

RESOLUTION NO. 1431

A RESOLUTION ADOPTING FINDINGS AND MAKING AN INTERPRETATION OF THE COMPREHENSIVE PLAN POLICIES CONCERNING THE BALANCED HOUSING RULE AND DENSITY AND APPROVING A 126-UNIT APARTMENT COMPLEX KNOWN AS "MARCIA'S VINEYARD VILLAGE APARTMENTS". THE SITE IS LOCATED ON THE SOUTHWEST CORNER OF ELLIGSEN ROAD AND CANYON CREEK ROAD ON TAX LOT 200, SECTION 1, T3S-R1W, WASHINGTON COUNTY, WILSONVILLE, OREGON. MR. STEPHAN M. BERREY, OWNER/RANDALL REALTY CORP., APPLICANT.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Sections 4.008(4) and 4.440(1) of the Wilsonville Code; and

WHEREAS, the planning staff has prepared a report on the above-captioned subject; and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board at a regularly scheduled meeting conducted on October 27, 1997, 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 reports and interested parties have had an opportunity to be heard on the subject; and

WHEREAS, the Development Review Board of the City of Wilsonville adopted the staff report dated October 27, 1997 and the Development Review Board approved the project contingent on City Council resolution of the conflict between the balanced housing rule and the density for the site; and

WHEREAS, the Development Review Board and staff recommended interpretation of the comprehensive plan to emphasize the density policies rather than the balanced housing rule; and

WHEREAS, the applicant has provided further rationale for such interpretation; and

WHEREAS, a public hearing was held by the Wilsonville City Council on January 15, 1998, and the Council considered testimony, staff reports and the Development Review Board recommendation.

NOW, THEREFORE, THE WILSONVILLE CITY COUNCIL RESOLVES that the recitals above are adopted as findings, and the following findings are adopted and the following interpretation is approved.

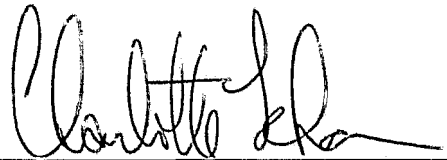
FINDINGS:

1. The staff report dated December 22, 1997, is approved.
2. Single-family, residential structure type is not an appropriate use for the subject parcel because of the adjacent industrial uses, small parcel size (6 acres), and adjacent arterials and powerline easement.
3. The densities permitted (12-20 dus/ac) would not allow a large enough single-family development to be sustainable for low-density living.
4. The subject area is an appropriate multiple-unit residential area.
5. The 126 units will aid the city in maintaining the Metro Housing Rule and the Metro Framework Plan objectives for Wilsonville related to density.

WILSONVILLE CITY COUNCIL INTERPRETATION:


We hereby interpret the balanced housing rule (Policy 4.3.4) and density rule (4.4.7) to allow 126 multiple-family units on the subject site, and give precedence to the density rule to allow full multiple-residential unit use of the site. This would allow exceeding 60% multiple limit allowed under the balanced housing rule by utilizing the exception clause for the subject site as authorized under the Rule.

ADOPTED by the City Council of the city of Wilsonville at a special meeting thereof this 15th day of January, 1998, and filed with the City Recorder on this same date.



CHARLOTTE LEHAN, MAYOR

Attest:



Sandra C. King, CMC, City Recorder

Summary of votes:

Mayor Lehan	<u>Yes</u>
Councilor Helser	<u>Yes</u>
Councilor Barton	<u>Yes</u>
Councilor Luper	<u>Yes</u>
Councilor Kirk	<u>Yes</u>