

**Ordinance No. 763**  
**Annexation**  
**North Villebois City Properties**

**INDEX of RECORD**

1. City Council Staff Report for December 1, 2014 Meeting
2. Council Exhibit A: Ordinance No. 763 Annexing the Subject Territory
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4. Council Exhibit A, Attachment 2: Petition and Land Owner Signature
5. Council Exhibit A, Attachment 3: Annexation Findings
6. Council Exhibit A, Attachment 4: Development Review Board Panel 'A' Resolution No. 292 recommending approval of the annexation

**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> December 1, 2014	<p><b>Subject:</b> Ordinance No. 763, Annexation of approximately 9.8 acres at 11650 SW Tooze Road and a small triangular approximately 6315 square foot property across SW Grahams Ferry Road from 28333 SW Grahams Ferry Road</p> <p><b>Staff Members:</b> Daniel Pauly AICP, Associate Planner.</p> <p><b>Department:</b> Planning Division</p>
<b>Action Required</b>	<b>Development Review Board Recommendation</b>
<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: <input checked="" type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: December 1 <input checked="" type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: January 5 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable <p><b>Comment:</b> Following their review at the November 10th meeting, the Development Review Board, Panel A recommends approving the requested annexation.</p>

**Staff Recommendation:** Staff recommends that the City Council adopt Ordinance No. 763.

**Recommended Language for Motion:** I Move to Adopt Ordinance No. 763 on the 1<sup>st</sup> reading.

<b>PROJECT / ISSUE RELATES TO:</b> Comprehensive Plan, Zone Code and Villebois Master Plan.		
<input type="checkbox"/> Council Goals/Priorities	<input checked="" type="checkbox"/> Adopted Master Plan(s) Villebois Master Plan	<input type="checkbox"/> Not Applicable

**ISSUE BEFORE COUNCIL:** Approve or deny Ordinance No. 763 to annex approximately 9.8 acres at 11650 SW Tooze Road and a small triangular approximately 6315 square foot property across Grahams Ferry Road from 28333 SW Grahams Ferry Road

**EXECUTIVE SUMMARY:** The subject properties are part of the Villebois Village Master Plan and have the Comprehensive Plan designation of Residential-Village. Their annexation and

accompanying Zone Map Amendment in Ordinance No. 764 will be an important step in enabling the properties to be used consistent with the Villebois Village Master Plan. The small triangular property along Grahams Ferry Road will be used to build a fence and open space consistent with the previously annexed areas to the north and south. The annexation of the larger property will enable development of a park, to be reviewed separately, on the southern edge of the property, as well as provide for a more streamlined process when the remainder of the property is developed.

**EXPECTED RESULTS:** Adoption of Ordinance No.763.

**TIMELINE:** The annexation shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.

**CURRENT YEAR BUDGET IMPACTS:** None anticipated

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by: \_\_\_\_\_, Date: \_\_\_\_\_, 2014

**LEGAL REVIEW / COMMENT:**

Reviewed by: MEK, Date: \_\_\_\_\_, 2014

**COMMUNITY INVOLVEMENT PROCESS:** The required public hearing notices have been sent.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY** Ordinance No. 763 will support the continuing implementation of the Villebois Village Master Plan.

**ALTERNATIVES:** The alternatives are to approve or deny the annexation request.

**CITY MANAGER COMMENT:**

**ATTACHMENTS:**

Exhibit A – Ordinance No. 763 and Attachments:

Attachment 1 Legal Description and Sketch Depicting Land/Territory to be Annexed

Attachment 2 Petition and Land Owner Signature

Attachment 3 Annexation Findings, December 1, 2014.

Attachment 4 Development Review Board Panel ‘A’ Resolution 292 Recommending Approval of Annexation

**ORDINANCE NO. 763**

**AN ORDINANCE OF THE CITY OF WILSONVILLE ANNEXING APPROXIMATELY 9.8 ACRES AT 11650 SW TOOZE ROAD AND A SMALL TRIANGULAR, APPROXIMATELY 6315 SQUARE FOOT, PROPERTY ACROSS SW GRAHAMS FERRY ROAD FROM 28333 SW GRAHAMS FERRY ROAD INTO THE CITY LIMITS OF THE CITY OF WILSONVILLE, OREGON; THE LAND IS MORE PARTICULARLY DESCRIBED AS TAX LOTS 1100, 1101, AND 1503 (FORMERLY 1591) OF SECTION 15 T3S-R1W, CLACKAMAS COUNTY, OREGON, CITY OF WILSONVILLE, APPLICANT.**

WHEREAS, The City Wilsonville is the sole owner of certain real property legally described and depicted in Attachment 1 on which no persons or electors reside; and

WHEREAS, consistent with ORS 222.111 (2) a proposal for annexation was initiated by petition by the City, as owner of all real property in the territory to be annexed; and

WHEREAS, the land to be annexed is within the Urban Growth Boundary and has been master planned as part of the Villebois Village Master Plan; and

WHEREAS, the land to be annexed is contiguous to the City and can be served by City services; and

WHEREAS, ORS 227.125 authorizes the annexation of territory based on consent of all owners of land and a majority of electors within the territory and enables the City Council to dispense with submitting the question of the proposed annexation to the electors of the City for their approval or rejection; and

WHEREAS, Panel A of the Development Review Board considered the annexation and after a duly advertised public hearing held on November 10, 2014 recommended City Council approve the annexation; and

WHEREAS, on December 1, 2014, the City Council held a public hearing as required by Metro Code 3.09.050; and

WHEREAS, reports were prepared and considered as required by law; and because the annexation is not contested by any party, the City Council chooses not to submit the matter to the voters and does hereby favor the annexation of the subject tract of land based on findings, conclusions, Development Review Board's recommendation to City Council; and

WHEREAS, the annexation is not contested by any necessary party;

NOW, THEREFORE, THE CITY OF WILSONVILLE DOES ORDAIN AS FOLLOWS:

Section 1. The tracts of land, described and depicted in Attachment 1, is declared annexed to the City of Wilsonville.

Section 2. The findings and conclusions incorporated in Attachment 3 are adopted. The City Recorder shall immediately file a certified copy of this ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(g) and ORS 222.005. The annexation shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 1<sup>st</sup> day of December 2014, and scheduled the second reading on January 5, 2015 commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 Town Center Loop East, Wilsonville, OR.

Signed by the Mayor on \_\_\_\_\_.

\_\_\_\_\_  
Tim Knapp, Mayor

ATTEST:

APPROVED AS TO FORM:  
Michael Kohlhoff

\_\_\_\_\_  
Sandra C. King, City Recorder

\_\_\_\_\_  
City Attorney

Summary of Votes:

Mayor Knapp  
Councilor Goddard  
Councilor Starr  
Councilor Stevens  
Councilor Fitzgerald

Attachment 1 Legal Description and Sketch Depicting Land/Territory to be Annexed

Attachment 2 Petition for Annexation

Attachment 3 Annexation Findings, December 1, 2014.

Attachment 4 Development Review Board Panel A Resolution No. 292 recommending approval of the annexation



EXHIBIT "A"

October 10, 2014

LEGAL DESCRIPTION

Job No. 103-005

Two parcels of land owned by the City of Wilsonville per Document No. 2006-085167, being Parcel 1 and Parcel 2 of Partition Plat No. 1994-182, Clackamas County Plat Records, being in the Northwest Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel 1;

thence along the easterly line of said Parcel 1, South 00° 43'30" West, a distance of 888.82 feet to the Southeast corner of said Parcel 1;

thence along the northerly line of plat of "Tonquin Woods at Villebois No. 4", South 89° 59'58" West, a distance of 481.11 feet to the Southwest corner of said Parcel 2;

thence along the westerly line of said Parcel 2, North 00° 48'23" East, a distance of 888.82 feet to the Northwest corner of said Parcel 2;

thence along the southerly Right-of-Way line of SW Tooze Road (County Road No. 355), North 89° 59'50" East, a distance of 479.85 feet to the POINT OF BEGINNING.

Containing 9.81 acres, more or less.

Basis of bearings being Partition Plat No. 1994-182, Clackamas County Plat Records.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2015

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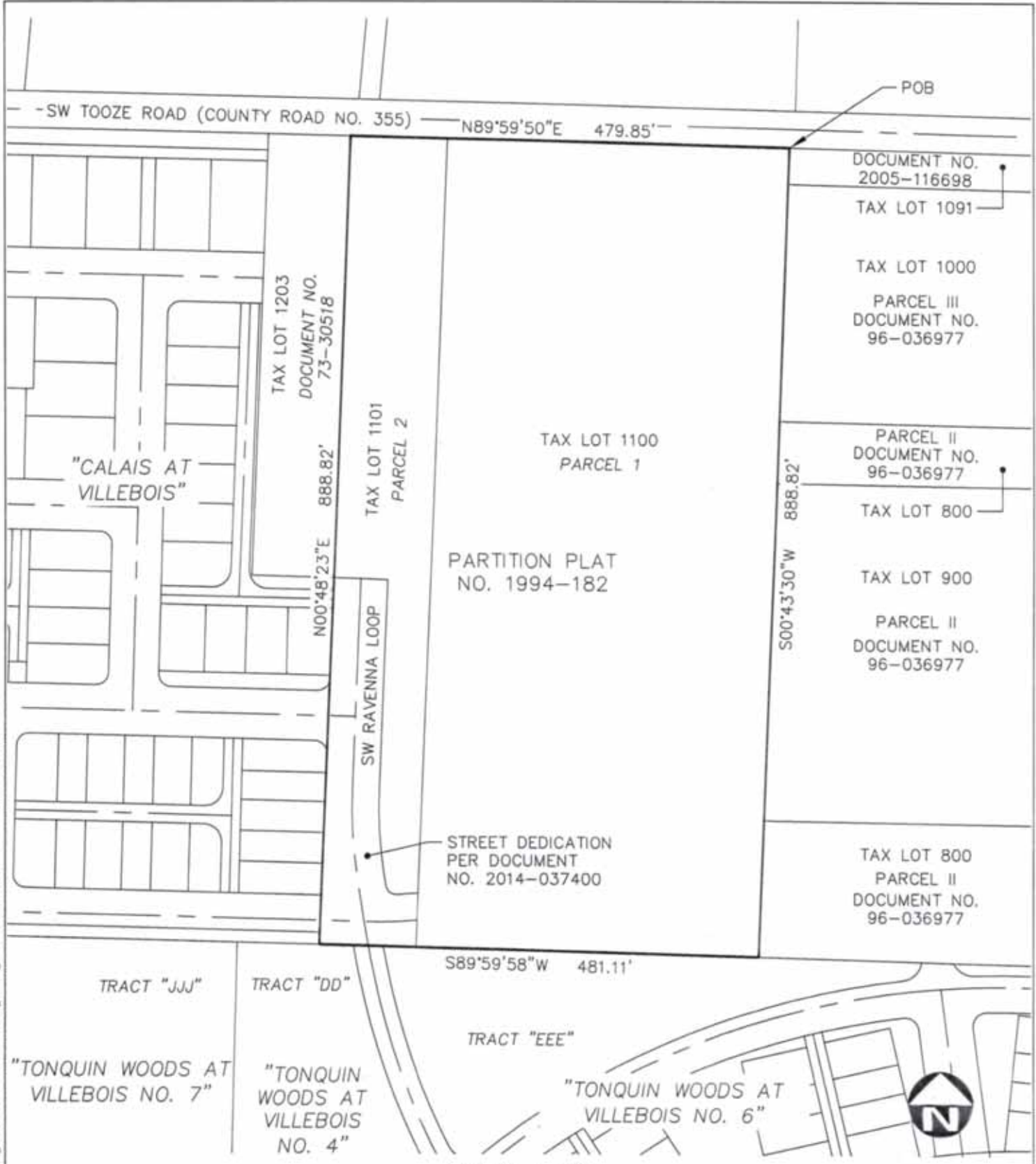


EXHIBIT "A"

DRAWN BY: BAA DATE: 10/10/2014  
 REVIEWED BY: TCJ DATE: 10/10/2014  
 PROJECT NO.: 103-005  
 SCALE: 1"=150'



12564 SW Main St  
 Tigard, OR 97223  
 [T] 503-941-9484  
 [F] 503-941-9485





EXHIBIT "A"

October 14, 2014

LEGAL DESCRIPTION

Job No. 103-005

A parcel of land owned by the City of Wilsonville per Document No. 2014-037149, Clackamas County Deed Records, being in the Northwest Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of Tract "L", plat of "Calais at Villebois";

thence along the northerly line of Tract "III", plat of "Tonquin Woods at Villebois No. 7" and its extension, North 88° 34'09" West, a distance of 77.14 feet to an angle point on the easterly Right-of-Way line of SW Grahams Ferry Road (County Road No. 13);

thence along said easterly Right-of-Way line, North 17° 14'42" East, a distance of 170.17 feet to an angle point on the westerly plat line of "Calais at Villebois";

thence along said westerly plat line, South 09° 12'39" East, a distance of 166.59 feet to the POINT OF BEGINNING.

Containing 6,315 square feet, more or less.

Basis of bearings being plat of "Calais at Villebois", Clackamas County Plat Records.

Draft will be finalized after upcoming recording of Tonquin Woods at Villebois No. 7 plat

10/14/14  
FOR REVIEW ONLY  
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAFT  
OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2015

Property Vested In:  
City of Wilsonville  
Section: 3S1W15  
Tax Lot: 1503



**Petition for Annexation to the City of Wilsonville**

The City of Wilsonville, as sole owner of certain real property legally described and shown in Attached Exhibit A on which no persons or electors reside, does hereby petition said property be annexed into the boundaries of the City of Wilsonville.

Signed on behalf of the City of Wilsonville, petitioner,


  
\_\_\_\_\_  
Bryan Cosgrove, City Manager  
Date 10/16/14



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RENEWS: 6/30/2015

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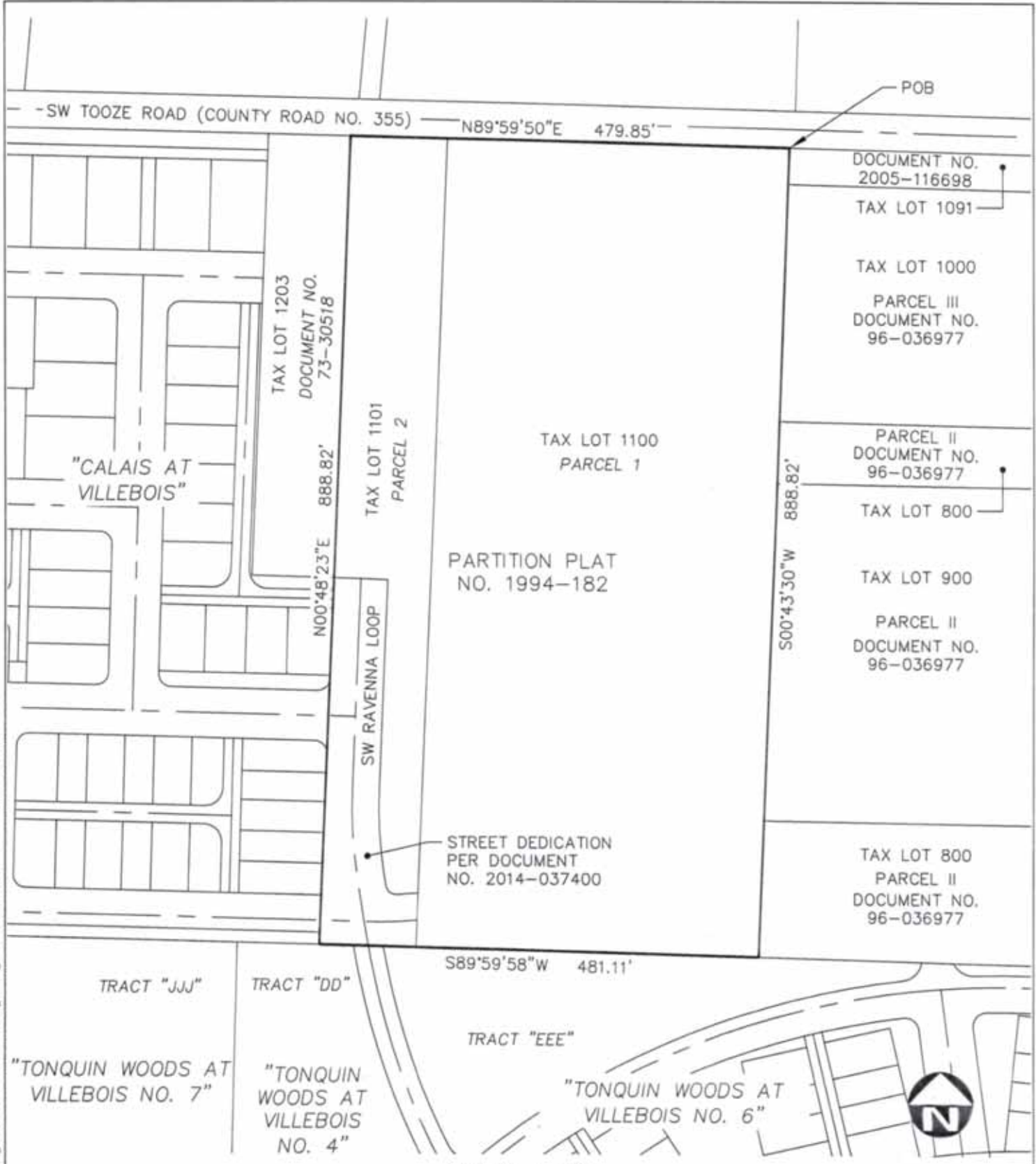


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DRAFT  
OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2015

Property Vested In:  
City of Wilsonville  
Section: 3S1W15  
Tax Lot: 1503



Ordinance No. 763 Attachment 3  
**STAFF REPORT**  
**WILSONVILLE PLANNING DIVISION**

*North Villebois City Properties Annexation*

**CITY COUNCIL**  
**QUASI-JUDICIAL PUBLIC HEARING**

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**HEARING DATE** December 1, 2014  
**DATE OF REPORT:** November 24, 2014

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**APPLICATION NOS.:** DB14-0064Annexation

**REQUEST/SUMMARY:** City Council is being asked to review a Quasi-judicial Annexation for City owned properties in the northwest portion of Villebois. No development is proposed concurrently with these applications.

**LOCATION:** Approximately 9.8 acres at 11650 SW Tooze Road and a small triangular approximately 6315 square foot property across Grahams Ferry Road from 28333 SW Grahams Ferry Road. Described as Tax Lots 1100, 1101, and 1503 (formerly 1591), Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, as depicted on the map below.

**OWNER/APPLICANT/PETITIONER:** City of Wilsonville

**COMPREHENSIVE PLAN MAP DESIGNATION:** Residential-Village

**ZONE MAP CLASSIFICATION (COUNTY):** RRFF5 (Rural Residential Farm Forest 5)

**STAFF REVIEWER:** Daniel Pauly AICP, Associate Planner

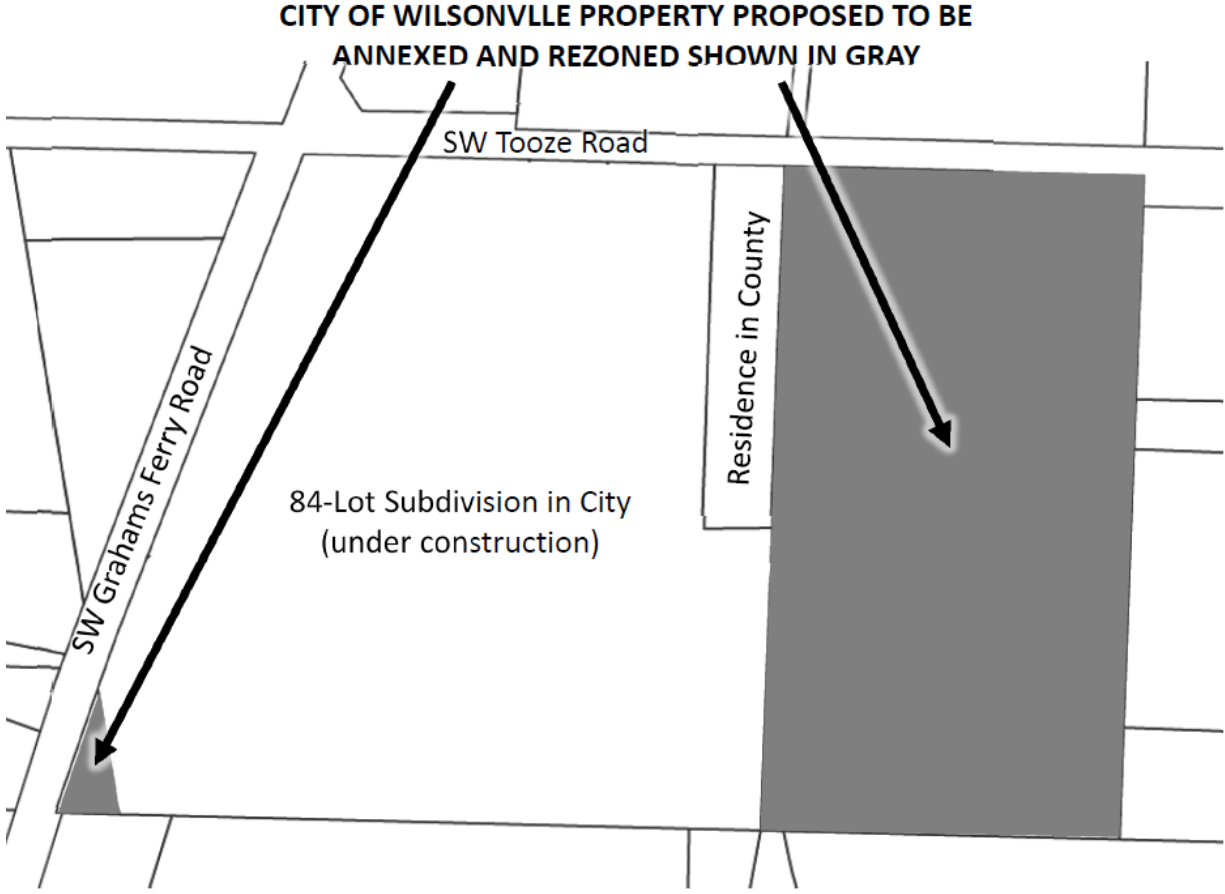
**STAFF RECOMMENDATIONS:** Annex the land as requested.

**APPLICABLE REVIEW CRITERIA**

<b><u>DEVELOPMENT CODE</u></b>	
Section 4.700	Annexation
<b><u>OTHER CITY PLANNING DOCUMENTS</u></b>	
Comprehensive Plan	
<b><u>REGIONAL AND STATE PLANNING DOCUMENTS</u></b>	
Metro Code Chapter 3.09	Local Government Boundary Changes
Metro Function Plan Titles 1,2,3,6 and 7	
ORS 222.111	Authority and Procedures for Annexation
ORS 222.125	Annexation by Consent of All Land Owners and Majority of Electors
ORS 222.170	Effect of Consent to Annexation by Territory



Vicinity Map
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**BACKGROUND/SUMMARY:**

**Annexation (DB14-0064)**

Of the land covered by the Villebois Village Master Plan only the properties just south of Tooze Road between Grahams Ferry Road and 110<sup>th</sup> Avenue remain outside the City. The City's Comprehensive Plan already designates these properties as "Residential-Village" in anticipation of annexation. Earlier in 2014 Polygon Homes petitioned for annexation of properties near the corner of Tooze Road and Grahams Ferry Road concurrent with a request to develop the property. The City wishes to now annex City owned property adjacent to the property annexed earlier this year.

## CONCLUSION AND CONDITIONS OF APPROVAL:

Staff and DRB have reviewed the petition and facts regarding the request and recommends the City Council approve the annexation (DB14-0064).

## FINDINGS OF FACT:

1. The statutory 120-day time limit applies to this application. The application was received on October 15, 2014. On October 15, 2014, staff conducted a completeness review within the statutorily allowed 30-day review period, and determined the application to be complete. The City must render a final decision for the request, including any appeals, by February 12, 2015.
2. Surrounding land uses are as follows:

### Tooze Road Properties

Compass Direction	Zone:	Existing Use:
North:	Clackamas County RRFF5	Tooze Road/ Rural Residential
East:	Clackamas Coun RRFF5	Vacant
South:	V	Vacant (Future Park)
West:	Clackamas County RRFF5/V	Single-family Residential (existing and under development)

### Grahams Ferry Road Property

Compass Direction	Zone:	Existing Use:
Northeast	V	Single-family Residential (under development)
South:	V	Vacant (Future Open Space)
West:	Clackamas County RRFF5	Grahams Ferry Road/Rural Residential

3. Prior land use actions include:

#### Legislative:

02PC06 - Villebois Village Concept Plan  
02PC07A - Villebois Comprehensive Plan Text  
02PC07C - Villebois Comprehensive Plan Map  
02PC07B - Villebois Village Master Plan  
02PC08 - Village Zone Text  
04PC02 – Adopted Villebois Village Master Plan  
LP-2005-02-00006 – Revised Villebois Village Master Plan

- LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)
- LP10-0001 – Amendment to Villebois Village Master Plan (School Relocation from SAP North to SAP East)
- LP13-0005 – Amendment to Villebois Village Master Plan (Future Study Area)

Quasi Judicial:

- DB07-0054 et seq – SAP-North
- DB07-0087 et seq – PDP-1N, Arbor at Villebois
- DB11-0024 et seq – PDP-1N Modification, SAP North Amendment Polygon NW
- DB12-0066 et seq – PDP-1N Modification, SAP North Amendment Polygon NW
- DB13-0020 et seq – PDP-2N, SAP North Amendment Polygon NW
- DB14-0009 et seq – PDP-3N, SAP North Amendment Polygon NW

- 4. 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.

<b>CONCLUSIONARY FINDINGS DB14-0064 ANNEXATION</b>
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**Comprehensive Plan**

***Annexation and Boundary Changes***

***Implementation Measure 2.2.1.a.***

- A1. **Review Criteria:** “Allow annexation when it is consistent with future planned public services and when a need is clearly demonstrated for immediate urban growth.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The required consistency is fulfilled by being consistent with the Villebois Village Master Plan. The Villebois Village Master Plan was created and approved to address the jobs-housing imbalance and population growth within the City of Wilsonville. The Master Plan shows single family residential land uses within the subject site. Therefore, as a portion of Villebois Village, the subject site addresses a demonstrated need for urban growth.

The Villebois Parks & Open Space Plan ensures adequate parks and open space opportunities, which include a range of experiences for residents and visitors. Chapter 4 of the Villebois Village Master Plan evaluates compliance of the planned sanitary sewer, storm drainage, and water systems with the City’s Wastewater Collections System Master Plan, Stormwater Master Plan, and Water System Master Plan. Chapter 5 of the Master Plan analyzes compliance of the Villebois circulation system with the City’s Transportation Systems Plan. The Master Plan includes implementation measures to ensure compliance with the City’s public facility master plans and Transportation Systems Plan.

### ***Implementation Measure 2.2.1.e.***

- A2. **Review Criteria:** “Changes in the City boundary will require adherence to the annexation procedures prescribed by State law and Metro standards. Amendments to the City limits shall be based on consideration of:” Listed 1 through 5.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The requirements are fulfilled by being consistent with the Villebois Village Master Plan, as further explained below in this finding, or by compliance with state and regional policies as found in other findings supporting this request.

*Orderly, Economic Provision of Public Facilities and Services:* The Villebois Village Master Plan set forth implementation measures to ensure the orderly and economic provision of public facilities and services for this area. Adjacent development in Villebois is bringing needed and adequately sized public facilities adjacent to or onto the subject properties.

*Availability of sufficient land for marketplace choice:* The availability of sufficient land was demonstrated by the adoption of the Villebois Village Master Plan, which plans for the development of the 480-acre Villebois Village area. At the time of Master Plan approval, Villebois Village was found to have a wide range of residential choices. Annexation of the subject area to the City will allow development to occur that is consistent with the Master Plan and that provides the anticipated housing choices.

*Encouraging Development within City Limits prior to UGB:* Adjacent areas in the City are being developed, and the subject land will either be developed concurrently or will be the next anticipated development in Villebois. No other land planned for single-family residential in the Villebois Village Master Plan remains that has not received preliminary approval and in the process of development.

### ***Compact Urban Development Implementation Measures***

#### ***Implementation Measure 4.1.6.a. and c.***

- A3. **Review Criteria:** “Development in the “Residential-Village” Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.”

“The “Village” Zone District shall be applied in all areas that carry the Residential – Village Plan Map Designation.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The subject site is included in the “Residential-Village” Comprehensive Plan Map Designation (Area B). This Implementation Measure establishes precedence for the “Village” Zone to be applied to the subject property area. An application for a Zone Map Amendment to apply the V Zone to the properties has been included. The site must be brought into City limits before the V zone can be applied.

## Development Code

### *Subsections 4.030 (.01) A, 11, 4.031 (.01) K, and 4.033 (.01) F. Authority to Review Annexation*

- A4. **Review Criteria:** These subsections prescribe the authority of the Planning Director to determine whether an annexation request is legislative or quasi-judicial, the DRB does the initial review of quasi-judicial annexation, and the City Council takes final local action of quasi-judicial annexation.  
**Finding:** These criteria are satisfied.  
**Explanation of Finding:** The subject annexation request has been determined to be quasi-judicial and is being reviewed by the DRB and City Council consistent with these subsections.

### *Section 4.700 Annexation*

- A5. **Review Criteria:** This section defines the criteria and process for annexation review within the City.  
**Finding:** These criteria are satisfied.  
**Explanation of Finding:** All the necessary materials defined by this section have been submitted for City review. The annexation is being considered quasi-judicial. Staff recommends the City Council, upon the DRB's recommendation, declare the subject property annexed.

## Metro Code

### *Chapter 3.09 Local Government Boundary Changes*

- A6. **Review Criteria:** This chapter establishes hearing, notice, and decision requirements as well as review criteria for local government boundary changes in the Metro region.  
**Finding:** These criteria are satisfied.  
**Explanation of Finding:** The request is within the UGB, meets the definition of a minor boundary change as an annexation to a city, satisfies the requirements for boundary change petitions as the property owner, there are no electors, has submitted a petition with the required information, is consistent with the Comprehensive Plan, Villebois Village Concept Plan, and Villebois Village Master Plan.

## Oregon Revised Statutes

### *ORS 222.111 Authority and Procedure for Annexation*

- A7. **Review Criteria:** ORS 222.111 establishes the authority and procedures for annexation by City's within the state of Oregon. The full text of the criteria is on pages 10-11 of the applicant's narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3).  
**Finding:** These criteria are satisfied.  
**Explanation of Finding:** The applicable requirements in state statute are met including the facts that subject property is within the UGB, is contiguous to the City, the request has been initiated by the property owner of the land being annexed, and there are no electors in the area to be annexed.

***ORS 222.120 Procedure Without Election by City Electors***

A8. **Review Criteria:** ORS 222.111 establishes the authority and procedures for annexation by City's within the state of Oregon.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** There is no City charter requirement for election for annexation, a public hearing process is being followed as defined in the Development Code, and the applicable requirements in state statute are met including the facts that the single owner of the subject properties are the petitioners and thus have consented in writing to annexation. There are no electors or residential dwellings within the territory to be annexed.

***ORS 222.125 Annexation by Consent of All Owners of Land and Majority of Electors***

A9. **Review Criteria:** "The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 (Procedure without election by city electors) when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation."

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The territory to be annexed is all owned by the City of Wilsonville, and the City, as the owner, has petitioned and consented to annexation in writing. There are no electors or residential dwellings within the territory to be annexed. However, a public hearing process is being followed as prescribed in the City's Development Code concurrent with a Zone Map Amendment request.

**Oregon Statewide Planning Goals**

***Goals 1, 2, 5, 6, 8, 9, 10, 11, 12, 13***

A10. **Review Criteria:** The goals include: citizen involvement, land use planning, natural resources and open spaces, air water and land resource quality, recreational needs, economic development, housing, public facilities and services, transportation, and energy conservation.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The area requested to be annexed will be developed consistent with the City's Comprehensive Plan and the Villebois Village Master Plan, both which have been found to meet the statewide planning goals.

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 292**

**A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF AN ANNEXATION AND ZONE MAP AMENDMENT FROM RURAL RESIDENTIAL FARM FOREST 5-ACRE (RRFF-5) TO VILLAGE (V) FOR CITY OWNED PROPERTIES ALONG TOOZE ROAD AND GRAHAMS FERRY ROAD NEAR THE NORTHWEST CORNER OF VILLEBOIS. THE SUBJECT SITE IS LOCATED ON TAX LOTS 1100, 1101 AND 1503 (FORMERLY 1591), OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. CITY OF WILSONVILLE- 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 November 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 November 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 of the City of Wilsonville does hereby adopt the staff report dated November 3, 2014 recommending to City Council approval of the Annexation and Zone Map Amendment Requests (DB14-0064 and DB14-0065) for:

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 10<sup>th</sup> day of November, 2014 and filed with the Planning Administrative Assistant on November 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