

ORDINANCE NO. 11

AN ORDINANCE AMENDING ORDINANCE NO. 3 TO PROVIDE FOR PLANNED DEVELOPMENT REGULATIONS AND PLANNED COMMERCIAL AND INDUSTRIAL ZONES; AND DECLARING AN EMERGENCY.

THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1: Ordinance No. 3 enacted April 7, 1969, to provide zoning regulations is hereby amended by adding thereto two (2) new articles as follows:

ARTICLE 16

PLANNED DEVELOPMENT REGULATIONS

SECTION 16.01 PURPOSE

The provisions of Article 16 shall be known as the PLANNED DEVELOPMENT REGULATIONS. The purposes of these regulations are to encourage the appropriate development of tracts of land sufficiently large to allow comprehensive planning, and to provide flexibility in the application of certain regulations in a manner consistent with the general provisions of the zoning regulations, thereby promoting a harmonious variety of uses, the economy of shared service and facilities, compatibility of surrounding areas, and the creation of attractive, healthful, efficient and stable environments for living, shopping or working.

It is the further purpose of this Article:

- (a) to take advantage of advances in technology, architectural design, functional land use design;
- (b) to recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives;
- (c) To produce a comprehensive development equal to or better than that resulting from traditional lot by lot land use development;
- (d) to permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape;
- (e) to permit flexibility in height of buildings, but still requiring a development to maintain a ratio of site area to dwelling units that will be in harmony with the area in which the proposed development is to be located.

SECTION 16.02 GENERAL STANDARDS AND REQUIREMENTS

- (a) Size and Type of Parcel:

1. Planned Residential Development may be established in residential zones on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes and objectives of this Article. For those Planned Unit Developments which are located in a residential zone, the site shall include not less than four acres of contiguous land unless, the Planning Commission or City Council, find that the property of less than four acres be suitable by virtue of its unique historical character, topography, or other natural features, or by virtue of its qualifying as an isolated problem area.
2. Planned Commercial Developments may be established in commercial zones on parcels of land which are suitable for and of sufficient size to plan and develop them and that are consistent with the purposes and objectives of this Article. Planned commercial developments shall be subject to the standards and requirements contained in this Article and may be authorized in conjunction with a request for rezone, provided that the applicant agrees in writing to the terms and conditions contained herein, and provided further that said rezone is consistent with the objectives of the Land Use element of the General Plan.
3. Combination Commercial-Residential developments shall be established in residential and commercial zones on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purpose and objectives of this Article.
4. Planned Industrial Developments may be established in any industrial zone on parcels of land which are suitable for, and of sufficient size to be planned and developed in a manner consistent with the purposes and objectives of this Article.

SECTION 16.03 GENERAL STANDARDS AND REQUIREMENTS - OWNERSHIP

- (a) The tract or tracts of land included in a proposed Planned Development must be in one ownership or control or the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, any governmental agency, including the City of Wilsonville, Oregon, shall be deemed the owner of such land for the purposes of this Section.
- (b) Unless otherwise provided as a condition for approval of a Planned Development permit, the permittee may divide and transfer units of any development. The transferee shall use and maintain each such unit in strict conformance with the approved permit and development plan.

SECTION 16.04 GENERAL STANDARDS AND REQUIREMENTS - PROFESSIONAL DESIGN

The applicant for all proposed Planned Developments shall certify that the talents of at least one of the following professionals shall be utilized in the planning process for development.

- (a) An architect licensed by the State of Oregon;
- (b) A landscape architect licensed by the State of Oregon, or an urban planner holding full membership in the American Institute of Planners.
- (c) A registered engineer or a registered engineer and land surveyor licensed by the State of Oregon.

One of the professional consultants chosen by the applicant from either (a), (b), or (c) shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.

The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff or the Planning Commission.

The planning process for development shall include:

- (a) Plot plan of land in area to be developed indicating location of adjacent streets and all private right of way existing and proposed.
- (b) A legal boundary survey.
- (c) Existing and proposed finish grades of the property with all drainage features.
- (d) Location of all proposed structures, together with the usage to be contained therein and approximate location of all entrances thereto and height and gross floor area thereof.
- (e) Vehicular and pedestrian circulation features within the site on adjacent streets and alleys.
- (f) The extent, location, arrangement and proposed improvements of all off-street parking and loading facilities.
- (g) The extent, location, arrangement and proposed improvements of all open space, landscaping, fences and walls.
- (h) Architectural drawings and sketches demonstrating the planning and character of the proposed development.
- (i) Number of units proposed and statement of average number of dwelling units per acre.
- (j) Location of utilities.

SECTION 16.05 GENERAL STANDARDS AND REQUIREMENTS - PERMITTED BUILDING AND USES

The following buildings and uses are permitted as hereinafter specifically provided and/or referred to in other Articles. Said buildings and uses may be permitted either singly or in combination, although the combination may require a zoning classification change.

(a) Planned Residential Developments:

1. Accessory buildings and uses
2. Duplexes
3. Dwellings, multiple family.
4. Dwellings, single family
5. Open space
6. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, substations and pump stations.
7. Public or private clubs, lodges or meeting halls
8. Public or private parks, playgrounds, golf courses, driving ranges or community centers and marinas.
9. A commercial service, supported mainly from Planned Unit Development.

(b) Commercial and Industrial Developments:

Buildings and uses permitted in planned commercial or industrial developments shall be governed by the buildings and uses permitted in the zone in which such development occurs. Other buildings and uses may be allowed as determined by the Planning Commission under a Conditional Use Permit, provided they are listed in the text of the zone regulations applicable to the development.

(c) Commercial-Residential Developments:

1. Commercial uses proposed for a combination commercial-residential development shall be governed by the procedure at Section 16.05 (b) above;
2. Residential uses proposed for a combination commercial-residential development shall be governed by the list of uses at Section 16.05 (a) above, as exceptions to uses normally permitted in commercial zones.

SECTION 16.06 DEVELOPMENT STANDARDS

In addition to, or as a greater requirement to the regulations normally found in the zone, the following regulations shall apply to all developments.

- (a) Standards: Any commercial or industrial uses in the development shall be subject to the applicable provisions of the Wilsonville Zoning Ordinance No. 3.
- (b) Outdoor living area: Outdoor living area shall be provided in the following manner:
 - 1. In all residential developments or in combination residential-commercial developments, 40% of the area shall be devoted to outdoor living area. Of this required area, 25% of said required outdoor living area may be utilized privately by individual owners or users of the Planned Unit Development; however, 75% of this area shall be common or shared outdoor living area.
 - 2. Outdoor living area required by this Article may, at the discretion of the Commission, be dedicated to the City, either rights in fee or easement, without jeopardizing the density or other development standards of the proposed development, provided the size and amount of the proposed dedication meets the criteria of the City for neighborhood parks. The square footage of land dedicated for public parks shall be deemed a part of the development site for the purpose of computing coverage density. The purpose of this Section is to provide adequate light, air, open space and recreational facilities to occupants of such development.
- (c) Height guidelines: The sun exposure plane shall prevail, except that the Commission may further limit heights: (1) around the site boundaries, and/or (2) to protect scenic vistas from greater encroachments that would occur if developed conventionally. (See Section 16.10)
- (d) Underground utilities: In any development which is primarily designed for or occupied by dwellings, all electric and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits and similar facilities shall be placed underground by the developer, unless waived by the Commission
- (e) The development shall be allowed an increase in density of not to exceed 10% over the regulations of the parent zone in which the development is located, except as more restrictive regulations may be prescribed as a condition of approval of a Planned Unit Development application pursuant to Article 16. When calculating density of the proposed Planned Unit Development, the total area, including street dedications, is included.

SECTION 16.07 DISTRIBUTION OF FACILITIES WITHOUT REFERENCE TO LOT LINES

Individual buildings, accessory building, off-street parking and loading facilities, open space, and landscaping and screening may be located without reference to lot lines, save the boundary lines of the development, except that required parking spaces serving residential uses shall be located within two hundred (200) feet of the building containing the living units served.

SECTION 16.08 WAIVER OR REDUCTION OF YARD AND OTHER DIMENSIONAL REQUIREMENTS

Except as otherwise provided in Section 16.06, the minimum lot area, width and frontage, height and yard requirements otherwise applying in the zone shall not dictate the strict guidelines for development of the Planned Development, but shall serve to inform the designers of the importance of developing a project that will be in harmony with the character of the surrounding neighborhood.

SECTION 16.09 DEDICATION AND MAINTENANCE OF FACILITIES

The Planning Commission, or on appeal, the City Council, may, as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:

- (a) **Recreation Facilities:** The Commission or Council, as the case may be, may require that suitable area for parks or playgrounds be set aside, improved or permanently reserved for the owners, residents, employees or patrons of the development.
- (b) **Outdoor Living Area:** Whenever private outdoor living area is provided, the Commission or Council shall require that an association of owners or tenants be created into a non-profit corporation under the laws of the State of Oregon which shall adopt such Articles of Incorporation and Bylaws and adopt and impose such Declaration of Covenants and Restrictions on such outdoor living areas and/or common areas that are acceptable to the Planning Commission. Said association shall be formed and continued for the purpose of maintaining such outdoor living area. Such an association, if required, may undertake other functions. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain said outdoor living area for the purposes intended. The period of existence of such association shall be not less than 20 years, and it shall continue thereafter and until a majority vote of the members shall terminate it;
- (c) **Streets:** The Commission or Council may require that streets and right of ways be dedicated to the City. Such other streets necessary to the proper development of adjacent properties may also be required;
- (d) **Basements:** Basements necessary to the orderly extension of public utilities may be required as a condition of approval.

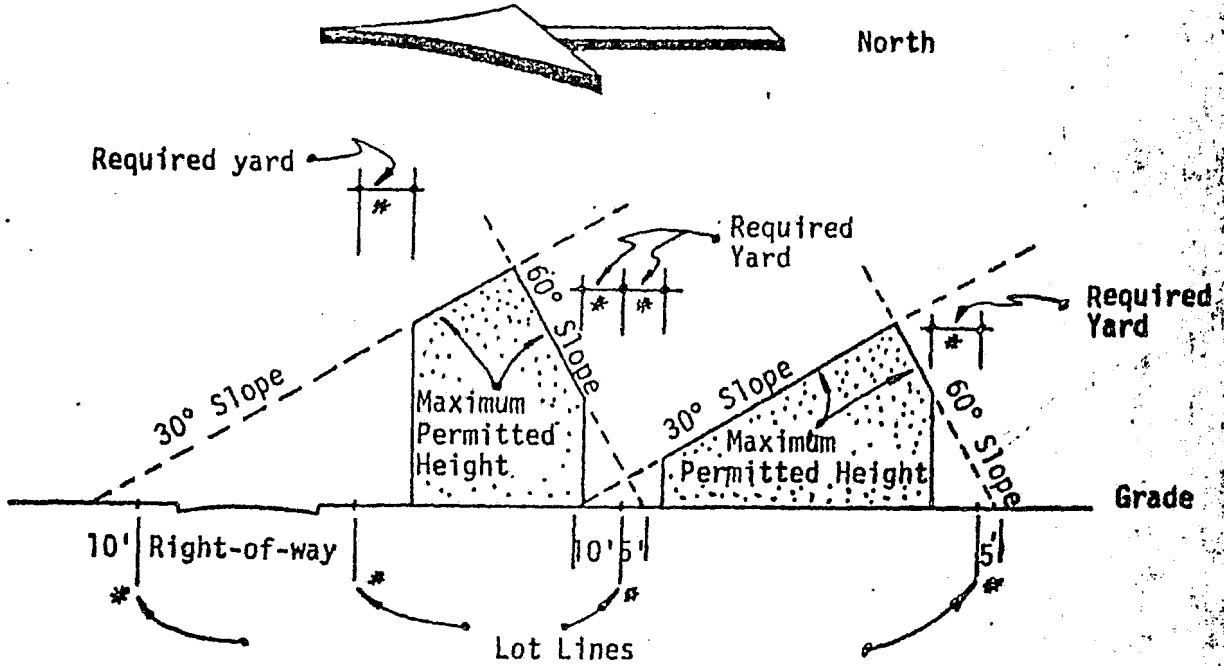
SECTION 16.10 SUN EXPOSURE PLANE

A sun exposure plane is an imaginary, inclined plane: (see Fig. 1)

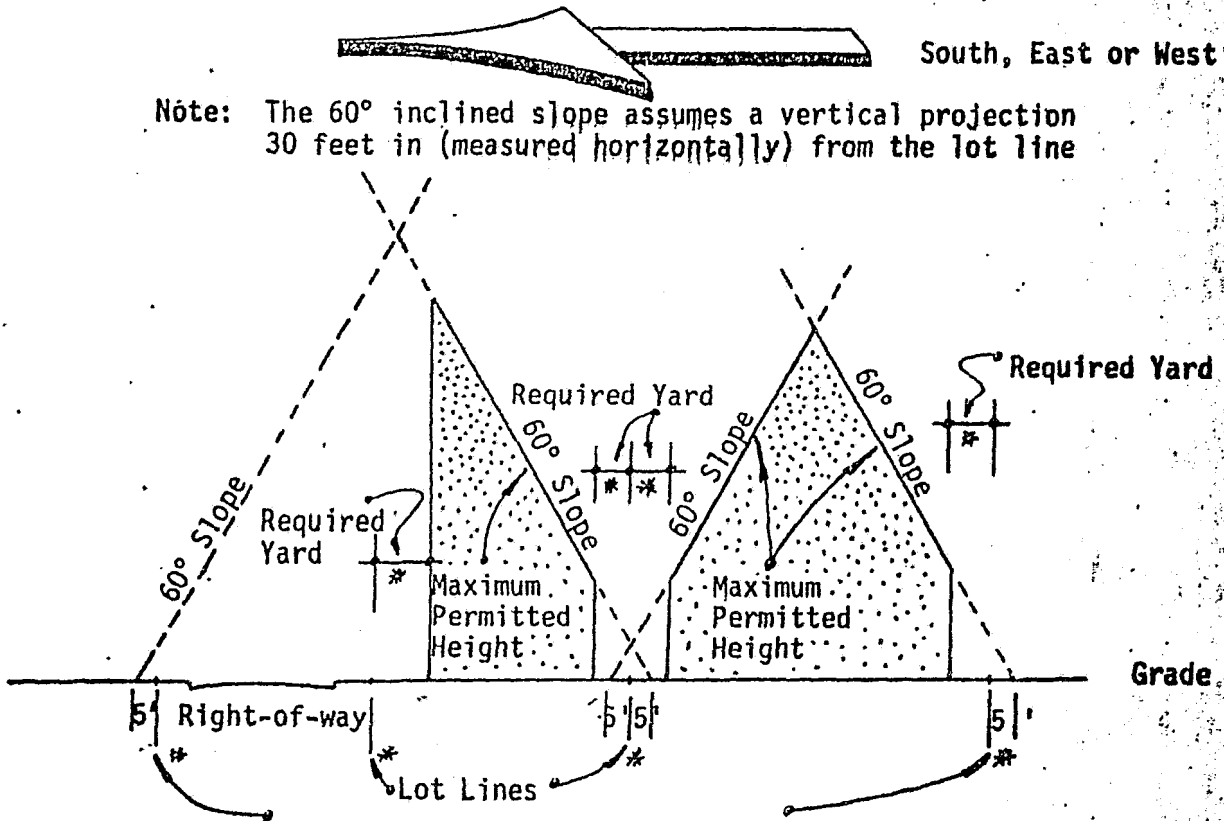
1. Northerly exposures: Beginning on a line parallel to a front, side, or rear property line and ten (10) feet within the abutting property or properties northerly from the northerly line or lines of the development site to which the sun exposure plane applies and projecting thence due south at a 30-degree slope over the applicable development site.
2. Easterly, westerly and southerly exposures: Beginning on lines parallel to front, side or rear property lines, and five (5) feet within the abutting property or properties easterly, westerly and southerly from the easterly, westerly and southerly lines of the development site to which the sun exposure plane applies and projecting thence due west from the easterly line, due east from the westerly line, and due north from the southerly line, at a 60-degree slope over the applicable development site to a maximum distance of thirty (30) feet measured horizontally from each development site line.

FIG. 1 SUN EXPOSURE PLANE

Example A. *Northerly Exposure*



Example B. *Southerly, Easterly & Westerly Exposures*



SECTION 16.11 APPLICATION

There shall be a three stage review process for Planned Developments consisting of Pre-preliminary Stage (Stage One), preliminary Approval (Stage Two) and Final Approval (Stage Three).

- (a) Pre-preliminary (Stage One) The owner, or his authorized agent, shall submit to the Planning Department, the following information:
1. A schematic drawing, drawn to a minimum scale of one inch equals two hundred feet (1"=200'), showing the general relationship contemplated among all public and private uses and existing physical features.
 2. A written statement setting forth the source of water supply, method of sewage disposal, means of drainage, dwelling types, non-residential uses, lot layout, public and private access, height of structures, lighting, landscaped areas and provisions for maintenance of landscaped areas, areas to be devoted to various uses and population densities per net acre and per gross acre contemplated by the applicant.

The developer and the City planning staff shall meet together and determine whether the requirements of Section 16.02 of this Ordinance have been complied with. If there is disagreement on this issue, the applicant, by request, or the staff, may take this pre-preliminary information to the Planning Commission for their determination of whether this site qualifies for the contemplated Planned Development.

The applicant must indicate to the staff or Planning Commission his professional design team, as outlined in Section 16.04 during Stage One, and should also designate who is to be his professional coordinator.

The professional coordinator shall be responsible for presenting the developer's plan in all of the broad professional aspects to the City Planning Department. If the staff and applicant reach a satisfactory agreement, the applicant may proceed to prepare date for Stage Two-Preliminary Approval.

- (b) Preliminary Approval (Stage Two) Applications for Planned Developments, Preliminary Approval, shall be made by the owner of all affected property or his authorized agent, and shall be filed on a form prescribed by the City Planning Department and filed with said Department. Applications shall be accompanied by the following information:
1. Four (4) copies and One (1) transparency of a preliminary development plan of the entire development, showing streets, driveways, sidewalks, pedestrian ways, off-street parking and loading areas; location and approximate dimensions of structures, utilization of structures, including activities and the number of living units; major landscaping features;

relevant operational data, drawings and/or elevations clearly establishing the scale, character and relationship of buildings, streets and open space. Such development plan shall include maps and information on the surrounding area within four hundred feet (400') of the development. A boundary survey or a certified boundary description by a registered engineer or licensed surveyor, plus contour information, shall also be submitted. The elevations of all points used to determine contours shall be indicated on the preliminary plan and said points shall be given to true elevation above mean sea level as determined by the City Engineer. The base data shall be clearly indicated and shall be compatible to city datum, if bench marks are not adjacent.

The following intervals are required:

- (aa) One foot contour intervals for ground slopes up to 5%.
- (bb) Two foot contour intervals for ground slopes between 5% and 10%.
- (cc) Five foot contour intervals for ground slopes exceeding 10%.

All elements listed in this paragraph shall be characterized as existing or proposed and sufficiently detailed to indicate intent and impact.

2. A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.
3. A stage development schedule demonstrating that the developer intends to commence construction within one year after the approval of the final development plan, and will proceed diligently to completion.
4. If it is proposed that the final development plan will be executed in stages, a schedule thereof will be required.

SECTION 16.12 PRELIMINARY PLANNING COMMISSION ACTION (Stage Two)

An application for a planned development permit shall be considered by the City Planning Commission. A public hearing shall be held on each such application. Notice of such public hearing shall be given by posting of at least five notices thereof in the vicinity of the property involved in the petition, at least five days prior to the date of the hearing. After such hearing, the Commission shall determine whether the proposal conforms to the permit criteria set forth in Section 16.17 and to the PLANNED DEVELOPMENT REGULATIONS in Article 16, and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in its judgment necessary to ensure conformity to said criteria and regulations. In so doing, the Commission may,

in its discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. It may do so only upon evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule. Should a decision not be rendered within sixty (60) days after filing, the application and preliminary development plan shall be deemed approved unless said time has been extended by the Planning Commission. The determination of the Commission shall become final ten (10) days after the date of decision unless appealed to the City Council in accordance with Section 16.16.

SECTION 16.13 FINAL APPROVAL (Stage Three)

Within one year after the approval or modified approval of a preliminary development plan, the applicant shall file with the City Planning Department a final plan for the entire development or, when submission in stages has been authorized pursuant to Section 16.12, for the first unit of the development. The final plan shall conform in all major respects with the approved preliminary development plan. The final plan shall include all information included in the preliminary plan plus the following: the location of water, sewerage and drainage facilities; detailed building and landscaping plans and elevations; the character and location of signs; plans for street improvements and grading or earth moving plans. The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development. Copies of legal documents required by the Commission for dedication or reservation of public facilities, or for the creation of a non-profit homes association, shall also be submitted.

SECTION 16.14 PUBLIC WORKS DEPARTMENT REPORT (Stage Three)

Within thirty (30) days after the filing of the final development plan, the City Planning Commission shall forward such development plan and the original application to the Sanitary Authority and other agencies involved for review of public improvements, including streets, sewers and drainage. The Commission shall not act on a final development plan until it has first received a report from the agencies or until more than thirty (30) days have elapsed since the plan and application were sent to the agencies, whichever is the shorter period.

SECTION 16.15 FINAL PLANNING COMMISSION ACTION (Stage Three)

Upon receipt of the final development plan, the City Planning Commission shall examine such plan and determine whether it conforms to all applicable criteria and standards and whether it conforms in all substantial respects to the previously approved permit, or require such changes in the proposed development or impose such conditions of approval as are in its judgment necessary to insure conformity to the applicable criterias and standards. In so doing, the Commission may permit the applicant to revise the plan and resubmit it as a final development plan within sixty (60) days. If the Commission does grant such permission, the decision of the Commission shall become final ten (10) days after the date of decision unless appealed to the City Council, in accordance with Section 16.16.

SECTION 16.16 APPEAL TO COUNCIL

Within ten (10) days after the date of decision by the City Planning Commission on an application for approval of a preliminary or final development plan or for modification or amendment of any such plan, or on revocation of any such plan in accordance with Section 16.21, an appeal from said decision may be taken to the City Council by the applicant, the permit holder or any other interested party. Such appeal shall be made on a form prescribed by the Commission and shall be filed with the Offices of the City. The appeal shall state specifically wherein it is claimed there was an error or abuse of discretion by the Commission or wherein its decision is not supported by the evidence in the record. Upon receipt of such appeal the Council shall set the time for consideration thereof. The City shall notify the Secretary of the Planning Commission of the receipt of said appeal and of the time set for consideration thereof; and said Secretary shall, not less than five (5) days prior to the date set for the hearing on the appeal, give written notice to the appellant and to any known adverse parties, or to their representatives, of the time and place of the hearing. In considering the appeal, the Council shall determine whether the proposal conforms to the applicable criteria and standards, and may approve or disapprove the proposed development or require such changes therein or impose such reasonable conditions of approval as are in its judgment necessary to insure conformity to said criteria and standards. The decision of the Council shall be final.

SECTION 16.17 PERMIT CRITERIA

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 Article 16:

- (a) The location, design, size and uses are consistent with the General Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.
- (b) That the location, design and size are such that the development can be well integrated with its surroundings, and in the case of a departure in character from surrounding uses that the location and design will adequately reduce the impact of the development.
- (c) That the location, design, size and uses are such that traffic generated by the development, except in single family density, can be accommodated safely and without congestion on existing or planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets.
- (d) That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or planned facilities and services.
- (e) That the location, design, size and uses will result in an attractive, healthful, efficient and stable environment for living, shopping or working.

SECTION 16.18 MAPPING

Whenever a Planned Development permit has been granted, and so long as the permit is in effect, the boundary of the Planned Development shall be indicated on the Zoning Map of the City of Wilsonville as sub-district "PD".

SECTION 16.19 LIMITATION ON RESUBMISSION

Whenever an application for a Planned Development permit has been denied, no application for the same area or any portion thereof shall be filed by the same applicant within sixty (60) days after the date of denial.

SECTION 16.20 ADHERENCE TO APPROVED PLAN AND MODIFICATION THEREOF

The applicant shall agree in writing to be bound, for himself and his successors in interest, by the conditions prescribed for approval of a development. The approved final plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Director of Planning if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revisions of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.

SECTION 16.21 REVOCATION

In the event of a failure to comply with the approved plan or any prescribed condition of approval, including failure to comply with the stage development schedule, the City Planning Commission may, after notice and hearing, revoke a Planned Development permit. The determination of the Commission shall become final thirty (30) days after the date of decision unless appealed to the City Council.

ARTICLE 17

PLANNED COMMERCIAL AND INDUSTRIAL ZONES

SECTION 17.01 CREATION OF ZONES

These zones as provided for in the foregoing Article 5 of this Ordinance must be requested by a property owner or his agent and cannot be applied by the City without such a request.

SECTION 17.02 PERMITTED USES

All uses as permitted for each particular zone as now provided for in Article 5 of this Ordinance.

SECTION 17.03 PROCEDURE

An application for a planned commercial or industrial zone shall be accompanied by a development plan or plans drawn to scale showing the following:

- (a) The boundaries of the property, the width, location and names of the surrounding streets, and the uses of adjacent properties;
- (b) A plot plan showing the location and dimensions of all existing and proposed structures, landscaping, parking areas and other proposed uses on the subject property, together with a narrative description of the general types of uses proposed for each portion of the property;
- (c) Schematic drawings and renderings showing the architectural design of all buildings and structures proposed;
- (d) A schedule of time for construction of various portions of the development if the construction is to occur in stages;
- (e) The Planning Commission may request any additional information it deems necessary to insure proper development of the property.

This information and data shall become a permanent record and be made a part of the application.

SECTION 17.04 REGULATIONS, LIMITATIONS AND RESTRICTIONS

The Planning Commission may recommend and the Council may adopt as part of the "Development Plan" additional requirements and restrictions which in its determination are necessary to protect property values, the health, safety, general welfare and residential character of the surrounding properties. These may include the following:

- (a) Height limitations on buildings and structures;
- (b) Percent coverage of land by buildings and structures;
- (c) Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area;
- (d) The location, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street;
- (e) Planting and maintenance of trees, shrubs, plants and lawns in accord with a landscaping plan approved by the Planning Commission;
- (f) Limitations upon the size, design, lighting and location of signs and advertising structures;
- (g) Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings;
- (h) Location and size of off-street loading areas and docks.
- (i) Uses of buildings and structures by general classifications, and by specific designation when there are unusual requirements for parking, or when the use

involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change.

- (j) Architectural design and color of buildings and structures.
- (k) Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare or radiation which would have an adverse effect on the present or potential development on surrounding properties;
- (l) Schedule of time for construction of the proposed buildings and structures, or any stage of development thereof.

SECTION 17.05 SUBSTANTIAL CONFORMANCE

Building permit applications for any portion of the development must show substantial conformance with the approved "Development Plan". Questions of substantial conformance shall be determined by the Planning Commission.

SECTION 17.06 MODIFICATIONS

Major modifications of the "Development Plan" may be made only at an advertised public hearing. Minor modification may be made by the Planning Commission. The determination of whether a change is major or minor will be by the Planning Commission.

SECTION 17.07 TERMINATION

Any zone change to a Planned Commercial or Industrial District shall automatically terminate two (2) years after the effective date of the zone change if no active construction has been commenced. The zoning on the subject property shall revert to the prior zone unless the termination date is extended. The Planning Commission may extend the termination date for a period not to exceed one (1) year, providing good cause can be shown. It will be incumbent upon the developer or applicant to show good cause.


SECTION 17.08 APPLICATIONS FOR ZONE CHANGES AND PLANNED DEVELOPMENTS

An application for a zone change for a commercial or industrial zone shall not be considered as an application for a planned commercial or industrial development as permitted by the foregoing Article 16; but an application for the establishment of a planned commercial or industrial development as permitted by Article 16 shall be treated as an application also for an appropriate zone change, and the provisions of both the foregoing Article 16 and this Article 17 shall thereafter apply.

Section 2: It being deemed by the City Council for the City of Wilsonville, Oregon, that an emergency exists, this Ordinance

shall go into effect immediately upon its final passage by the City Council and the approval by the Mayor.

Passed on first reading at a regular meeting of the Wilsonville City Council held on the 12th day of January, 1970; ordered posted in three public and conspicuous places in the City of Wilsonville for a period of five (5) consecutive days as required by the Wilsonville City Charter, and to come up for final reading and action of the Wilsonville City Council at a regular meeting thereof to be held on the 26th day of January, 1970, at the hour of 7:30 o'clock p.m., Pacific Standard Time, at the Council's regular meeting place in the Wilsonville IOOF Hall.


PHILLIP R. BALSIGER - Mayor

ATTEST:


HELEN SUTTON - City Recorder

Passed on final reading at a regular meeting of the Wilsonville City Council this 26th day of January, 1970, by the following vote: Yeas 5. Nays 0, and approved by the Mayor this 26 day of January, 1970.


PHILLIP R. BALSIGER - Mayor

ATTEST:


HELEN SUTTON - City Recorder