

ORDINANCE NO. 823

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT FROM RESIDENTIAL 0-1 DWELLING UNITS PER ACRE TO RESIDENTIAL 4-5 DWELLING UNITS PER ACRE ON APPROXIMATELY 2.22 ACRES LOCATED AT 28600 SW CANYON CREEK ROAD SOUTH; THE LAND IS MORE PARTICULARLY DESCRIBED AS TAX LOT 6200, SECTION 13BD, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. SCOTT MILLER, SAMM-MILLER, LLC – APPLICANT FOR DAVID KERSTEN – OWNER.

WHEREAS, David Kersten (“Owner”) and Scott Miller of SAMM-MILLER LLC (“Applicant”) have made a development application requesting, among other things, a Comprehensive Plan Map Amendment for the Property; and

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

WHEREAS, the City of Wilsonville Planning Staff analyzed the Comprehensive Plan Map Amendment request and prepared a staff report for the Development Review Board, finding that the application met the requirements for a Comprehensive Plan Map Amendment and recommending approval of the Comprehensive Plan Map Amendment, which staff report was presented to the Development Review Board on June 25, 2018; and

WHEREAS, the Comprehensive Plan Map Amendment is contingent on the 5-lot subdivision proposed upon the property having access to and shared responsibility for the usable non-SROZ open space in Tract B of the “Aspen Meadows” subdivision; and

WHEREAS, the Development Review Board Panel B held a public hearing on the application for a Comprehensive Plan Map Amendment on June 25, 2018, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 355 which recommends City Council approval of the Comprehensive Plan Map Amendment request (Case File DB18-0027), adopts the staff report with findings and recommendation, all as placed on the record at the hearing; and

WHEREAS, on July 16, 2018, the Wilsonville City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the Development Review Board and City Council staff

reports; took public testimony; and, upon deliberation, concluded that the proposed Comprehensive Plan Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code.

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

1. The City Council adopts, as findings and conclusions, the forgoing Recitals and the Comprehensive Plan Map Amendment Findings in Attachment 2, as if fully set forth herein.
2. The official City of Wilsonville Comprehensive Plan Map is hereby amended by Comprehensive Plan Map Order DB18-0027, attached hereto as Attachment 1, from Residential 0-1 dwelling units per acre to Residential 4-5 dwelling units per acre contingent on submission to the City of a recorded agreement demonstrating, to the satisfaction of the City Attorney, the 5-lot subdivision will have access to and shared responsibility for the non-SROZ usable open space in Tract B of the plat of "Aspen Meadows".

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 16th day of July, 2018, and scheduled for a second reading at a regular meeting of the Council on the 6th day of August, 2018, commencing at the hour of 7:00 P.M. at the Wilsonville City Hall.



Kimberly Veliz, City Recorder


ENACTED by the City Council on the 6th day of August, 2018 by the following votes:

Yes: 3 No: 0 Abstain: 1



Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 6th day of August, 2018.


TIM KNAPP, Mayor

SUMMARY OF VOTES:

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Stevens	Excused
Councilor Lehan	Yes
Councilor Akervall	Abstain

Attachments:

- Attachment 1 – Comprehensive Plan Map Order DB18-0027 Including Legal Description and Sketch Depicting Comprehensive Plan Map Amendment
- Attachment 2 – Comprehensive Plan Map Amendment Findings
- Attachment 3 – Development Review Board Panel B Resolution No. 355 Recommending Approval of Comprehensive Plan Map Amendment

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

In the Matter of the Application of)	
SAMM-MILLER LLC)	
for an Amendment)	COMPREHENSIVE PLAN MAP
of the City of Wilsonville)	ORDER DB18-0027
Comprehensive Plan Map)	

The above-entitled matter is before the Council to consider the application of DB18-0027, for a Comprehensive Plan Map Amendment and an Order, amending the official Comprehensive Plan Map of the City of Wilsonville.

The Council finds that the subject property (“Property”), legally described and shown in the attached legal description and sketch, has heretofore appeared on the City of Wilsonville Comprehensive Plan Map with a designation of Residential 0-1 dwelling units per acre.

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

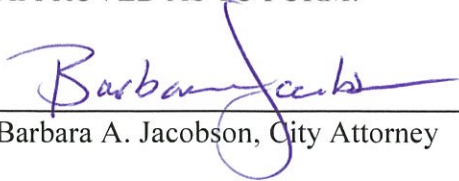
THEREFORE IT IS HEREBY ORDERED that The Property, consisting of approximately 2.22 acres located at 28600 SW Canyon Creek Road South comprising Tax Lot 6200 of Section 13BD, T3S, R1W, City of Wilsonville, Clackamas County, Oregon, as more particularly shown and described in the attached legal description and sketch, is hereby designated as Residential 4-5 dwelling units per acre, subject to conditions detailed in this Order’s adopting Ordinance. The foregoing designation is hereby declared an amendment to the Wilsonville Comprehensive Plan Map and shall appear as such from and after entry of this Order.

Dated: This 6th day of August,
2018.



TIM KNAPP, MAYOR

APPROVED AS TO FORM:



Barbara A. Jacobson, City Attorney

ATTEST:



Kimberly Veliz, City Recorder

Attachment: Legal Description and Sketch Depicting Land/Territory Subject to the
Comprehensive Plan Map Amendment

EMERIO *Design*

Civil Engineering
Land Survey
Land Use Planning
Construction Management

TAX LOT 6200 3 1W 13BD
ASPEN MEADOWS 2

JOB NO. 463-002
JUNE 26, 2018

EXHIBIT A (PAGE 1 OF 2)

LOT 7, "BRIDLE TRAIL RANCHETTS", AND OTHER LAND LOCATED IN THE N.W. 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

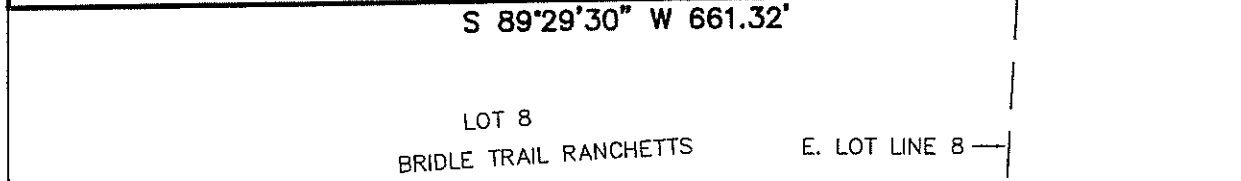
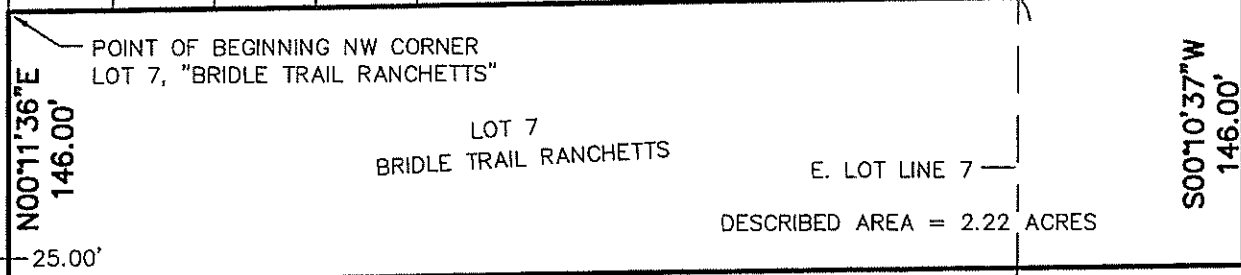
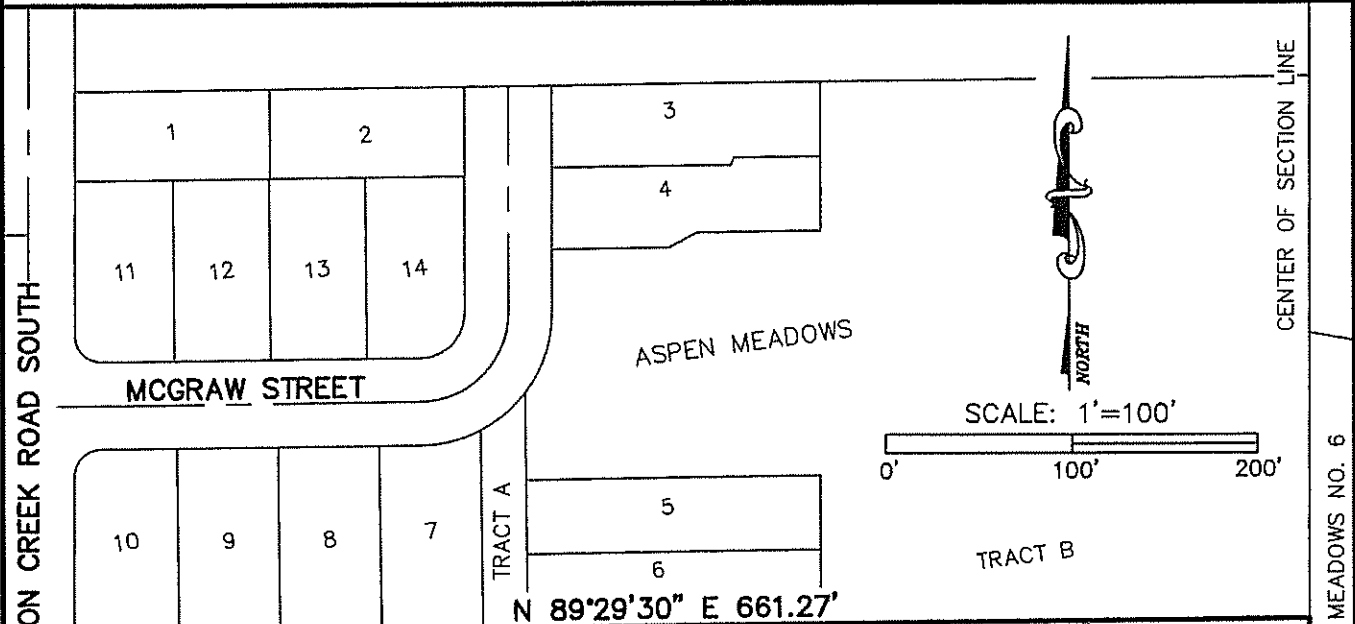
BEGINNING AT THE NORTHWEST CORNER OF LOT 7, "BRIDLE TRAIL RANCHETTS", BEING ON THE EAST RIGHT OF WAY LINE OF CANYON CREEK ROAD SOUTH (50.0 FEET WIDE); THENCE ALONG THE NORTH LINE OF SAID LOT 7 AND ITS EASTERLY EXTENSION, NORTH 89°29'30" EAST, 661.27 FEET TO THE WEST LINE OF TRACT M, "WILSONVILLE MEADOWS NO. 6"; THENCE ALONG SAID WEST LINE, SOUTH 00°10'37" WEST, 146.00 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID EASTERLY EXTENSION AND SOUTH LINE, SOUTH 89°29'30" WEST, 661.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 ON THE EAST RIGHT OF WAY LINE OF SAID CANYON CREEK ROAD SOUTH; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°10'36" EAST, 146.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,544 SQUARE FEET (2.22 ACRES), MORE OR LESS.



REFERENCE: SN 2016-249, CLACKAMAS COUNTY SURVEY RECORDS

EXHIBIT A (PAGE 2 OF 2)
 LOT 7, "BRIDLE TRAIL RANCHETTS" AND
 OTHER LAND LOCATED IN THE
 N.W. 1/4 OF SEC. 13, T.3S., R.1W., W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Jon T. Feigion
OREGON
 JANUARY 15, 1987
 JON T. FEIGION
 2252

REFERENCE: SN 2016-249, CLACKAMAS COUNTY SURVEY RECORDS

EXPIRES 12-31-19

DRAWN BY: JTF	
JOB NO.: 463-002	ASPEN MEADOWS 2
SCALE: 1" = 100'	TL 6200 3 1W 13BD
DATE: 6-26-18	

EMERIO
Design

6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com



Ordinance No. 823 Attachment 2
Comprehensive Plan Map Amendment Findings

Aspen Meadows No. 2 5-Lot Single-Family Subdivision

City Council
Quasi-Judicial Public Hearing

Hearing Date:	July 16, 2018
Date of Report:	June 29, 2018

Application No.:	DB18-0027 Comprehensive Plan Map Amendment
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Request/Summary: The request before the City Council is a Comprehensive Plan Map Amendment for approximately 2.22 acres.

Location: 28600 SW Canyon Creek Road South, east side of SW Canyon Creek Road South, south of SW McGraw Avenue. The property is specifically known as Tax Lot 6200, Section 13BD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon

Owner: David Kersten

Applicant: Scott Miller, Samm-Miller, LLC

Applicant's Rep.: Steve Miller, Emerio Design, LLC

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

Comprehensive Plan Designation (Proposed): Residential 4-5 dwelling units per acre (du/ac)

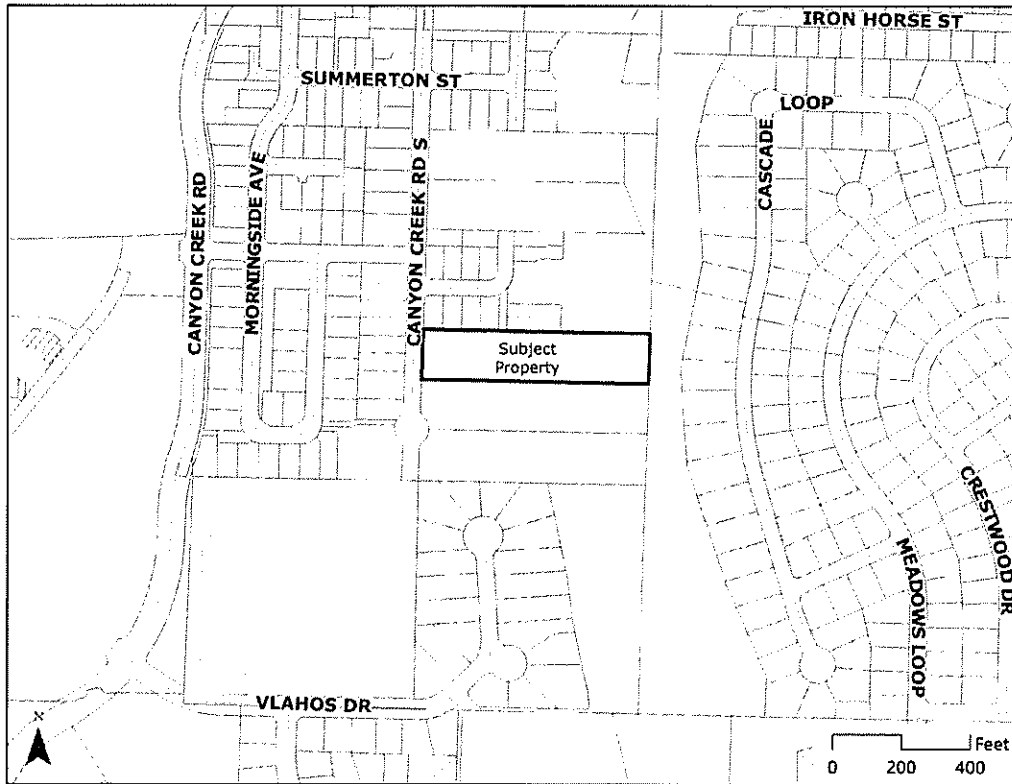
Staff Reviewer: Kimberly Rybold, AICP, Associate Planner

Staff/DRB Recommendation: Adopt the requested Comprehensive Plan Map Amendment.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.198	Comprehensive Plan Changes
<u>Comprehensive Plan and Sub-elements:</u>	
Citizen Involvement	
Urban Growth Management	
Public Facilities and Services	
Land Use and Development	
Plan Map	
Transportation Systems Plan	
<u>Regional and State Law and Planning Documents</u>	
Oregon Statewide Planning Goals	

Vicinity Map



Background/Summary:

The subject property is part of the 1964 Bridle Trail Ranchetts subdivision, developed prior to Wilsonville’s incorporation as a city. Each lot in the subdivision is approximately 2 acres in size, and adoption of the current Comprehensive Plan Map included a residential density for this area

reflecting the existing subdivision. Beginning in the mid-2000s, the City approved many of the Bridle Trail Ranchetts lots for Comprehensive Plan Map amendments to increase the density from 0-1 to 4-5 dwelling units an acre (du/ac). Currently, the City has approved portions of 14 of the original 19 Bridle Trail Ranchetts lots for increased density.

The first and largest approved change in this area from 0-1 to 4-5 du/ac was in 2004 with the adoption of Ordinance No. 570 for Renaissance at Canyon Creek. The supporting staff report discussed the need of additional single-family homes to provide housing for people working in Wilsonville as well as others desiring to live here. In addition, the findings point out the limited amount of vacant residential land within the City, and that designations for higher residential density surround the subject area.

In early 2006, Ordinance No. 604 similarly changed the Comprehensive Plan designation for approximately four acres on the east side of Canyon Creek Road South from 0-1 to 4-5 du/ac for the development of the 13-lot Cross Creek Subdivision. The City made the same findings regarding the need of additional housing units, the limited amount of vacant land within the City, and the density of surrounding areas.

In 2007, Ordinance No. 635 approved a similar Comprehensive Plan designation change for approximately 0.69 acres on the west side of Canyon Creek Road South, north of Renaissance at Canyon Creek. The City made findings consistent with the previously approved amendments.

In 2014, Ordinance No. 738 approved the same density change in 2014 for a property whose owners had elected not to participate in the 2004 project and now desired to redevelop.

In 2016, Ordinance No. 790 changed the Comprehensive Plan designation from 0-1 to 4-5 du/ac for the 14-lot Aspen Meadows subdivision to the immediate north of the subject property. At the time, the owner of the subject property did not elect to participate in the planning and development of Aspen Meadows. The owner now requests a similar change of density for similar reasons as the other lots redeveloped in Bridle Trail Ranchetts.

The applicant proposes to change the Comprehensive Plan Map designation for the 2.22-acre subject property from 0-1 du/ac to 4-5 du/ac, consistent with previous Comprehensive Plan Map amendments for properties in the Bridle Trail Ranchetts subdivision.

Conclusion and Conditions of Approval:

Staff and the Development Review Board recommend approval of this request with no additional conditions.

Findings:

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

General Information

Application Procedures - In General Section 4.008

The City's processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The property owner, David Kersten, signed the submitted application form.

Request: DB18-0027 Comprehensive Plan Map Amendment

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Development Code - Comprehensive Plan Amendment Process

Procedures and Criteria in Comprehensive Plan Subsection 4.198 (.01)

A1. The lot of the subject development site is of sufficient size for development in a manner consistent with the purposes and objectives of Section 4.140.

Review Bodies Subsection 4.198 (.02)

A2. The DRB and City Council are considering the request as described.

Applicant Agreeing to Conditions of Approval Subsection 4.198 (.05)

A3. The owner will be required to sign a statement accepting conditions for approvals granted contingent on the Comprehensive Plan Map Amendment and Zone Map Amendment.

Comprehensive Plan Amendment Required Findings

Meets Identified Public Need Subsection 4.198 (.01) A.

A4. The "Residential Development" portion of the Comprehensive Plan (Policy 4.1.4) identifies the need for additional housing within the City to serve housing and economic needs of residents and employees working within the City.

On the basis of the Housing Data used for the 2017 City of Wilsonville Housing Report, of the City's 10,866 housing units, 52 percent are multi-family (apartments and condos) and 48 percent are single-family.

Policy 4.1.4 and its implementation measures, seek to "provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville." The proposal provides additional single-family homes supporting an ongoing desire for single-family homes at various price levels as part of Wilsonville's strong diversity of housing unit types.

Meets Identified Public Need As Well As Reasonable Alternative
Subsection 4.198 (.01) B.

- A5. The proposed subdivision has similarities in site density and housing product to other subdivisions nearby such as Renaissance at Canyon Creek and Aspen Meadows, and provides a consistent density and development type as the area becomes more dense and urban over time. The consistency with nearby development makes the proposed continued residential use at the proposed density meet the need for a variety of single-family homes better than other density or design options for the site.

Supports Statewide Planning Goals
Subsection 4.198 (.01) C.

- A6. The City's Comprehensive Plan complies with the Statewide Planning Goals. The consistency of the proposal with the Comprehensive Plan, as stated in the findings for this request, demonstrates the proposal also complies with the Statewide Planning Goals. See also Findings A33-A37.

No Conflict with Other Portions of Plan
Subsection 4.198 (.02) D.

- A7. The applicant is requesting an amendment of the Comprehensive Plan Map for the subject properties. The applicant does not propose to modify or amend any other portion of the Comprehensive Plan or Plan Map.

Comprehensive Plan-Initiating, Applying for, and Considering Plan Amendments

Who May Initiate Plan Amendments
Introduction Page 7 "Plan Amendments" 1.

- A8. The property owner of the subject lot has initiated the proposed amendment.

How to Make Application

Introduction Page 7 "Plan Amendments" 2.

- A9. The property owner of the subject lots, who has submitted a signed application form provided by the City and paid the required application fee, initiated the proposed amendment.

Consideration of Plan Amendments

Introduction Page 7 "Plan Amendments" 3.

- A10. The City Council will consider the plan amendment only after receiving a recommendation from the Development Review Board.

Standards for Approval of Plan Amendments

Conformance with Other Portions of the Plan

Introduction Page 7 "Plan Amendments" 4. a.

- A11. The change of residential density for the subject properties does not lead to nonconformance with other portions of the Comprehensive Plan.

Public Interest

Introduction Page 7 "Plan Amendments" 4. b.

- A12. The request is in the public interest by providing needed housing. See also Finding A4.

Public Interest Best Served by Timing of Amendment

Introduction Page 7 "Plan Amendments" 4. c.

- A13. The timing of the amendment is appropriate. See Finding A5.

Factors to Address in Amendment

Introduction Page 7 "Plan Amendments" 4. d.

- A14. The area is suitable for the proposed development as it is in a residential area with similar development and has the necessary public services, including streets, available. It is similar to and follows the trends in recent nearby developments such as Renaissance at Canyon Creek and Aspen Meadows. The density is consistent with these other recent nearby developments. No parties submitted evidence that the development would negatively affect property values. Preservation of natural resource areas is part of the development. The application of design standards ensures healthful, safe and aesthetic surroundings.

Conflict with Metro Requirements

Introduction Page 7 "Plan Amendments" 4. e.

- A15. The review did not identify any conflicts with Metro requirements. Particularly, Wilsonville's housing mix continues to exceed Metro's requirements.

Public Notice Requirements
Introduction Page 8 "Plan Amendments" 5.

A16. The City has or will send all required public hearing notices.

Urban Growth Management

Urbanization for Adequate Housing
Implementation Measure 2.1.1.b.

A17. The proposal provides for additional housing density to accommodate those employed with the City. See also Finding A4.

Revenue Sources for Urbanization
Implementation Measure 2.1.1.d.

A18. Existing requirements for improvements and systems development charges apply to the development proposed concurrently with the Comprehensive Plan Map amendment.

New Development and Concurrency
Implementation Measure 2.1.1.e.

A19. The City's concurrency requirements in the Development Code apply to the concurrently proposed development.

Encourage Master Planning
Implementation Measure 2.1.1.f.2.

A20. The subject property is large enough, being greater than the two-acre threshold for planned development established in Section 4.140, for design consistent with the City's planned development regulations to support design quality and conformity with the Comprehensive Plan.

Public Facilities and Services

Urban Development Only Where Facilities and Services Can Be Provided
Implementation Measure 3.1.2.a.

A21. Application of the concurrency standards of the City's Development Code ensures the development proposed concurrently with this amendment request will have all necessary facilities and services provided.

Paying for Facilities and Services
Implementation Measures 3.1.3.a., 3.1.4.f., 3.1.5.c., 4.1.4.h.

A22. The City has all necessary codes and processes in place to ensure the development pays for public facilities/services directly related to the development.

Growth and Sewer Capacity
Implementation Measure 3.1.4.b

A23. The City will not allow development without adequate sanitary sewer capacity. As reviewed in the Stage II Final Plan, adequate sanitary sewer capacity exists by connecting to the existing sewer in Canyon Creek Road South.

Land Use and Development

Variety of Housing Types
Implementation Measures 4.1.4.b, 4.1.4.j., and 4.1.4.o.

A24. Wilsonville has a rich diversity of housing types. Infill in other areas of the Bridle Trail Ranchetts involved single-family residential development of a similar density as proposed (including Renaissance at Canyon Creek and Aspen Meadows subdivisions). The proposal supports the area's continued role as a single-family area amongst Wilsonville's housing mix.

Encouraging Variety
Implementation Measure 4.1.4.c

A25. Being relatively small for a planned development, not a lot of variety would be expected within the development. However, the proposal provides a variety of lot sizes allowing diversity of housing products.

Housing Balance
Implementation Measure 4.1.4.d

A26. On the basis of the Housing Data used for the 2017 City of Wilsonville Housing Report, of the City's 10,866 housing units, 52 percent are multi-family and 48 percent are single-family.

The proposal adds single-family to the housing mix having a minor impact on making single-family housing more balanced with multi-family. In addition, the development is proposed in a single-family area of the community where multi-family is not planned thus supporting the planned geographic distribution.

Housing Needs of Existing Residents
Implementation Measure 4.1.4.f.

A27. The proposed housing will fit into the rich diversity of Wilsonville's housing to allow existing residents to move up or move down, thus opening their units to others.

Housing Development and the Social and Economic Needs of the Community
Implementation Measure 4.1.4.g.

A28. Wilsonville has a rich diversity of housing types, to which these additional single-family homes would contribute. The diversity of housing types supports the variety of needs of members of the community.

Jobs Housing Balance

Implementation Measures 4.1.4.l. and 4.1.4.p.

A29. It is anticipated the planned homes could be occupied by people working in Wilsonville. The location is close to employment centers including Town Center and the industrial area north of Boeckman between Canyon Creek Road and Parkway Avenue.

Residential Districts and Density

Implementation Measures 4.1.4.u. and 4.1.4.z.

A30. The applicant requests the density to change from 0-1 du/ac to 4-5 du/ac in an area transitioning from rural residential to denser urban residential. Similar changes have occurred on other nearby properties including the areas currently occupied by Renaissance at Canyon Creek and Aspen Meadows subdivisions.

2-3 or 4-5 Dwelling Unit Per Acre Residential District

"Residential Planning Districts" page D-19

A31. The 4-5 du/ac designation is appropriate as adequate access to streets is available creating traffic volumes within the limits set by the City, it is adjacent to a variety of residential densities, including low density, and it is an appropriate density to allow development while preserving the natural slope and riparian areas of the properties.

Metro Urban Growth Functional Plan

Maintaining or Increasing Housing Capacity

Title 1 3.07.110

A32. The proposal will increase the City's housing capacity within the current City limits.

Statewide Planning Goals

Citizen Involvement

Goal 1

A33. A thorough citizen involvement process, as defined in Wilsonville's Development Code and Comprehensive Plan, ensures citizen involvement in the decision.

Land Use Planning

Goal 2

A34. The Comprehensive Plan Amendment is required to meet policies based on the statewide framework and is required to provide adequate facts to make a decision based on the applicable review criteria.

Agriculture Lands

Goal 3

A35. The areas proposed for new housing development are not currently in commercial agriculture use. Increasing development within the City limits has the potential to lessen slightly the demand for housing on land currently in use for commercial agriculture.

Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 5

A36. The City's SROZ overlay standards ensure protection of significant natural resources on the eastern portion of the subject properties.

Air, Water and Land Resources Quality

Goal 6

A37. The requirements to preserve the natural area as well as stormwater requirements help maintain water quality. No significant negative impacts to air and land resources can reasonably be anticipated.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 355**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF A COMPREHENSIVE PLAN MAP AMENDMENT FROM RESIDENTIAL 0-1 DWELLING UNITS PER ACRE TO RESIDENTIAL 4-5 DWELLING UNITS PER ACRE, A ZONE MAP AMENDMENT FROM RESIDENTIAL AGRICULTURE-HOLDING (RA-H) TO PLANNED DEVELOPMENT RESIDENTIAL 3 (PDR-3) AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE I MASTER PLAN, STAGE II FINAL PLAN, TENTATIVE SUBDIVISION PLAT, TYPE C TREE PLAN AND TENTATIVE PARTITION PLAT FOR A 2-LOT PARTITION AND SUBSEQUENT 5-LOT SINGLE-FAMILY SUBDIVISION LOCATED AT 28600 SW CANYON CREEK ROAD SOUTH. THE SUBJECT SITE IS LOCATED ON TAX LOT 06200 OF SECTION 13BD, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. SCOTT MILLER, SAMM-MILLER, LLC – APPLICANT FOR DAVID KERSTEN – OWNER.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated June 18, 2018, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on June 25, 2018, at which time exhibits, together with findings and public testimony were entered into the public record, and

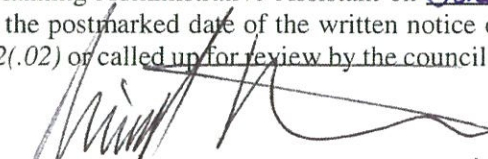
WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

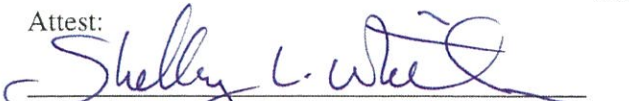
WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated June 18, 2018, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, subject to City Council approval of the Comprehensive Plan Map Amendment and Zone Map Amendment Requests (DB18-0027 and DB18-0028) for:

DB18-0029 through DB18-0033; Stage I Master Plan, Stage II Final Plan, Tentative Subdivision Plat, Type C Tree Removal Plan, and Tentative Partition Plat for an new 5-lot single-family subdivision and associated improvements.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 25th day of June, 2018 and filed with the Planning Administrative Assistant on June 26, 2018. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per WC Sec 4.022(.09) unless appealed per WC Sec 4.022(.02) or called up for review by the council in accordance with WC Sec 4.022(.03).


Richard Martens, Chair, Panel B
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant