The following table itemizes the trees located on the new parcel and along the water quality swale. As the table shows, 108 single trees and 20 clusters are being kept, in addition to the new landscaping that will be added per City of Wilsonville requirements. 99 single trees and 10 clusters will be removed.

TREE TYPE	SIZE (IN INCHES)	NUMBER OF TREES	SINGLE/CLUSTER	STATUS
PINE	6	1	SINGLE	KEEPING
FIR	8	7	SINGLE	KEEPING
FIR	7	2	SINGLE	KEEPING
FIR	10	7	SINGLE	KEEPING
FIR	9	2	SINGLE	KEEPING
FIR	11	3	SINGLE	KEEPING
FIR	12	9	SINGLE	KEEPING
FIR	13	2	SINGLE	KEEPING
FIR	14	2	SINGLE	KEEPING
FIR	15	5	SINGLE	KEEPING
FIR	6	2	SINGLE	KEEPING
FIR	16	4	SINGLE	KEEPING
FIR	17	3	SINGLE	KEEPING
FIR	18	2	SINGLE	KEEPING
FIR	19	2	SINGLE	KEEPING
FIR	20	2	SINGLE	KEEPING
FIR	24	2	SINGLE	KEEPING
FIR	29	1	SINGLE	KEEPING
OAK	15	4	SINGLE	KEEPING
OAK	10	6	SINGLE	KEEPING
OAK	11	4	SINGLE	KEEPING
OAK	2-12	3	CLUSTER	KEEPING
OAK	14	1	SINGLE	KEEPING
OAK	8	6	SINGLE	KEEPING
OAK	30	2	SINGLE	KEEPING
OAK	34	1	SINGLE	KEEPING
OAK	5-12	1	CLUSTER	KEEPING
OAK	18-21	1	CLUSTER	KEEPING
OAK	14-16	1	CLUSTER	KEEPING
OAK	20-22	1	CLUSTER	KEEPING
OAK	2-14	1	CLUSTER	KEEPING
OAK	26-14	1	CLUSTER	KEEPING
OAK	12	2	SINGLE	KEEPING
OAK	20	1	SINGLE	KEEPING
OAK	17	1	SINGLE	KEEPING
OAK	4	2	SINGLE	KEEPING
OAK	6	3	SINGLE	KEEPING
OAK	3-5	1	CLUSTER	KEEPING

TREE TYPE	SIZE (IN INCHES)	NUMBER OF TREES	SINGLE/CLUSTER	STATUS
OAK	2-5	5	CLUSTER	KEEPING
OAK	5	3	SINGLE	KEEPING
OAK	9	3	SINGLE	KEEPING
ALDER	3-1	1	CLUSTER	KEEPING
ALDER	6	1	SINGLE	KEEPING
ASH	8	1	SINGLE	KEEPING
ASH	7-1	1	CLUSTER	KEEPING
ASH	8-1	1	CLUSTER	KEEPING
MADRONE	12	1	SINGLE	KEEPING
MADRONE	8	2	SINGLE	KEEPING
MADRONE	6	1	SINGLE	KEEPING
MADRONE	7	1	SINGLE	KEEPING
MADRONE	2-4	1	CLUSTER	KEEPING
MADRONE	4	2	SINGLE	KEEPING
MADRONE	6	1	SINGLE	KEEPING
CS	7	1	SINGLE	KEEPING
WL	5-10	1	CLUSTER	KEEPING
FIR	6	1	SINGLE	REMOVING
FIR	7	4	SINGLE	REMOVING
FIR	8	5	SINGLE	REMOVING
FIR	9	7	SINGLE	REMOVING
FIR	10	7	SINGLE	REMOVING
FIR	11	3	SINGLE	REMOVING
FIR	12	5	SINGLE	REMOVING
FIR	13	4	SINGLE	REMOVING
FIR	14	3	SINGLE	REMOVING
FIR	15	7	SINGLE	REMOVING
FIR	16	4	SINGLE	REMOVING
FIR	18	4	SINGLE	REMOVING
FIR	19	2	SINGLE	REMOVING
FIR	20	3	SINGLE	REMOVING
FIR	21	1	SINGLE	REMOVING
FIR	22	1	SINGLE	REMOVING
FIR	13	1	SINGLE	REMOVING
FIR	17	2	SINGLE	REMOVING
FIR	16	1	SINGLE	REMOVING
OAK	8	1	SINGLE	REMOVING
OAK	3-5	1	CLUSTER	REMOVING
OAK	5	1	SINGLE	REMOVING
OAK	6-11	1	CLUSTER	REMOVING
OAK	6-8	1	CLUSTER	REMOVING
OAK	10	1	SINGLE	REMOVING
OAK	6-8	1	CLUSTER	REMOVING
OAK	12	2	SINGLE	REMOVING
OAK	15	5	SINGLE	REMOVING
OAK	17	1	SINGLE	REMOVING
OAK	7	1	SINGLE	REMOVING
OAK	8	3	SINGLE	REMOVING
OAK	9	1	SINGLE	REMOVING
OAK	3-1	1	CLUSTER	REMOVING
OAK	18	3	SINGLE	REMOVING
OAK	20	2	SINGLE	REMOVING

34 of 40

TREE TYPE	SIZE (IN INCHES)	NUMBER OF TREES	SINGLE/CLUSTER	STATUS
OAK	16	1	SINGLE	REMOVING
OAK	10	5	SINGLE	REMOVING
OAK	18	1	SINGLE	REMOVING
OAK	2-1	1	CLUSTER	REMOVING
OAK	2-15	1	CLUSTER	REMOVING
OAK	21	1	SINGLE	REMOVING
OAK	2-11	1	CLUSTER	REMOVING
OAK	2-1	1	CLUSTER	REMOVING
OAK	6	1	SINGLE	REMOVING
OAK	14	1	SINGLE	REMOVING
OAK	30	1	SINGLE	REMOVING
OAK	3-8	1	CLUSTER	REMOVING
MADRONE	9	1	SINGLE	REMOVING
ALDER	12	1	SINGLE	REMOVING
TOTAL	various	108	SINGLE	KEEPING
TOTAL	various	20	CLUSTERS	KEEPING
TOTAL	various	99	SINGLE	REMOVING
TOTAL	various	10	CLUSTERS	REMOVING
TOTAL TREES IN SECONDARY OPEN SPACE	various	23	SINGLE	KEEPING
	various	10	CLUSTERS	KEEPING

36 of 40

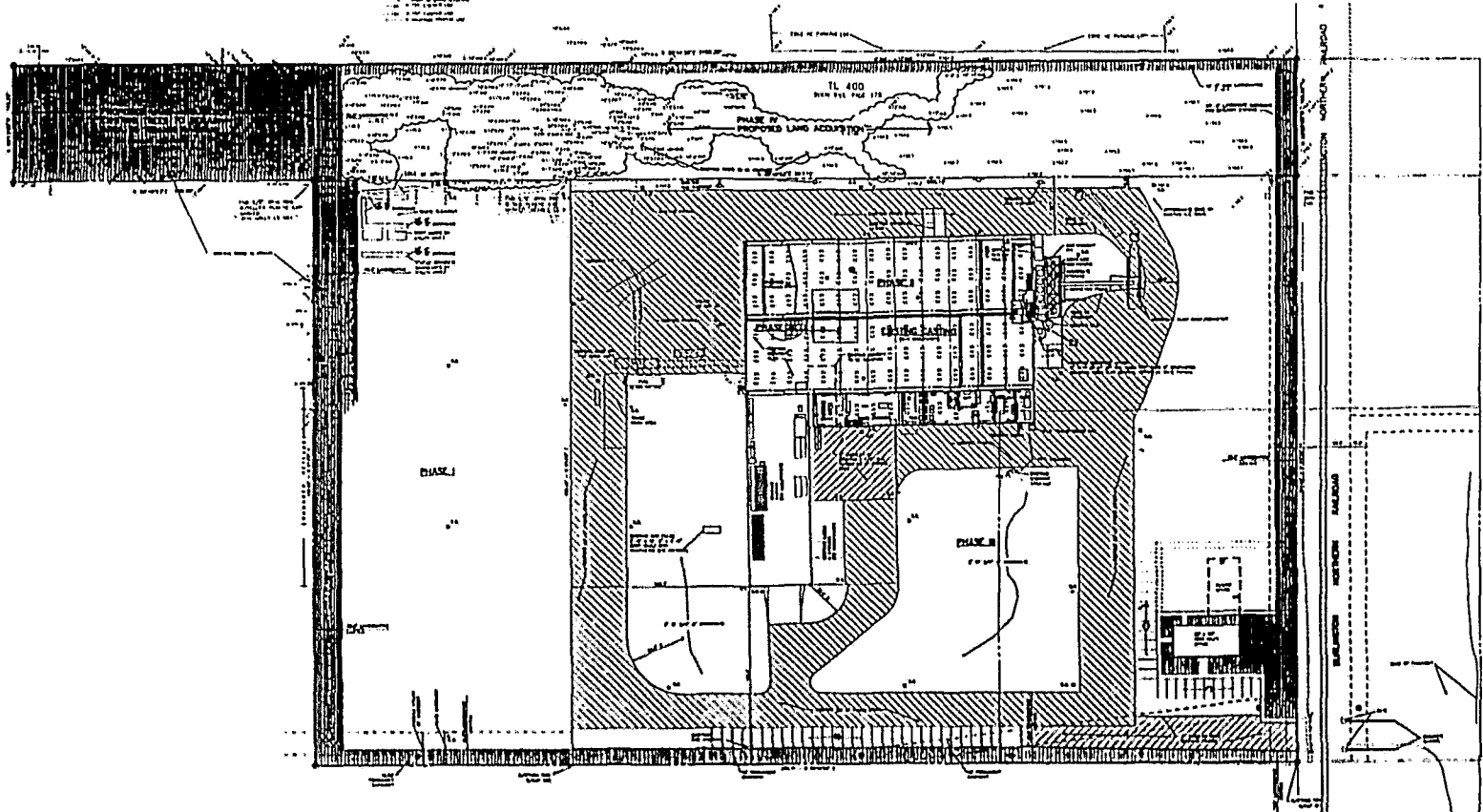
TREE & TOPOGRAPHIC SURVEY

OF A PART OF IL 400, MAP 3 1W 140
 SITUATED IN
 100 NW 1/4 SECTION 14
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, WM
 CLATSOP COUNTY, OREGON

Client:
 Utility Vault
 1411 Ave 323
 Multnomah, OR 97131

Surveyor:
 Anshu and Assoc, Inc
 1740 W Skyles Blvd
 Portland, OR 97211
 (503) 272-8061

Legend:
 1:1000 Scale
 1" = 100'



SITE PLAN
 1. PROPERTY LINE BEYOND AND DISTANCE AS WELL AS THE AREA CAPACITIES AND PROVISION FOR FUTURE USE SHALL BE SHOWN ON THE SITE PLAN. THE PROVISION FOR FUTURE USE SHALL BE SHOWN ON THE SITE PLAN TO BE PROVIDED BY A SEPARATE PROFESSIONAL DRAWING.

SITE PLAN SYMBOLS:

	EXISTING LANDSCAPE
	NEW SITE WORK
	EXISTING STRUCTURES
	NEW STRUCTURES
	EXISTING TREES
	NEW TREES
	EXISTING UTILITY LINES
	NEW UTILITY LINES

PROJECT SUMMARY:

Project Name: UTILITY VAULT
 Location: 100 NW 1/4 SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WM, CLATSOP COUNTY, OREGON
 Date of Survey: 10/15/2014
 Surveyor: ANSHU AND ASSOCIATES, INC.

AREAS OF NEW COVERAGE:

Phase I - Foundation	1,200 sq. ft.
Phase II - Foundation	1,200 sq. ft.
Phase III - Foundation	1,200 sq. ft.
Phase IV - Foundation	1,200 sq. ft.
Phase V - Foundation	1,200 sq. ft.
Phase VI - Foundation	1,200 sq. ft.
Phase VII - Foundation	1,200 sq. ft.
Phase VIII - Foundation	1,200 sq. ft.
Phase IX - Foundation	1,200 sq. ft.
Phase X - Foundation	1,200 sq. ft.

NEW WORK SYNOPSIS:
 PHASE I - FOUNDATION
 PHASE II - FOUNDATION
 PHASE III - FOUNDATION
 PHASE IV - FOUNDATION
 PHASE V - FOUNDATION
 PHASE VI - FOUNDATION
 PHASE VII - FOUNDATION
 PHASE VIII - FOUNDATION
 PHASE IX - FOUNDATION
 PHASE X - FOUNDATION

EXISTING WORK COMPLETED SYNOPSIS:
 PHASE I - FOUNDATION
 PHASE II - FOUNDATION
 PHASE III - FOUNDATION
 PHASE IV - FOUNDATION
 PHASE V - FOUNDATION
 PHASE VI - FOUNDATION
 PHASE VII - FOUNDATION
 PHASE VIII - FOUNDATION
 PHASE IX - FOUNDATION
 PHASE X - FOUNDATION

UTILITY VAULT COMPANY, INC.
 100 NW 1/4 SECTION 14
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, WM
 CLATSOP COUNTY, OREGON
 LAND ACQUISITION
 SITE PLAN

V.L.J.A.K. Consulting Engineers
 1011 1/2 AVENUE / PORTLAND, OR 97206-1011
 (503) 225-4433 / FAX (503) 748-1033

ENCL 495
 (SCALE: 1" = 40' - 0")
 (SEE TITLE BLOCK FOR SHEET NO.)
 (DATE: 11/15/00)

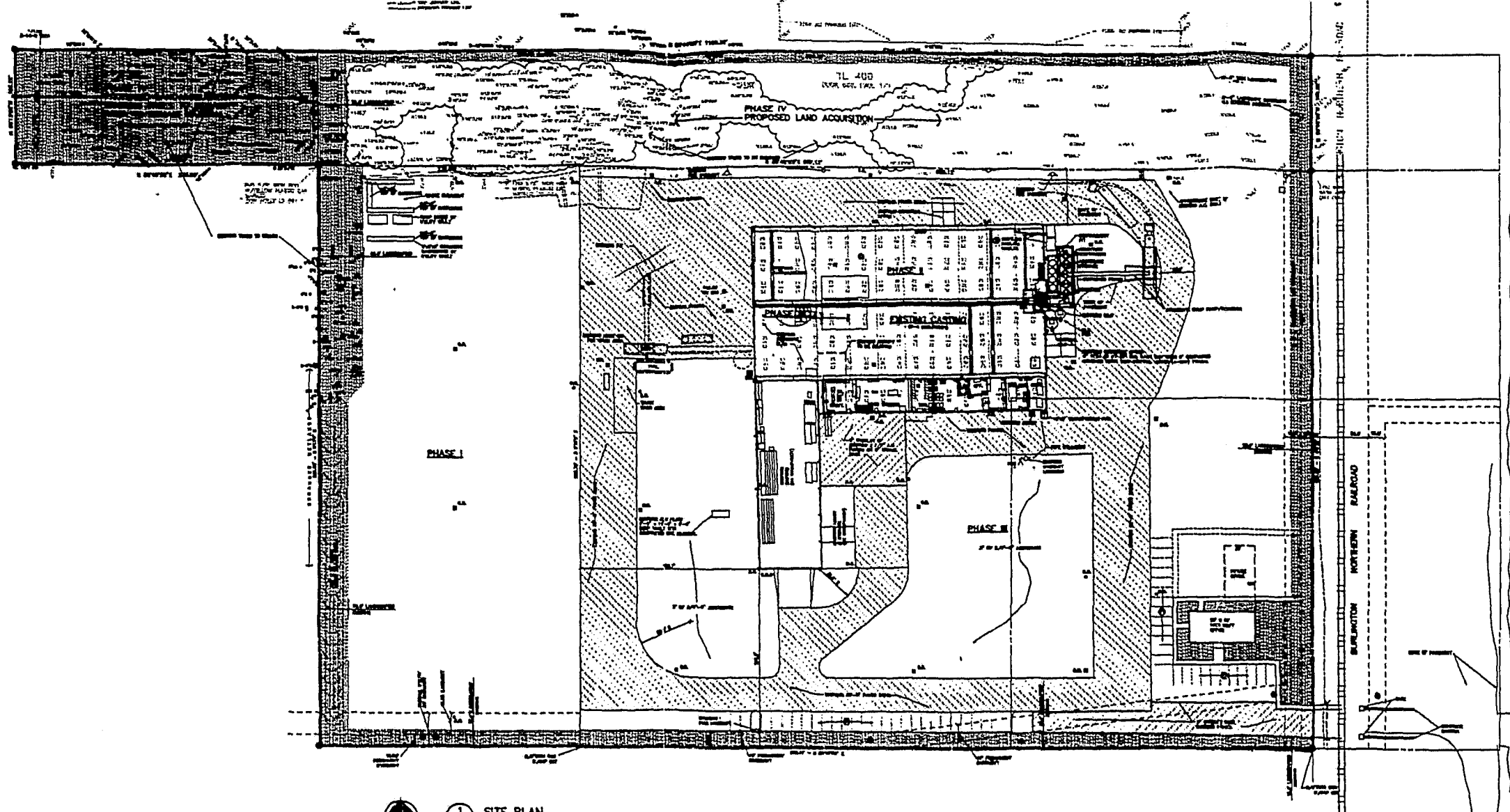
LEGEND:
 1. EXISTING BUILDING
 2. EXISTING DRIVE
 3. EXISTING SIDEWALK
 4. EXISTING CURB
 5. EXISTING UTILITY
 6. EXISTING TREE
 7. EXISTING FENCE
 8. EXISTING WALL
 9. EXISTING SIGN
 10. EXISTING LIGHT

SURVEYOR:
 WOODS AND ASSOC., INC.
 1700 SW GAYLARD BLVD.
 PORTLAND, OR 97201
 (503) 772-7000

CLIENT:
 UTILITY VAULT CO.
 100 SW 1ST
 WILSONVILLE, OR 97150

TREE & TOPOGRAPHIC SURVEY

OF A PART OF TL 400, MAP 3 SW 14R
 NOTATED IN
 THE NW 1/4 SECTION 14
 TOWNSHIP 3 NORTH, RANGE 1 WEST, W.M.
 CLATSOP COUNTY, OREGON



1 SITE PLAN
 NOTE:
 PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA
 CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY.
 REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE
 TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.

SITE PLAN SYMBOLS:

	EXISTING LANDSCAPE
	EXISTING PAVED AREAS
	EXISTING ASPHALT OVERLAY
	EXISTING BUILDING
	NAME OF EXISTING PARKING STALLS AT 4'-0" x 10'-0"

UTILITY VAULT
 EXISTING DRIVE
 EXISTING SIDEWALK
 EXISTING CURB
 EXISTING UTILITY
 EXISTING TREE
 EXISTING FENCE
 EXISTING WALL
 EXISTING SIGN
 EXISTING LIGHT

PROJECT SUMMARY:

APPROVED BY:	CITY OF WILSONVILLE
LAND USE CODE:	U-1 (U-1 - 2000)
OCCUPANCY:	U-1 (U-1 - 2000)
CONSTRUCTION TYPE:	U-1 (U-1 - 2000)
PERMITTED AREA:	10,000 SQ. FT.
PERMITTED SPACES:	10 BY 20 (TOTAL FULLY OPENED)
LAND ACQUISITION:	A TRACT OF LAND SITUATED IN S.E. 1/4 SECTION 14, T. 3N., R. 1W., CLATSOP COUNTY, OREGON

EXISTING BUILDING AREAS:

EXISTING BUILDING AREA:	10,000 SQ. FT.
EXISTING DRIVE AREA:	10,000 SQ. FT.
EXISTING SIDEWALK AREA:	10,000 SQ. FT.
EXISTING CURB AREA:	10,000 SQ. FT.
EXISTING UTILITY AREA:	10,000 SQ. FT.
EXISTING TREE AREA:	10,000 SQ. FT.
EXISTING FENCE AREA:	10,000 SQ. FT.
EXISTING WALL AREA:	10,000 SQ. FT.
EXISTING SIGN AREA:	10,000 SQ. FT.
EXISTING LIGHT AREA:	10,000 SQ. FT.

NEW WORK SYNOPSIS

PHASE I - COMPLETED

PHASE II - COMPLETED

PHASE III - COMPLETED

EXISTING WORK COMPLETED SYNOPSIS

PHASE I - COMPLETED

PHASE II - COMPLETED

PHASE III - COMPLETED

AREAS OF SITE CONVEYANCE:

EXISTING STORAGE AREA:	10,000 SQ. FT.	10% OF GROSS SITE AREA
EXISTING DRIVE AREA:	10,000 SQ. FT.	10% OF GROSS SITE AREA
EXISTING SIDEWALK AREA:	10,000 SQ. FT.	10% OF GROSS SITE AREA
EXISTING CURB AREA:	10,000 SQ. FT.	10% OF GROSS SITE AREA
EXISTING UTILITY AREA:	10,000 SQ. FT.	10% OF GROSS SITE AREA
EXISTING TREE AREA:	10,000 SQ. FT.	10% OF GROSS SITE AREA
EXISTING FENCE AREA:	10,000 SQ. FT.	10% OF GROSS SITE AREA
EXISTING WALL AREA:	10,000 SQ. FT.	10% OF GROSS SITE AREA
EXISTING SIGN AREA:	10,000 SQ. FT.	10% OF GROSS SITE AREA
EXISTING LIGHT AREA:	10,000 SQ. FT.	10% OF GROSS SITE AREA

REQUIRED 15% LANDSCAPING EQUALS 82,707 SQ. FT.
 LANDSCAPING PROVIDED EQUALS 84,042 SQ. FT.
 LANDSCAPED AREAS EQUAL 15% OF NET SITE AREA.

UTILITY VAULT COMPANY, INC.
 100 SW 1ST, WILSONVILLE, OREGON 97150-0333
 LAND ACQUISITION
 SITE PLAN

VLMK Consulting Engineers
 303 SW KELLY AVENUE / PORTLAND, OR 97204-4383
 (503) 222-4433 / FAX (503) 246-7000

NO.	DATE	REVISIONS
1		

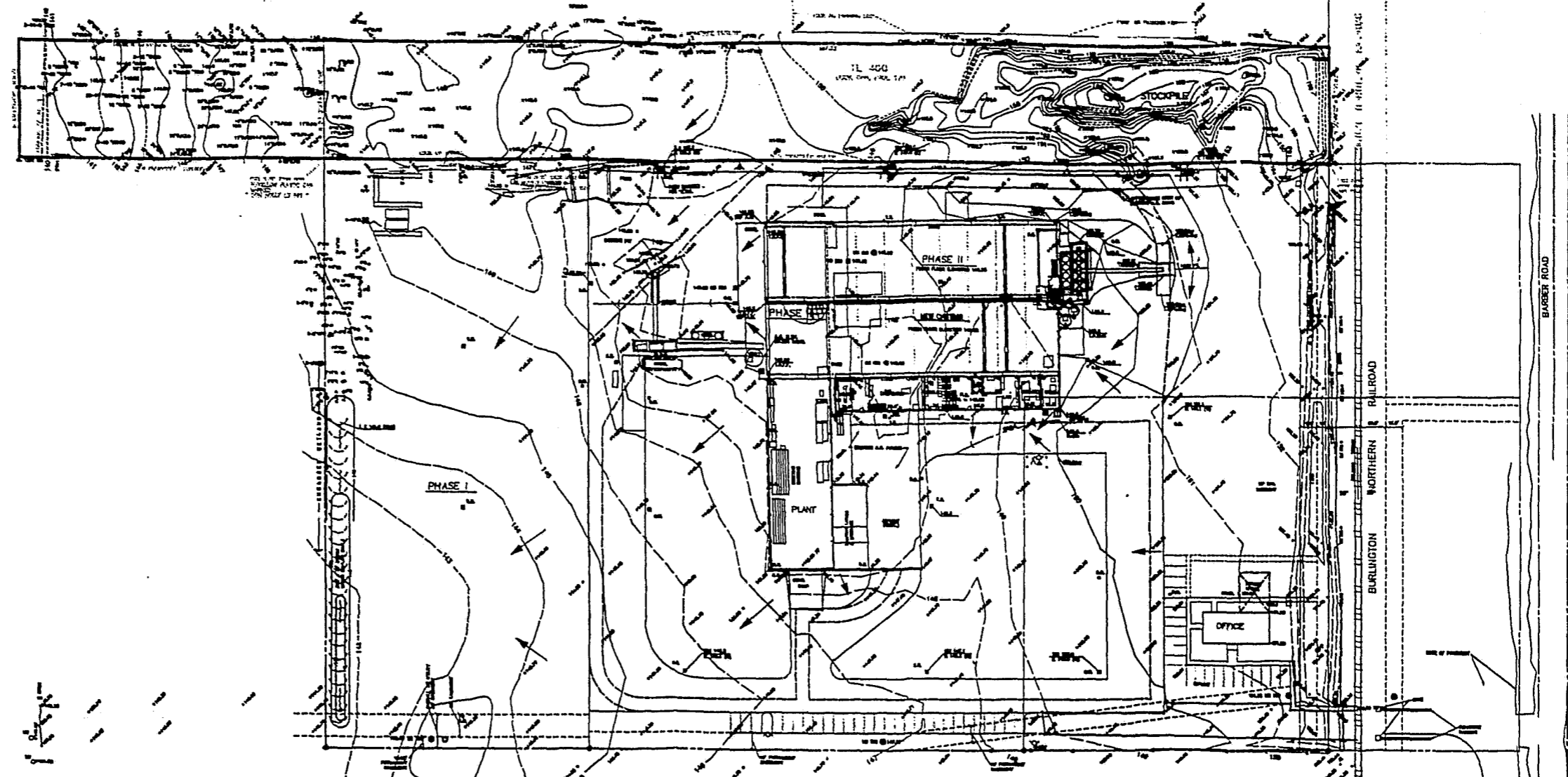
TREE & TOPOGRAPHIC SURVEY
 OF A PART OF T1, 200, 240, 1/4, 1/4
 SECTION 04
 T12S, R12E, W12E
 CLATSOP COUNTY, OREGON

Client: Utility Vault
 1750 SW Columbia Blvd.
 Portland, OR 97221
 (503) 241-4141

Surveyor: Madala and Assoc., Inc.
 1750 SW Columbia Blvd.
 Portland, OR 97221
 (503) 241-4141

Legend:

Proposed:
 - Proposed Erosion Control Plan
 - Proposed Erosion Control Plan
 - Proposed Erosion Control Plan
 - Proposed Erosion Control Plan
 - Proposed Erosion Control Plan
 - Proposed Erosion Control Plan
 - Proposed Erosion Control Plan
 - Proposed Erosion Control Plan
 - Proposed Erosion Control Plan
 - Proposed Erosion Control Plan



SITE GRADING PLAN

NOTE

1. BEFORE STARTING TO MAINTAIN EXISTING GRASS, STOP APPROXIMATELY 1' FROM GRASS TO PREPARE GRADE, PLACE REINFORCE AND 6" DEPTH OF 1/2" GRADE AND 1" DEPTH OF 1/4" GRADE UNDER EACH WELL PLACED ROCK. MAINTAIN EXISTING FLOOR COVERING WITH GRASS FOR ALL EXISTING STAFFING DEPTH. MAINTAIN EXISTING 1/2" TO 3" DEPTH.

SITE GRADING NOTES

EXISTING GRADE LINE	TOPOGRAPHIC
PROPOSED GRADE LINE	PROPOSED
ROCK	ROCK
REINFORCE SLAB TO GRADE	REINFORCE
EXISTING SPOT ELEVATION	EXISTING
PROPOSED SPOT ELEVATION	PROPOSED
1.0.0	1.0.0
2.0.0	2.0.0
3.0.0	3.0.0
4.0.0	4.0.0
5.0.0	5.0.0
6.0.0	6.0.0
7.0.0	7.0.0
8.0.0	8.0.0
9.0.0	9.0.0
10.0.0	10.0.0

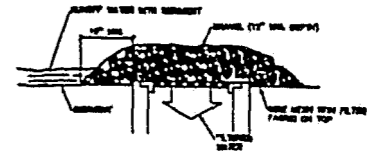
EROSION CONTROL PLAN - STANDARD NOTES

A. THIS PLAN IS SUBJECT TO THE CITY OF PORTLAND'S EROSION CONTROL PLAN, WHICH IS SUBJECT TO THE CITY OF PORTLAND AND WASHINGTON COUNTY.

B. GENERAL NOTES

1. APPROVAL OF THE EROSION CONTROL PLAN DOES NOT CONSTITUTE AN APPROVAL OF THE CONSTRUCTION OF THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE EROSION CONTROL PLAN AND FOR THE MAINTENANCE OF THE EROSION CONTROL PLAN.
3. THE EROSION CONTROL PLAN SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
4. THE EROSION CONTROL PLAN SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.

1. THE EROSION CONTROL PLAN SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
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10. THE EROSION CONTROL PLAN SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.



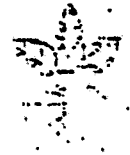
INLET BARRIER

UTILITY VAULT COMPANY, INC.
 P.O. BOX 313
 WELLSVILLE, OREGON 97148-0313
 LAND ACQUISITION
 GRADING PLAN

VLMK Consulting Engineers
 303 SE RILEY AVENUE / PORTLAND, OR 97201-4351
 (503) 221-4143 / FAX (503) 248-8243

DATE: _____
 NO: _____

1 2
 G 2



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

CERTIFICATION OF ASSESSMENTS AND LIENS

"It is the policy of the City of Wilsonville that no permits of any kind shall either be issued or application processed for any applicant who owes or for any property for which there is any payment which is past due owing to the City of Wilsonville until such time as said sums owed are paid." (Resolution #796)

Project/Property Address: Barber Rd at Lower Boones Ferry Rd

aka Tax Lot(s) 400 (part) on Map(s) _____
NW 1/4 sec T3S R1W

Applicant: VLMK Engineers - Kim Schoenfelder

Address: 3933 SW Kelly Ave, Portland, OR 97201

Property Owner: Utility Vault - John Hart

Address: PO Box 323
Wilsonville, OR 97070-0323

In reference to the above, the City of Wilsonville records show that the following amount is due to the City:

\$ _____ () Current () Non Current

Comments: _____

Dated this _____ day of _____, 199__

Finance Department

(This certification shall be null and void 120 days following the Finance department date of signature.)

CITY OF WILSONVILLE

PLANNING DEPARTMENT SITE DEVELOPMENT APPLICATION AND PERMIT

8445 S.W. Ellingsen Road
Mail: 30000 S.W. Town Center Loop East
Wilsonville, OR 97070-0220
503/682-4960
FAX: 682-7025

File No. _____ 1/4 Sec. _____
Final action on application or zone change is required within 120 days in accordance with provisions of ORS 227.175
A preapplication conference normally is required prior to submittal of an application. Please contact the Planning Department at 682-4960 for an appointment.

Pre-App. _____
Mo. Day Yr.

APPLICANT - COMPLETE

Owner's Name John Hart - Utility Vault Contact Person VLMK Engineers

Address PO Box 323 Address 3933 SW Kelly Ave
Wilsonville, OR 97070-0323 Portland, OR 97201

Phone: 682-2844 FAX: 682-2657 Phone: 222-4453 FAX: 248-9263

Owner's Signature _____

Property Description: T 36 R 1W Map _____ Tax Lot(s) 160 (Part)

Request Planned development and zone text amendment
of this lot to combine use with existing site.

Please attach a plot plan (scale: 1"=40') and any other documents to this application. Please review the Planning Department submittal requirements to ensure that your application is complete.

— OFFICE USE ONLY —

Complete Application Accepted: Date _____ Public Hearing Date _____

Staff Signature _____

- | | | |
|--|--|---|
| <input type="checkbox"/> Class I | <input type="checkbox"/> Class II | <input type="checkbox"/> Class III |
| <input type="checkbox"/> PLAN AMENDMENT | <input type="checkbox"/> MAJOR PARTITION | <input type="checkbox"/> DESIGN REVIEW |
| <input type="checkbox"/> ZONE CHANGE | <input type="checkbox"/> MINOR PARTITION | <input type="checkbox"/> TEXT AMENDMENT |
| <input type="checkbox"/> PRELIMINARY PLAT | <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> SIGN REVIEW |
| <input type="checkbox"/> FINAL PLAT | <input type="checkbox"/> VARIANCE | <input type="checkbox"/> TEMPORARY USE |
| <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> OTHER _____ | |

SITE FINDINGS

- Zoning: _____
- Area of Lot: _____
- Building or Sign Height: _____
(Max) _____
- Zone Code Minimum Setbacks:
Front: _____
Side: _____
Rear: _____
- Building Area: _____
- Access to Property: _____
- Other: _____

Approved Denied Approved with Conditions (see attached)

Conditions of Development _____

Approval of this development permit, as submitted, is based on information submitted by the applicant as outlined above. Any change of plans or incorrect information submitted may result in revocation of permit. This decision may be appealed in accordance with the provisions of the Wilsonville Code and ORS 227.180.

Fee Amount Paid \$ _____ Check No. _____ Cash

Permit Approval/Planner's Signature _____ Date: _____

City Council or Planning Commission Approval Yes No

Order/Resolution _____

40 of 40

City of

WILSONVILLE
in OREGON



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

VIA: CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Date: August 22, 1996

To: Mr. John Hart
Utility Vault
PO Box 323
Wilsonville OR 97070-0323

Re: Case File No. 96DB12 - Zone Map Amendment
City Council Notice of Decision and Resolution 1309 adopting Zoning
Order.

Two copies of the City Council's Notice of Decision, Resolution and Conditions of Approval rendered on your application are attached. Please note that a signature acknowledging receipt and acceptance of the Conditions of Approval is required to be returned to the planning department before the decision is effective. One copy is provided for this purpose. Please sign and return to the undersigned. Thank you.

Sally Hartill
Planning Department Secretary

Attachments: 1. Resolution No. 1312
2. Zoning Order No. 96DB12
3. Adopted Staff Report with findings and conditions of approval

cc: VLMK Engineers
3933 SW Kelly Av
Portland OR 97201

Mr. G. Gustafson
6167 Nassau Avenue
Chicago Illinois 60631



'Serving The Community With Pride'

City of

WILSONVILLE
in OREGON



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

NOTICE OF DECISION

Project Name: Utility Vault

Applicant/Owner: John Hart of Utility Vault/VLMK Engineers

Proposed Action: Adopt a zone order amending the official zoning map to convert Residential-Agriculture - 1 acre (RA1) zone to Planned Development Industrial (PDI) zone to create a storage yard.

Property Description: Tax Lot: (portion of) 400 and 601, Section 14B, T3S-R1W, Clackamas County, Wilsonville, Oregon

On August 19, 1996, at the meeting of the City Council, the following decision was made in the above-referenced proposed development action:

Approval with Conditions

This decision has been finalized in written form as Resolution No. 1312 and placed on file in the City records at the Wilsonville City Hall this 22nd day of August, 1996, and is available for public inspection. The date of filing is the date of the decision. Any appeals must be filed with the Land Use Board of Appeals (LUBA) in accordance with ORS Chapter 197, within twenty-one days from the date of the decision.

Written decision is on file and available for inspection and/or copying.

For further information please contact the City Recorder at City Hall or phone 682-1011.

Attachments: Resoltuion No. 1312
Utility Vault Company 96DB12

