

AFFIDAVIT OF POSTING

ORDINANCE #162

STATE OF OREGON            )  
                                  )  
COUNTIES OF CLACKAMAS    )  
          AND WASHINGTON     )  
                                  )  
CITY OF WILSONVILLE     )

I, the undersigned, City Recorder of the City of Wilsonville, State of Oregon, being first duly sworn on oath depose and say:

On the 15th day of October, 1980, I caused to be posted copies of the attached Ordinance #162, an ordinance amending the Zoning Map of the City of Wilsonville (Application of Willamette Factors, Inc. for Zone Change from RA-1 to PDC (PC&I), in the following four public and conspicuous places of the City, to wit:

- Wilsonville Post Office
- Wilsonville City Hall
- Lowrie's Food Market
- Kopper Kitchen

The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 20th day of October, 1980.

  
DEANNA J. THOM, City Recorder

Subscribed and sworn to before me this 30th day of October, 1980.

  
NOTARY PUBLIC, STATE OF OREGON

My commission expires: May 10, 1981

ORDINANCE NO. 162

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF WILSONVILLE (APPLICATION OF WILLAMETTE FACTORS, INC. FOR ZONE CHANGE FROM RA-1 TO PDC (PC&I))

WHEREAS, an application was filed with the Wilsonville City Recorder on behalf of Willamette Factors, Inc. for the purpose of changing a classification of zone on a parcel of its real property from RA-1 (rural agriculture) to PC&I (planned commercial and industrial). The application fee as required by Section 17.01 of Ordinance No. 23 (the City's Zoning Ordinance existing at that time) has been paid. The description of the real property, consisting of approximately 30.35 acres for which the application for zone change was filed, is set forth in Exhibit A, attached hereto and incorporated by reference as if fully set forth herein.

WHEREAS, the Wilsonville City Planning Commission scheduled and held a public hearing on the matter as required by Section 11.02 of the then existing Zoning Ordinance No. 23, and said hearing was held July 14, 1980, commencing at the hour of 7:00 o'clock P.M. at the Wilsonville City Hall. Notice of the time, place and purpose of said hearing was duly and regularly given in the manner and for the time required by Section 14.01 (1)(A) and (B) of the then existing Zoning Ordinance No. 23. The

required newspaper Affidavit of Publication and the City Recorder's Affidavit of Mailing are on file in the City Recorder's records and file of this zone change matter; and

WHEREAS, the Wilsonville City Planning Commission, after said hearing, reviewed the records and files of this matter and considered and discussed the submittals of the applicant and the reports of the Planning Staff and upon conclusion of the hearing voted to approve the requested zone change subject to conditions and recommendations to the City Council that the change be made subject to conditions. The findings of the Planning Commission, the procedures it followed, the exhibits and other evidence it considered, the conclusions it reached, and the recommendations it made are set forth in its Resolution entitled "PLANNING COMMISSION RESOLUTION - ZONE CHANGE RA-1 TO PC&I: TAX LOT 100 31W26 AND PARCEL ONE - WILLAMETTE FACTORS, INC., APPLICANT," which was finally completed and dated as of July 14, 1980, and filed in the Planning Commission's records and file of this zone change hearing; and

WHEREAS, the City Council met in regular session and public hearing on September 2, 1980, and reviewed the records and file of this matter and the findings, conclusions and recommendations of the Planning Commission, and also the reports of City Staff and the Planning Department and also heard and considered public testimony on the matter. Patrick Jordan,

representative of Willamette Factors, Inc., appeared for applicant and spoke as the only proponent. Opponents appeared and made objections and statements, the names and respective subject matter of same are duly recorded and made a part of the City's file. Upon conclusion of the meeting/hearing, the City Council determined that the zone change request should be approved and in support of its decision adopted in toto the Planning Commission's findings, conclusions, and recommendations as set forth in its Resolution, but it included the following additional findings:

8. That Tax Lot 100 (what has been referred to as the Western Commercial Area) has not received any specific approval as to the type of location of development.

9. Parcel 1 and Tax Lot 100 (in the Western Commercial Area) based upon the testimony received before the City Council and the exhibits on record, is not agricultural land.

And the City Council further added another Condition of approval, which is Condition No. 8, as hereinafter set forth in Section 2:

8. Parcel 1 and Tax Lot 100 will be required to be submitted to a minimum of one (1) public hearing before the Planning Commission pursuant to Zoning Ordinance No. 154 to obtain specific approval as to the type of location of development.

It is further recognized by the City Council that while this application was in process, a new Zoning Ordinance No. 154 was adopted and that the Planning Commission specifically recognized that this fact might occur and placed a condition upon its recommendation that if the new Zoning Ordinance was passed by the

time this application was heard, the applicant should be allowed to proceed as applicant of a planned commercial zone change application to prepare their initial Stage 1 Plan for review at public hearing or later public hearing and applicant is in agreement with this. A copy of the Planning Commission's Resolution, is set forth in Exhibit B, attached hereto and incorporated by reference as if fully set forth herein, and is expressly made a part of this Ordinance.

NOW, THEREFORE,

THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. That the zoning map of the City of Wilsonville, dated August 26, 1980, and adopted as part of the City's Zoning Ordinance No. 154 (replacing the City's Zoning Map adopted June 11, 1971, together with the prior Zoning Ordinance No. 23) adopted on the same date, shall be and the same is hereby amended and changed so that the zone boundaries of the City's PDR (Planned Development Residential) Zone shall now include the real property hereinabove described and upon final reading and enactment of this Ordinance, said property shall thereupon be classified as PDR (Planned Development Residential) and not as RA-1 (Rural Agricultural) Zone.

Section 2. The zone change is approved, subject to full compliance with all of the following CONDITIONS:

1. That PDC Stage II Site Development Plans be submitted to the Planning Commission for review within a period of two years from the date of the City Council adoption of the Ordinance amending the City of Wilsonville Zoning Map.

It is the purpose of said Condition to assure that the City of Wilsonville may review the required utility system, together with Site Plan improvements, within a reasonable time and prior to the expiration date of the PDC zone, unless otherwise petitioned for extension, in order that public utilities may be coordinated through the Superintendent of Public Works Office. In addition, policies adopted by the City of Wilsonville for land use planning must be administratively completed as part of the Stage II review process to provide for the coordinated review of Stage II Development Plans in response to those policies outlined, i.e., phasing of growth, traffic circulation, allocation of building permits under the City's growth allocation policies, etc.

2. The applicants reach an agreement with Clackamas County and the City of Wilsonville concerning the necessary improvements on Eilers Road prior to the submittal of Stage II Site Development Plans.

It is the purpose of this Condition to assure improvements to Eilers Road prior to or in coordination with Stage II Site Development Plans in order that Eilers Road may be brought to public standards adequate to serve the increased traffic volume from Charbonneau along said right-of-way.

3. That the Stage II Site Development Plans identify a coordinated system of access to Tax Lot 100 with Parcel One and that said access be acceptable to the Oregon State Department of Transportation.

It is further conditioned that the applicants coordinate the review of Stage II plans with the State of Oregon Department of Transportation Regional Engineer and that any required improvements to Oregon State right-of-way be recorded as part of the Stage II submittal documents.

It is the purpose of this Condition to assure proper coordination between governmental agencies for the circulation of traffic on public thoroughfares and to provide a means by which the Planning Commission may be advised of areas of concern expressed by the Oregon State Department of Transportation in the event that access from Tax Lot 100 is required near the northbound on-ramp to the I-5 Freeway.

4. That the Stage II Site Development Plans identify the location of the City of Wilsonville well site and that the design of Stage II Development Plans provide adequate protection to said area in order that continued access to the vicinity may be established.

It is the purpose of this Condition to assure cooperation between the applicant and the City of Wilsonville during the course of the preparation of Stage II plans to protect the well site which directly supplies water to the Charbonneau well site and municipal water system.

5. That the schedule of development for the area in question be commensurate with the City of Wilsonville Comprehensive General Plan.

It is the purpose of this Condition to indicate that the Planning Commission and City Council are currently reviewing a proposed Comprehensive General Plan to be submitted to the Oregon State Land Conservation and Development Commission for certification as required by Oregon State Law and that said policies will apply to the development of all land within the City of Wilsonville open growth boundary.

6. That a pre-application planning conference be conducted prior to the submittal of Stage II Plans for Planning Commission review.

It is the purpose of this Condition to assure that the applicant and City staff have the opportunity to discuss areas of concern which the City

of Wilsonville will be required to address as part of the implementation of the Comprehensive Plan. Such areas may include the extension of utility lines, traffic generation, intersections, location of driveways, open space, etc.

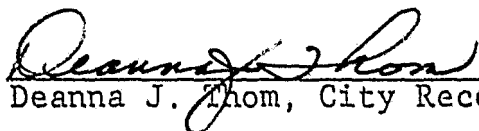
7. If the new Zoning Ordinance is passed by the time this application is heard, the applicant shall be allowed to proceed with this application and prepare their initial Stage I plan for review at that public hearing or a later public hearing.

8. Parcel 1 and Tax Lot 100 will be required to be submitted to a minimum of one (1) public hearing before the Planning Commission pursuant to Zoning Ordinance No. 154 to obtain specific approval as to the type of location of development.

Section 3: The Mayor, attested by the City Recorder, is hereby authorized and directed to make the appropriate changes on the City's Zoning Map in compliance with the dictates of Section 1 of this Ordinance.

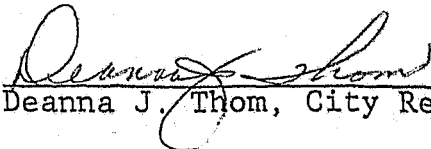
Section 4: It being determined by the Wilsonville City Council an emergency exists, this Ordinance shall take effect immediately upon final reading and passage by the Wilsonville City Council.

Submitted to the Council and read the first time at a regular meeting thereof on the 6<sup>th</sup> day of October, 1980, and scheduled for second reading at a regular meeting of the Council on the 20<sup>th</sup> day of October, 1980, commencing at the hour of 7:30 o'clock P.M., at the Wilsonville City Hall.

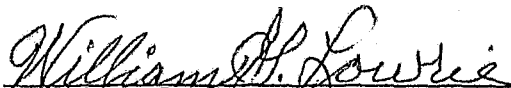
  
Deanna J. Thom, City Recorder



ENACTED by the Council on the 20<sup>th</sup> day of October,  
1980, by the following vote: YEAS 5 NAYS 0

  
Deanna J. Thom, City Recorder

DATED and signed by the Major this 21<sup>st</sup> day of  
October, 1980.

  
William G. Lowrie, Major

WILLAMETTE FACTORS LEGAL DESCRIPTION

ORDINANCE NO. 162

The land referred to in this policy is described as

IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON

A tract of land located in the George L. Curry Claim No. 43, in T. 3 S., R. 1 W., of the W. M., that is described as follows:

Beginning at a one inch square bar located in the northeasterly boundary of Market Road No. 27, that is North 266.62 feet distant and East 886.76 feet distant from the southwest corner of said Curry claim; from said beginning point thence following said road boundary South 68° 33' East 340.00 feet; thence South 79° 34' East 59.19 feet to the center of a creek that is the most southerly corner of the tract of land described in Book 84, page 222, Deed Records, and is in the boundary common to the F. W. Wagner tract described in Book 157 on page 628, said Deed Records; thence following said corner boundary North 10° 38' West 762.30 feet (called North 12° 30' West in previous deeds) to a railroad spike in a five foot diameter windfall; thence continuing along said common boundary North 67° 34' West 96.35 feet (called North 70° 30' West in previous deeds) to an iron pipe; thence South 3° 22' West 326.71 feet to a iron pipe; thence South 21° 10' West 348.29 feet to the place of beginning.

EXCEPTING THEREFROM any portion of the above described property lying within that tract of land conveyed to School District No. 60, by Deed recorded May 16, 1848, in Book P, page 56, Deed Records.

FURTHER EXCEPTING THEREFROM those tracts of land conveyed to State of Oregon by and through its State Highway Commission, by Deeds recorded January 11, 1952, in Book 452, page 262, Deed Records; June 26, 1968, Fee No. 68 12011; and July 31, 1969, Fee No. 69 14432.

PAGE 2 OF POLICY NO.

155-327

Exhibit "A"

PLANNING COMMISSION RESOLUTION  
ZONE CHANGE RA-1 TO PC&I  
TAX LOT 100 31W26 AND PARCEL ONE  
WILLAMETTE FACTORS, INC., APPLICANT

WHEREAS, Willamette Factors has submitted a zone change request from RA-1 to PC&I on those properties herein stated, together with planning documents substantiating said zone change request, and

WHEREAS, said zone change is for the purpose of authorizing submittal of Stage II PC&I Site Development Plans for the development of Tax Lot 100 and for the reinstatement of the previous existing PC&I zone applied by the City of Wilsonville to the balance of Parcel One, which was authorized by the Wilsonville City Council on June 12, 1972, but which expired as a result of the property not being developed within the required two-year time limitation as established by Section 13.07 of the City of Wilsonville Zoning Ordinance No. 23, and

WHEREAS, planning exhibits, together with findings and public testimony, were entered into the public record at a regularly scheduled Planning Commission meeting conducted on June 9, 1980, at which time the Planning Commission deemed it appropriate to reinstate the original PC&I zoning on Parcel One of the properties herein referred to and to change the RA-1 zoning on Tax Lot 100 for the purpose of incorporating said properties into the Charbonneau Planned Unit Development as PC&I zoning, and

WHEREAS, said recommendation is hereby forwarded to the City Council for its consideration in compliance with the provisions of Section 11.02 of Ordinance No. 23 Amendment Procedures:

1. The following procedures shall be followed in applying for the acting on all amendments:

A. The Planning Commission shall conduct a public hearing on the proposed amendment at its earliest practicable meeting after it is proposed and shall, within forty (40) days after the hearing provide a report and recommendation to the City Council regarding the proposed amendment.

NOW THEREFORE BE IT HEREBY RESOLVED that the Planning Commission does hereby recommend to the Wilsonville City Council that the zone change from RA-1 to PC&I on Tax Lot 100 and Parcel One of the Charbonneau Planned Unit Development be approved for the purpose of authorizing the submittal of Stage II PC&I Site Development Plans for the property in question, and that Tax Lot 100 be incorporated into the Charbonneau Planned Development to allow for an orderly review process and development of utilities, open space and coordinated land uses.

BE IT FURTHER RESOLVED that the Planning Commission's recommendation to the City Council is hereby adopted based on the following Findings Conditions of Approval and Exhibits as entered into the public record.

FINDINGS

The followings Findings are hereby entered into the public record by the Wilsonville Planning Commission as confirmation of its consideration of the zone change as requested and the land use planning policies

Exhibit "B"

of the City of Wilsonville.

*Comprehensive  
Plan Map  
Ordinance 15-4*

1. That the Comprehensive Plan Map Ordinance No. 58 identifies the properties in question as General Commercial extending north from Eilers Road between the I-5 Freeway and French Prairie Road with interspersed recreation areas incorporated within the planned unit system of development.

The Planning Commission notes that those areas identified by the Comprehensive General Plan for recreational use are not specific in nature and may be incorporated within the PC&I Development Plans as passive open space wherein residents, employees and/or the general public having access to the site may enjoy the amenities adopted by the Planning Commission as part of the Stage II and Stage III PC&I Site Development Plans which will be required at a later date.

The Planning Commission further finds that the properties in question are served essentially by French Prairie Road and Eilers Road to the initial access to Charbonneau.

Primary access to the PC&I zones as requested will be via French Prairie Road and will be specifically determined during the course of the Stage II PC&I Site Development Plan Review by the Planning Commission.

The Planning Commission notes that Eilers Road will be affected by the development of the PC&I zone in that general commercial on the site in question will attract residents of Charbonneau in a westerly direction along Eilers Road to conduct business in those areas of commercial use so designated.

It is further noted that French Prairie Road towards the interior of the Charbonneau Planned Development will likewise be utilized for the purpose of achieving access to the sites in question and that French Prairie Road has been designated by the Comprehensive General Plan as an existing collector.

2. That the expiration of PC&I zoning on Parcel One to the original parent zone of RA-1 requires the reinstatement of PC&I zoning in order to allow for the Charbonneau Planned Development to proceed with development of said parcel in compliance with previously approved commercial use of the site.

The Planning Commission further notes that Tax Lot 100 requires the same PC&I zoning to allow for the incorporation of said property into the Charbonneau Planned Development to provide for a unified system of land use, open space, internal circulation, building placement, etc.

3. That the property in question may be served with municipal water through the extension onto the site of an existing 10" water main running parallel

with French Prairie Road.

The Planning Commission finds that the City's domestic water reservoir site is north of the site in question and that the water well serving the reservoir is located immediately south within the close proximity of Parcel One. Therefore, municipal water supply to Parcel One and Tax Lot 100 presents no problem and may be incorporated into the Site Development Plans without interference to the City's well site to the Stage II and Stage III review process.

It is noted by the Planning Commission that the reservoir size provides for a total of .75 million gallons of water storage to primarily provide domestic water services to the Charbonneau PUD.

4. That the property in question may be adequately served by the City's municipal sewage system through the extension of a 10" sewer line running parallel with French Prairie Road and a service line running parallel with I-5 extending south to the Oregon State Rest Stops.

It is noted by the Planning Commission that with the Stage III expansion of the City's sewer treatment plant an additional capacity will be added for the treatment of waste water well within the means of the anticipated commercial growth within the area.

It is further noted that the nature of the development plan proposed by Willamette Factors for Parcel One and Tax Lot 100 is essentially commercial in nature, which does not result in the need for treatment of waste water on a 24-hour seven days a week basis.

5. That the subject property is located within the City of Wilsonville's urban growth boundary and has, since the inception of the Charbonneau Planned Development, with the exception of Tax Lot 100, been included within the Charbonneau Planned Development and proposed as commercial development.

The Planning Commission notes the phasing of the Charbonneau PUD has been accomplished in response to market conditions and the demand for housing extending over a wide range of housing types, i.e., single family, condominiums, and apartments. Given the scope and diversity of the land uses incorporated within the Charbonneau project, the expiration of the PC&I zone on the site in question is understandable since any effort to complete a 30-acre plus commercial development in advance of the residential growth schedule would not have been consistent with the logic to support commercial centers with existing population.

As the apartments and condominiums north of French Prairie Road fronting on Willamette River.

develop and the balance of the single-family units are constructed, the viability of the commercial center will be strengthened due to the increase of the population.

6. That the close proximity of the I-5 Freeway and the near adjacent location of the I-5 northbound on-ramp will provide immediate access for employees of the commercial uses that do not reside in the Charbonneau Planned Development.

It is noted by the Planning Commission that Eilers Road east beyond the initial entrance to Charbonneau is located outside the City under Clackamas County jurisdiction.

The Planning Commission finds that in the past it has expressed concern for the condition of Eilers Road and has recommended its improvement with Charbonneau working in coordination with Clackamas County Department of Environmental Services.

With the recommendation of approval for the PC&I zone change on the property, the improvement of Eilers Road becomes even more essential since this use would be increased as a result of the development of the site.

7. The new Zoning Ordinance is in the process of being drafted. The purpose of this Finding is to acknowledge the Comprehensive Plan process so we can anticipate how to proceed with this application.

#### CONDITIONS OF APPROVAL

The following Conditions of Approval are hereby adopted by the Planning Commission to assure the orderly coordination of urban services in response to the development of the property in question and for the health, safety and welfare of the general public.

1. That PC&I Stage II Site Development Plans be submitted to the Planning Commission for review within a period of two years from the date of the City Council adoption of the Ordinance amending the City of Wilsonville Zoning Map.

It is the purpose of said Condition to assure that the City of Wilsonville may review the required utility system, together with Site Plan improvements, within a reasonable time and prior to the expiration date of the PC&I zone, unless otherwise petitioned for extension, in order that public utilities may be coordinated through the Superintendent of Public Works Office. In addition, policies adopted by the City of Wilsonville for land use planning must be administratively completed as part of the Stage II review process to provide for the coordinated review of Stage II Development Plans in response to those policies outlined, i.e., phasing of growth, traffic circulation, allocation of building permits under the City's growth allocation policies, etc.

2. The applicants reach an agreement with Clackamas County and the City of Wilsonville concerning the necessary improvements on Eilers Road prior to the submittal of Stage II Site Development Plans.

It is the purpose of this Condition to assure improvements to Eilers Road prior to or in coordination with Stage II Site Development Plans in order that Eilers Road may be brought to public standards adequate to serve the increased traffic volume from Charbonneau along said right-of-way.

3. That the Stage II Site Development Plans identify a coordinated system of access to Tax Lot 100 with Parcel One and that said access be acceptable to the Oregon State Department of Transportation.

It is further conditioned that the applicants coordinate the review of Stage II plans with the State of Oregon Department of Transportation Regional Engineer and that any required improvements to Oregon State right-of-way be recorded as part of the Stage II submittal documents.

It is the purpose of this Condition to assure proper coordination between governmental agencies for the circulation of traffic on public thoroughfares and to provide a means by which the Planning Commission may be advised of areas of concern expressed by the Oregon State Department of Transportation in the event that access from Tax Lot 100 is required near the northbound on-ramp to the I-5 Freeway.

4. That the Stage II Site Development Plans identify the location of the City of Wilsonville well site and that the design of Stage II Development Plans provide adequate protection to said area in order that continued access to the vicinity may be established.

It is the purpose of this Condition to assure cooperation between the applicant and the City of Wilsonville during the course of the preparation of Stage II plans to protect the well site which directly supplies water to the Charbonneau well site and municipal water system.

5. That the schedule of development for the area in question be commensurate with the City of Wilsonville Comprehensive General Plan.

It is the purpose of this Condition to indicate that the Planning Commission and City Council are currently reviewing a proposed Comprehensive General Plan to be submitted to the Oregon State Land Conservation and Development Commission for certification as required by Oregon State Law and that said policies will apply to the development of all land within the City of Wilsonville open growth boundary.

6. That a pre-application planning conference be conducted prior to the submittal of Stage II Plans for Planning Commission review.

It is the purpose of this Condition to assure that the applicant and City staff have the opportunity to discuss areas of concern which the City

of Wilsonville will be required to address as part of the implementation of the Comprehensive Plan. Such areas may include the extension of utility lines, traffic generation, intersections, location of driveways, open space, etc.

7. If the new Zoning Ordinance is passed by the time this application is heard, the applicant shall be allowed to proceed with this application as a planned commercial zone change application and prepare their initial Stage I plan for review at that public hearing or a later public hearing.

#### EXHIBITS

The following Exhibits are hereby entered into the public record as confirmation of consideration by the Planning Commission of the PC&I zone request as submitted by Willamette Factors.

1. City of Wilsonville Comprehensive Plan Map Ordinance No. 58.
2. City of Wilsonville Zoning Map and Text Ordinance No. 23.
3. City of Wilsonville Water and Sewer Exhibits.
4. Recommended Plan submitted by Carl H. Buttke, Consulting Traffic Engineer, for City of Wilsonville Transportation Plan.
5. Charbonneau Planned Unit Development Master Plan.
6. Charbonneau application form requesting RA-1 to PC&I zone change.
7. Willamette Factors written narrative requesting zone change for Tax Lot 100, Map 3-1W-26.

It is noted by the Planning Commission that said document is titled Comprehensive Plan Change application and that the Planning Department has advised the applicant for the need of the submittal of a letter requesting the zone change on Parcel One from RA-1 to PC&I in order to coordinate the zone change on Tax Lot 100 with Parcel One in order to establish a contiguous PC&I zone for the entire site.

The Planning Commission further finds that any Comprehensive Plan change is unnecessary at the time since the City of Wilsonville Comprehensive Plan identifies both Parcel One and Tax Lot 100 as General Commercial.

In addition, the incorporation of Tax Lot 100 as part of the Charbonneau Planned Unit Development will take place with the adoption of Stage II Site Development Plans upon their completion as submitted to the Planning Commission for their review.

8. City of Wilsonville Planning Commission Minutes, April 27, 1972, identifying Planning Commission approval for PC&I zoning on Parcels One, Two and Three in the Charbonneau Planned Development.



9. City of Wilsonville Notice of Public Hearing for PC&I zoning on Parcels One, Two and Three in Charbonneau Planned Development.

10. City of Wilsonville City Council Minutes - June 12, 1972, identifying the Council's approval of the Planning Commission's action to rezone Parcels One, Two and Three to PC&I.

It is the purpose of the above-listed City documents to establish a record of the sequence of events for the rezoning of said parcel and to identify their location within the planned unit development.

11. Original Zone Change application form submitted by Robert A. Odermatt acting in behalf of Willamette Factors for the PC&I zone changes on the properties referred to.

ACTION TAKEN AT PLANNING COMMISSION MEETING OF JUNE 9, 1980:

Marlene Rifai moved for the adoption of the Willamette Factors Zone Change from RA-1 to PC&I on Tax Lot 100, 3-1W-26 and Parcel One including a new Finding 7:

7. The new Zoning Ordinance is in the process of being drafted. The purpose of this Finding is to acknowledge the Comprehensive Plan process so we can anticipate how to proceed with this application.

and a new Condition 7:

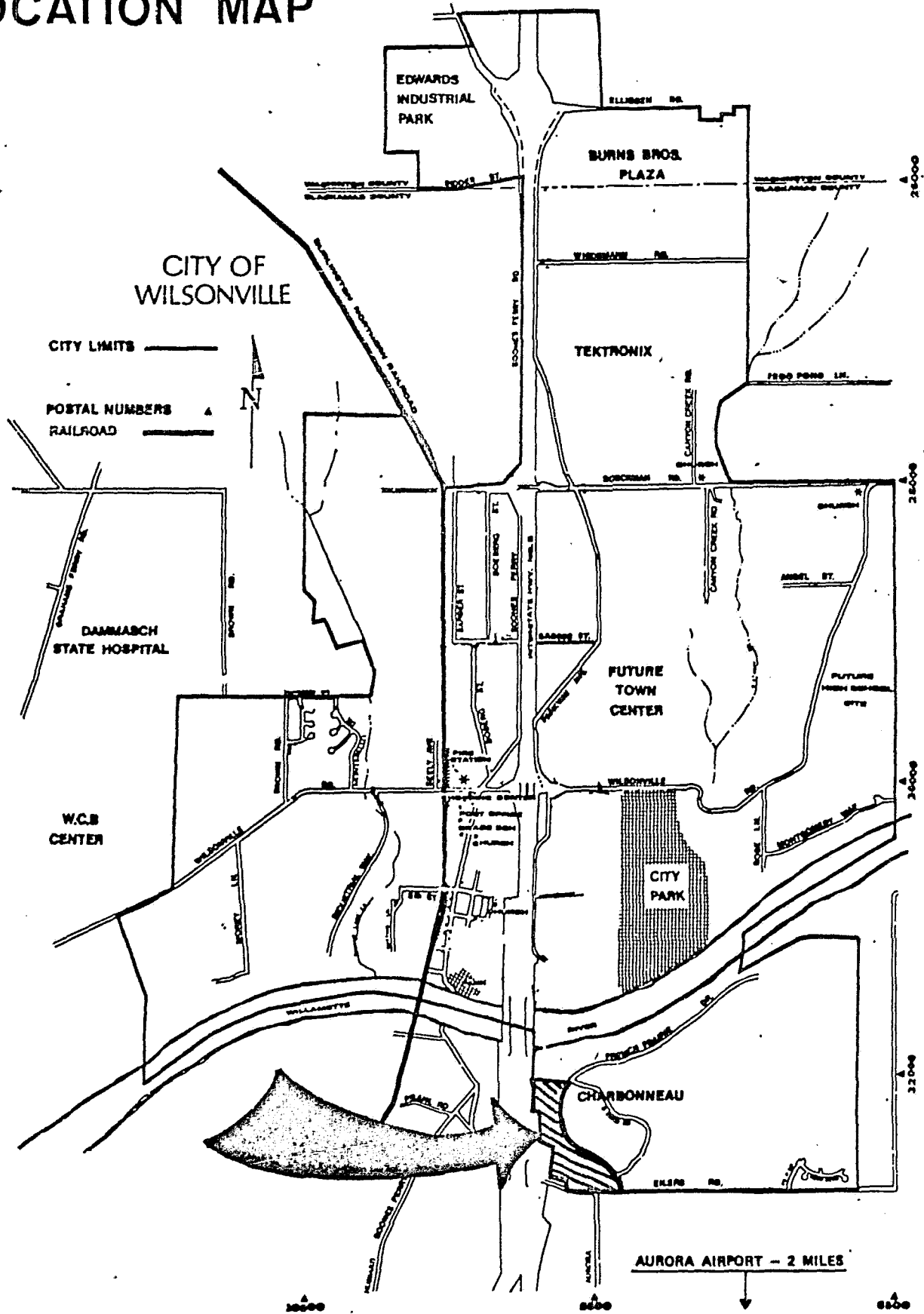
7. If the new Zoning Ordinance is passed by the time this application is heard, the applicant shall be allowed to proceed with this application as a planned commercial zone change application and prepare their initial Stage I plan for review at that public hearing or a later public hearing.

and a new Condition 2:

2. The applicants reach an agreement with Clackamas County and the City of Wilsonville concerning the necessary improvements on Eilers Road prior to the submittal of Stage II Site Development Plans.

Helen Burns seconded the motion which passed 5-0.

# LOCATION MAP



Applicant: Willamette Factors, Inc.

Request: **ZONE CHANGE:**  
RA-1 to PC&I

Hearing Date: 6.9.80

Exhibit:  Location Map

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Comprehensive Plan  | <input type="checkbox"/> Drainage Basin         | <input type="checkbox"/> Land Use Local      |
| <input type="checkbox"/> Zoning (existing)   | <input type="checkbox"/> Drainage (local)       | <input type="checkbox"/> Easements: BPA - RR |
| <input type="checkbox"/> Water (existing)    | <input type="checkbox"/> Drainage Structure     | <input type="checkbox"/> SPPL - Substations  |
| <input type="checkbox"/> Water Service Areas | <input type="checkbox"/> Analyzed               | <input type="checkbox"/> Other - _____       |
| <input type="checkbox"/> Sewer (existing)    | <input type="checkbox"/> Proposed Drainage Plan | _____  |
| <input type="checkbox"/> Platting Pattern    | <input type="checkbox"/> Contours               | _____  |
| <input type="checkbox"/> Street System       | <input type="checkbox"/> Land Use (regional)    | _____  |