

RESOLUTION NO. 1855

A RESOLUTION OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM RESIDENTIAL ARGICULTURE-HOLDING (RA-H) TO PLANNED DEVELOPMENT RESIDENTIAL - 2 (PDR-2) TOGETHER WITH A STAGE I PRELIMINARY PLAN ON TAX LOT 200 OF SECTION 13, T3S-R1W, CLACKAMAS COUNTY, WILSONVILLE OREGON, MR. DOUG SEELY, APPLICANT.

WHEREAS, Mr. Doug Seely has requested approval of a Zone Map Amendment and Stage I Master Plan of the property described in Zoning Order 03DB37; and

WHEREAS, the Wilsonville Planning Staff analyzed the request and prepared a staff report, with conditions, to the Development Review Board dated December 22, 2003, wherein they reported that the request is consistent with and meets requirements for approval of Zone Map Amendment and Stage I Preliminary Plan and have recommended approval with conditions; and

WHEREAS, the Development Review Board Panel 'B' held public hearings on these requests on December 22, 2003 and after taking testimony, gave full consideration to the matter and recommended approval of the requests on December 22, 2003; and

WHEREAS, the Wilsonville Planning Staff prepared a staff report to City Council dated February 2, 2004, attached hereto as Exhibit A; and

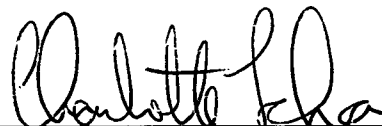
WHEREAS, the Wilsonville City Council on February 2, 2004, held a public hearing regarding the above-described matter, took testimony and concluded that the proposed Zone Map Amendment and Stage I Preliminary Plan met the approval criteria as evidenced by the record of the Development Review Board action and staff report adopted December 22, 2003, with a further condition regarding sidewalks.

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

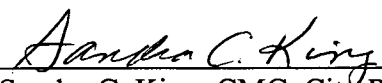
1. The City Council adopts the above-recitals as findings and the findings of the reports and action reflected therein recited findings as findings of fact and incorporates them by reference and also adopts as findings the Planning Division staff report to the City Council dated February 2, 2004, attached hereto as Exhibit A.

2. The official City of Wilsonville Zone Map for the subject .55-acres is hereby amended in Zoning Order 03DB37, attached hereto, from *Residential Agriculture-Holding (RA-H)* to *Planned Development Residential-2 (PDR-2)* on Tax Lot 200 of Section 13, T3S-R1W, Clackamas County, Wilsonville, Oregon, and Phase II of the Cedar Pointe Stage I Preliminary Plan is hereby approved as conditioned including that set forth in paragraph 4 below.
3. The Zone Map Amendment shall be effective on the date of the approval.
4. The applicant is conditioned to construct a sidewalk on Lots 16, 17, and 18; in addition the applicant is to complete the sidewalk between Old Wilsonville Road and Wilsonville Road on the north side similar to what is shown on Exhibit on page 2 of 2 of the plat on the south side. The applicant may negotiate with the City to replace the sidewalks on Lots 16, 17, and 18 with sidewalks on southern side of Cedar Pointe Drive, Cedar Pointe 1; these changes are subject to Administrative Review and approval.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 2nd day of February, 2004, and filed with the Wilsonville City Recorder this same date.


Charlotte Lehan, Mayor

ATTEST:


Sandra C. King, CMC, City Recorder

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Knapp	Yes
Councilor Kirk	Yes
Councilor Holt	Yes
Councilor Scott-Tabb	Yes

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

In the Matter of the Application of)
Mr. Doug Seely,)
for a rezoning of land and amendment of)
the City of Wilsonville Zoning Map)
incorporated in Section 4.102 of the)
Wilsonville Code.)

ZONING ORDER 03DB37

The above-entitled matter is before the Council to consider the application of Mr. Doug Seely, for a Zone Map Amendment and an order amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code,

It appears to the Council that the property, which is the subject of this application, is described as follows:

Tax Lot 200 of Section 13, T3S-R1W, Clackamas County, Oregon, and such property has heretofore appeared on the official Zoning Map as *Residential Agriculture – Holding (RA-H)*.

The Council has heard and considered all matters relevant to the application, including the Staff Report to the City Council (Exhibit A) dated February 2, 2004.

Therefore, based on the testimony and evidence presented, THE CITY COUNCIL ORDERS as follows:

1. Tax Lot 200 of Section 13, T3S-R1W, Clackamas County, Oregon, is rezoned to Planned Development Residential – 2 (PDR-2).

2. The Council further finds that the application shall be approved as conditioned in Resolution No. 1855, and such rezoning be Planned Development Residential (PDR-2) and the

same is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102WC) and shall appear as such from and after entry of this Order.

Dated: This 3RD day of February 2004.



CHARLOTTE LEHAN, MAYOR

ATTEST:



Sandra C. King, CMC, City Recorder

APPROVED AS TO FORM:



Michael E. Kohlhoff, City Attorney