

RESOLUTION NO. 779

A RESOLUTION EXPRESSING THE WILSONVILLE CITY COUNCIL'S SUPPORT FOR AN URBAN GROWTH BOUNDARY AMENDMENT REQUESTED BY WEST COAST GROCERY FOR ABOUT 1.3 ACRES OF LAND IDENTIFIED AS TAX LOT 16100, T3S-R1W, SECTION 25, CLACKAMAS COUNTY, OREGON.

WHEREAS, Mr. Gordon E. Davis has prepared an application requesting an amendment to the Portland Metropolitan Area Urban Growth Boundary; and

WHEREAS, the City of Wilsonville can easily extend and provide all necessary utilities needed to service the subject parcel; and


WHEREAS, the subject property is located adjacent to the city's existing Urban Growth Boundary and, logically, would be best served by connection to city water, sewer and storm drainage to serve future development; and

WHEREAS, the City Council has carefully and fully reviewed West Coast Grocery's petition for a locational adjustment and finds it to be a compelling argument in favor of amending the Boundary.

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


1. That the City Council does hereby declare its support for and recommends that the Metro Council approve the West Coast Grocery's request for a locational adjustment to the Portland Metropolitan Area Urban Growth Boundary.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 16th day of July, 1990, and filed with the Wilsonville City Recorder this same date.



JOHN M. LUDLOW, Mayor

ATTEST:


VERA A. ROJAS, CMC, City Recorder

SUMMARY of Votes:

Mayor Ludlow	<u>AYE</u>
Councilor Edwards	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Clarke	<u>AYE</u>
Councilor Dant	<u>AYE</u>

Request for Comment from Service Provider

(Part I to be completed by petitioner and submitted to each service provider listed on "Summary of Requests for Comments from Service Providers." Part II to be completed by the service provider and returned to Land Use Coordinator, Metropolitan Service District, 2000 S.W. 1st Avenue, Portland, Oregon 97201-5398)

Part I

To: CITY OF WILSONVILLE
Name of Service Provider

From: WEST COAST GROCERY
Name of Petitioner

Attached is a copy of a petition for a locational adjustment to Metro's Urban Growth Boundary (UGB). Please review this petition and submit your comments on it to Metro as soon as possible, but NO LATER THAN JULY 23, 1990.

In general, land placed inside the UGB will develop to a residential density of at least four units a net acre or for urban commercial or industrial use, as determined by local zoning. Land outside the UGB cannot be served by sewer, and generally, cannot be developed at more than one unit to the net acre. In reviewing this petition, please consider: (1) whether its approval would make it easier (less expensive) or harder (more expensive) to serve other, adjacent areas for which service is planned or expected; and (2) how easy or difficult it would be to extend your service to the area included in the petition if the petition were approved.

Thank you for your help. Please call the Land Use Coordinator, at Metro, 221-1646, if you have any questions.

Part II

I have reviewed the attached petition for a locational adjustment to Metro's UGB and I:

Support Approval

Oppose Approval

Have No Comment

Support with Conditions

Comments and explanation (explain any conditions)

(Attach additional pages if needed.)

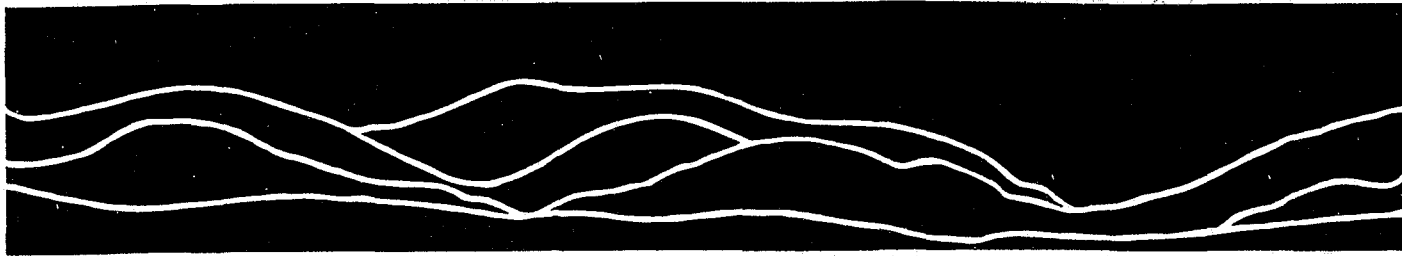
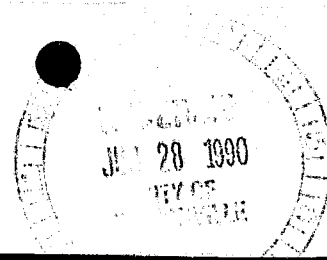
Signed John M. Sullivan

Date July 16, 1990

Title Mayor

GORDON E. DAVIS

1020 TAYLOR BUILDING, SUITE 555
POST OFFICE BOX 8774
PORTLAND, OREGON 97207
503-248-1185



PROPERTY DEVELOPMENT SERVICES
PUBLIC AFFAIRS CONSULTING
STRATEGIC PLANNING

June 26, 1990

City of Wilsonville
3000 Town Center Loop
Wilsonville, Oregon 97070

Attention: Wayne Sorrenson

RE: Urban Growth Boundary Amendment
1.3 acres - Wilsonville Area

Greetings:

Enclosed you will find a complete application for an amendment to the Urban Growth Boundary for a 1.3 acre parcel in the Charbonneau area of Wilsonville area.

Also attached to this letter is a Request for Comment from Service Provider. Your response to this request must be to the Metro offices no later than July 23rd.

I believe the request is self explanatory. However, if you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Gordon E. Davis", written over a horizontal line.

Gordon E. Davis

GORDON E. DAVIS

1020 TAYLOR BUILDING, SUITE 555
POST OFFICE BOX 8774
PORTLAND, OREGON 97207
503-248-1185

PROPERTY DEVELOPMENT SERVICES
PUBLIC AFFAIRS CONSULTING
STRATEGIC PLANNING

June 27, 1990

Metro
2000 SW 1st Avenue
Portland, Oregon 97201

Attention: Ethan Seltzer

RE: Urban Growth Boundary Amendment
1.3 acres - Wilsonville Area

Greetings:

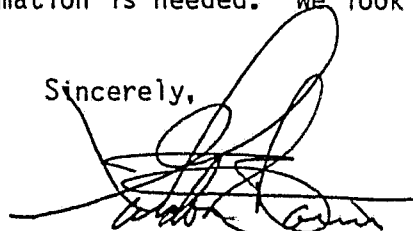
Enclosed you will find a complete application for an amendment to the Urban Growth Boundary for a 1.3 acre parcel in the Charbonneau area of Wilsonville area. This amendment petition is submitted on behalf of West Coast Grocery from Salem, Oregon.

Enclosed with this letter are the following:

1. The petition
2. A list of adjacent property owners
3. A narrative describing the property and circumstances and addressing the criteria for a locational adjustment to the UGB
4. Copies of the Request for Comment from Service Providers sent to those agencies
5. Tax Maps of the property and the surrounding area
6. A check for \$2300

As you have an opportunity to review this material, please do not hesitate to call if you have questions, or if additional information is needed. We look forward to your response.

Sincerely,



Gordon E. Davis, for
West Coast Grocery

Petition for Locational Adjustment to
Metro's Urban Growth Boundary (UGB) (check one):

addition removal

Note: To add land in one location and remove land in another, please complete one form for the addition and another for the removal.

1. a. Petitioner's name and address:

WEST COAST GROCERY
P.O. BOX 12909
SALEM, OR 97309
Phone number: 588-3426

b. Contact person, if other than petitioner (consultant or attorney) or if petitioner is a local government:

GORDON DAVIS - CONSULTANT
P.O. BOX 8774
PORTLAND, OR 97207
Phone number: 248-1185

2. What is petitioner's interest in the property:

- Property Owner
 Contract Buyer
 Option to buy
 Other legal interest (Specify: _____)
 Local government

3. County in which property is located: CLACKAMAS

4. If the locational adjustment requested were approved, would you seek annexation to (or de-annexation from) a city?

Yes, the City of WILSONVILLE
 No

5. Description of properties included in the petition (list each lot individually and attach a copy of the appropriate tax assessor's map(s)):

a. Legal Description
(Township, Range, Section, Lot): T3S, R1W, SECTION 25, T.L. 16100 (1.3 ACRES)

- b. Acres: 1.3
- c. Owner's Name & Address (Mark "Same" if same as petitioner): **FAY & ELWIN KEIL
657 N. CEDAR
CANBY, OR 97013**
- d. Improvements on property (e.g., none, one single family dwelling, barn, gas station, etc.): **NONE**

Attach additional sheets as needed.

6. a. What sewerage facilities currently serve the property?

- None, all land is vacant
- Package sewage treatment plant
- Sewer Line to public system
- Septic Tank

b. If septic tanks, have any septic tanks in the area failed?

- Yes, (Explain: _____)
- No

7. How close is the nearest sewer trunk? **1000 FEET EAST**

8. a. Are additional sewer trunks for the area planned?

- Yes No

b. If yes, how close to the property would planned sewer lines run? **ADJACENT**

9. How is water provided to the property?

- Private Well
- inch water line provided by _____ (city or water district)
- No water provided

10. How close is the nearest water main? 1000 FEET EAST

11. a. Are additional water mains for the area planned?

Yes No

b. How close to the property would planned water lines run? ADJACENT

12. Are there any natural or man-made boundaries to development running along or near your property (rivers, cliffs, etc.)?

Yes (Describe: I-5 RIGHTS-OF-WAY (NO ACCESS) IS ON THE WESTERN BOUNDARY OF PROPERTY)

Mark location on assessor's map or attach other map or photo.

No

13. What is the current local plan designation of the property? RURAL (CLACKAMAS CO.); COMMERCIAL (WILSONVILLE)

14. What is the current local zoning designation? RRFF-5

15. Does the comprehensive plan identify any natural hazards in this area?

Yes (Describe and explain applicable comprehensive plan policies: _____)

No

16. Does the comprehensive plan identify any natural or historic resources in this area?

Yes (Describe resources and explain applicable plan policies: _____)

17. How do you plan to develop the property if your petition is approved?

IT WILL BE COMBINED WITH THE ADJACENT PARCEL (T.I.L.) & DEVELOPED FOR COMMERCIAL USE. PRESENTLY THE PROPERTY CANNOT BE USED FOR ANY PURPOSE SINCE IT HAS NO LEGAL ACCESS

18. On a separate sheet of paper, please discuss how approval of your petition would comply with each of the applicable standards from the Metro Code (attached green sheets). Only petitions found consistent with these standards may be approved. Metro staff will use the information received from

this petition, the local government, and other sources as needed, to prepare a list of questions for the Hearings Officer on whether these standards have been met. You and other parties may then submit any additional testimony in support of or opposition to the petition at the hearing. The Hearings Officer will then weigh the testimony received and submit the findings and recommendations to the Metro Council for action.

18. Petitioners Signatures

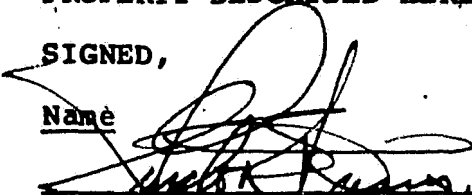
I/WE THE UNDERSIGNED HEREBY PETITION THE METROPOLITAN SERVICE DISTRICT TO ADD TO/REMOVE FROM THE URBAN GROWTH BOUNDARY THE PROPERTY DESCRIBED HEREIN.

SIGNED,

Name

Tax Lot

Date


AGENT
FOR WEST COAST GROCERY

16100

6/26/90

JH/gl
2383B/223
05/07/87

CLACKAMAS COUNTY

JESSE BOON NO. 42
GEORGE CURRY NO. 43

1" = 400'

SEE MAP 3 IW 23

CANCELLED

- 2801
- 3001
- 1700T1
- 702
- 700
- 101
- 3400
- 100
- 200

WILLAMETTE RIVER

SEE MAP 3 IW 23CC

RRFF-5

NE COR
Jesse Boon
DLC 42
SEE MAP
3 IW 23DC

N.W. COR.
GEORGE L. CURRY
D.L.C. NO. 43
NECORDLNO4

INTERSTATE HWY. NO. 5

23	24
25500	
26	25

Property

86-06

86-18

25100

SEE MAP 3 IW 25

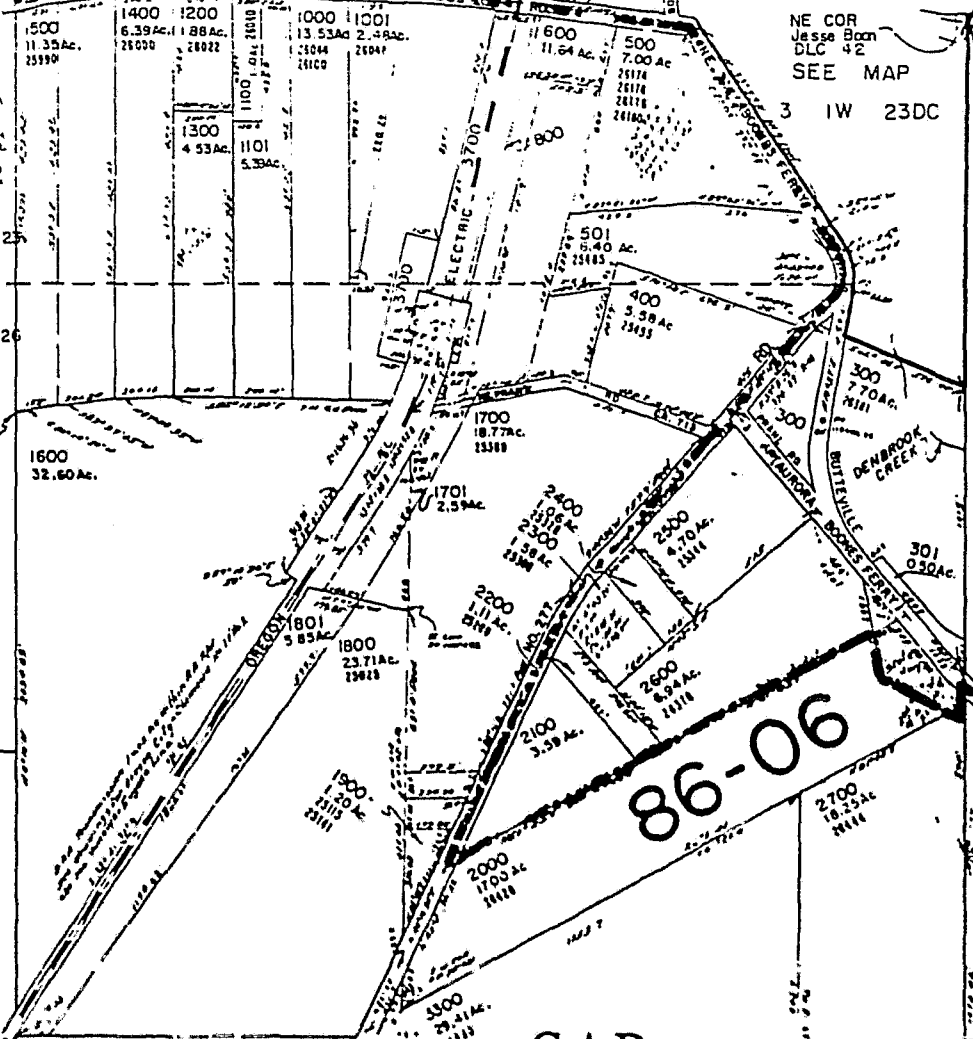
SUTTEVILLE

22

23

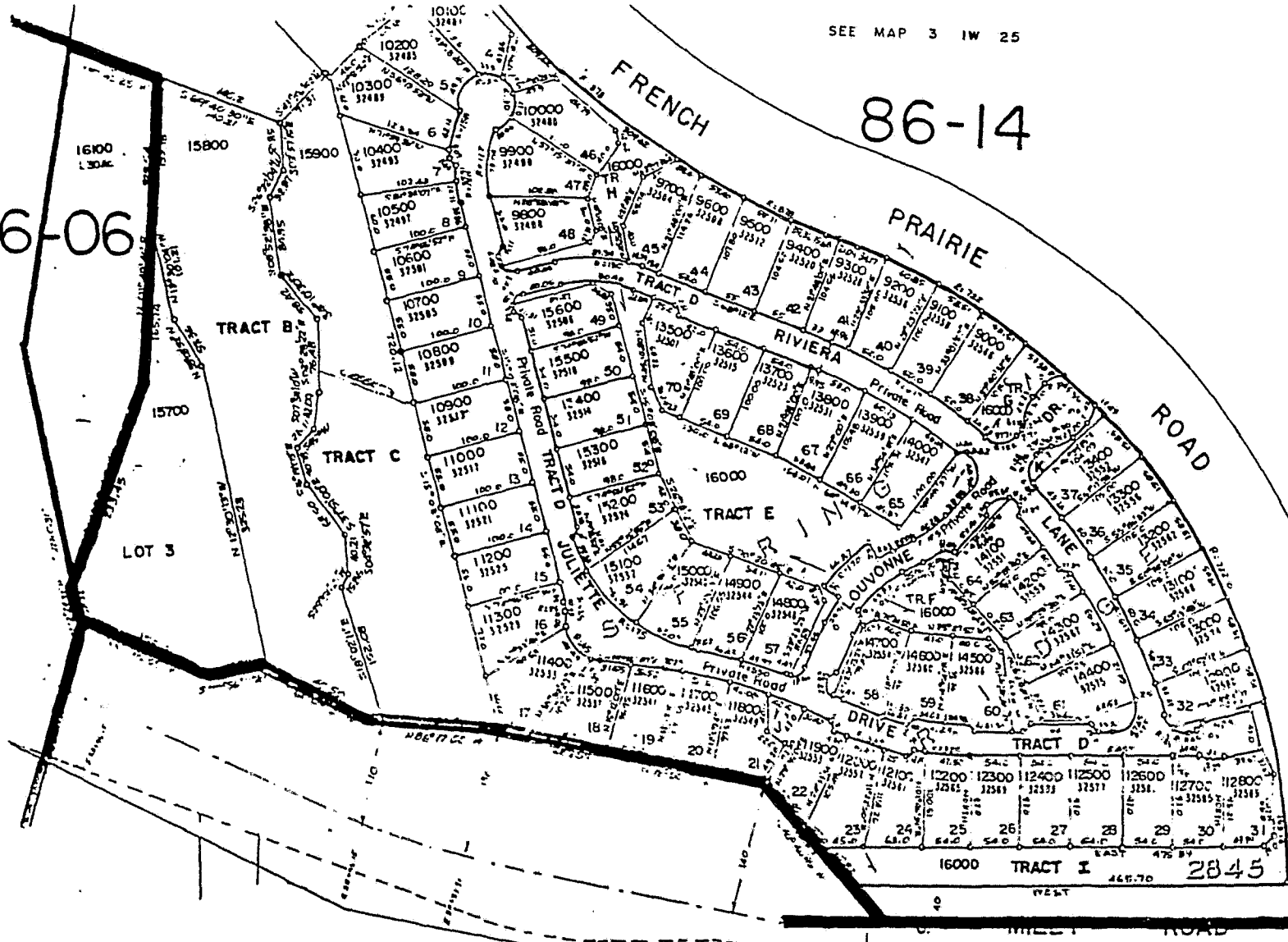
27

26



86-06

MAP 3 IW 26



SEE MAP 3 IW 25

86-14

SEE MAP 3 IW 26

SEE MAP 3 IW 25

WIL
SUPP

APPLICATION FOR LOCATIONAL ADJUSTMENT
TO THE PORTLAND METROPOLITAN AREA
URBAN GROWTH BOUNDARY

Submitted by West Coast Grocery
July 1990

The Request

This application is made by West Coast Grocery to amend the Portland Metropolitan Area Urban Growth Boundary to include a 1.3-acre parcel of land (T3S, R1W, Section 25, TL 16100).

The Property

The property is located generally in the northeast quadrant of the intersection of Interstate 5 and Miley Road. The west and southwestern boundary of the property is the rights-of-way for Interstate 5. The north, east and southeastern boundary of the property is the Urban Growth Boundary and the Wilsonville city limit. Properties to the north and east of the property are inside the City of Wilsonville and part of the Charbonneau community.

Along a portion of the eastern and southeastern boundary of the property is Tax Lot 15700. This property is inside the City of Wilsonville and the Urban Growth Boundary, is designated Commercial and is generally developable. Presently, the property is undeveloped, with one home situated on its approximately 1.5 acres.

To the north and east of the applicant's property are Tax Lots 20800 and 15800, which, along with Tax Lot 15900, constitute a series of open-space tracts within the Charbonneau development. A small creek runs through these tracts, ultimately draining into the Willamette River.

The applicant's property has no legal public access except potentially from the on-ramp to Interstate 5. However, the Oregon Department of Transportation prohibits such access to private property from its facilities. Therefore, legal access to the applicant's property must be obtained through the open-space tracts to the north and east or through Tax Lot 15700 to the southeast.

Physically, the property is part of a ridge which is common to both Tax Lots 16100 and 15700. The high point of the ridge is at the southernmost portion of the property, where the elevation is approximately 125 feet. The property slopes gradually downward to the north to an elevation of approximately 103 feet, where it then quickly drops to an elevation of approximately 84 feet. This northernmost portion of the property is part of the lower lands adjacent to the open space and drainage way of Tax Lots 20800, 15800 and 15900.

The only significant vegetation on the property is at its northern end, adjacent to the open-space area and drainage way. The soils on the property are rated Class I in agricultural capability.

Plan and Zoning Designations

In consultation with Metro staff, a determination was made that this property is not inside the adopted Portland Metropolitan Area Urban Growth Boundary. That boundary and the City of Wilsonville's jurisdictional boundary lie on the property's north, east and southeastern boundary. The property is in Clackamas County.

The property is presently designated Rural on the Clackamas County Comprehensive Plan and is zoned Rural Residential Farm/Forest-5 Acres (RRFF-5).

The City of Wilsonville Comprehensive Plan map, originally adopted in 1980 and amended on May 3, 1982, shows the property inside the Metropolitan Area Urban Growth Boundary and designates the property as Commercial, consistent with the designation for Tax Lot 15700 to the southeast. The City of Wilsonville's official zoning map presently shows the property inside the Portland Metropolitan Area Urban Growth Boundary but outside the City, in Clackamas County.

The property is clearly identified on County Assessor's maps, but research through the Clackamas County Assessor's Office failed to discover any active tax file on the property. The property is presently owned by Fay and Elwin Keil of Canby, Oregon. West Coast Grocery, Salem, Oregon, has entered into an option to buy this property from the Keils.

None of the County, City or Metro staff contacted with regard to this current petition were either present during the City's adoption of their Comprehensive Plan nor recall this particular property being the subject of any specific discussions during that time. It is clear from discussions with the various interested parties that until today, there have been several interpretations of the exact status of this property, particularly with regard to the location of the Urban Growth Boundary and its official status on the City of Wilsonville's Comprehensive Plan. On the basis of the City's plan and zone maps, even the Keils were unaware of the potential conflict with the location of the Urban Growth Boundary.

Only this one tax lot of 1.3 acres is outside the Urban Growth Boundary in the area that is north of Miley Road, east of the I-5 corridor and west of Charbonneau. All access and utilities must be obtained through Charbonneau.

Public Services

Water/Sanitary Sewer

Neither the applicant's property (Tax Lot 16100) nor the adjacent property (Tax Lot 15700) is presently served by municipal water or sanitary sewer. In order to provide service to Tax Lot 15700, which is inside the City of Wilsonville and inside the Urban Growth Boundary, public water and sanitary sewer must be provided through the water and sanitary systems in Charbonneau. The nearest location for both water and sewer is the intersection of French Prairie Road and Miley Road, approximately 1,000 feet east of the applicant's property and Tax Lot 15700. In order to provide water and sewer service to the applicant's property, that service would have to be brought through Tax Lot 15700.

Drainage

Management of storm drainage is the responsibility of the City of Wilsonville. The adjacent open-space tracts (Tax Lots 20800, 15800 and 15900) are restricted open-space tracts and contain a small drainage way that ultimately drains into the Willamette River. The applicant's property and the adjacent urban property will both discharge their site drainage into the open-space tracts and drainage way.

Other Public Services

Fire services are provided by the Tualatin Valley Fire and Rescue District, which provides service to all of the Charbonneau area. Schools are under the jurisdiction of the Canby Union High School District. Police services are provided by the Clackamas County Sheriff, who presently has responsibility to serve the applicant's property and provides additional service to the Charbonneau area through a contract with the City of Wilsonville.

Access

The applicant's parcel is "landlocked," with no legal public access to any public rights-of-way and no easements through any of the adjacent private properties. While the property is immediately adjacent to the right-of-way for Interstate 5, the Oregon Department of Transportation prohibits access to Interstate 5 from private properties.

The adjacent open-space tracts (TL 20800, 15800 and 15900) are restricted, prohibiting any access other than for purposes of maintenance of the open space and drainage way. The applicant's parcel can only be served with legal public access if the owner of Tax Lot 15700, adjacent to the applicant's parcel, will grant such access. The applicant has entered into negotiations with the owner of Tax Lot 15700 to purchase that property for the purpose of developing it in conjunction with the applicant's parcel.

The applicant's property cannot be served by public access except through properties already inside the Urban Growth Boundary.

Standards for Approval of Locational Adjustments

Section 3.01.040 sets out the standards which must be addressed in order to approve a petition for a locational adjustment to the Metropolitan Area Urban Growth Boundary. The following sections address these standards as they relate to the applicant's petition.

1. Orderly and economic provision of public facilities and services. A locational adjustment shall result in a net improvement in the efficiency of public facilities and services, including but not limited to water, sewerage, storm drainage, transportation, fire protection and schools in the adjoining areas within the UGB; and any area to be added must be capable of being served in an orderly and economical fashion.

Comment: The property is already served with school, fire and police services which are consistent with the services provided to properties adjacent to and inside the Urban Growth Boundary. Storm drainage can be

provided directly adjacent to the property consistent with storm drainage from properties inside the Urban Growth Boundary. Public water and sanitary sewer is presently not available either to the applicant's property or to the adjacent property (Tax Lot 15700), which is inside the Urban Growth Boundary. Provision of water and sewer service to the adjacent property inside the Urban Growth Boundary will require an extension of those facilities from their present location approximately 1,000 feet east of Tax Lot 15700. Water and sewer service to the applicant's property would utilize those same facilities.

Transportation access to the applicant's property from an adjacent public rights-of-way cannot be provided except through adjacent property inside the Urban Growth Boundary. Even to use the property under its present County Rural designation, access must be obtained from the adjacent property inside the Urban Growth Boundary. No such access presently exists and would need to be negotiated with and/or provided by the owner of the adjacent property. The applicant intends to purchase the adjacent property and combine it with the applicant's parcel after approval of the Urban Growth Boundary amendment and annexation to the City of Wilsonville so that a single development can take place on both properties. At such time, urban services can be made available to serve both the applicant's property and the adjacent property inside the Urban Growth Boundary.

2. Maximum efficiency of land uses. Considerations shall include existing development densities on the area included within the amendment and whether the amendment would facilitate needed development on adjacent existing urban land.

Comment: This 1.3-acre parcel of land is completely surrounded by either the Interstate 5 corridor or land which is inside the Urban Growth Boundary. Of those lands which are immediately adjacent to the applicant's parcel and are inside the Urban Growth Boundary, only one parcel (Tax Lot 15700) is developable. According to the City's Comprehensive Plan and zoning, Tax Lot 15700 will be developed for commercial purposes. While the applicant's property does not meet the minimum size standards of the RRFF-5 zone (five-acre minimum) as an existing lot of record, uses allowed within that zone would presumably be allowed on the applicant's property. However, since there is no legal access, no use can be made of the property. To use the property for any purpose, access would have to be obtained from the adjacent property (Tax Lot 15700), which is designated in the City's Comprehensive Plan and zoned for commercial development. Generally, the substandard size of the applicant's property does not provide for an efficient or effective utilization of the property under its present zoning even if access could be provided and certainly would be generally incompatible with the commercial development of the adjacent property inside the Urban Growth Boundary.

Since the applicant's property is the only piece of land outside the Urban Growth Boundary in this area and is completely surrounded by either urban lands or a major transportation corridor, inclusion of the applicant's property inside the Urban Growth Boundary will allow an efficient and effective utilization of that land and the adjacent remaining undeveloped parcel.

3. Environmental, energy, economic and social consequences.

Comment: The property is presently unused. While the soils of the property are generally Class I in agricultural capability, only the southern approximately one acre of the property is flat enough for any reasonable use. The northern portion of the property is part of the drainage area and contains soils which are generally wet and would be unsuited for any type of urban or rural development. The property is not listed on either the City's or the County's inventory of Goal 5 resources. However, including this property in the Urban Growth Boundary could be considered a conflicting use if such resources did exist. Therefore, the following materials evaluate the environmental, energy, economic and social consequences of including the property inside the Urban Growth Boundary.

Environmental Impacts on the Resource Site

Inclusion of the property in the Urban Growth Boundary will allow it to be developed for urban uses. It is the applicant's intent to combine this property with the adjacent property and develop a single commercial project. It is anticipated that the City's development standards will require that an additional open-space tract be created in the northernmost portion of the property similar to that of Tax Lots 20800, 15800 and 15900. This tract would function as part of the overall open space and drainage system of the immediately adjacent properties, thereby protecting the resource characteristics of that drainage way and open-space area.

Including the property inside the Urban Growth Boundary will allow it to be developed for urban purposes and will restrict its use for agricultural purposes consistent with its agricultural capability rating. However, since the property presently has no legal access, it cannot be used for agricultural purposes. In addition, any utilization of the property for agricultural purposes would have to be done with access provided through the adjacent property inside the Urban Growth Boundary. That property is designated for commercial development. The present agricultural resource of the site is unused and would be generally incompatible with the urban development of the adjacent property both in terms of access and activity.

No other resources exist on the site which would be impacted by the addition of this property to the Metropolitan Urban Area.

Environmental Impacts on Conflicting Use

No direct consequences can be identified on the conflicting use.

Energy Impacts on Resource Site

No direct energy impact consequences can be identified on the resource site.

Energy Impacts on Conflicting Use

Amending the Urban Growth Boundary to include the applicant's parcel and its annexation to the City of Wilsonville and designation as Commercial will allow the property to be developed with Tax Lot 15700 for commercial

purposes. Tax Lot 15700 is a relatively irregularly shaped property which, on its own, would be inefficiently used for commercial development. The result would be a relatively small amount of commercial activity in an area of the city generally devoid of any commercial services. Inclusion of the applicant's property with the adjacent property for development purposes will allow a commercial development of between 2 and 2½ acres. Such a commercial development will provide between 15,000 and 20,000 square feet of commercial services, making it possible for residents of the Charbonneau community to obtain those services efficiently and effectively. Otherwise, those services are only available to the north in the City of Wilsonville proper or communities further north.

The City of Wilsonville's Comprehensive Plan designates the applicant's property for commercial purposes. While it has now become clear that the designation was done without recognition of the actual location of the Urban Growth Boundary, it is also nonetheless clear that the City of Wilsonville envisioned, since the adoption of its Comprehensive Plan, that this property would be utilized for commercial purposes. Wilsonville's plan clearly anticipated the need for this level of commercial services in order to provide adequate services to the residents of the Charbonneau area. Without this amendment, Charbonneau residents will be forced to find those services more distant and thereby utilize more energy resources in doing so.

Economic Impacts on Resource Site

Amending the Urban Growth Boundary to include the applicant's property will result in the loss of approximately one acre of Class I agricultural lands. Presently, however, the land is unused for any purpose. In addition, no legal access exists to serve the land for either urban or rural purposes. Therefore, no viable agricultural crops can be grown on the land as it presently exists. There are no economic consequences to the resource site by amending the Urban Growth Boundary to include this property.

Economic Impacts on the Conflicting Use

Even after amending the Urban Growth Boundary to include the applicant's property, the property will still not have legal access. Development of the property for urban uses depends upon obtaining that access, which can only be obtained through the adjacent urban property (Tax Lot 15700). Utilization of the applicant's property for any purpose in either the rural or urban classification depends on obtaining its access through the immediately adjacent urban property. Even with that access, development for rural purposes would be generally incompatible with development of the adjacent urban property for commercial purposes. Therefore, inclusion of the property in the Urban Growth Boundary will allow its development with the adjacent property, providing both access and efficient commercial development for both properties. The economic benefit to the property and the community will be enhanced substantially by a more effective and efficient combined commercial development of both of these properties.

Social Impacts on the Resource Site

The property is not now used for any purpose. It remains as undeveloped, vacant land. To the extent that the property serves a social value as open space, inclusion of the property inside the Urban Growth Boundary will result in its urban development and will eliminate some or all of that value. However, the City's development standards will ensure that the northernmost portion of the property is likely to be included in an open-space tract consistent with the adjacent open-space tracts which surround the small drainage creek. Therefore, the open-space corridor of the adjacent properties will be maintained, thereby ensuring the value of that open space for the surrounding properties. There are no other identifiable social consequences of including this property inside the Urban Growth Boundary.

Social Impacts on the Conflicting Use

Including this property in the urban area will allow it to obtain its access through the immediately adjacent urban property. That access will allow the property to be developed alone or in combination with the adjacent property. It is anticipated, based on the City of Wilsonville's 1983 Comprehensive Plan map, which shows this property as Commercial, that after the amendment of the Urban Growth Boundary and annexation into the City, its Comprehensive Plan will be once again amended to reflect a commercial use of the property. Development of this property for commercial purposes, particularly in concert with the adjacent urban land, will provide for needed commercial services within the Charbonneau area. The planning principles embodied in the City of Wilsonville's adopted Comprehensive Plan clearly identify the need for those services within this area. The effective utilization of urban lands requires the provision of adequate urban services, including commercial services, to ensure that the full range of community needs are met. Without including this property in the Urban Growth Boundary, less than full urban services, particularly commercial services, will be made available to the Charbonneau area. The positive social consequences of including this property in the Urban Growth Boundary, therefore, will be to ensure the full development of this portion of Wilsonville's urban area.

4. Retention of agricultural land.

- (a) When a petition includes land with Class I through IV soils designated in the applicable comprehensive plan for farm or forest use consistent with the requirements of LCDC Goals No. 3 or 4, the petition shall not be approved unless it is demonstrated that other criteria are met.

Comment: While the County's zoning designation of RRFF-5 allows utilization of the property for agricultural and forest purposes, the County's Comprehensive Plan designates the property as Rural. The Rural designation is not one of the County's Farm or Forest Use designations consistent with the requirements of LCDC Goals No. 3 or 4.

5. Compatibility of proposed urban uses with nearby agricultural activities.

Comment: The property is surrounded by urban land or the transportation corridor of Interstate 5. None of the surrounding properties is presently used for agricultural purposes, nor are they designated on the City of Wilsonville's Comprehensive Plan for such use. Inclusion of this property inside the Urban Growth Boundary and its subsequent development for commercial purposes with the adjacent property will not conflict with any agricultural activities within the surrounding area.

GED:rpb