

RESOLUTION NO. 1432

A RESOLUTION ADOPTING FINDINGS AND MAKING AN INTERPRETATION OF THE COMPREHENSIVE PLAN "BALANCED HOUSING RULE" AND DENSITY POLICIES SO THAT A 326-UNIT APARTMENT PROJECT (WHITE OAK VILLAGE) CAN BE APPROVED. THE PROJECT SITE IS LOCATED AT THE SOUTHEAST CORNER OF ELLIGSEN ROAD AND CANYON CREEK ROAD, SPECIFICALLY DESCRIBED AS TAX LOTS 100, 400 AND 600, SECTION 1CD, T3S-R1W, WILSONVILLE, WASHINGTON COUNTY, OREGON. J. D. SHIN/HARVEST LIMITED PARTNERSHIP, APPLICANT.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted and reviewed in accordance with the procedures set forth in Sections 4.008(4) and 4.139(1),(2), and (3) of the Wilsonville Code; and

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

WHEREAS, planning exhibits and staff report were duly considered by the Development Review Board at a regularly scheduled meeting conducted on November 24, 1997, at which time exhibits, together with findings and public testimony, were entered into the public record; the Development Review Board reviewed the subject application and approved it subject to conditions and contingent upon City Council interpretation of balanced housing rule and density policies and contingent on the City Council approving a proposed land exchange; and

WHEREAS, the City Council has duly considered the subject application and the recommendations contained in the staff report and the recommendations of the Development Review Board for approval; and

WHEREAS, all interested parties, have been afforded the opportunity to be heard on the subject; and

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

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

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

NOW, THEREFORE, City Council resolves that the following findings are adopted and the following interpretation is approved:

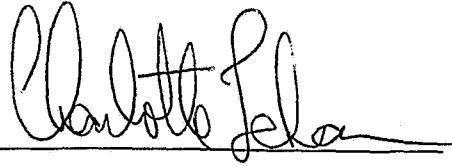
FINDINGS

1. The staff report dated December 15, 1997 is approved and hereby incorporated by reference and the above recitals are hereby incorporated as Findings.
2. The constraints on the site, (the development of wetlands, the steep slopes, the power line easements and the significant treed area) when taken together, would not allow a large enough mixed-structure type of development to be sustainable for low-density living; however, a reasonable multiple-family housing development on the site can be accommodated.
3. The subject area is an appropriate multiple-unit residential area.
4. The 326 units will aid the City in maintaining the Metro Housing Rule and the Metro Framework Plan objectives for Wilsonville related to density.

WILSONVILLE CITY COUNCIL INTERPRETATION


The balanced housing rule (Policy 4.3.4) and density rule (4.4.7) are hereby interpreted to give precedence to the density rule and allow full multiple-unit residential use of the site, exceeding the 60% multiple limit allowed under the balanced housing rule by utilizing the exception clause as permitted under the rule, and approves the single housing type of multiple-tenant housing designation for the site.

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



CHARLOTTE LEHAN, MAYOR

Attest:



Sandra C. King, CMC, City Recorder

Summary of votes:

Mayor Lehan	<u>Yes</u>
Councilor Helser	<u>Yes</u>
Councilor Barton	<u>No</u>
Councilor Luper	<u>Yes</u>
Councilor Kirk	<u>Yes</u>