



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

04/28/2014

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Wilsonville Plan Amendment
DLCD File Number 002-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, May 15, 2014

This amendment was submitted to DLCD for review prior to adoption with less than the required 35-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. **NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.**

Cc: Michael Wheeler, City of Wilsonville
Gordon Howard, DLCD Urban Planning Specialist
Jennifer Donnelly, DLCD Regional Representative

<paa> YA



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 002-14 (20233)
[17861]
Received: 4/24/2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Wilsonville

Local file no.: **DB13-0050, DB13-0051**

Date of adoption: 4/21/2014

Date sent: 4/24/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 2/25/2014

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

No

Local contact (name and title): Michael R. Wheeler, Associate Planner

Phone: 503-682-4960

E-mail: wheeler@ci.wilsonville.or.us

Street address: 29799 SW Town Center Loop E

City: Wilsonville

Zip: 97070

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

Comprehensive Plan Map Amendment from Residential 0 - 1 du/ac to Residential 4-5 du/ac; and, a Zone Map Amendment from RA-H (Residential Agricultural - Holding) zone to PDR-4 (Planned Development Residential - 4) zone

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from Residential 0-1 du/ac to Residential 4-5 du/ac 1.79 acres. A goal exception was required for this change. NO

Change from _____ to _____ acres. A goal exception was required for this change.

Change from _____ to _____ acres. A goal exception was required for this change.

Change from _____ to _____ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 3S1W13BA05000;

28325 SW Canyon Creek Road South

The subject property is entirely within an urban growth boundary YES

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from RA-H	to PDR-3	Acres: 1.79
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 3S1W13BA05000;
28325 SW Canyon Creek Road South

List affected state or federal agencies, local governments and special districts: None

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

NOTICE OF ADOPTED CHANGE – SUBMITTAL INSTRUCTIONS

1. A Notice of Adopted Change must be received by DLCD no later than 20 days after the ordinance(s) implementing the change has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) as provided in [ORS 197.615](#) and [OAR 660-018-0040](#).

2. A Notice of Adopted Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of Adopted Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of Adopted Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 2 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line “Notice of Adopted Amendment.”

Submittals may also be uploaded to DLCD’s FTP site at http://www.oregon.gov/LCD/Pages/papa_submittal.aspx.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 2 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of Adopted Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or .xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Content:** An administrative rule lists required content of a submittal of an adopted change ([OAR 660-018-0040\(3\)](#)). By completing this form and including the materials listed in the checklist below, the notice will include the required contents.

Where the amendments or new land use regulations, including supplementary materials, exceed 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

7. Remember to notify persons who participated in the local proceedings and requested notice of the final decision. ([ORS 197.615](#))

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- X Completed Form 2
- X A copy of the final decision (including the signed ordinance(s)). This must include city *and* county decisions for UGB and urban reserve adoptions
- X The findings and the text of the change to the comprehensive plan or land use regulation
- X If a comprehensive plan map or zoning map is created or altered by the proposed change:
A map showing the area changed and applicable designations, and

ORDINANCE NO. 738

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT FROM RESIDENTIAL 0 – 1 DU/AC TO RESIDENTIAL 4 – 5 DU/AC ON 1.79 ACRES COMPRISING TAX LOT 5000 OF SECTION 13BA, T3S, R1W, CLACKAMAS COUNTY, OREGON; RENAISSANCE AT CANYON CREEK II; RENAISSANCE DEVELOPMENT, APPLICANT.

RECITIALS

WHEREAS, Renaissance Development Corp. (“Applicant”), acting in behalf of James Dillon and Debra Gruber (“Owners”) of the real property legally shown and described on **Exhibit A**, Attachments 1 and 2, attached hereto and incorporated by reference herein (“Property”), has made a development application requesting, among other things, a Comprehensive Plan Map Amendment of the Property; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the request and prepared a staff report, finding that the application met the requirements for a Comprehensive Plan Map Amendment and recommending approval of the Comprehensive Plan Map Amendment, attached hereto as **Exhibit B**, and incorporated by reference herein, which staff report was presented to the Development Review Board (DRB) on March 10, 2014; and

WHEREAS, the DRB Panel A held a public hearing on the application for a Comprehensive Plan Map Amendment (DB13-0050) and other related development applications (DB13-0051, DB13-0052, DB13-0053, DB13-0054, DB13-0055, DB13-0056 and DB13-0057) on March 10, 2014, and after taking public testimony, receiving exhibits, and giving full consideration to the matter, adopted Resolution No. 271, attached hereto as **Exhibit C**, and incorporated by reference herein; and

WHEREAS, Resolution No. 271 recommends that the City Council approve the Applicant’s request for a Comprehensive Plan Map Amendment (Case File DB13-0050), approve all other related applications within DRB jurisdiction, and adopt the staff report with its modified findings, recommendations, and conditions, all as placed on the record, contingent upon City Council approval of the Comprehensive Plan Map Amendment, Resolution No. 271 authorizes the Planning Director to issue approvals to the Applicant consistent with the amended staff report, as adopted by DRB Panel A; and,

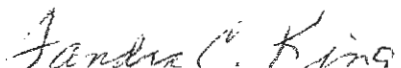
WHEREAS, on April 7, 2014, the Wilsonville City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the staff report, which record was incorporated into the City Council public hearing record, 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, as summarized in the staff report.

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

Section 1. Findings. The City Council adopts, as findings and conclusions, the forgoing recitals and the staff report, as contained in the record of the above-described DRB hearing, and incorporates them by reference herein as if fully set forth.

Section 2. Order. The City of Wilsonville Comprehensive Plan Map is hereby amended by Comprehensive Plan Map Order DB13-0050, attached hereto as **Exhibit A**, from Residential 0 – 1 dwelling units per acre (du/ac) to Residential 4 – 5 dwelling units per acre (du/ac).

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 7th day of April, 2014, commencing at the hour of 7 p.m., at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon, and scheduled for the second and final reading at the same hour and place on April 21, 2014.



Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 21st day of April, 2014, by the following votes:

Yes: 5 No: -0-



Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 21st day of April, 2014.



TIM KNAPP, MAYOR

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Starr	Yes
Councilor Goddard	Yes
Councilor Fitzgerald	Yes
Councilor Stevens	Yes

Attachments:

- Exhibit A: Comprehensive Plan Order DB13-0050
 - Attachment 1 - Map Depicting Plan Amendment
 - Attachment 2 - Legal Description
- Exhibit B: DRB Staff Report DB13-0050 et seq
- Exhibit C: DRB Resolution No. 271

**BEFORE THE CITY COUNCIL OF THE
CITY OF WILSONVILLE, OREGON
Renaissance at Canyon Creek II**

In the Matter of an Application of)
SRA Design Group, LLC, Agent for)
Renaissance Development Corp., Applicant,)
Acting in behalf of Owners James Dillon)
and Debra Gruber, for a Comprehensive)
Plan Map Amendment as incorporated in)
the City of Wilsonville Comprehensive Plan)

**COMPREHENSIVE PLAN ORDER
NO. DB13-0050**

The above-entitled matter is before the Council to consider the application of DB13-0050, for a Comprehensive Plan Map Amendment and Order, amending the Comprehensive Plan Map as incorporated in the Comprehensive Plan.

The Council finds that the subject property ("Property"), legally described and shown on Attachments 1 and 2, has heretofore appeared on the City of Wilsonville Comprehensive Plan Map as Residential 0 – 1 dwelling units per acre.

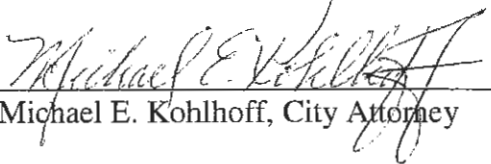
The Council having heard and considered all matters relevant to the application for a Comprehensive Plan Map Amendment, including the Development Review Board record and recommendation, finds that the application should be approved.

THEREFORE IT IS HEREBY ORDERED that the Property, consisting of 1.79 acres of Tax Lot 5000 of Section 13BA, T3S, R1W, as more particularly shown in the Comprehensive Plan Map Amendment, Attachment 1 and described in Attachment 2 is hereby amended to Residential 4 – 5 du/ac. The foregoing re-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 22nd day of April, 2014.


TIM KNAPP, MAYOR

APPROVED AS TO FORM:



Michael E. Kohlhoff, City Attorney

ATTEST:



Sandra C. King, MMC, City Recorder

Attachment 1: Map depicting Comprehensive Plan Map Amendment
Attachment 2: Legal Description

CITY COUNCIL STAFF REPORT

**WILSONVILLE PLANNING DIVISION
QUASI - JUDICIAL PUBLIC HEARING
*Renaissance at Canyon Creek II***

Public Hearing Date: April 7, 2014
Application Number: DB13-0050 (Comp. Plan Map Amendment)
Property Owner: James Dillon and Debra Gruber
Applicant: Renaissance Development Corp.

REQUEST: SFA Design Group, LLC, acting as agent for Renaissance Development Corp., Applicant, proposes the development of eight (8) residential lots in one phase, along with associated site improvements, for the property located east of SW Canyon Creek Road (arterial), south of SW Summerton Street, and west of SW Canyon Creek Road South.

The Applicant is proposing to change 1.79 acres in Residential 0 – 1 dwelling units per acre to a Comprehensive Plan Map designation of Residential 4 – 5 dwelling units per acre.

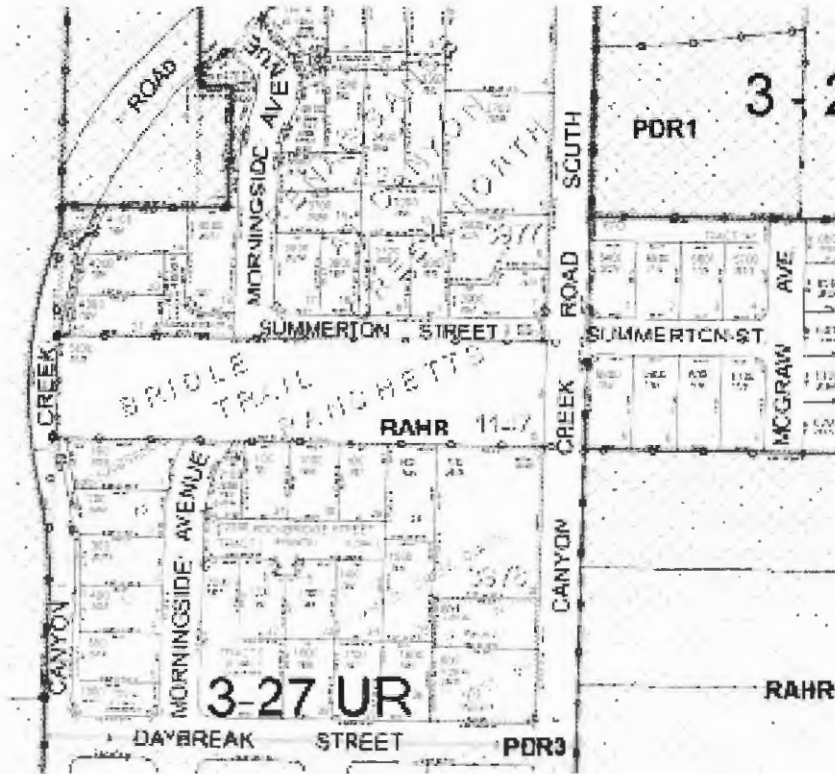
Current Comprehensive Plan Map Designation: Residential 0 – 1 du/ac
Proposed Comp. Plan Map Designation: Residential 4 – 5 du/ac

Current Zone Map Designation: Residential Agricultural - Holding Zone (RA-H).
Proposed Zone: Planned Development Residential – 3 (PDR-3); see proposed Ordinance No. 739.

STAFF RECOMMENDATION: Approve the application with no conditions of approval.

Location: 28325 SW Canyon Creek Road South. The property lies east of SW Canyon Creek Road (arterial), south of SW Summerton Street, and west of SW Canyon Creek Road South. The subject property is more particularly described as being Tax Lot 5000 in Section 13BA; Township 3S; Range 1W; Clackamas County; Wilsonville, Oregon.

VICINITY MAP



APPLICABLE REVIEW CRITERIA:

Wilsonville Code Section(s)	Description
Sections 4.008-4.015	Application Process – Findings and Conditions
Section 4.100	Zoning - Purpose
Section 4.118 (as applicable)	Standards for All Planned Development Zones
Section 4.140	Planned Development Regulations
Section 4.198(.01)(A) through (D)	Comprehensive Plan Map Amendment

Other Planning Documents:
Storm Water Master Plan
Transportation Systems Plan
Comprehensive Plan.

Staff Reviewers: Blaise Edmonds, Manager of Current Planning.

BACKGROUND:

On August 23, 2004, Development Review Board approved 03 DB 43 for a 79-lot residential planned development (i.e., Renaissance at Canyon Creek). A companion Comprehensive Plan Map Amendment and Zone Map Amendment was approved by the City Council on September 20, 2004. Four of the nine approved phases have been constructed; more partitions are enabled, in order to achieve full build-out of the project.

The subject site was not a part of the approval of Renaissance at Canyon Creek, although the parcel’s development potential was accounted for during the review, illustrating compliance with code provisions in effect at that time. Despite the fact that some code provisions have been revised since then, the applicant proposes to implement most of the original concept for Tax Lot 5000.

On March 10, 2014, the Development Review Board considered the Applicant’s proposal for an eight (8) lot residential planned development (DB13-0050 et seq). The Board approved the project, and recommended that the City Council approve the proposed Comprehensive Plan Map Amendment and proposed Zone Map Amendment. Staff’s summary of the Applicant’s proposal begins next, below.

PROJECT SUMMARY:

A project narrative is provided by the applicant, found in Section 2 of Exhibit B1. The applicant’s narrative adequately describes the proposed application components, and provides proposed findings regarding applicable review criteria. Except where necessary to examine issues identified in this report, staff has relied upon the applicant’s submitted documents, rather than repeat their contents again here. The application component is described briefly, below:

Comprehensive Plan Map Amendment

The applicant proposes to amend the current Comprehensive Plan residential density range from 0 – 1 du/ac to 4 – 5 du/ac, to correspond with that of the previous Renaissance at Canyon Creek development.

On the basis of findings A1 through A17 this action recommends approval of the proposed Comprehensive Plan Map Amendment from Residential 0 – 1 du/ac to Residential 4 – 5 du/ac.

RECOMMENDATION:

DB13-0050: Comprehensive Plan Map Amendment

On the basis of findings A1 through A17, this action approves the proposed Comprehensive Plan Map Amendment from Residential 0 – 1 du/ac to Residential 4 – 5 du/ac.

EXHIBIT LIST

Note: The following exhibits are hereby entered into the public record by the Development Review Board in consideration of the current application, as submitted:

Staff Materials:

A. Staff Report

Applicant's Written and Graphic Materials:

B1. Land Use application, date received December 19, 2013, and including:

Section	Item
1	Application
2	Compliance Report
3	Zone Change Legal Description
4	Arborist's Report, dated 11/5/2013
5	Storm Drainage Report, dated 11/15/2013
6	Title Report, dated 11/27/2012
7	Traffic Impact Report, dated 9/26/2013
8	Notice Mailing List, dated 10/30/2013
9	Preliminary Plat (and Preliminary Plans, reduced size; see list below) (7 9 drawings) [Amended by the DRB on 3/10/2014.]
10	Prior Approval

B2. Full Size Drawings/Plan Sheets:

Sheet No.	Sheet Title
1	Cover Sheet, Sheet Index, and Preliminary Plat
2	Comprehensive Plan Map Amendment/Zone Map Amendment
3	Existing Conditions
4	Preliminary Grading and Demolition Plan
5	Site and Utility Plan
6	Aerial Photo
7	Comprehensive Plan Map [Amended by the DRB on 3/10/2014.]
8	Zone Map [Amended by the DRB on 3/10/2014.]
L1	Landscape Plan

C1. Letters (neither For nor Against): None submitted

C2. Letters (In Favor): None submitted

C3. Letters (Opposed): None submitted

D1. Staff Submittals

1. Memo from D. Walters; Building Plans Examiner; dated 2/26/2014
2. E-mail from S. Adams, Development Engineering Manager, with attachments; dated 2/26/2014
3. Comments from Public Works staff; dated 1/30/2014
4. Tax Map, 3S 1W Section 13BA; not dated
5. Tax Map, 3S 1W Section 13BA (relevant portion); not dated

FINDINGS OF FACT

1. Existing Site Conditions:

The subject site is comprised of one parcel, totaling 1.79 acres. The applicant has provided a site description in the project narrative (Section 2 of Exhibit B1). The subject property is currently zoned Residential Agricultural - Holding Zone (RA-H).

Surrounding Development: The adjacent land uses are as follows:

Compass Direction	Existing Use(s)
North	Residential Planned Development
East	Residential
South	Residential Planned Development
West	Vacant Industrial (Mentor Graphics)

Natural Characteristics:

The subject site contains gently-sloping terrain. A variety of evergreen and deciduous trees are scattered throughout the site. An existing house and accessory structures at 28325 SW Canyon Creek Road South (Tax Lot 5000) currently remain.

Streets:

The site abuts SW Canyon Creek Road (arterial) on the west, SW Summerton Street on the north, and SW Canyon Creek Road South on the east.

Previous Planning Applications Relevant to the subject property:

03 DB 43 (A – H)	Renaissance at Canyon Creek
AR13-0056	Venture Properties Interpretation

2. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.
3. Notice of the proposed project has been sent to the appropriate agencies involved in the review of public improvements. Comments and conditions of approval from the Building and Engineering Divisions, and Public Works comments were received and are incorporated into this staff report.
4. The statutory 120-day time limit applies to this application. The application was received on November 15, 2013. Additional materials were submitted on December 19, 2013. On January 31, 2014, staff conducted a completeness review, on which date the application was deemed complete. The City must render a final decision for the request, including any appeals, by May 31, 2014.

CONCLUSIONARY FINDINGS

The applicant's response findings to the applicable land development criteria and Comprehensive Plan goals, policies and implementation measures found in Section 2 of Exhibit B1, are hereby incorporated in this staff report as findings for the recommended action.

REQUEST 'A' – DB13-0050 COMPREHENSIVE PLAN MAP AMENDMENT

CONCLUSIONARY FINDINGS FOR REQUEST (A):

Comprehensive Plan – Comprehensive Plan Changes

Pages 7 through 10 of the City of Wilsonville's Comprehensive Plan updated April, 2013, provide the following procedure for amending the Comprehensive Plan:

Who May Initiate Plan Amendments

A1. The subject property owners through their authorized agent (the applicant) have made application to modify the Comprehensive Plan map designation for their property from 0-1 du/ac to 4-5 du/ac.

Application for Plan Amendment

A2. The applicant has met all applicable filing requirements for a Comprehensive Plan Map amendment.

Consideration of Plan Amendment

A3. The Planning Division received the application on November 11, 2013. Staff met with the applicant subsequent to the submittal of the application to discuss the completeness of the application and perceived deficiencies of the application. The Planning Division received revised plans on December 19, 2013. The application was deemed complete on January 31, 2014.

A4. The findings and recommended conditions of approval adopted by the Development Review Board in review of the application to modify the Comprehensive Plan Map designation will be forwarded as a recommendation to the City Council.

Standards for Development Review Board and City Council Approval of Plan Amendments (page 8 of the Comprehensive Plan):

- a. **The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.**
- b. **The granting of the amendment is in the public interest.**
- c. **The public interest is best served by granting the amendment at this time.**
- d. **The following factors have been adequately addressed in the proposed amendment:**

Suitability of the various areas for particular land uses and improvements;

Land uses and improvements in the area;

Trends in land improvement;

Density of development;

Property values;

Needs of economic enterprises in the future development of the area;

**Transportation access;
Natural resources; and
Public need for healthful, safe and aesthetic surroundings and conditions.**

e. Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.

A5. At the writing of this report, the applicant has satisfied Plan requirements of citizen involvement.

A6. Policy 4.1.4 and Implementation Measures 4.1.4.f, 4.1.4.l, and 4.1.4.p of the Comprehensive Plan speak to the City's desire to see the development of housing that is affordable to and serves employees working in the City. The proposed project would provide an incremental net increase of seven (7) new single-family homes within the City.

A7. The applicant has not provided findings relative to affordability of the homes in the project.

A8. The traffic study completed for this project (Section 7 of Exhibit B1), indicating that the proposed entry streets provide sufficient access for emergency vehicles and comply with the traffic level of service requirements of the Development Code and the Transportation Systems Plan.

A9. The property within the proposed project site is currently large lot, which includes a single-family home that was developed on what was rural residential land. The proposed project is currently surrounded by higher density, single-family homes on the south, east and west sides. Implementation Measures 4.1.4.b, d, and o speak to the City's desire to see a diversity of housing types and affordability. The applicant's proposal would provide eight (8) new homes, adding to the diversity of single family home choices in the City. Through the conditions of approval proposed by staff, the project could be adequately served with urban services and would minimize off-site impacts.

A10. Metro's Functional Plan limits cul-de-sac lengths and the distance between local roads. The applicant has provided findings addressing these concerns (Section 2 of Exhibit B1).

Public Notice

A11. Public Notice of the March 10, 2014, Development Review Board public hearing regarding this application was mailed and posted on February 18, 2014. A notice regarding the April 7, 2014, City Council will follow.

Wilsonville Development Code (WC) – Comprehensive Plan Changes

Subsection 4.198(.01) of the Development Code stipulates, "Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:

Approval Criterion A: "That the proposed amendment meets a public need that has been identified;"

A12. The adjoining Renaissance at Canyon Creek subdivision is designated on the Comprehensive Plan as Residential 4 - 5 dwelling units per acre which is medium residential density. 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.

The March 2012 Development Summary completed by the City indicates that approximately 23% of 4,502 acres of land within the City is zoned Planned Development Residential (PDR).

City Wide Housing Units

Type	New	YTD	Total
Apartment	0	0	4591
Condominium	0	0	563
Duplex	0	0	68
Mobile Homes	0	0	20
Mobile Home park	0	0	143
Single Family	21	21	3696
Totals	21	21	9081

On the basis of the above inventory there are 56.75% multi-family (including 563 condominiums), 41.5% single-family (including 68 duplexes) and 1.75% mobile homes. Adjusting the housing units to include the recently approved Brenchley Estates - North project comprising 320 apartment units and 39 single-family units, the revised housing unit split is 58.4% multi-family, 40.3% single family and 1.3% mobile homes. The proposed 15 apartment unit project would increase the percentage of land in PDR zoning and apartment units by a negligible amount. The proposed project would increase the percentage of land in PDR zoning and the number of additional single-family houses by a negligible amount.

Though the City has historically through an older version of the Comprehensive Plan sought to achieve 50 percent in single-family houses, 40 percent in multi-family units and 10 percent in manufactured houses at mobile home parks those percentages the Comprehensive Plan no longer has a stated goal of maintaining those percentages. The Comprehensive Plan was revised in its entirety by City Council Ordinance No. 517 on October 16, 2000. Housing is now determined by density ranges in Table 1 in Finding B2 for each mapped zoning district. Residential development must also be balanced with Policy 4.1.4 and its implementation measures that 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.” In the near future, multi-family and single-family housing percentages will become more balanced with the construction of Tonquin Woods (27 homes); Tonquin Woods 2 (168 homes); Copper Creek (21 homes); Jory Trail at the Grove (30 homes); Brenchley Estates – North (27 homes); Retherford Meadows (88 homes); SAP-East, Phase 3 (185 homes) and Willamette Landing (33 homes), for total 579 homes.

Approval Criterion B: “That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;”

A13. The current Comprehensive Plan designation for the subject properties is Residential with a density range of 0-1 dwelling units per acre. The Zoning Map identifies the subject properties as Residential Agricultural – Holding (RA-H). The Planned Development Regulations of the Development Code require that the subdivision of properties such as the subject properties (over two acres) result in a Planned Development community. The applicant proposes a net density of 5.16 dwelling units per acre. The Comprehensive Plan allows a range of densities from 0-1 dwelling units per acre to over 20 dwelling units per acre. The properties to the north, south, and east of the proposed project are designated residential on the Comprehensive Plan Map of the City. The subject property has a Comprehensive Plan

designation of 'Residential' with a density of 0-1 dwelling units per acre, while the properties to the north, south and east have a designation of 4-5 dwelling unit per acre. It is appropriate to continue to designate these properties as Residential. In addition, the proposed subdivision has similarities in site density and housing product to other subdivisions nearby such as Renaissance at Canyon Creek, Wilsonville Meadows and Landover subdivisions, making the proposed transitional density of 4-5 du/ac appropriate. Comparisons to the single family density of Wilsonville Meadows need to consider the overall density of the project that includes multi-family projects such as Berkshire Court and Hathaway Village that are part of the overall master plan.

Approval Criterion C: "That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate;"

A14. With the implementation of the proposed conditions of approval, the project supports the applicable Statewide Planning Goals.

Approval Criterion D: "That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended."

A15. 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.

METRO'S URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

A16. Title 1 of the Urban Growth Management Functional Plan (UGMFP) requires 80% Maximum density at build-out of any particular parcel. With the rewrite of the City's Development Code in November 2000, the lower end of the planned density range was increased to reflect this 80% requirement. The applicant is requesting a zone change to Planned Development Residential (PDR-3), which corresponds to a Comprehensive Plan Map density of 4-5 dwelling units per acre.

SUMMARY FINDING FOR REQUEST (A):

A17. The applicant's proposed Comprehensive Plan Map Amendment meets all applicable requirements, and its approval may be recommend to the City Council.

March 13, 2014

DEVELOPMENT REVIEW BOARD PANEL A

**DEVELOPMENT REVIEW BOARD NOTICE OF DECISION AND
RECOMMENDATION TO CITY COUNCIL**

Project Name: Renaissance at Canyon Creek II Subdivision

Case Files: DB13-0050 (A) Comprehensive Plan Map Amendment
DB13-0051 (B) Zone Map Amendment
DB13-0052 (C) Stage I Preliminary Plan
DB13-0053 (D) Stage II Final Plan
DB13-0054 (E) Waiver
DB13-0055 (F) Tentative Subdivision Plat
DB13-0056 (G) Site Design Review
DB13-0057 (H) Type 'C' Tree Plan

Property Owners: James Dillon and Debra Gruber

Applicant: Renaissance Development

**Applicant's
Representative:** SFA Design Group LLC

**Property
Description:** Tax Lots 5000 of Section 13BA; T3S R1W; Clackamas County;
Wilsonville, Oregon.

Location: 28325 SW Canyon Creek Road South

On March 10, 2014, at the meeting of the Development Review Board Panel A, the following action was taken on the above-referenced proposed development applications:

Requests A and B: The DRB has forwarded a recommendation of approval to the City Council. ***A Council hearing date is scheduled for Monday, April 7, 2014 to hear these items.***

Requests C, D, E, F, G and H:
Approved, together with conditions of approval.
These approvals are contingent upon City Council's approval of Requests A and B.

An appeal of Requests C, D, E, F, G and H to the City Council by anyone who is adversely affected or aggrieved, and who has participated in this hearing, orally or in writing, must be filed with the City Recorder within fourteen (14) calendar days of the mailing of this Notice of Decision. *WC Sec. 4.022(.02)*. A person who has been mailed this written notice of decision cannot appeal the decision directly to the Land Use Board of Appeals under *ORS 197.830*.

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Hall this 13th day of March 2014 and is available for public inspection. The decision regarding Requests C, D, E, F, G and H shall become final and effective on the fifteenth (15th) calendar day after the postmarked date of this written Notice of Decision, unless appealed or called up for review by the Council in accordance with *WC Sec. 4.022(.09)*.

Written decision is attached

For further information, please contact the Wilsonville Planning Division at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon 97070, or phone 503-682-4960.

Attachments: DRB Resolution No. 271, including adopted staff report with conditions of approval.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 271**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL OF A COMPREHENSIVE PLAN MAP AMENDMENT FROM RESIDENTIAL 0-1 DU/AC TO RESIDENTIAL 4-5 DU/AC AND A ZONE MAP AMENDMENT FROM RA-H TO PDR-3 AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE I PRELIMINARY PLAN, STAGE II FINAL PLAN, WAIVER, TENTATIVE SUBDIVISION PLAT, SITE DESIGN REVIEW AND TYPE 'C' TREE PLAN FOR DEVELOPMENT OF EIGHT (8) RESIDENTIAL LOTS. THE SUBJECT 1.79 ACRE PROPERTY IS LOCATED ON TAX LOT 5000 OF SECTION 13BA, T3S, R1W, CLACKAMAS COUNTY, OREGON. SFA DESIGN GROUP - REPRESENTATIVE FOR RENAISSANCE DEVELOPMENT - APPLICANT.

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 March 3, 2014, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on March 10, 2014, 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 Panel A of the City of Wilsonville recommends that the City Council approve a Comprehensive Plan Map Amendment a Zone Map Amendment (Case Files DB13-0050 and DB13-0051), approve a Stage I Preliminary Plan, Stage II Final Plan, Waiver, Tentative Subdivision Plat, Site Design Review and Type 'C' Tree Plan, and does hereby adopt the staff report attached hereto as Exhibit A1 with modified findings, recommendations and conditions placed on the record herein and authorizes the Planning Director to issue approvals consistent with said recommendations for Case File(s):

**DB13-0050 (A) Comprehensive Plan Map Amendment
DB13-0051 (B) Zone Map Amendment
DB13-0052 (C) Stage I Preliminary Plan
DB13-0053 (D) Stage II Final Plan
DB13-0054 (E) Waiver
DB13-0055 (F) Tentative Subdivision Plat
DB13-0056 (G) Site Design Review
DB13-0057 (H) Type 'C' Tree Plan**

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 10th day of March 2014 and filed with the Planning Administrative Assistant on March 13, 2014. 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)*.


Mary Fierros-Bower, Chair, Panel A
Wilsonville Development Review Board

Attest:


Shelley White, Planning Administrative Assistant

ORDINANCE NO. 739

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE RESIDENTIAL AGRICULTURAL - HOLDING (RA-H) ZONE TO THE PLANNED DEVELOPMENT RESIDENTIAL - 3 (PDR-3) ZONE ON 1.79 ACRES COMPRISING TAX LOT 5000 OF SECTION 13BA, T3S, R1W, CLACKAMAS COUNTY, OREGON. RENAISSANCE DEVELOPMENT CORP., APPLICANT.

RECITIALS

WHEREAS, Renaissance Development Corp. ("Applicant"), acting in behalf of James Dillon and Debra Gruber ("Owners") of real property legally shown and described on **Exhibit A**, Attachments 1 and 2, attached hereto and incorporated by reference herein ("Property"), has made a development application requesting, among other things, a Zone Map Amendment of the Property; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the request and prepared a staff report, finding that the application met the requirements for a Zone Map Amendment and recommending approval of the Zone Map Amendment, attached hereto as **Exhibit B**, and incorporated by reference herein, which staff report was presented to the Development Review Board on March 10, 2014; and,

WHEREAS, the Development Review Board Panel 'A' held a public hearing on the application for a Zone Map Amendment (DB13-0051) and other related development applications (DB13-0050, DB13-0052, DB13-0053, DB13-0054, DB13-0055, DB13-0056 and DB13-0057) on March 10, 2014, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 271, attached hereto as **Exhibit C**, and incorporated by reference herein, which recommends that the City Council approve a request for a Zone Map Amendment (Case File DB13-0051); approves all other related applications; adopts the staff report with modified findings, recommendations, all as placed on the record at the hearing; and contingent upon City Council approval of the Zone Map Amendment, authorizes the Planning Director to issue approvals to the Applicant consistent with the amended staff report, as adopted by DRB Panel A; and,

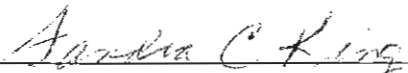
WHEREAS, on April 7, 2014, the Wilsonville City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the staff report, which record was incorporated into the City Council public hearing record, took public testimony, and, upon deliberation, concluded that the proposed Zone Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code.

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

Section 1. Findings. The City Council adopts, as findings and conclusions, the forgoing recitals and the staff report, as contained in the record of the above-described DRB hearing, and incorporates them by reference herein, as if fully set forth.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended by Zoning Order DB13-0051, attached hereto as **Exhibit A**, from Residential Agricultural - Holding Zone (RA-H) Zone to Planned Development Residential - 3 (PDR-3) Zone.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 7th day of April 2014, and scheduled for the second and final reading on April 21, 2014, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.



Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 21st day of April, 2014, by the following votes:

Yes: -5- No: -0-



Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 23rd day of April, 2014.



TIM KNAPP, MAYOR

SUMMARY OF VOTES:

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Goddard	Yes
Councilor Fitzgerald	Yes
Councilor Stevens	Yes

Attachments:

Exhibit A – Zoning Order DB13-0051

Attachment 1 – Map Depicting Zone Amendment

Attachment 2 – Legal Description

Exhibit B – Zone Map Amendment Findings (DRB Staff Report DB13-0050 et seq)

Exhibit C – DRB Resolution No. 271

**BEFORE THE CITY COUNCIL OF THE
CITY OF WILSONVILLE, OREGON
Renaissance at Canyon Creek II**

In the Matter of an Application of)
SRA Design Group, LLC, Agent for)
Renaissance Development Corp., Applicant,)
Acting in behalf of Owners James Dillon)
and Debra Gruber, Rezoning of Land and)
Amendment of the City of Wilsonville)
Zoning Map Incorporated in Section 4.102)
of the Wilsonville Code.)

ZONING ORDER NO. DB13-0051

The above-entitled matter is before the Council to consider the application of DB13-0051, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property ("Property"), legally shown and described on Attachments 1 and 2, has heretofore appeared on the City of Wilsonville Zoning Map as Residential Agricultural - Holding Zone (RA-H).

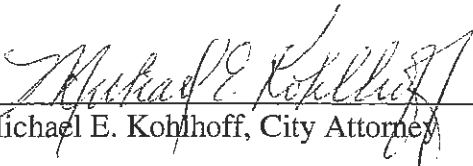
The Council having heard and considered all matters relevant to the application for a Zone Map Amendment, including the Development Review Board record and recommendation, finds that the application should be approved.

THEREFORE IT IS HEREBY ORDERED that the Property, consisting of 1.79 acres of Tax Lot 5000 of Section 13BA, T3S, R1W, as more particularly shown in the Zone Map Amendment Map, Attachment 1, and described in Attachment 2, is hereby rezoned to Planned Development Residential - 3 (PDR-3). The foregoing rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

Dated this 22nd day of April, 2014.


TIM KNAPP, MAYOR

APPROVED AS TO FORM:



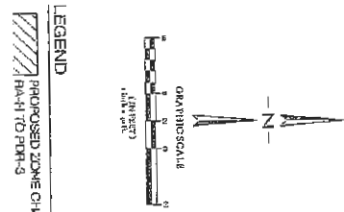
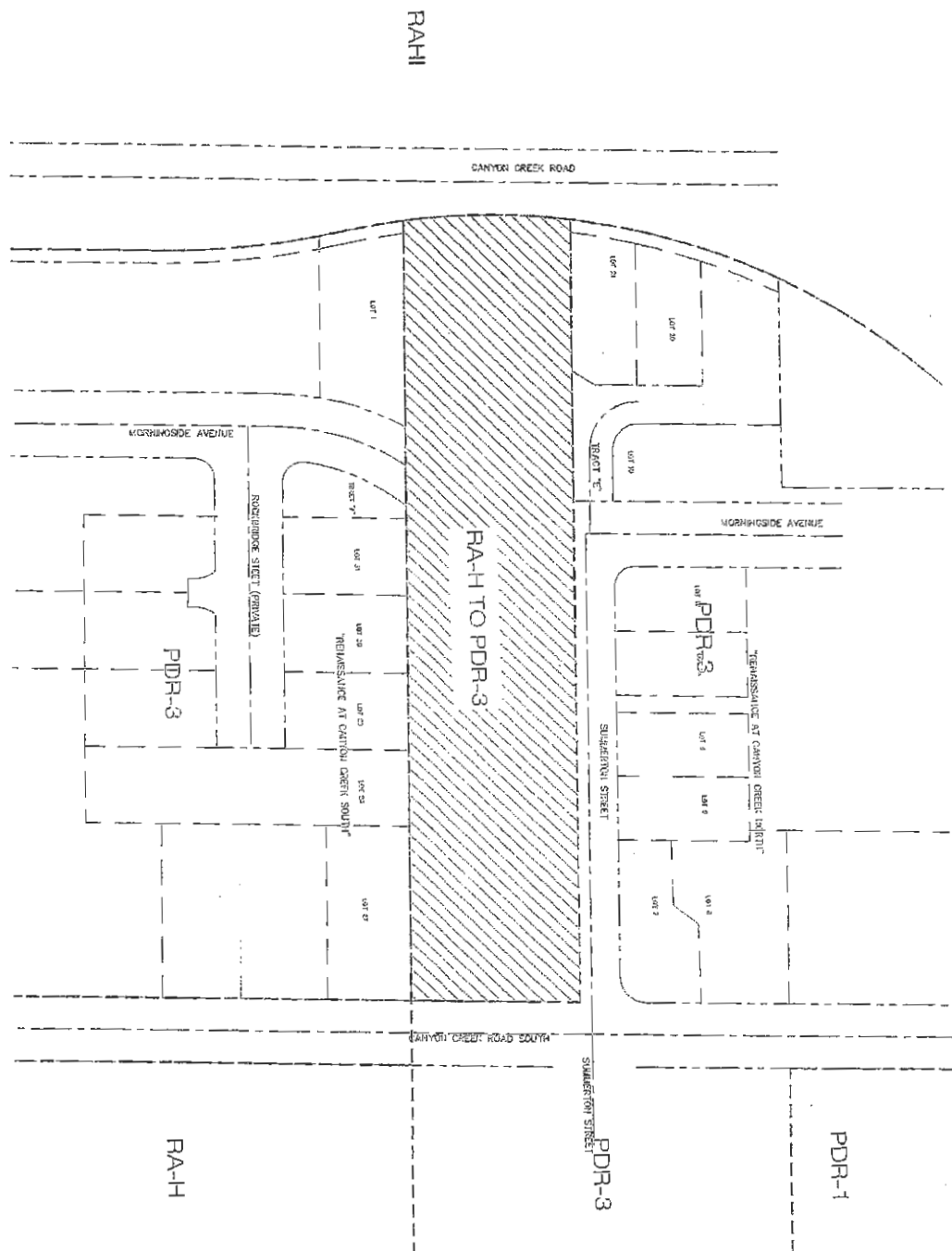
Michael E. Kohlhoff, City Attorney

ATTEST:



Sandra C. King, City Recorder

Attachment 1: Map depicting Zone Map Amendment
Attachment 2: Legal Description





SFA Design Group, LLC

STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING

9020 SW Washington Square Dr. • Suite 505 • Portland, Oregon 97223

P: 503-641-8311 • F: 503-643-7905 • www.sfadg.com

COMPREHENSIVE PLAN & ZONE MAP AMENDMENTS

CANYON CREEK II (DB13-0050 & DB13-0051)

Tax Lot 5000 Description (3 1W 13BA)

Bridle Trail Ranchetts

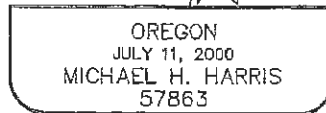
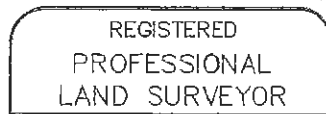
SFA Job No. 106-016

March 12, 2014

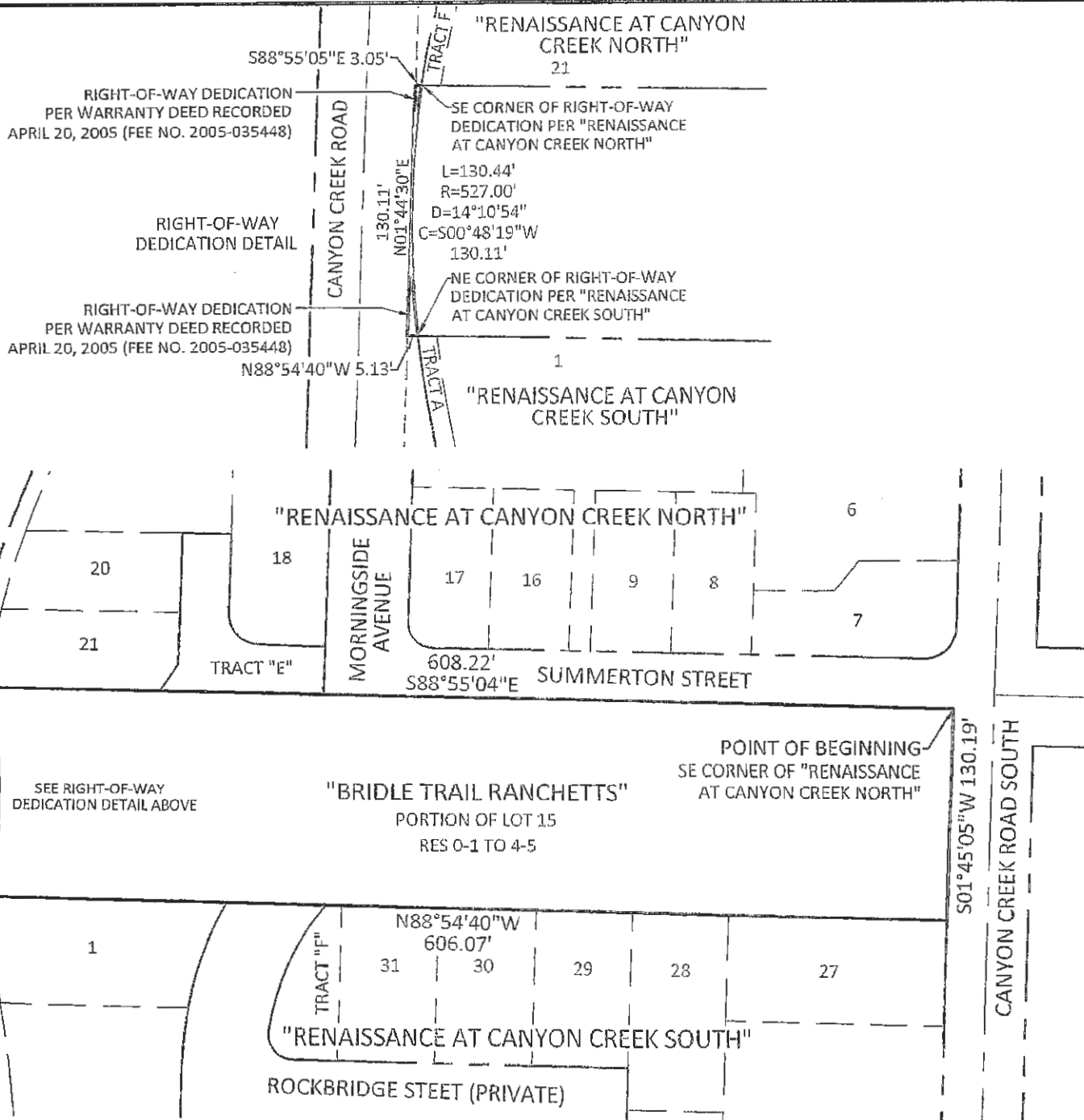
A portion of Lot 15 of "Bridle Trail Ranchetts" located in the Northwest one-quarter of Section 13, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon being more particularly described as follows:

Beginning at the Southeast corner of the plat "Renaissance at Canyon Creek North", said corner located on the West right-of-way line of Canyon Creek Road; thence South 01°45'05" West along said right-of-way line 130.19 feet to the North line of "Renaissance at Canyon Creek South"; thence leaving said right-of-way line North 88°54'40" West along the North line of said plat 606.07 feet to the most northerly Northwest corner of Tract "A" of said plat; thence leaving said North plat line, 130.44 feet tracing a non-tangent 527.00 foot radius curve concave easterly, through a central angle of 14°10'54", said curve having a chord bearing North 00°48'19" East, 130.11 feet to the most southerly Southwest corner of Tract "F" of the plat "Renaissance at Canyon Creek North"; thence South 88°55'04" East along the South line of "Renaissance at Canyon Creek North" 608.22 feet to said Northeast corner thereof and the Point of Beginning.

Containing approximately 79,365 square feet more or less.



VALID UNTIL 6-30-15



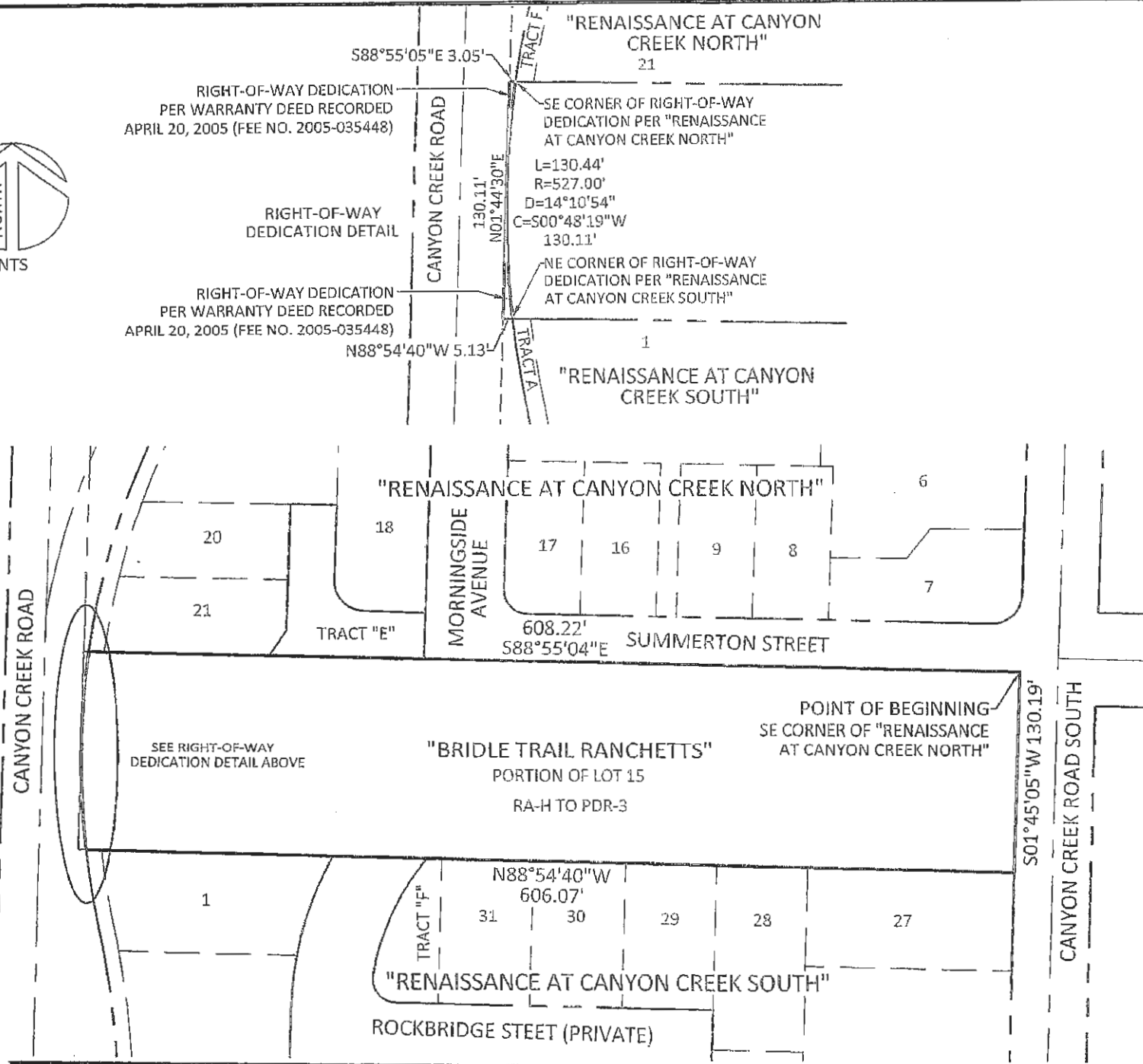
SFA PROJECT NO: 106-016 DATE: 03/20/2014 SCALE: NTS

COMPREHENSIVE PLAN MAP AMENDMENT

TAX LOT 5000 - 3 1W 13BA

LOT 15 OF "BRIDLE TRAIL RANCHETTS"
CANYON CREEK II 0813-0050

SFA Design Group, LLC
 STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING
 9020 SW Washington Square Dr. • Suite 505 • Portland, Oregon 97223
 Phone 503.641.8911 Fax 503.643.7905



SFA REG. NO. 106-016	DATE	03/20/2014	SCALE	NTS
	<p>SFA Design Group, LLC STRUCTURAL CIVIL LAND USE PLANNING SURVEYING 9020 SW Washington Square Dr. • Suite 505 • Portland, Oregon 97223 Phone 803.641.8311 Fax 503.643.7905</p>			
<p>ZONE MAP AMENDMENT</p> <p>TAX LOT 5000 - 3 1W 13BA</p> <p>LOT 15 OF "BRIDLE TRAIL RANCHETTS" CANYON CREEK II 0813-0051</p>				





First American

First American Title Company of Oregon
121 SW Morrison St, Fl. 3
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

Order No.: 7000-1983686
November 27, 2012

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

GLORIA MILLER, Escrow Officer/Closer
Phone: (503)350-5005 - Fax: (866)656-1602- Email: gmiller@firstam.com
First American Title Company of Oregon
5335 SW Meadows Rd #100, Lake Oswego, OR 97035

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

James J. Welch, Title Officer
Toll Free: (800)929-3651 - Direct: (503)795-7669 - Fax: (877)242-2911 - Email: jwelch@firstam.com

2nd Supplemental Preliminary Title Report

County Tax Roll Situs Address: 28325 SW Canyon Creek Road S, Wilsonville, OR 97070

Proposed Insured Lender: TBD

2006 ALTA Owners Standard Coverage	Liability \$	550,000.00	Premium \$	1,425.00
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement			Premium \$	
Govt Service Charge			Cost \$	25.00
City Lien/Service District Search			Cost \$	
Other			Cost \$	

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

THE NORTH 130 FEET OF LOT 15, BRIDLE TRAIL RANCHETTES, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF WILSONVILLE BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 20, 2005 AS FEE NO. 2005035448.

and as of October 22, 2012 at 8:00 a.m., title to the fee simple estate is vested in:

James W. Dillon and Debra Ann Gruber, as tenants in common

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Taxes for the year 2012-2013
- | | | |
|--------------------|----|---|
| Tax Amount | \$ | 4,186.67 |
| Unpaid Balance: | \$ | 4,186.67, plus interest and penalties, if any |
| Code No.: | | 003-027 |
| Map & Tax Lot No.: | | 31W13BA05000 |
| Property ID No.: | | 00806827 |
7. City liens, if any, of the City of Wilsonville.

Note: There are no liens as of October 29, 2012. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

8. Easement, including terms and provisions contained therein:
Recording Information: April 20, 2005 as Fee No. 2005 035449
In Favor of: City of Wilsonville, a municipal corporation
For: Public utility

- END OF EXCEPTIONS -

NOTE: We find no matters of public record against Stone Bridge Homes NW, LLC that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION	
Filing Address:	Clackamas County 2051 Kaen Road Oregon City, OR 97045
Recording Fees:	\$ 5.00 E-Recording per document \$ 5.00 per page \$ 5.00 per page (GIS Fee) \$ 10.00 per document (Public Land Corner Preservation Fund) \$ 11.00 per document (OLIS Assessment & Taxation Fee) \$ 17.00 per document (Oregon Housing Alliance Fee) \$ 5.00 for each additional document title \$ 20.00 non-standard fee



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or titles to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien¹ or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



**First American
Title Company of Oregon**

Property Information Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: pld.portland@firstam.com
Today's Date : 12/28/2012

OWNERSHIP INFORMATION

Owner	: Dillon James W	Ref Parcel Number	: 31W13BA05000
Co Owner	:	Parcel Number	: 00806827
Site Address	: 28325 SW Canyon Creek Rd Wilsonville 97070	T: 03S R: 01W S: 13 Q: NW QQ: NE	
Mall Address	: 4620 E Russell Rd Colbert Wa 99005	County	: Clackamas (OR)
Taxpayer	: Dillon James W	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid : 715 F6
Census Tract : 244.00 Block: 3
Improvement Type : 131 Sgl Family,R1-3,1-Story
Subdivision/Plat : Bridle Trail Ranchetts
Neighborhood : City of Wilsonville
Land Use : 101 Res,Residential Land,Improved
Legal : 1147 BRIDLE TRAIL RANCHETTS PT LT
: 15
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$178,920
Mkt Structure : \$100,020
Mkt Total : \$278,940
% Improved : 36
11-12 Taxes : \$4,039.07
Exempt Amount :
Exempt Type :
Levy Code : 003027
Millage Rate : 18.7129
M50AssdValue : \$215,844

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Building SF	: 1,012	BldgTotSqFt	: 1,012
Bathrooms	: 1.50	1st Floor SF	: 1,012	Lot Acres	: 1.82
Full Baths	: 1	Upper Finished SF	:	Lot SqFt	: 79,284
Half Baths	: 1	Finished SF	: 1,012	Garage SF	: 484
Fireplace	: Single Fireplace	Above Ground SF	: 1,012	Year Built	: 1987
Heat Type	: Forced Air-Gas	Upper Total SF	:	School Dist	: 003
Floor Cover	: Carpet	UnFinUpperStorySF	:	Foundation	: Concrete
Stories	: 1	Basement Fin SF	:	Roof Type	: Wood Shake Med
Int Finish	: Drywall	Basement Unfin SF	:	Roof Shape	: Gable
Ext Finish	: Aluminum	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Dillon James W	:09/05/2008	008-082101	:	:Bargain &	:	:
:Dillon Virginia Trustee	:09/01/1998	0098-92591	:	:Grant De	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Clackamas County
 Department of Assessment and Taxation
 150 Beavercreek Rd
 Oregon City, Oregon 97045
 503-655-8671

Property Account Summary

Parcel Number	00806827	Situs Address	28325 SW CANYON CREEK RD S , WILSONVILLE, OR 97070
---------------	----------	---------------	--

General Information	
Alternate Property #	31W13BA05000
Property Description	1147 BRIDLE TRAIL RANCHETTS PT LT 15
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	003-027
Remarks	

Tax Rate	
Description	Rate
Taxable Fire District Value	1.9145
Taxable Value	16.9173

Property Characteristics	
Neighborhood	15751: City of Wilsonville 100, 101
Land Class Category	101: Residential land improved
Building Class Category	13: Single family res, class 3
Year Built	1967
Change property ratio	1XX

Related Properties	
No Values Found	

Parties			
Role	Percent	Name	Address
Taxpayer	100	DILLON JAMES W	4620 E RUSSELL RD, COLBERT, WA 99005
Owner	100	DILLON JAMES W	4620 E RUSSELL RD, COLBERT, WA 99005
Owner	100	GRUBER DEBRA ANN	NO MAILING ADDRESS, AVAILABLE,

Property Values					
Description	2012	2011	2010	2009	2008
AVR Total	222,319	215,844	209,557	203,453	197,527
Exempt					15,914
TVR Total	222,319	215,844	209,557	203,453	181,613
Real Mkt Land	181,305	178,920	192,038	215,894	237,364
Real Mkt Bldg	100,590	100,020	108,940	122,850	136,840
Real Mkt Total	281,895	278,940	300,978	338,744	374,204
M5 Mkt Land	181,305	178,920	192,038	215,894	237,364
M5 Mkt Bldg	100,590	100,020	108,940	122,850	136,840
M5 SAV	0	0	0	0	0
SAVL (MAV Use Portion)					
MAV (Market Portion)	222,319	215,844	209,557	203,453	197,527
Mkt Exception	0	0	0	0	0

AV Exception	0	0	0	0	0
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Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
09/05/2008	2008-09-10 15:20:00.000	Recording Processed	Property Transfer Filing No.: 181139, Bargain & Sale, Recording No.: 2008-062101 09/05/2008 by LAURIEB
09/05/2008	2008-09-10 15:20:00.000	Taxpayer Changed	Property Transfer Filing No.: 181139 09/05/2008 by LAURIEB
05/09/2005	2005-05-09 09:35:00.000	Seg/Merge Initiated	SM050528 EFFECTIVE 2005-06; PT TO ROAD BY 2005-035448; AFTER 01/01/2005 by LAURIEB
05/09/2005	2005-05-09 09:35:00.000	Seg/Merge Completed	Parent in Seg/Merge SM050528, Effective: 01/02/2004 by LAURIEB
03/17/2003	2003-03-17 12:44:00.000	The situs address has changed	by LINDAPET
07/01/1999	1999-07-01 12:00:00.000	Ownership at Conversion	Bargain and Sale: 98-92591, 9/1/98, \$ 0

Taxes						
Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Principal	003-027	2,213.80	0.00	0.00	11/15/1993
1994	Property Tax Principal	003-027	2,200.89	0.00	0.00	11/15/1994
1995	Property Tax Principal	003-027	2,179.51	0.00	0.00	11/15/1995
1996	Property Tax Principal	003-027	2,274.62	0.00	0.00	11/15/1996
1997	Property Tax Principal	003-027	2,122.99	0.00	0.00	11/15/1997
1998	Property Tax Principal	003-027	2,388.84	0.00	0.00	11/15/1998
1999	Property Tax Principal	003-027	2,277.25	0.00	0.00	11/15/1999
2000	Property Tax Principal	003-027	2,491.89	0.00	0.00	11/15/2000
2001	Property Tax Principal	003-027	2,639.47	0.00	0.00	11/15/2001
2002	Property Tax Principal	003-027	2,908.02	0.00	0.00	11/15/2002
2003	Property Tax Principal	003-027	2,876.95	0.00	0.00	11/15/2003
2004	Property Tax Principal	003-027	2,952.74	0.00	0.00	11/15/2004
2005	Property Tax Principal	003-027	3,044.44	0.00	0.00	11/15/2005
2006	Property Tax Principal	003-027	3,055.91	0.00	0.00	11/15/2006
2007	Property Tax Principal	003-027	3,216.36	0.00	0.00	11/15/2007
2008	Property Tax Principal	003-027	3,269.75	0.00	0.00	11/15/2008
2009	Property Tax Principal	003-027	3,801.23	0.00	0.00	11/15/2009
2010	Property Tax Principal	003-027	3,933.90	0.00	0.00	11/15/2010
2011	Property Tax Principal	003-027	4,039.07	0.00	0.00	11/15/2011
2012	Property Tax Principal	003-027	4,186.67	0.00	0.00	11/15/2012
TOTAL Due as of 2012/12/28					0.00	

Receipts						
Date	Receipt	Amount Applied	Amount Due	Tendered	Change	
2012/11/05	3296371	4,186.67	4,186.67	4,061.07	0.00	
2011/11/02	3090779	4,039.07	4,039.07	3,917.90	0.00	
2010/11/09	2935777	3,933.90	3,933.90	3,815.88	0.00	
2009/10/29	2684669	3,801.23	3,801.23	3,687.19	0.00	
2008/11/14	2575483	3,269.75	3,269.75	3,171.66	0.00	
2007/10/29	2289305	3,216.36	3,216.36	3,119.87	0.00	
2006/11/17	2200792	3,055.91	3,055.91	2,964.23	0.00	
2005/11/21	2028503	3,044.44	3,044.44	2,953.11	0.00	
2004/11/15	1802965	2,952.74	2,952.74	2,864.16	0.00	
2003/11/12	1587072	2,876.95	2,876.95	2,790.64	0.00	
2002/11/14	1413527	2,908.02	2,908.02	2,820.78	0.00	
2001/11/06	1190608	2,639.47	2,639.47	2,560.29	0.00	

2000/11/09	1033821	2,491.89	2,491.89	2,417.13	0.00
1999/11/16	879112	2,277.25	2,277.25	2,208.93	0.00
1998/11/15	517528	2,388.84	2,388.84	2,317.17	0.00
1997/11/15	517527	2,122.99	2,122.99	2,059.30	0.00
1996/11/15	517526	2,274.62	2,274.62	2,206.38	0.00
1995/11/15	517525	2,179.51	2,179.51	2,114.12	0.00
1994/11/15	517524	2,200.89	2,200.89	2,134.86	0.00
1993/11/15	517523	2,213.80	2,213.80	2,147.39	0.00

Sales History

Transfer Date	Recording Number	Sale Amount	Deed Type	Grantee	Grantor
08/22/2008	2008-062101	0	S	DILLON JAMES W	DILLON VIRGINIA TRUSTEE
09/01/1998	1998-092591	0			

Property Details

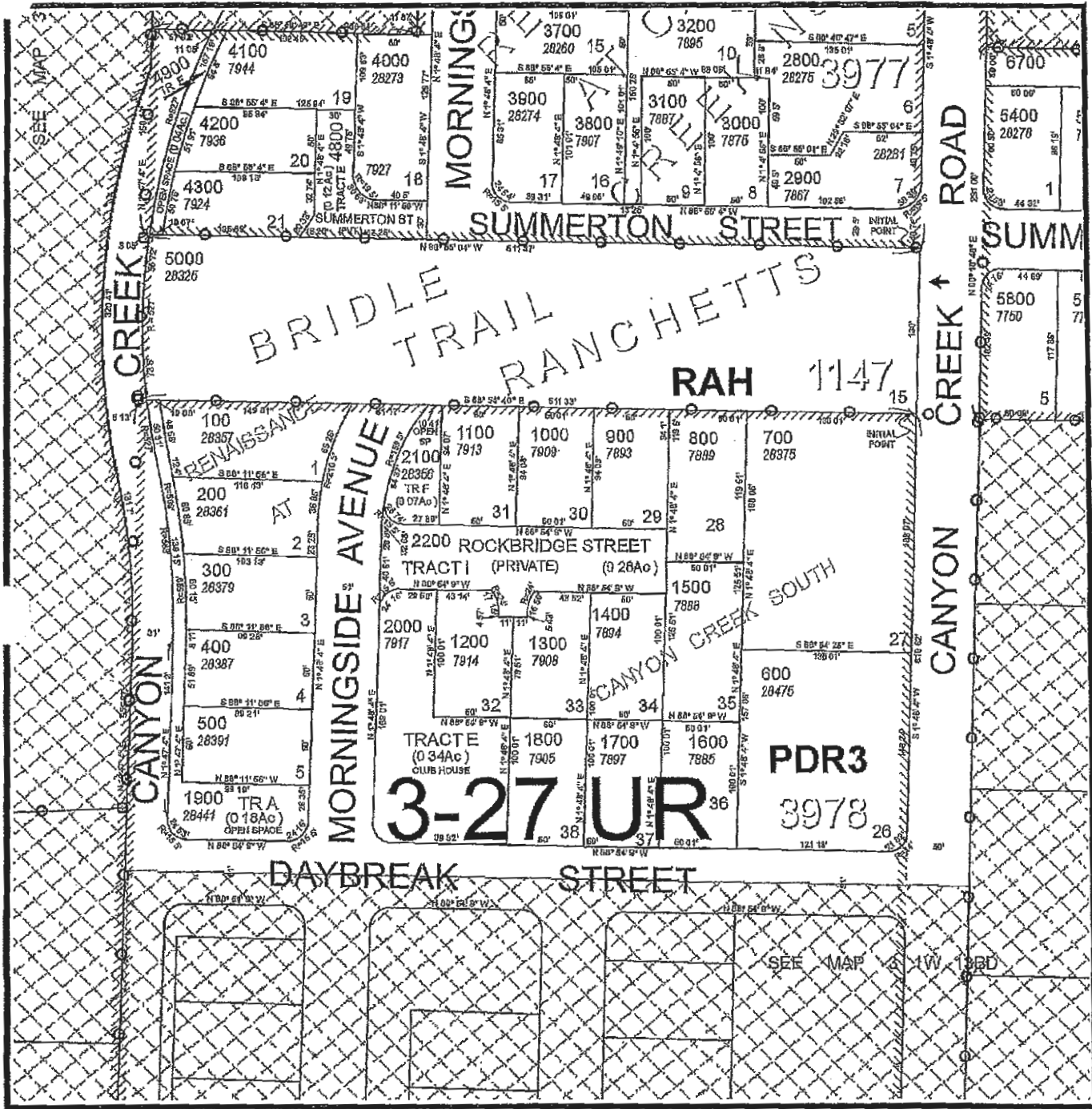
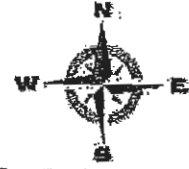
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1,012	0 X 0	1967	38	1.0	3	1	1

Developed by ASIX, Incorporated.

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Version 1.0.3357.16890

Reference Parcel #: 31W13BA05000



**First American
Title Company of Oregon**

Property Information Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.2100 (8746) Fax: 503.790.7872
Email: pld.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY

2008

After recording, return to:
Michael D. Williams
1515 S.W. 5th, Ste. 844
Portland, OR 97201

Clackamas County Official Records
Sherry Hall, County Clerk

2008-062101



\$36.00

01245423200800621010020029

09/05/2008 11:43:16 AM

All tax statements to:
James W. Dillon
3175 NE Fremont
Portland, Or 97220-5273

D-D Cnt=1 Stn=9 JANISKEL
\$10.00 \$10.00 \$16.00

Tax ID , Assessor Nos:

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS that **JAMES W. DILLON, SUCCESSOR TRUSTEE OF THE VIRGINIA A. DILLON TRUST UNDER AGREEMENT DATED AUGUST 24, 1998**, Grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey to **JAMES W. DILLON and DEBRA ANN GRUBER**, as tenants in common, Grantee, and to Grantees' heirs, successors, and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in Clackamas County, Oregon, legally described as:

The North 130 feet of Lot 15, BRIDLE TRAIL RANCHETTES

Subject to liens, encumbrances, easements and restrictions of record.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

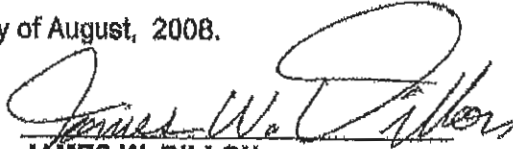
The true consideration for this conveyance is \$-0-. (Transfer of Inheritance)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR

1- BARGAIN AND SALE DEED

FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

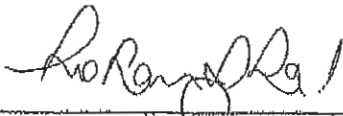
DATED this 22 day of August, 2008.


JAMES W. DILLON

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on August 22nd, 2008, by
JAMES W. DILLON , TRUSTEE..




Notary Public for Oregon
My commission expires: Dec 18th, 2011



CITY COUNCIL STAFF REPORT

WILSONVILLE PLANNING DIVISION
QUASI - JUDICIAL PUBLIC HEARING
Renaissance at Canyon Creek II

Public Hearing Date: April 7, 2014

Application Number: DB13-0051 (Zone Map Amendment)
DB13-0052 (Stage I Preliminary Plan)

Property Owner: James Dillon and Debra Gruber

Applicant: Renaissance Development Corp.

REQUEST: SFA Design Group, LLC, acting as agent for Renaissance Development Corp., Applicant, proposes the development of eight (8) residential lots in one phase, along with associated site improvements, for the property located east of SW Canyon Creek Road (arterial), south of SW Summerton Street, and west of SW Canyon Creek Road South.

The applicant proposes a Zone Map Amendment from the current RA-H (Residential Agricultural - Holding Zone) zone to a PDR-3 (Planned Development Residential) zone.

Current Comprehensive Plan Map Designation: Residential 0 – 1 du/ac

Proposed Comp. Plan Map Designation: Residential 4 – 5 du/ac

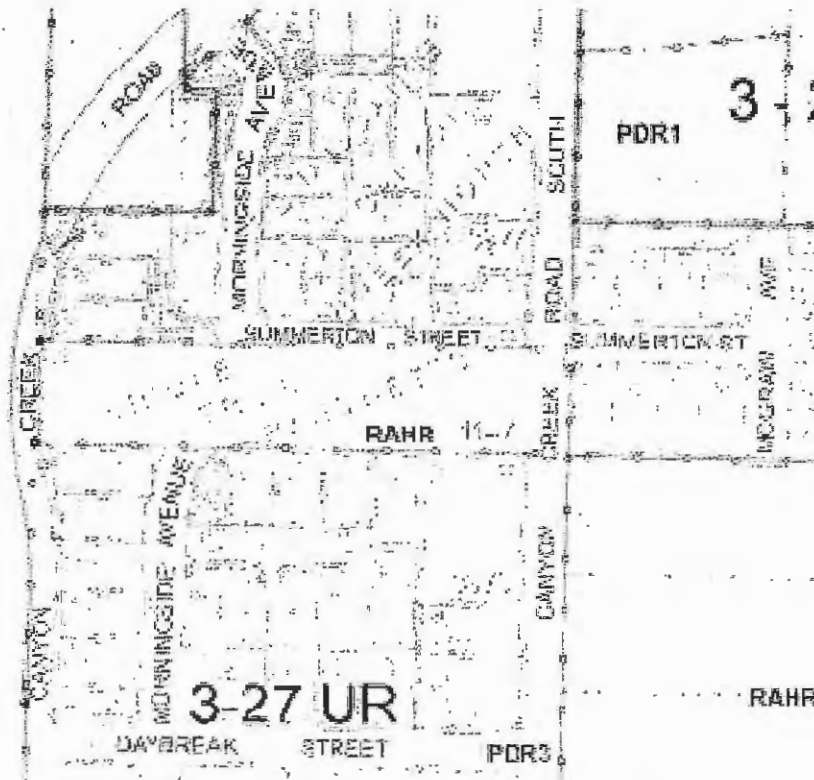
Current Zone Map Designation: Residential Agricultural - Holding Zone (RA-H).

Proposed Zone: Planned Development Residential – 3 (PDR-3); see proposed Ordinance No. 739.

STAFF RECOMMENDATION: Approve the application with no conditions of approval.

Location: 28325 SW Canyon Creek Road South. The property lies east of SW Canyon Creek Road (arterial), south of SW Summerton Street, and west of SW Canyon Creek Road South. The subject property is more particularly described as being Tax Lot 5000 in Section 13BA; Township 3S; Range 1W; Clackamas County; Wilsonville, Oregon.

VICINITY MAP



APPLICABLE REVIEW CRITERIA:

Wilsonville Code Section(s)	Description
Sections 4.008-4.015	Application Process – Findings and Conditions
Section 4.100	Zoning - Purpose
Section 4.113 (as applicable)	Standards for Residential Development in Any Zone
Section 4.118 (as applicable)	Standards for All Planned Development Zones
Section 4.120	Residential Agricultural - Holding Zone (RA-H)
Section 4.124.3	Planned Development Residential – 3 (PDR-3) Zone
Section 4.140	Planned Development Regulations
Section 4.140.07	Stage I Preliminary Plan
Section 4.197(.02)(A) through (G)	Zone Map Amendment

Other Planning Documents:
Storm Water Master Plan
Transportation Systems Plan
Comprehensive Plan
Renaissance at Canyon Creek II Stage I Preliminary Plan

Staff Reviewer: Blaise Edmonds, Manager of Current Planning.

BACKGROUND:

On August 23, 2004, Development Review Board approved 03 DB 43 for a 79-lot residential planned development (i.e., Renaissance at Canyon Creek). A companion Comprehensive Plan Map Amendment and Zone Map Amendment was approved by the City Council on September 20, 2004. Four of the nine approved phases have been constructed; more partitions are enabled, in order to achieve full build-out of the project.

The subject site was not a part of the approval of Renaissance at Canyon Creek, although the parcel's development potential was accounted for during the review, illustrating compliance with code provisions in effect at that time. Despite the fact that some code provisions have been revised since then, the applicant proposes to implement most of the original concept for Tax Lot 5000.

On March 10, 2014, the Development Review Board considered the Applicant's proposal for an eight (8) lot residential planned development (DB13-0050 et seq). The Board approved the project, and recommended that the City Council approve the proposed Comprehensive Plan Map Amendment and proposed Zone Map Amendment. Staff's summary of the Applicant's proposal begins next, below.

PROJECT SUMMARY:

A project narrative is provided by the applicant, found in Section 2 of Exhibit B1. The applicant's narrative adequately describes the proposed application components, and provides proposed findings regarding applicable review criteria. Except where necessary to examine issues identified in this report, staff has relied upon the applicant's submitted documents, rather than repeat their contents again here. The application component is described briefly, below:

PROJECT SUMMARY AND RECOMMENDATIONS:

A detailed project introduction and compliance report in support of the application is provided by the Applicant found in Exhibits B1 and B9. The Applicant's introduction on pages 1 and 2 of Exhibit B1 adequately describes the project, the requested application components, and compliance findings regarding applicable review criteria. Except where necessary to examine issues identified in this report, Staff has relied upon the Applicant's submittal documents and compliance findings, rather than repeat their contents again here. The application components are described briefly, below:

Zone Map Amendment

The applicant proposes a Zone Map Amendment from the current RA-H (Residential Agricultural - Holding Zone) zone to a PDR-3 (Planned Development Residential) zone.

Stage I Preliminary Plan

The applicant's intent is for the site to be used for residential development in compliance with the proposed Comprehensive Plan designation of 4 - 5 dwelling units per acre. This intent, typically achieved through a preliminary plan, is implemented per Section 4.210(.01)(B)(19), as reviewed in Request C, and the Tentative Subdivision Plat, as reviewed in Request F, below.

RECOMMENDATION:

DB13-0051: Zone Map Amendment

On the basis of findings B1 through B24 this action recommends approval of the proposed Zone Map Amendment from Residential Agricultural - Holding Zone (RA-H) to Planned Development Residential (PDR-3).

DB13-0052: Stage I Preliminary Plan

PDC 1. On the basis of findings C1 through C6, this action approves the Stage I Preliminary Plan submitted with this application for eight (8) residential lots (Sheet 1 of Exhibit B2), as entered into the record on March 10, 2014, approved by the Development Review Board, and stamped "Approved Planning Division."

EXHIBIT LIST

Note: The following exhibits are hereby entered into the public record by the Development Review Board in consideration of the current application, as submitted:

Staff Materials:

- A. Staff Report

Applicant's Written and Graphic Materials:

B1. Land Use application, date received December 19, 2013, and including:

Section	Item
1	Application
2	Compliance Report
3	Zone Change Legal Description
4	Arborist's Report, dated 11/5/2013
5	Storm Drainage Report, dated 11/15/2013
6	Title Report, dated 11/27/2012
7	Traffic Impact Report, dated 9/26/2013
8	Notice Mailing List, dated 10/30/2013
9	Preliminary Plat (and Preliminary Plans, reduced size; see list below) (7 9 drawings) [Amended by the DRB on 3/10/2014.]
10	Prior Approval

B2. Full Size Drawings/Plan Sheets:

Sheet No.	Sheet Title
1	Cover Sheet, Sheet Index, and Preliminary Plat
2	Comprehensive Plan Map Amendment/Zone Map Amendment
3	Existing Conditions
4	Preliminary Grading and Demolition Plan
5	Site and Utility Plan
6	Aerial Photo
7	Comprehensive Plan Map [Amended by the DRB on 3/10/2014.]
8	Zone Map [Amended by the DRB on 3/10/2014.]
L1	Landscape Plan

- C1. Letters (neither For nor Against):** None submitted

- C2. Letters (In Favor):** None submitted

- C3. Letters (Opposed):** None submitted

D1. Staff Submittals

1. Memo from D. Walters; Building Plans Examiner; dated 2/26/2014
2. E-mail from S. Adams, Development Engineering Manager, with attachments; dated 2/26/2014
3. Comments from Public Works staff; dated 1/30/2014
4. Tax Map, 3S 1W Section 13BA; not dated
5. Tax Map, 3S 1W Section 13BA (relevant portion); not dated

FINDINGS OF FACT

1. Existing Site Conditions:

The subject site is comprised of one parcel, totaling 1.79 acres. The applicant has provided a site description in the project narrative (Section 2 of Exhibit B1). The subject property is currently zoned Residential Agricultural - Holding Zone (RA-H).

Surrounding Development: The adjacent land uses are as follows:

Compass Direction	Existing Use(s)
North	Residential Planned Development
East	Residential
South	Residential Planned Development
West	Vacant Industrial (Mentor Graphics)

Natural Characteristics:

The subject site contains gently-sloping terrain. A variety of evergreen and deciduous trees are scattered throughout the site. An existing house and accessory structures at 28325 SW Canyon Creek Road South (Tax Lot 5000) currently remain.

Streets:

The site abuts SW Canyon Creek Road (arterial) on the west, SW Summerton Street on the north, and SW Canyon Creek Road South on the east.

Previous Planning Applications Relevant to the subject property:

03 DB 43 (A – H)	Renaissance at Canyon Creek
AR13-0056	Venture Properties Interpretation

2. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.
3. Notice of the proposed project has been sent to the appropriate agencies involved in the review of public improvements. Comments and conditions of approval from the Building and Engineering Divisions, and Public Works comments were received and are incorporated into this staff report.
4. The statutory 120-day time limit applies to this application. The application was received on November 15, 2013. Additional materials were submitted on December 19, 2013. On January 31, 2014, staff conducted a completeness review, on which date the application was deemed complete. The City must render a final decision for the request, including any appeals, by May 31, 2014.

FINDINGS OF FACT

1. **Existing Site Conditions:** The Applicant has provided a full project description in Exhibit B1. The subject property is currently zoned PDC.

Surrounding Development: The adjacent land uses are as follows:

Compass Direction	Existing Use(s)
North	Boones Ferry Primary and Wood Middle School – PF Zone
East	Valley Christian Church
South	Fox Chase Subdivision
West	Fox Chase Subdivision

Natural Characteristics: The relatively level property is 1.14 acres which includes a group of eleven conifer and deciduous trees.

Streets: The subject property is a corner lot with three side fronting Wilsonville Road at the north, Willamette Way East on the east and Chantilly at the south.

Previous Planning Applications Relevant to the subject property: See the background statement on page 3 of this staff report. Also;

83PC09: Fox Chase, Stage I Preliminary Plan (Master Plan)

95PC21: Stage II Final Plan for retail center.

96DB23: Site Design Review for retail center.

2. The Applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.
3. Notice of the proposed project has been sent to the appropriate agencies involved in the review of public improvements. Comments and conditions of approval from the Building and Engineering Divisions, and Natural Resources Program Manager were received and are incorporated into this staff report.
4. The statutory 120-day time limit applies to this application. The application was initially received on June 15, 2012. Staff conducted a completeness review within the statutorily allowed 30-day review period, and advised the Applicant by letter on June 25, 2012, of missing items. On July 13, 2012, the Applicant submitted additional materials intended to complete the application. On July 16, 2012 the application was deemed complete. On August 13 the Board conducted a public hearing on the subject and continued the public hearing to October 8. The Applicant granted a 56 – day extension which moved the date for issuing the city decision from November 12, 2012 to January 8, 2013. Thus the City must render a final decision for the request, including any appeals, by January 8, 2013.

REQUEST 'B' – DB13-0051 ZONE MAP AMENDMENT

The subject property is currently zoned Residential Agricultural Holding (RA-H). The purpose of the RA-H Zone is set forth in the 4.120 of the Code. The proposed Zone Map amendment from RA-H to PDR-3 is intended to serve as a procedure to evaluate the conversion of urbanizeable land to urban land consistent with the Comprehensive Plan. Because the service levels vary throughout the City, the zoning process allows for a case-by-case analysis of the availability of public facilities and services and to determine specific conditions related to needed public facilities improvements. All land development proposals are reviewed for conformity with the Comprehensive Plan and specific standards set forth in the zoning ordinance. As set forth in Subsection 4.197(.02) of the Wilsonville Code, in recommending approval or denial of a proposed zone map amendment, the Development Review Board must at a minimum, adopt findings addressing Criteria A-G, below.

Criterion 'A'

“That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008 or, in the case of a Planned Development, Section 4.140.”

B1. The applicant has provided findings in Section 2 of Exhibit B1 addressing the tentative plat criteria and the zone map amendment criteria.

Criterion 'B'

“That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text.”

B2. The applicant has provided findings in Section 2 of Exhibit B1 in response to these Code criteria. Staff is recommending approval of the proposed Comprehensive Plan Map amendment, with conditions of approval contained in this staff report. Approval of the proposed amendment to the zoning map is contingent upon approval of the Comprehensive Plan map amendment by the City Council.

B3. The land area of the proposed subdivision is 1.79 acres. The applicant is proposing to change the Comprehensive Plan designation from 0-1 dwelling units per acre to 4-5 dwelling units per acre. Proposed are a total of eight (8) lots, making the gross density of the proposed subdivision 4.47 dwelling units per acre. Net density (gross minus streets) is 5.16 dwelling units per acre.

Comprehensive Plan – Residential Development

Variety/Diversity of Housing

Implementation Measures 4.1.4.c, 4.1.4.g, 4.1.4.j, 4.1.4.k, 4.1.4.l, and 4.1.4.p speak to the City’s desire to plan for and establish a variety and diversity of housing types that meet the social and economic needs of the residents, including the need for affordable housing and a balance of housing with jobs.

B4. The applicant’s proposal would provide an incremental net addition of seven (7) single-family houses to the one (1) existing dwelling. Response findings to 4.198(.01)(A) speak to the need for additional single-family housing in the City.

Implementation Measures 4.1.1.j, 4.1.4.i, 4.1.4.o, and 4.1.4.r speak to the City’s desire to approve new residential development concurrent with the availability of public facilities.

B5. Water, sanitary sewer, and storm sewer are either available to the proposed project (with appropriate connections) or can be supplied to the project. The applicant/owner will be responsible for providing on-site storm water detention for water quality and quantity. The applicant will also be responsible for providing public streets within the project with appropriate right-of-way. The applicant will be required to cap all existing on-site utilities prior to the issuance of building permits by the City.

Implementation Measure 4.1.4.h: “Require new housing developments to pay an equitable share of the cost of required capital improvements for public services.”

B6. The applicant/owner will be required to pay the equitable share (as determined by the Community Development Director) of the capital improvement costs for public services.

B7. The entirety of the subject properties has a Comprehensive Plan designation of Residential, 0-1 dwelling units per acre. The applicant is proposing a Comprehensive Plan Map designation of 4-5 dwelling units per acre. See Request A, beginning on page 21 of this report.

Zone Map

B8. The subject properties are currently zoned Residential Agricultural – Holding (RA-H). The applicant proposes a change to Planned Development Residential (PDR-3) zone to accommodate a total of eight (8) single-family lots averaging 5,969 SF (Section 2 of Exhibit B1).

Significant Natural Resources

B9. While vegetation exists throughout the site, it is not found to be within an area identified by the Comprehensive Plan as Significant Resource Overlay Zone.

Area of Special Concern

B10. The Comprehensive Plan does not identify the subject property as an area of special concern.

Criterion ‘C’

“In the event that the subject property, or any portion thereof, is designated as "Residential" on the City's Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with goal 4.3, Objective 4.3.3, Objective 4.3.4, Policy 4.4.2 and Policy 4.4.8 of Wilsonville's Comprehensive Plan text.”

B11. The subject properties are designated “Residential” on the City’s Comprehensive Plan Map. The above section of the Comprehensive Plan, mentioned by the applicant regarding this subsection of the Development Code, refers to an older version of the Comprehensive Plan. The corrected references are shown below:

Goal 4.3	Implementation Measure 4.1.4.b
Objective 4.3.3	Implementation Measure 4.1.4.d
Objective 4.3.4	Implementation Measure 4.1.4.e
Policy 4.4.2	Implementation Measure 4.1.4.q
Policy 4.4.8	Implementation Measure 4.1.4.x

The current text is as follows:

“In the event that the subject property, or any portion thereof, is designated as "Residential" on the City's Comprehensive Plan Map; specific findings shall be made addressing substantial

compliance with Implementation Measures 4.1.4.b, d, e, q, and x of Wilsonville's Comprehensive Plan text..."

Implementation Measure 4.1.4.b – Variety in Housing Type

“Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.”

B12. The applicant has indicated that the proposed project would develop a housing type similar to that of surrounding subdivisions. The applicant has not provided findings as to how the proposed housing project of this proposal meets the affordability criteria of the Comprehensive Plan. The low vacancy rates of similar subdivisions in the City provide circumstantial evidence that there is demand for the housing product proposed by the applicant. Adequate public services could be made available to the site.

Implementation Measure 4.1.4.d – Diversity of Housing Types

“Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.”

B13. The applicant has not indicated whether a variety of house models are proposed for the subdivision.

Implementation Measure 4.1.4.e

“Targets are to be set in order to meet the City’s Goals for housing and to assure compliance with State and regional standards.”

B14. The City has established a 50% multi-family, 40% single-family target for housing in the City. The December 2012 Housing Inventory Report shows a mix of 57% multi-family, and 43% single-family (including rowhouses) dwellings.

Implementation Measure 4.1.4.q

“The City will continue to allow for mobile homes and manufactured dwellings, subject to development review processes that are similar to those used for other forms of housing. Individual units will continue to be allowed on individual lots, subject to design standards. Mobile home parks and subdivisions shall be subject to the same procedures as other forms of planned developments.”

B15. The applicant is not proposing mobile homes in this application.

Implementation Measure 4.1.4.x

“Apartments and mobile homes are to be located to produce an optimum living environment for the occupants and surrounding residential areas. Development criteria includes:

1. **Buffering by means of landscaping, fencing, and distance from conflicting uses.**
2. **Compatibility of design, recognizing the architectural differences between apartment buildings and houses.**
3. **On-site recreation space as well as pedestrian and bicycle access to parks, schools, mass transit stops and convenience shopping.**
4. **The siting of buildings to minimize the visual effects of parking areas and to increase the availability of privacy and natural surveillance for security.”**

B16. The applicant is proposing neither apartments nor mobile homes in this application.

Criterion ‘D’ – Public Facilities

“That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized.”

B17. The City Engineer’s Public Facilities (PF) conditions, imposed upon the subsequent Stage II Final Plan application, will require the applicant to provide adequate road, water, and sewer infrastructure to serve the proposed project. These conditions require that all Public Works permits granted to the applicant/owner will be in accordance with the need determined by the City Engineer to serve the proposed project.

Criterion ‘E’ – Significant Resource Overlay Zone

“That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/or geologic hazard are located on or abut the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone.”

B18. The SROZ does not affect the subject property.

Criterion ‘F’

“That the applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change.”

B19. The applicant indicates that the full build-out of the proposed lots will begin in 2014.

Criterion 'G'

“That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that insure that the project development substantially conforms to the applicable development standards.”

B20. Staff is recommending conditions of approval for the proposed project where necessary to bring the project into compliance with all applicable development standards.

Subsection 4.197(.03) provides that “If affirmative findings cannot be made for all applicable criteria listed above the Planning Commission or Development Review Board shall recommend that the proposed text or map amendment, as the case may be, be denied.”

B21. Staff has made affirmative findings for subsection 4.197(.02)(A)-(G), above. Staff is also recommending conditions of approval for the project to ensure compliance with the subject code criteria.

Subsection 4.197(.04) stipulates that the “City Council action approving a change in zoning shall be in the form of a Zoning Order.”

B22. Staff is recommending approval of the Stage I Preliminary Plan of the proposed project, together with conditions of approval, and a recommendation for approval of the proposed Zone Map Amendment. A City Council Zoning Order will be required prior to approval of the remaining applications, reviewed later in this report.

Subsection 4.197(.05) provides “In cases where a property owner or other applicant has requested a change in zoning and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the zoning shall be changed.”

B23. Staff is recommending a condition of approval that would implement the City Council Zoning Order, contingent on the completion of the conditions of approval adopted by City Council.

SUMMARY FINDING FOR REQUEST (B):

B24. The applicant's proposed Zone Map Amendment meets all applicable requirements, and its approval may be recommend to the City Council.

REQUEST 'C' – DB13-0053 STAGE I PRELIMINARY PLAN

CONCLUSIONARY FINDINGS FOR REQUEST (C):

Tentative Plat Submission – 4.210(.01)(B)(19)

- C1. As enabled by the section referenced above, the tentative subdivision plat "...shall be considered as the Stage I Preliminary Plan." The tentative plat is reviewed in Request C, this section.
- C2. The applicant proposes to develop eight (8) lots. Calculations demonstrating compliance with applicable review criteria are found in Sections 1 Exhibit B1.

Site Information: Subsections 4.009(.01) and 4.140(.07)(A)(1)

- C3. The applicant has demonstrated ownership of the subject property in the form of written consent of the two current property owners (Section 1 of Exhibit B1).
- C4. The subject property is proposed to be rezoned from Residential Agricultural - Holding Zone (RA-H) to a Planned Development Residential (PDR-3) zone. The proposed residential use of the property is in compliance with uses typically found in the zone.

Subsection 4.140(.05): Planned Development Permit Process

- C5. The applicant's response to these criteria is found in the narrative (Section 2 of Exhibit B1). The proposed project is not allowed to proceed nor receive a building permit until all applicable review criteria have been satisfied. By the applicant's submittal, these criteria have been met.

Subsection 4.140(.07)(A): Preliminary Approval (Stage One) Application Requirements

- C6. The applicant's proposal is provided by professional services in response to this criterion, as found in Section 2 of Exhibit B1. This criterion is satisfied.

Subsections 4.140(.07)(B) & 4.035(.04): Preliminary Approval (Stage One) Application Requirements and Site Development Permit Application

- C7. The applicant's response to Subsection 4.140(.07)(B) can be found in Section 2 of Exhibit B1. The applicant has submitted evidence of the intention to commence construction of the project in 2014, within two years of receiving Stage II Final Plan approval, and a commitment to install, or provide acceptable security for the capital improvements required by the project, at the time of Stage II Final Plan. These criteria are met.

SUMMARY FINDING FOR REQUEST (C):

- C8. The applicant's proposal satisfies all applicable Code requirements and standards, as discussed above.

March 13, 2014

DEVELOPMENT REVIEW BOARD PANEL A

**DEVELOPMENT REVIEW BOARD NOTICE OF DECISION AND
RECOMMENDATION TO CITY COUNCIL**

Project Name: Renaissance at Canyon Creek II Subdivision

Case Files: DB13-0050 (A) Comprehensive Plan Map Amendment
DB13-0051 (B) Zone Map Amendment
DB13-0052 (C) Stage I Preliminary Plan
DB13-0053 (D) Stage II Final Plan
DB13-0054 (E) Waiver
DB13-0055 (F) Tentative Subdivision Plat
DB13-0056 (G) Site Design Review
DB13-0057 (H) Type 'C' Tree Plan

Property Owners: James Dillon and Debra Gruber

Applicant: Renaissance Development

**Applicant's
Representative:** SFA Design Group LLC

**Property
Description:** Tax Lots 5000 of Section 13BA; T3S R1W; Clackamas County;
Wilsonville, Oregon.

Location: 28325 SW Canyon Creek Road South

On March 10, 2014, at the meeting of the Development Review Board Panel A, the following action was taken on the above-referenced proposed development applications:

Requests A and B: The DRB has forwarded a recommendation of approval to the City Council. *A Council hearing date is scheduled for Monday, April 7, 2014 to hear these items.*

Requests C, D, E, F, G and H:
Approved, together with conditions of approval.
These approvals are contingent upon City Council's approval of Requests A and B.

An appeal of Requests C, D, E, F, G and H to the City Council by anyone who is adversely affected or aggrieved, and who has participated in this hearing, orally or in writing, must be filed with the City Recorder within fourteen (14) calendar days of the mailing of this Notice of Decision. *WC Sec. 4.022(.02)*. A person who has been mailed this written notice of decision cannot appeal the decision directly to the Land Use Board of Appeals under *ORS 197.830*.

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Hall this 13th day of March 2014 and is available for public inspection. The decision regarding Requests C, D, E, F, G and H shall become final and effective on the fifteenth (15th) calendar day after the postmarked date of this written Notice of Decision, unless appealed or called up for review by the Council in accordance with *WC Sec. 4.022(.09)*.

Written decision is attached

For further information, please contact the Wilsonville Planning Division at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon 97070, or phone 503-682-4960.

Attachments: DRB Resolution No. 271, including adopted staff report with conditions of approval.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 271**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL OF A COMPREHENSIVE PLAN MAP AMENDMENT FROM RESIDENTIAL 0-1 DU/AC TO RESIDENTIAL 4-5 DU/AC AND A ZONE MAP AMENDMENT FROM RA-H TO PDR-3 AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE I PRELIMINARY PLAN, STAGE II FINAL PLAN, WAIVER, TENTATIVE SUBDIVISION PLAT, SITE DESIGN REVIEW AND TYPE 'C' TREE PLAN FOR DEVELOPMENT OF EIGHT (8) RESIDENTIAL LOTS. THE SUBJECT 1.79 ACRE PROPERTY IS LOCATED ON TAX LOT 5000 OF SECTION 13BA, T3S, R1W, CLACKAMAS COUNTY, OREGON. SFA DESIGN GROUP - REPRESENTATIVE FOR RENAISSANCE DEVELOPMENT - APPLICANT.

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 March 3, 2014, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on March 10, 2014, 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 Panel A of the City of Wilsonville recommends that the City Council approve a Comprehensive Plan Map Amendment a Zone Map Amendment (Case Files DB13-0050 and DB13-0051), approve a Stage I Preliminary Plan, Stage II Final Plan, Waiver, Tentative Subdivision Plat, Site Design Review and Type 'C' Tree Plan, and does hereby adopt the staff report attached hereto as Exhibit A1 with modified findings, recommendations and conditions placed on the record herein and authorizes the Planning Director to issue approvals consistent with said recommendations for Case File(s):

**DB13-0050 (A) Comprehensive Plan Map Amendment
DB13-0051 (B) Zone Map Amendment
DB13-0052 (C) Stage I Preliminary Plan
DB13-0053 (D) Stage II Final Plan
DB13-0054 (E) Waiver
DB13-0055 (F) Tentative Subdivision Plat
DB13-0056 (G) Site Design Review
DB13-0057 (H) Type 'C' Tree Plan**

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 10th day of March 2014 and filed with the Planning Administrative Assistant on March 13, 2014. 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)*.


Mary Ferrós-Bower, Chair, Panel A
Wilsonville Development Review Board

Attest:


Shelley White, Planning Administrative Assistant



PLANNING DIVISION

FAX: (503) 682-7025

(503) 570-1575

swhite@ci.wilsonville.or.us

Delivery via Email

Letter of Transmittal

TO: Attention: Plan Amendment Specialist

FROM: Shelley White

Department of Land Conservation & Development

Administrative Assistant

635 Capitol Street NE, Suite 150

DATE: April 24, 2014

Salem, Oregon 97301-2540

WE ARE TRANSMITTING THE FOLLOWING:

- DLCD Notice of Adoption for Comprehensive Plan Map & Zone Map Amendments for Renaissance at Canyon Creek II, with the following attachments:
 - Ordinance 738, including Comprehensive Plan Order DB13-0050 and supporting documents
 - Ordinance 739, including Zoning Order DB13-0051 and supporting documents