

PDP 3 North "Calais at Villebois"

Annexation, Preliminary Development Plan, Tentative Plat, Zone Change, Tree Removal Plan, & Final Development Plan

Submitted to City of Wilsonville, Oregon

January 31, 2014

POLYGON NORTHWEST COMPANY





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SECTION I) GENERAL INFORMATION

INTRODUCTORY NARRATIVE PDP 3 NORTH

INCLUDING: ANNEXATION, PRELIMINARY DEVELOPMENT PLAN, TENTATIVE PLAT, ZONE CHANGE AND FINAL DEVELOPMENT PLAN

SECTION IA

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I. GENERAL INFORMATION

Applicant:

Polygon Northwest Company

109 E. 13th Avenue Vancouver, WA 98660 Tel: 503.221.1920 Fax: 360.693.4442 Contact: Fred Gast

Property Owners:

Villebois, LLC

1022 SW Salmon Street, Ste 450

Portland, Oregon 97205 Contact: Wayne Rembold (Tax Lots 1200 & 1205)

Charles & Carolyn Taber 11800 SW Tooze Road Wilsonville, Oregon 97070

(Tax Lots 1202)

Design Team:

Primary Contact:

Stacy Connery

Pacific Community Design, Inc.

Tel: 503.941.9484 Fax: 503.941.9485

Email: stacy@pacific-community.com

Process Planner/Civil Engineer/Surveyor:

Pacific Community Design, Inc.

12564 SW Main Street Tigard, Oregon 97223 Tel: 503.941.9484 Fax: 503.941.9485

Contact:

Stacy Connery, AICP

Jim Lange, PE Patrick Espinosa, PE Travis Jansen, PLS/PE

Landscape Architect:

Otten Landscape Architects, Inc.

3933 SW Kelly Ave., Suite B Portland, Oregon 97239 Tel: 503.972.0311

Contact:

Janet Otten, ASLA Kristina Durant Arborist:

Morgan Holen & Associates, LLC

3 Monroe Parkway, Suite P 220 Lake Oswego, Oregon 97035

Tel: 971.409.9354

Contact:

Morgan Holen

Environmental Consultant:

SWCA

1220 SW Morrison Street, Ste. 700

Portland, OR 97205 Tel: (503) 224-0333

Contact:

Stacy Benjamin

Site and Proposal Information:

Site:

TL 1200, 1202 & 1205, Map 3 1W 15

(Note: Additional area within Tax Lot 2995 is

included with FPD)

Size:

15.16 acres

Comprehensive Plan

Designation:

Residential - Village (R-V)

Existing Zoning:

Clackamas County Rural Residential Farm Forest 5-

Acre (RRFF-5)

Proposed Zoning:

Village (V)

Specific Area Plan:

SAP - North

Proposal:

Annexation

Preliminary Development Plan

Tentative Plat

Zone Change to Village (V)

Tree Removal Plan

Final Development Plan (includes Child Play area

deferred with PDP 2N)

Unit Count:

84 dwelling units

Net Residential Density:

9.72 units/net acre

Project Name:

"Calais at Villebois"

II. REQUEST

This is an application for PDP 3 North. A concurrent amendment to SAP North has been submitted, which addresses phasing and the addition of information for Phase 3. This PDP application is submitted in conformance with SAP North, as amended to include Phase 3.

This request includes six (6) applications for Phase 3 of Specific Area Plan - North as follows:

- · Annexation Notebook Section II
- Preliminary Development Plan (PDP 3N) Notebook Section III
- · Tentative Plat (PDP 3N) Notebook Section IV
- Zone Change to Village (V) for PDP 3N area Notebook Section V
- · Tree Removal Plan for PDP 3N area Notebook Section VI
- Final Development Plan for PDP 3N area Notebook Section VII

The applications are arranged in the order that approval should be granted based upon provisions in the development code. Each application is placed in a separate section within the Notebook labeled Sections II through VII respectively, with all supporting documentation needed for that application placed in the appropriate subsection.

The attached Supporting Compliance Reports (see Sections IIA, IIIA, IVA, VA, VIA, and VIIA), in conjunction with the attached plan sheets and other exhibits, demonstrate compliance with the applicable review criteria.

III. PROPOSED ANNEXATION & ZONE CHANGE

The subject site is a part of Villebois Village and is intended to be developed under the guidance of the Villebois Village Master Plan and the Village zone. The site must be annexed in order for that to occur. The site is currently within Clackamas County and has a zoning designation of Rural Residential Farm Forest 5-Acre (RRFF-5). The Applicant proposes annexation of the subject site to the City of Wilsonville, recognizing that approvals requested with this application are contingent upon approval of city annexation.

The site has a comprehensive plan designation of Residential-Village. The Village (V) zone is the intended district for Residential-Village areas. Therefore, a concurrent Zone Change application to apply the Village zone to the subject site is provided in Notebook Section V.

IV. PDP 3N

Phase 3 of Specific Area Plan North (also known as PDP 3N) is approximately 15.16 gross acres in size. PDP 3N proposes 84 single family homes, 2.03 acres of open space areas, and associated infrastructure improvements.

LAND USES

PDP 3N proposes 84 lots, including 32 Small lots, 26 Mediums, 3 Standard lots, and 23 Large lots. The proposed distribution in units provides for a mix of unit types within

blocks that is compatible with adjacent land uses. Table A below lists the residential units broken down by development phase for all of SAP North. PDP 1 North and PDP 2 North have each been approved. PDP 1N has been constructed and PDP 2N is in the first phase of construction.

Table A: Unit Counts, Specific Area Plan - North

Product Type	PDP 1N	PDP 2N	PDP 3N	Future Phases	Total
Estate	0	0	0	22	22
Large	0	0	23	20	43
Standard	2	10	3	5	20
Medium	30	6	26	27	89
Small	98	37	32	47	214
Small Cottage	12	37	0	0	49
Row House	0	0	0	0	0
Nbhd Apartment	0	0	0	10	10
Total	142	90	84	131	447

As previously mentioned, a concurrent application has been submitted to amend SAP North, which amends the boundary of Phase 3 and adds information for Phase 3. PDP 3N is submitted in conformance with the concurrent amendment to SAP North.

PARKS & OPEN SPACE

The Villebois Village Master Plan and SAP North show a narrow portion of OS-2 and associated SROZ area along the southern property line. OS-2 is intended to preserve a large forested area while providing soft surface nature trails meandering through the forest and linking adjacent neighborhoods, benches for wildlife viewing and quiet contemplation, and a child play structure as site amenities. PDP 3N provides the portion of OS-2 within an open space tract along the southern site edge. In addition, the child play area, nature trails, and benches within OS-2 will be provided with PDP 3N. Phase 3 of SAP North, per the concurrent SAP North Amendment, shows a pocket park in the northwest site corner, including a play structure, lawn area, and pathway to the intersection of Grahams Ferry Road and Tooze Road; an open space area in the southwestern site corner that retains an existing treed wetland; and various linear greens/landscape tracts throughout the site. PDP 3N is submitted in conformance with the proposed SAP North Amendment; therefore, PDP 3N is consistent with the parks and open spaces within SAP North.

UTILITIES

Sanitary Sewer

The sanitary sewer system for Phase 3N is shown on *Sheet 6 - Composite Utility Plan* in Section IIIB of this Notebook. The sanitary sewer will be a gravity system that will discharge to the existing sanitary sewer line within SW Berlin Avenue in Tonquin Woods

No. 4 and Tonquin Woods No. 5, located to the south, and ultimately discharge to the main within SW 110th Avenue to the east. Sanitary sewer service can be adequately provided to this area in compliance with the *Villebois Village Master Plan*, as demonstrated in the attached Sanitary Sewer Capacity Memorandum (see Notebook Section IIIC).

Water

The proposed water system for Phase 3N is shown on Sheet 6 - Composite Utility Plan (see Notebook Section IIIB). The proposed public water system will consist of 8" diameter pipes and will connect to existing water lines within Grahams Ferry Road and Tooze Road. The system will be looped throughout the development to maximize flows. Water service can adequately be provided to this area in compliance with the Villebois Village Master Plan and the City's Water System Master Plan.

Stormwater

Stormwater runoff will be collected by a series of catch basins leading to an underground piping system. The system will connect to two locations. The majority of the proposed site drains to existing storm lines within SW Tooze Road to a regional stormwater facility, within the Coffee Creek Basin. The southwest portion of the site is within the Mill Creek Basin and will drain to a rainwater management facility and then to a regional stormwater facility. A Water Quality and Detention Analysis (see Notebook Section IIIC), demonstrates that the proposed system will provide adequate sizing and treatment. Water quality and detention areas are shown on Sheet 5 - Grading Plan (see Notebook Section IIIB). Stormwater pipes area shown on Sheet 6 - Composite Utility Plan (see Notebook Section IIIB).

Rainwater

A Rainwater Management Plan is included with the Supporting Utility Reports in Notebook Section IIIC. Rainwater management within PDP 3N will be provided through street trees and bio-retention cells located in landscape tracts, planter strips in rights-of-way, and around the retained wetland, as shown within the attached plans (see Notebook Section IIIB) and described in the PDP Compliance Report (see Notebook Section IIIA).

CIRCULATION

The transportation infrastructure proposed for PDP 3N will provide convenient neighborhood circulation. Sheet 7 - Circulation Plan & Street Sections (see Notebook Section IIIB) illustrates the circulation system within this Preliminary Development Plan area.

FDP (INCLUDES OS-2 CHILD PLAY AREA IN PDP 2N)

A Final Development Plan (FDP) for parks and landscaping in PDP 3N is included with this submittal in Notebook Section VII. PDP 3N includes a narrow portion of OS-2 along the southern site edge, a retained wetland within an open space tract in the southwestern site corner, a pocket park in the northwestern site corner, and various linear greens/landscape tracts along the site entrance and throughout the development.

Native shrub and groundcover, medium ornamental shrubs, lawn area, and conifer trees are included within the open space tract in the southwestern site corner, outside of the retained wetland. The pocket park includes a small lawn area and ornamental plantings.

PDP 2N included the majority of OS-2 in a large open space tract. However, amenities along the northern edge of the property, including the child play area and seating were deferred until such a time when public access and visibility are created through development of the subject property. Therefore, the FDP for PDP 3N also includes detailed plans for the portion of OS-2 within PDP 2N, illustrating the provision of seating and a child play area.

V. PROPOSAL SUMMARY & CONCLUSION

This Introductory Narrative, in conjunction with the referenced sections, describes the proposed Annexation, Preliminary Development Plan, Tentative Plat, Zone Change, Tree Removal Plan, and Final Development Plan. The Supporting Compliance Reports located in Sections II through VI, respectively, support these requests for approval of the subject applications and demonstrate compliance with the applicable standards of the Wilsonville Planning and Land Development Ordinance.

CITY OF WILSONVILLE

29799 SW Town Center Loop East Wilsonville, OR 97070 Phone: 503.682.4960 Fax: 503.682.7025 Web: www.ci.wilsonville.or.us

Pre-Application meeting date:

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

	The second secon		
Applicant:		Authorized Representative:	
Polygon Northwest Company		Pacific Community Design (S	Stacy Connery)
Address: 109 E. 13th Street,	Vancouver, WA 98660	Address: 12564 SW Main Str	reet, Tigard, OR 97223
Phone: 503-314-0807		Phone: 503-941-9484	
Fax: 360-693-4442		Fax: 503-941-9485	
E-mail: fred.gast@polygonh	omes.com	E-mail: stacy@pacific-comm	unity.com
Phone: Fax: E-mail:	toad, Wilsonville, OR 97070	Property Owner's Signature: Carolyn J. Charles E Printed Name: Carolyn J. Applicant's Signature (if different Printed Name: Fred	Taber Date: 1/30/14
Site Location and Description:			
Project Address if Available:r			Suite/Unit
Project Location: Villebois SAI			
Tax Map #(s): 3 1 W15	Tax Lot #(s): 1200,	1202 & 1205 County:	□ Washington 🕱 Clackamas
Tentative Plat, Tr	ee Removal Plan, Zone Chan	ounty to the City; Preliminary Deve ge, and Final Development Pla	
Project Type: Class I □ Class Residential	Commercial	□ Industrial	□ Other (describe below)
Application Type:			a since (describe select)
Annexation Annexation	□ Appeal	□ Comp Plan Map Amend	□ Conditional Use
□ Final Plat	☐ Major Partition	Minor Partition	□ Parks Plan Review
□ Plan Amendment	□ Planned Development	x Preliminary Plat	☐ Request to Modify Conditions
☐ Request for Special Meeting	□ Request for Time Extension	□ Signs	☐ Site Design Review
☐ SROZ/SRIR Review	☐ Staff Interpretation	☐ Stage I Master Plan	□ Stage II Final Plan
▼ Type C Tree Removal Plan	☐ Tree Removal Permit (B or C)	☐ Temporary Use	□ Variance
Unillebois SAP	№ Villebois PDP Ø Other Villebois FDP	□ Villebois PDP	□ Waiver
Zone Map Amendment	M Other Amendia Lor		

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Applicant:		Authorized Representative:	
Polygon Northwest Company		Pacific Community Design (S	Stacy Connery)
Address: 109 E. 13th Street, \	/ancouver, WA 98660	Address: 12564 SW Main Str	reet, Tigard, OR 97223
Phone: 503-314-0807		Phone: 503-941-9484	
Fax: 360-693-4442		Fax: 503-941-9485	
E-mail: fred.gast@polygonho	omes.com	E-mail: stacy@pacific-comm	unity.com
Property Owner: Tax Lot 1200 and 1205: Villeboth Address: 1022 SW Salmon Street Phone: 503-222-7258 Fax: 503-222-4053 E-mail:	sis, LLC , Suite 450, Portland, OR 97205	Property Owner's Signature: VILLE BOLLLO Printed Name: WANTE RI Applicant's Signature (if different Printed Name: Frad	and the same of th
Site Location and Description:			
Project Address if Available:r	n/a		Suite/Unit
Project Location: Villebois SAI	North		
Tax Map #(s): 3 1 W15	Tax Lot #(s): 1200, 1	202 & 1205 County:	□ Washington 🛪 Clackamas
Tentative Plat, Tr	ect properties from Clackamas Co ee Removal Plan, Zone Chang		
Project Type: Class I Class Residential	SS II Class III & Commercial	□ Industrial	□ Other (describe below)
Application Type:			
	□ Appeal	□ Comp Plan Map Amend	□ Conditional Use
□ Final Plat	Major Partition	☐ Minor Partition	□ Parks Plan Review
□ Plan Amendment	□ Planned Development	x Preliminary Plat	☐ Request to Modify Conditions
□ Request for Special Meeting	□ Request for Time Extension	□ Signs	☐ Site Design Review
□ SROZ/SRIR Review	□ Staff Interpretation	☐ Stage I Master Plan	□ Stage II Final Plan
■ Type C Tree Removal Plan	☐ Tree Removal Permit (B or C)	□ Temporary Use	□ Variance
□ Villebois SAP	m Villebois PDP	□ Villebois PDP	□ Waiver
zo Zone Man Amendment	M Other Villebois FDP		

CITY OF WILSONVILLE

29799 SW Town Center Loop East Wilsonville, OR 97070 Phone: 503.682.4960 Fax: 503.682.7025

Web: www.ci.wilsonville.or.us Pre-Application meeting date:

TO BE COMPLETED BY APPLICANT: Please PRINT legibly

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

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Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Applicant:	TARBARIST CERTIFIC	Authorized Representative:	- 国际 国际国际国际
Polygon Northwest Company			toou Connons)
Polygon Northwest Company		Pacific Community Design (S	
Address: 109 E. 13th Street, \	/ancouver, WA 98660	Address: 12564 SW Main Str	eet, Tigard, OR 97223
Phone: 503-314-0807	1	Phone: 503-941-9484	
Fax: 360-693-4442		Fax: 503-941-9485	*
E-mail: fred.gast@polygonho	omes.com	E-mail: stacy@pacific-commi	unity.com
Property Owner: Polygon at Villebols III LLC same as above		Property Owner's Signature: Printed Name: Fred Applicant's Signature (if different	Gast Date: 1-26-14
Phone:			
		Printed Name:	Date:
Fax:		rinted Name.	Date.
E-mail:		Figure 5	
Site Location and Description:		449	
Project Address if Available: _r	n/a		Suite/Unit
Project Location: Villebois SAI	P North		
Tax Map #(s): 3 1 W15	Tax Lot #(s):2995	County:	□ Washington 🕱 Clackamas
Request: Final Development Plant Pla	an for Open Space 2 areas within PDP	2N	
Residential	□ Commercial	□ Industrial	□ Other (describe below)
Application Type: Annexation Final Plat Plan Amendment Request for Special Meeting SROZ/SRIR Review	 Appeal Major Partition Planned Development Request for Time Extension Staff Interpretation 	 □ Comp Plan Map Amend □ Minor Partition □ Preliminary Plat □ Signs □ Stage I Master Plan 	☐ Conditional Use ☐ Parks Plan Review ☐ Request to Modify Conditions ☐ Site Design Review ☐ Stage II Final Plan
☐ Type C Tree Removal Plan ☐ Villebois SAP	☐ Tree Removal Permit (B or C) ☐ Villebois PDP	☐ Temporary Use ☐ Villebois PDP	□ Variance □ Waiver
☐ Zone Map Amendment	M Other Villebois FDP		

LAWYERS TITLE INS. CORP.

\$36.00

05/31/2007 02:43:33 PM

D-D Cnt=1 Stn=10 LESLIE \$15.00 \$11.00 \$10.00

Until a change is requested, all tax statements shall be sent to the following address:

same as above.

XXIII BOOLSAXX XXIII BOOLSAXXII XXIII XXIIIXXII XXIII XXIII XXIII XXIII XXIII XXIII XXIII XXIII XXIII XXIII

STATUTORY WARRANTY DEED

Steven E. Rumpf, Trustee of the Steven E. Rumpf Revocable Living Trust dated March 9, 2001 and Geraldine Rumpf, Trustee of the Geraldine Rumpf Revocable Living Trust dated March 9, 2001, Grantor, conveys and warrants to Villebois LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No. 00812491 & 00812534 & 01555178

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 197.352. THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated . 30 day of May, 2007

Steven E. Rumpf, Trustee

Geraldine Rumpf, Trustee

STATE OF OREGON COUNTY OF Clause as

The foregoing instrument was acknowledged before me this _______ day of May, 2007 by Steven E. Rumpf, Trustee and Geraldine Rumpf, Trustee.

The rest of the second second

Notary Public State of Oregon My commission expires:

Order No. 89g0005370

OFFICIAL SEAL
MICHELLE L WILLIAMS
NOTARY PUBLIC-OREGON
COMMISSION NO. 405778
MY COMMISSION EXPIRES MAY 7, 2010

Warranty Deed ORRQ 6/2005; Rev. 1/2006

"EXHIBIT A"

A parcel of land located in Section 15, Township 3 South, Range 1 West, Williamette Meridian and in the Samuel B. Franklin D.L.C. No. 50, Clackamas County, Oregon and being more particularly described as follows:

Beginning at a point on the West line of Parcel 2, Partition Plat No. 1994-182, Clackamas County Plat Records, which bears North 88°34'07" West, 479.76 feet and South 02°14'35" West 504.00 feet from the North one-quarter corner of said Section 15, being the most Southerly Northeast corner of the property described in deed Document No. 93-31319, Clackamas County Deed Records; THENCE continuing along the West line of said Partition Plat and East line of said Deed Document, South 02°14'35" West, 404.94 feet to a point on the North line of the property described as Parcel I in Deed Document No. 99-111865 Clackamas County Deed Records; THENCE along said North line, North 88°34'09" West 861.99 feet to the Southeast corner of the land described as Parcel II in Deed Document No. 2000-050326; THENCE along the East line of said Deed, North 09°19'56" West, 166.07 feet to a point on the Easterly right-of-way line of S.W. Graham's Ferry Road (County Road No. 13*): (*being 30.00 feet Easterly at right angle measure from the centerline of said road) THENCE along said right-of-way line North 17°14'33" East, 16.42 feet to an angle point; THENCE continuing along said right-of-way line North 21°00'24" East, 753.43 feet to the intersection of the East line of S.W. Graham's Ferry Road and the South line of S.W. Tooze Road (Brown Road, County Road No. 355*) (*being 20.00 feet Southerly at right angle measure from the centerline of said road); THENCE along the South line of said Tooze Road, South 88°34'07" East, 310.68 feet to the Northwest corner of the land described in Deed Document No. 73-30403; THENCE along the West line of said Deed South 02°14'35" West, 415.00 feet to the Northwest corner of the land described in Deed Document No. 90-53950 Clackamas County Deed Records, THENCE along the North line of said land and its Easterly extension thereof South 88°34'07" East, 104.99 feet to the Southeast corner of the land described in Deed Document No. 90-53949, Clackamas County Deed Records; THENCE continuing along said East line, North 02°14'35" East, 415.00 feet to a point on the South right-of-way line of said Tooze Road; THENCE continuing along said South right-of-way line, South 88°34'07" East, 142.88 feet to the Northwest corner of the land described in Deed Document No. 73-30518; THENCE along the West line of said land South 02°14'35" West, 484.00 feet to the Southwest corner of said land; THENCE along the South line of said land, South 88°34'07" East 90.00 feet to the point of beginning.

- The rights of the public in and to that portion of the herein described property lying 1. within the limits of roads and highways.
- 2. An easement created by instrument, including the terms and provisions thereof,

Recorded : December 4, 1978 As

78-51839

In favor of

: Portland General Electric Company, an Oregon corporation

: Underground distribution line For

Affects Parcel III

The herein described property is within, and subject to the regulations and restrictions of, the Wilsonville West Side Urban Renewal Plan Urban Renewal Area, as imposed by 3. the City of by instrument,

: November 12, 2003 : 2003-150344 Recorded

And any amendments thereto.

4. Encroachment of fence and building overhang on subject property onto property adjacent to the South as disclosed by Boundary line agreement recorded July 28, 2006 as 2006-069031.

5.

Encroachments as disclosed by survey,
Dated : September 5-9, 2003
Prepared by : Alpha Engineering Inc.
Project No. : 398-019

1) Encroachment Fence

Westerly line of Parcel I & III; Southerly line of Parcel III; Affects Easterly line of Parcel III; Northerline line of Parcel I:

Northerly and Northeasterly lines of Parcel I

2) Encroachment : Building Affects

: Southerly line of Parcel III

- 350 FORM No. 632-WARRANTY DEED 1967/30 PRESENTS, That ROBERT L. NELSON and DIANE By Diane J. Nelson , hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of .. Washingtonand State of Oregon, described as follows, tu-wit: A parcel of land situated in the Samuel B. Franklin D.L.C., described as follows: Beginning at a point on the Southerly right-of-way of Brown Road which is South 20.00 feet and West 727.82 feet from the North one-quarter corner of said Section 15, T. 3 S., R. 1 W., of the W.M.; thence W.st on the Southerly right-of-way of said Brown Road 90.00 feet; thence South 484.00 feet; thence East 90.00 feet; thence North 484.00 feet to the point of IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in tee simple of the above granted premises, free from all encumbrances grantor will warrant and ferever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.30.,000.00. bolo capsidacation (indicate which).D_ OF OREGON, County of Washington) sa. September 20 Neighbor. Robert L. Nelson and Diane P. and acknowledged the foregoing instrument to be Notary Public for Oregon My commission expites ... 11-2-25 nbels (), if nul applicable, should be deleted. See Chapter 462, Oregon laws 1967, as emended by the 1967 Special Session. WARRANTY DEED NELSON TO TABER TATE OF OREGON. AFTER RECORDING RETURN TO S Pioneer National Title Insurance Co. P.O. Box 38 Beaverton, Oregon 97005 ATTN: Lola Kinzie 73 30403

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Fee Calculation for Rumpf PDP Planning Application (01/22/14)

se fee - \$1920.00 /net acre (\$240 x 8.28) 16/lot (\$16 x 84 lots) subtotal	\$1,344.00 \$5,251.20
16/lot (\$16 x 84 lots) subtotal	\$5,251.20
subtotal	
	\$5,251.20
n/a	Ć4 200 00
111 2	\$1,280.00
ase fee - \$1280	\$1,280.00
/net acre (\$240 x 8.28)	\$1,987.20
16/lot (\$16 x 84 lots)	\$1,344.00
subtotal	\$4,611.20
n/a	\$560.00
n/a	\$1,280.00

THIS WARNING BAR MUST HAVE A GRAY BACKGROUND WHICH FADES TEMPORARILY WHEN WARMED BY TOUCH OR FRICTION, ADDITIONAL SECURITY FEATURES ARE LISTED ON THE BACK.

POLYGON PAYMASTER, LLC PERMIT ACCOUNT

P.O. BOX 1349 BELLEVUE, WA 98009



013343

11-24/1210

DATE 01/23/14

PAY TO THE ORDER OF City of Wilsonville

7507808 I 2982 mus 40ers

DOLLARS

12,982.40

POISSES CIPIONOPLE LIPINES

POLYGON PAYMASTER, LLC PERMIT ACCOUNT

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY, NO RECEIPT DESIRED.

013343

DATE	DESCRIPTION	AMOUNT
01/23/14	PNW Home Builders, LLC	
	Application fee, zone change, tentative plat, tree removal plan, final development plan PDP 3N (Rumpf)	\$12,982.40

THIS WARNING BAR MUST HAVE A GRAY BACKGRUUNU WHICH FADES TEMPURAHILT WHEN WARMED BY TOUGH OF FRICTION, ADDITIONAL ACCOUNT FEATURES AND LINES ON THE SHOPE.

POLYGON PAYMASTER, LLC

P.O. BOX 1349 BELLEVUE, WA 98009



013338

11-24/1210

DATE 01/16/14

PAY TO THE ORDER OF

POLYGON PAYMASTER, LLC

PERMIT ACCOUNT

City of Wilsonville

Parage 27 m market more

\$ **2,700.00**

DOLLARS

J-17-

"O13338" :121000248: 4121161871"

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY, NO RECEIPT DESIRED.

013338

DATE	DESCRIPTION	AMOUNT
01/16/14	PNW Home Builders, LLC	
	Wilsonville & Metro annexation fee (Rumpf)	\$2,700.00
		5

Submitted with Concurrent SAP North Amendment (3/26/14)

Application	Calculations	Fee
Stage 1 - Villebois SAP Modification		
(SAP Amendment)	base fee - \$1280.00	on account
Stage 1 - Villebois SAP Modification		
(Refinements)	base fee - \$1280.00	on account
SRIR Review	base fee - \$1200.00	\$1,200.00
	TOTAL FEES DUE	\$1,200.00

THIS WARRING SAN MUST HAVE A GHAT BALKGROUND WHICH PAGES TEMPORABLE WHEN WARMED BY TOUCH ON FRICTION, ADDITIONAL SECURITY TEATURES ARE LISTED ON THE DACK.

POLYGON PAYMASTER, LLC PERMIT ACCOUNT

P.O. BOX 1349 BELLEVUE, WA 98009



013363

11-24/1210

DATE 02/04/14

PAY TO THE ORDER OF City of Wilsonville

Program 2560 00050 0cm

\$ **2,560.00**

DOLLARS

7-18-

#013363# #121000248# 4121161871#

POLYGON PAYMASTER, LLC PERMIT ACCOUNT

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY, NO RECEIPT DESIRED.

013363

DATE	DESCRIPTION	AMOUNT
02/04/14	PNW Home Builders, LLC	
	SAP Amendments & refinements PDP 3N (Rumpf)	\$2,560.00
-		
		,
	+	

THE NEW TREMMU SECURED SP LUGU IN THE LUWER CONNER UP THIS CHECK MUST FADE TEMPORARILY WHEN WARMED BY TOUCH OR FRICTION, SEE BACK FOR ADDITIONAL FEATURES.

POLYGON PAYMASTER, LLC PERMIT ACCOUNT

P.O. BOX 1349 BELLEVUE, WA 98009



014013

11-24/1210

DATE 03/18/14

PAY TO THE ORDER OF

City of Wilsonville

\$ **1,200.00**

DOLLARS

"O14013" ::121000248: 4121161871"

POLYGON PAYMASTER, LLC PERMIT ACCOUNT

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF TREMS DESCRIBED BELOW.
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY, NO RECEIPT DESIRED.

014013

DATE	. DESCRIPTION	AMOUNT
	PNW Home Builders, LLC SAP North Amendment for PDP 3N - SRIR review fee (Rumpf)	\$1,200.00

31W10C 01900 Tonie Tollen 11681 SW Tooze Rd Wilsonville, OR 97070

31W10C 02102 Michael Prigodich 27900 SW Grahams Ferry Rd Sherwood, OR 97140

31W15 01100 City Of Wilsonville 29799 SW Town Center Loop E Wilsonville, OR 97070

> 31W15 01203 Jay & Theresa Nims 11700 SW Tooze Rd Wilsonville, OR 97070

31W15 01206 Richard & Shirley White 28101 SW Grahams Ferry Rd Wilsonville, OR 97070

31W15 01501 James & Lisa Klienstuber 28333 SW Grahams Ferry Rd Wilsonville, OR 97070

> 31W15 01502 Neal Berg Po Box 25472 Portland, OR 97298

31W15 02915 Pnw Home Builders LLC 109 E 13th St #200 Vancouver, WA 98660 31W10C 02000 Wilfrido Chavez Dominquez 11611 SW Tooze Rd Wilsonville, OR 97070

31W10C 02103 Sean & Kathleen McRae 11811 SW Tooze Rd Wilsonville, OR 97070

31W15 01200 Villebois LLC 1022 SW Salmon St #450 Portland, OR 97205

31W15 01204 Dan Long 12020 SW Tooze Rd Sherwood, OR 97140

31W15 01300 Branch Gerald & Sheryl 28690 SW 35th Dr Wilsonville, OR 97070

31W15 01600 Bree Cuppoletti 28333 SW Grahams Ferry Rd Wilsonville, OR 97070

31W15 01101 City Of Wilsonville 29799 SW Town Center Loop E Wilsonville, OR 97070

> 31W15 02995 Pnw Home Builders LLC 109 E 13th St #200 Vancouver, WA 98660

31W10C 02101 Dirk & Allison Anderson 11797 SW Tooze Rd Wilsonville, OR 97070

31W10C 02800 Cynthia Satterlund 12041 SW Tooze Rd Sherwood, OR 97140

31W15 01202 Charles & Carolyn Taber 11800 SW Tooze Rd Wilsonville, OR 97070

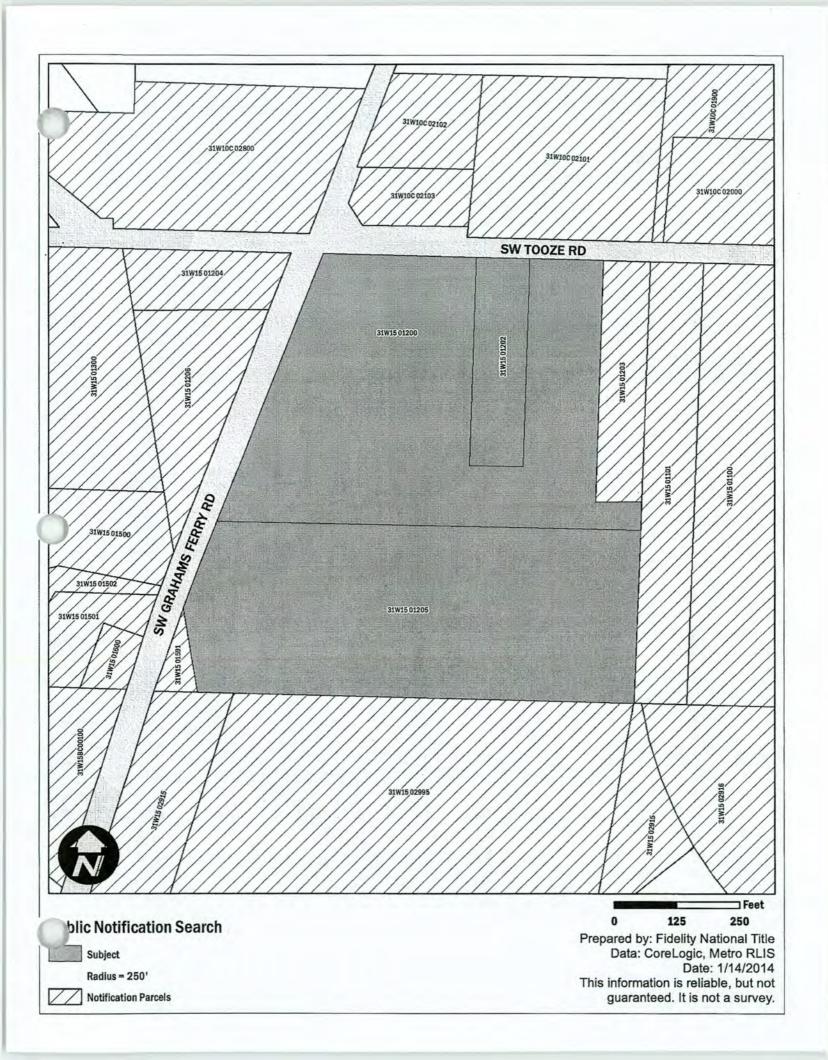
31W15 01205 Villebois LLC 1022 SW Salmon St #450 Portland, OR 97205

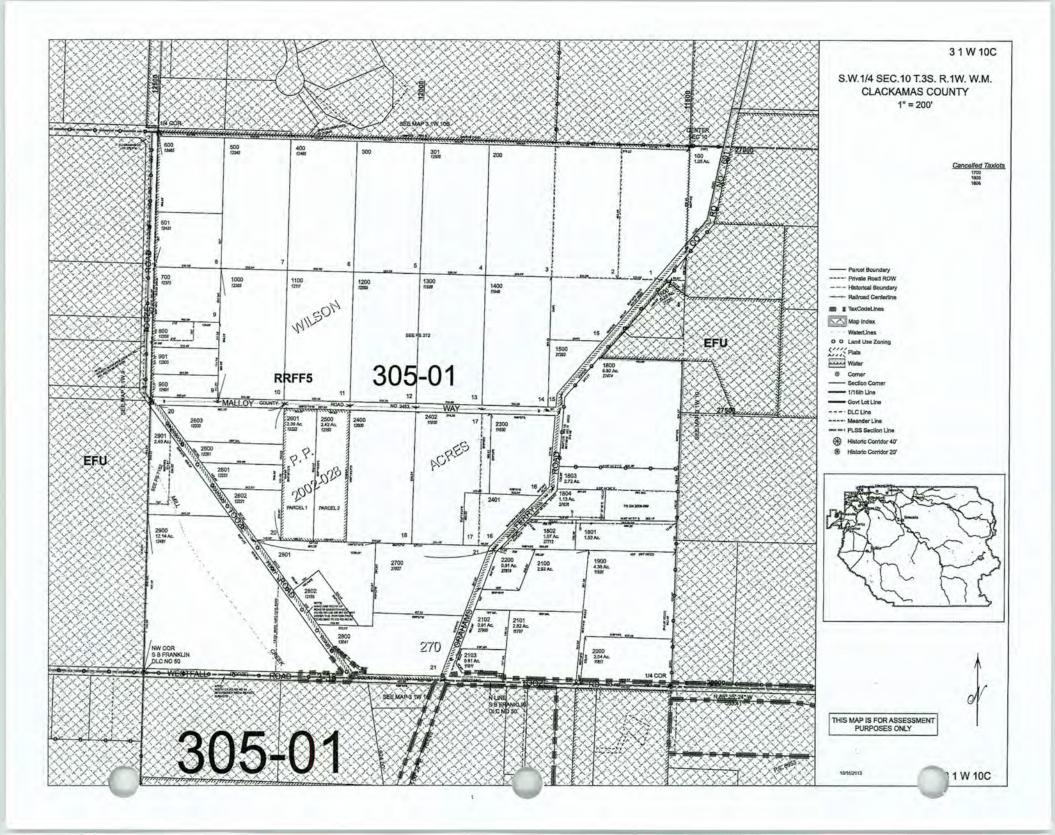
31W15 01500 Michelle Avolio 28303 SW Grahams Ferry Rd Wilsonville, OR 97070

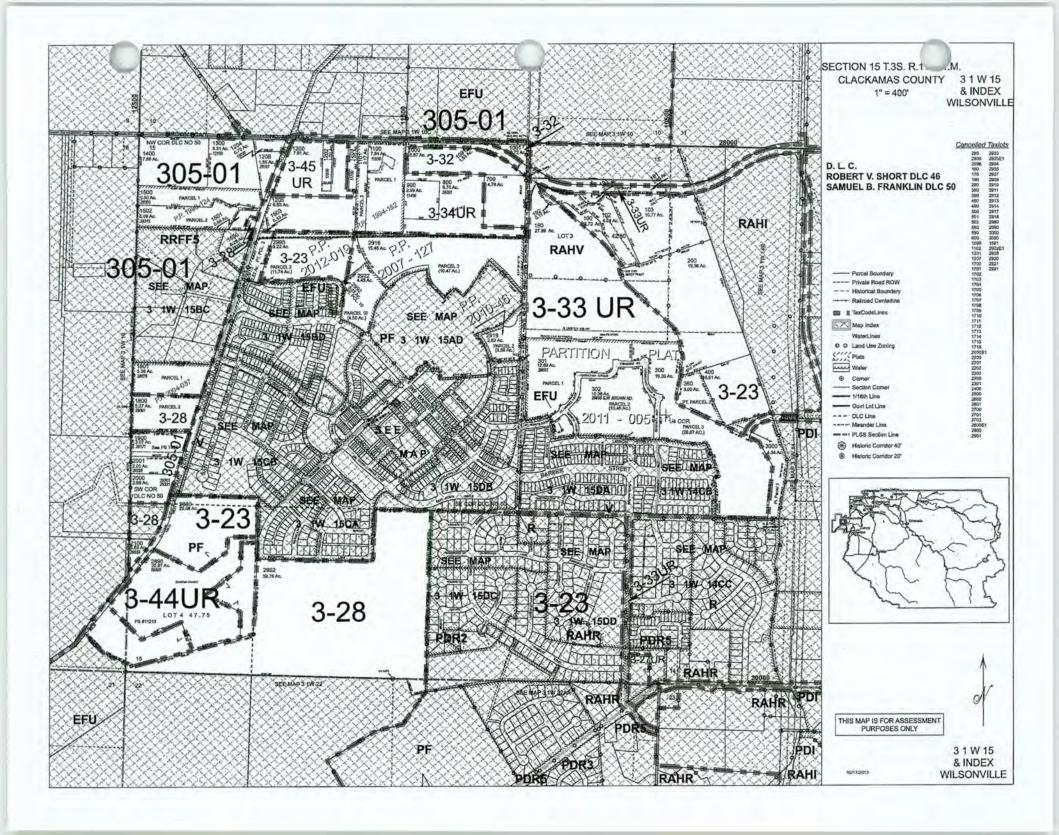
31W15BC00100 Charles & Patricia Holtz 28445 SW Grahams Ferry Rd Wilsonville, OR 97070

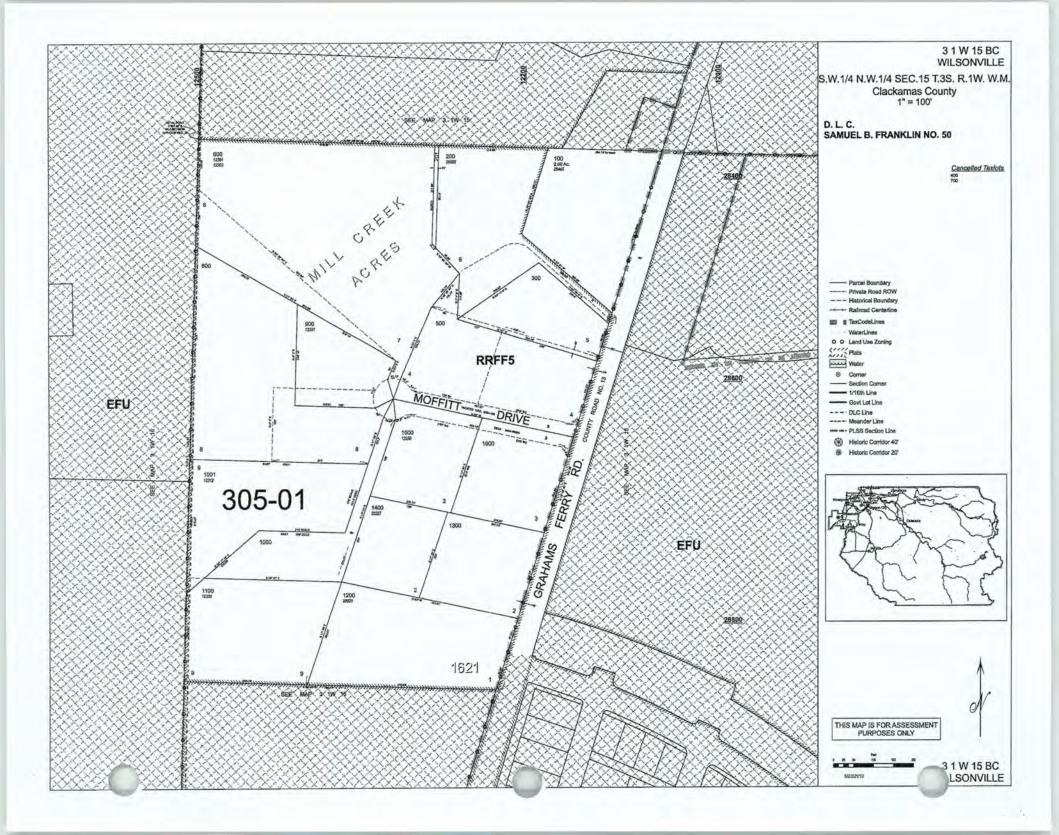
31W15 01591 Lisa Klienstuber 28333 SW Grahams Ferry Rd Wilsonville, OR 97070

31W15 02916 Pnw Home Builders LLC 109 E 13th St #200 Vancouver, WA 98660











Fidelity National Financial, Inc. Customer Service 900 SW 5th Ave, Mezzanine Portland, OR 97204 tel: 503-796-6663 fax: 503-796-6631 csrequest@fnf.com

Tuesday, January 14, 2014

The enclosed radius search was created using data purchased from Core Logic and Metro. This data is derived from county tax records and is deemed reliable, but is not guaranteed. Fidelity National Title cannot be held liable for any additions, deletions, or errors in this search.

This research was completed on the date stated above.

Thank you.

Enclosures:

- · Data summary of parcels to be notified
- · Map of subject parcel, radius, and parcels to be notified
- · County assessor maps for parcels to be notified
- Labels

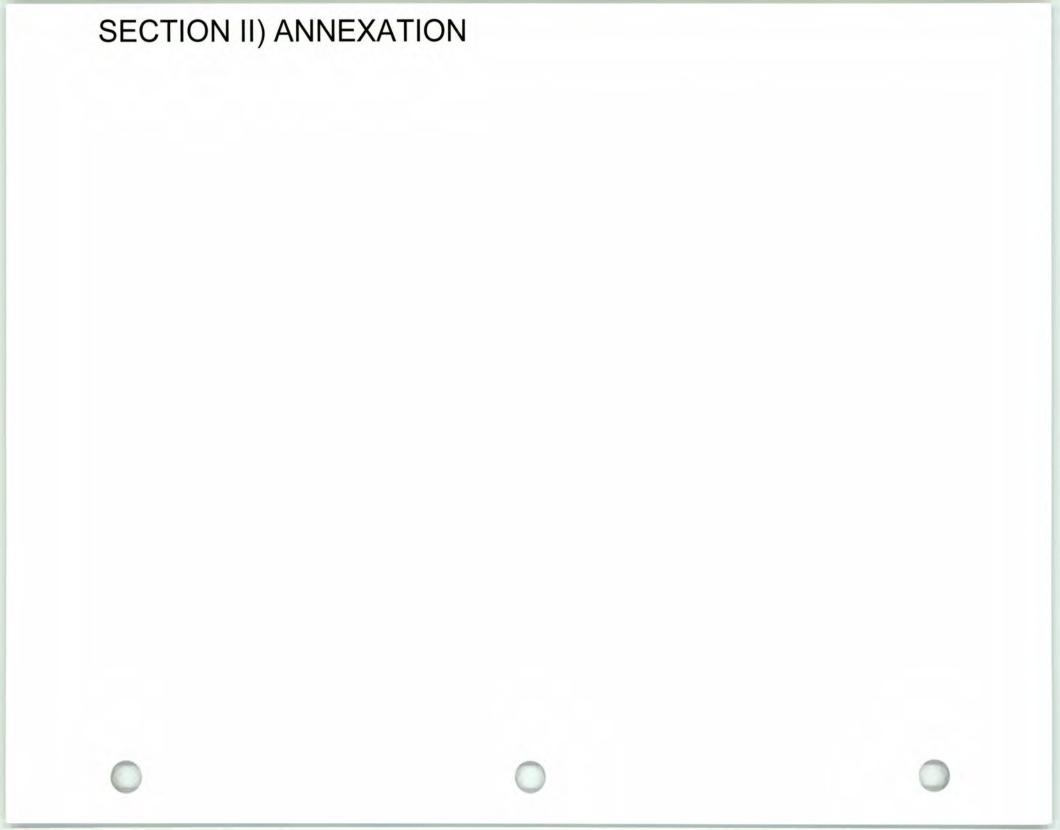
#1		: Fidelity National Titl	e Company Of Ore	gon / Clackamas (OR) :		
Parcel #	: 00812491	245-92-400 M (0 0 000 T T T T T T T T T T T T T T T		Ref Parcel#	: 31W15 01200		
Owner	: Villebois LLC			Document #	: 007-047567 Multi-Parcel		
Site	: *no Site Address*			Sale Date	: 05/31/2007		
Mail	: 1022 SW Salmon	St #450 Portland Or 97	7205	Price	: \$2,080,000		
Use	: 541 Agr, Farm Lan			Market Total	: \$1,295,851		
Improvement	: 300 Farm	44.00		Market Land	: \$1,208,881		
Legal	: Section 15 Towns	hip 3S Range 1W Tax		Market Imps	: \$86,970		
	: LOT 01200			12-13 Taxes	: \$1,853.27		
				M-5 Rate	: 16.7205		
	:			Bldg # Of			
Map Grid	:			Phone #	:		
Bedrooms:	Baths:	Year Built:	BldgSF:	LotSqFt: 331,492	Acres: 7.61		
# 2		: Fidelity National Tit	le Company Of Ore	egon / Clackamas (OR) :		
Parcel #	: 00812507			Ref Parcel#	: 31W15 01202		
Owner	: Taber Charles E	& Carolyn J		Document #	: 73-30403		
Site	. 11000 CM Tooms	Dd Wilesmille 07070		Sale Date	•		
Mail	: 11800 SW Tooze	Rd Wilsonville Or 9707	70	Price	:		
Use	: 101 Res, Resident	ial Land,Improved		Market Total	: \$316,259		
Improvement	: 141 Sgl Family,R1			Market Land	: \$175,799		
Legal	: Section 15 Towns	hip 3S Range 1W Tax		Market Imps	: \$140,460		
100	: LOT 01202	The second second		12-13 Taxes	: \$4,273.36		
	:			M-5 Rate	: 16.7205		
	1			Bldg # Of			
Map Grid	: 715 B5			Phone #	:		
Bedrooms: 3	Baths: 1.50	Year Built: 1971	BldgSF: 2,248	LotSqFt: 43,560	Acres: 1.00		
#3		: Fidelity National Tit	le Company Of Ore	egon / Clackamas (OR	() :		
Parcel #	: 00812534	and the second second		Ref Parcel#	: 31W15 01205		
Owner	: Villebois LLC			Document #	: 007-047567 Multi-Parcel		
Site	: 28100 SW Grahar	ms Ferry Rd Wilsonville	e 97070	Sale Date	: 05/31/2007		
Mail		St #450 Portland Or 9		Price	: \$2,080,000		
Use	: 541 Agr, Farm Lan	d,Improved,Unzoned		Market Total	: \$1,332,175		
Improvement				Market Land	: \$1,102,895		
Legal	: Section 15 Towns	hip 3S Range 1W Tax		Market Imps	: \$229,280		
	: LOT 01205			12-13 Taxes	: \$5,048.19		
	The state of the s			M-5 Rate	: 16.7205		
	1			Bldg # Of			
					4		
Map Grid	: 715 B6			Phone #			

Fidelity National Title Company Of Oregon / Clackamas (OR)

Ref Parcel #	Owner Name	Site Address	Phone #	
V10C 01900	Tollen Tonie I Trustee	11681 SW Tooze Rd Wilsonville 97070		
31W10C 02000	Dominquez Wilfrido Chavez	11611 SW Tooze Rd Wilsonville 97070		
31W10C 02101	Anderson Dirk D & Allison B	11797 SW Tooze Rd Wilsonville 97070		
31W10C 02102	Prigodich Michael R	27900 SW Grahams Ferry Rd Sherwood		
31W10C 02103	McRae Sean G & Kathleen	11811 SW Tooze Rd Wilsonville 97070		
31W10C 02800	Satterlund Cynthia	12041 SW Tooze Rd Sherwood 97140		
31W15 01100	City of Wilsonville	11650 SW Tooze Rd Wilsonville 97070	971-224-2271	
31W15 01200	Villebois LLC	*no Site Address*		
31W15 01202	Taber Charles E & Carolyn J	11800 SW Tooze Rd Wilsonville 97070		
31W15 01203	Nims Jay R & Theresa C	11700 SW Tooze Rd Wilsonville 97070		
31W15 01204	Long Dan J	12020 SW Tooze Rd Sherwood 97140		
31W15 01205	Villebois LLC	28100 SW Grahams Ferry Rd Wilsonville		
31W15 01206	White Richard L & Shirley L	28101 SW Grahams Ferry Rd Wilsonville		
31W15 01300	Branch Gerald I & Sheryl L	12150 SW Westfall Rd Sherwood 97140		
31W15 01500	Avolio Michelle J	28303 SW Grahams Ferry Rd Wilsonville		
31W15 01501	Klienstuber James D/Lisa L	28333 SW Grahams Ferry Rd Wilsonville		
31W15 01600	Cuppoletti Bree R	28333 SW Grahams Ferry Rd Wilsonville		
31W15BC00100	Holtz Charles & Patricia	28445 SW Grahams Ferry Rd Wilsonville		
31W15 01502	Berg Neal S	28315 SW Grahams Ferry Rd Wilsonville		
31W15 01101	City of Wilsonville	*no Site Address*	971-224-2271	
31W15 01591	Klienstuber Lisa L	*no Site Address*		
31W15 02915	Pnw Home Builders LLC	*no Site Address*		
31W15 02995	Pnw Home Builders LLC	*no Site Address*		
31W15 02916	Pnw Home Builders LLC	*no Site Address*		

REFPARCEL	OWNER	OWNERFIRST	OWNERLAST	MAILADDRES	MAILCITY	MAILSTATE	MAILZIP
31W10C 01900	Tonie Tollen	Tonie	Tollen	11681 SW Tooze Rd	Wilsonville	OR	97070
31W10C 02000	Wilfrido Chavez Dominquez	Wilfrido Chavez	Dominquez	11611 SW Tooze Rd	Wilsonville	OR	97070
31W10C 02101	Dirk & Allison Anderson	Dirk & Allison	Anderson	11797 SW Tooze Rd	Wilsonville	OR	97070
31W10C 02102	Michael Prigodich	Michael	Prigodich	27900 SW Grahams Ferry Rd	Sherwood	OR	97140
31W10C 02103	Sean & Kathleen McRae	Sean & Kathleen	McRae	11811 SW Tooze Rd	Wilsonville	OR	97070
31W10C 02800	Cynthia Satterlund	Cynthia	Satterlund	12041 SW Tooze Rd	Sherwood	OR	97140
31W15 01100	City Of Wilsonville	City Of Wilsonville		29799 SW Town Center Loop E	Wilsonville	OR	97070
31W15 01200	Villebois LLC	Villebois LLC		1022 SW Salmon St #450	Portland	OR	97205
31W15 01202	Charles & Carolyn Taber	Charles & Carolyn	Taber	11800 SW Tooze Rd	Wilsonville	OR	97070
31W15 01203	Jay & Theresa Nims	Jay & Theresa	Nims	11700 SW Tooze Rd	Wilsonville	OR	97070
31W15 01204	Dan Long	Dan	Long	12020 SW Tooze Rd	Sherwood	OR	97140
31W15 01205	Villebois LLC	Villebois LLC		1022 SW Salmon St #450	Portland	OR	97205
31W15 01206	Richard & Shirley White	Richard & Shirley	White	28101 SW Grahams Ferry Rd	Wilsonville	OR	97070
31W15 01300	Branch Gerald & Sheryl	Branch Gerald & Sheryl		28690 SW 35th Dr	Wilsonville	OR	97070
31W15 01500	Michelle Avolio	Michelle	Avolio	28303 SW Grahams Ferry Rd	Wilsonville	OR	97070
31W15 01501	James & Lisa Klienstuber	James & Lisa	Klienstuber	28333 SW Grahams Ferry Rd	Wilsonville	OR	97070
31W15 01600	Bree Cuppoletti	Bree	Cuppoletti	28333 SW Grahams Ferry Rd	Wilsonville	OR	97070
31W15BC00100	Charles & Patricia Holtz	Charles & Patricia	Holtz	28445 SW Grahams Ferry Rd	Wilsonville	OR	97070
31W15 01502	Neal Berg	Neal	Berg	Po Box 25472	Portland	OR	97298
31W15 01101	City Of Wilsonville	City Of Wilsonville		29799 SW Town Center Loop E	Wilsonville	OR	97070
31W15 01591	Lisa Klienstuber	Lisa	Klienstuber	28333 SW Grahams Ferry Rd	Wilsonville	OR	97070
31W15 02915	Pnw Home Builders LLC	Pnw Home Builders LLC		109 E 13th St #200	Vancouver	WA	98660
31W15 02995	Pnw Home Builders LLC	Pnw Home Builders LLC		109 E 13th St #200	Vancouver	WA	98660
31W15 02916	Pnw Home Builders LLC	Pnw Home Builders LLC		109 E 13th St #200	Vancouver	WA	98660

REFPARCEL	SITEADDRES	SITECITY	SITESTATE	SITEZIP	
31W10C 01900	11681 SW Tooze Rd	Wilsonville	OR	97070	
31W10C 02000	11611 SW Tooze Rd	Wilsonville	OR	97070	
31W10C 02101	11797 SW Tooze Rd	Wilsonville	OR	97070	
31W10C 02102	27900 SW Grahams Ferry Rd	Sherwood	OR	97140	
31W10C 02103	11811 SW Tooze Rd	Wilsonville	OR	97070	
31W10C 02800	12041 SW Tooze Rd	Sherwood	OR	97140	
31W15 01100	11650 SW Tooze Rd	Wilsonville	OR	97070	
31W15 01200	*no Site Address*		OR	00000	
31W15 01202	11800 SW Tooze Rd	Wilsonville	OR	97070	
31W15 01203	11700 SW Tooze Rd	Wilsonville	OR	97070	
31W15 01204	12020 SW Tooze Rd	Sherwood	OR	97140	
31W15 01205	28100 SW Grahams Ferry Rd	Wilsonville	OR	97070	
31W15 01206	28101 SW Grahams Ferry Rd	Wilsonville	OR	97070	
31W15 01300	12150 SW Westfall Rd	Sherwood	OR	97140	
31W15 01500	28303 SW Grahams Ferry Rd	Wilsonville	OR	97070	
31W15 01501	28333 SW Grahams Ferry Rd	Wilsonville	OR	97070	
31W15 01600	28333 SW Grahams Ferry Rd	Wilsonville	OR	97070	
31W15BC00100	28445 SW Grahams Ferry Rd	Wilsonville	OR	97070	
31W15 01502	28315 SW Grahams Ferry Rd	Wilsonville	OR	97070	
31W15 01101	*no Site Address*		OR	00000	
31W15 01591	*no Site Address*		OR	00000	
31W15 02915	*no Site Address*		OR	00000	
31W15 02995	*no Site Address*		OR	00000	
31W15 02916	*no Site Address*		OR	00000	



SUPPORTING COMPLIANCE REPORT ANNEXATION TO CITY OF WILSONVILLE

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		MEASURE 4.1.6.C	
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I. CITY OF WILSONVILLE COMPREHENSIVE PLAN

URBAN GROWTH MANAGEMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 2.2.1.A.

Allow annexation when it is consistent with future planned public services and when a need is clearly demonstrated for immediate urban growth.

Response: The Comprehensive Plan states:

- Figures provided by Metro in 1996 indicated that Wilsonville had more than three jobs for each housing unit within the City.
- Based on Metro's (1981) regional growth allocation statistics, Wilsonville's population was projected to grow to 15,600 by the year 2000. In the same time period, the City's economic growth was expected to generate a total of 14,400 jobs. Those projections proved to be surprisingly accurate. In fact, Wilsonville's population in 2000 approached the 15,600 figure, and the number of jobs exceeded the 14,400 figure.

The Villebois Village Master Plan was created and approved to address the jobshousing 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. Concurrent applications for a SAP North Amendment and for PDP 3N have been submitted. PDP 3N (see Notebook Section III) includes a Preliminary Utility Plan and Circulation Plan. PDP 3 North is consistent with the concurrent SAP North Amendment, as further described in the PDP 3N Compliance Report (see Notebook Section IIIB), and is therefore, generally consistent with the Master Plan. Therefore, the proposed annexation is generally consistent with future planned public services and the capacity of public facilities.

IMPLEMENTATION MEASURE 2.2.1.E

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:

1. Orderly, economic provision of public facilities and services, i.e., primary urban services are available and adequate to serve additional

development or improvements are scheduled through the City's approved Capital Improvements Plan.

Response: The Villebois Village Master Plan set forth implementation measures to ensure the orderly and economic provision of public facilities and services for this area. Site development is proposed with a concurrent application for Preliminary Development Plan for Phase 3 of SAP - North (see Notebook Section III). Public facilities and services proposed with PDP 3 North are generally consistent with the Villebois Village Master Plan and the City's Finance Plan and Capital Improvements Plan. Therefore, adequate public facilities and services will be available within the subject area.

2. Availability of sufficient land for the various uses to insure choices in the marketplace for a 3 to 5 year period.

Response: 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.

3. Statewide Planning Goals.

<u>Response:</u> Compliance with Statewide Planning Goals is addressed in Section V of this report.

4. Applicable Metro Plans;

Response: Compliance with Metro Code 3.09 is addressed in Section III of this report.

5. Encouragement of development within the City limits before conversion of urbanizable (UGB) areas.

<u>Response:</u> The site is located within the UGB, but is not currently within city limits. Annexation of the site is necessary to allow build out consistent with the *Villebois Village Master Plan*.

COMPACT URBAN DEVELOPMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 4.1.6.A

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.

IMPLEMENTATION MEASURE 4.1.6.C

The "Village" Zone District shall be applied in all areas that carry the Residential - Village Plan Map Designation.

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 site has been included with a concurrent Preliminary Development Plan application for Phase 3 of SAP - North. The site must be brought into City limits before the V zone can be applied.

CITY OF WILSONVILLE LAND DEVELOPMENT ORDINANCE II.

APPLICATION PROCEDURES - IN GENERAL SECTION 4.008

- The general application procedures listed in Section 4.008 through 4.024 (.01)apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:
 - K. Annexations, pursuant to Section 4.700

The proposed land use action is an annexation. Compliance with Section 4.700 and other applicable sections of the City of Wilsonville Land Development Ordinance are addressed below.

JURISDICTION AND POWERS OF PLANNING DIRECTOR AND COMMUNITY SECTION 4.030 **DEVELOPMENT DIRECTOR**

- (.01) Authority of Planning Director. The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:
 - Determination, based upon consultation with the City Attorney, 11. whether a given development application is quasi-judicial or legislative. Except, however, that the Planning Director may, in cases where there is any uncertainty as to the nature of the application, choose to process such determinations through the Class II procedures below.

Daniel Pauly, Associate Planner, indicated during a phone conversation Response: on September 26, 2013 that the proposed annexation is subject to a quasi-judicial process.

SECTION 4.031 AUTHORITY OF THE DEVELOPMENT REVIEW BOARD

- (.01) As specified in Chapter 2 of the Wilsonville Code and except as specified herein, the Board shall have authority to act on the following types of applications:
 - Initial review of requests for quasi-judicial annexations to the City K. of Wilsonville.
- Once an application is determined or deemed to be complete pursuant to Section 4.011, it shall be scheduled for public hearing before the Development Review Board. The City shall provide public notice of the hearing as specified in Section 4.012.

PAGE 4

<u>Response:</u> The proposed annexation is subject to a quasi-judicial process. Therefore, it is subject to initial review before the Development Review Board.

SECTION 4.033 AUTHORITY OF CITY COUNCIL

- (.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:
 - F. Review of requests for annexations to the City of Wilsonville.

<u>Response:</u> The Applicant understands that the City Council has the final authority to act on this request for annexation to the City of Wilsonville.

SECTION 4.700 PROCEDURES RELATING TO THE PROCESSING OF REQUESTS FOR ANNEXATION AND URBAN GROWTH BOUNDARY AMENDMENTS

- (.01) The City of Wilsonville is located within the Portland Metropolitan Area, and is therefore subject to regional government requirements affecting changes to the city limits and changes to the Urban Growth Boundary (UGB) around Wilsonville. The City has the authority to annex properties as prescribed in State law, but the City's role in determining the UGB is primarily advisory to Metro, as provided in Oregon Revised Statutes. The following procedures will be used to aid the City Council in formulating recommendations to those regional entities. [Amended by Ordinance No. 538, 2/21/02.]
 - A. Proponents of such changes shall provide the Planning Director with all necessary maps and written information to allow for review by city decision-makers. The Planning Director, after consultation with the City Attorney, will determine whether each given request is quasi-judicial or legislative in nature and will make the necessary arrangements for review based upon that determination.
 - B. Written information submitted with each request shall include an analysis of the relationship between the proposal and the City's Comprehensive Plan, applicable statutes, as well as the Statewide Planning Goals and any officially adopted regional plan that may be applicable.
 - C. The Planning Director shall review the information submitted by the proponents and will prepare a written report for the review of the City Council and the Planning Commission or Development Review Board. If the Director determines that the information submitted by the proponents does not adequately support the request, this shall be stated in the Director's staff report.
 - D. If the Development Review Board, Planning Commission, or City Council determine that the information submitted by the proponents does not adequately support the request, the City Council may oppose the request to the regional entity having the final decision making authority.

- (.02) Each quasi-judicial request shall be reviewed by the Development Review Board, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.
- (.03) Each legislative request shall be reviewed by the Planning Commission, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.
- (.04) The City Council shall consider the information in the record of the Development Review Board or Planning Commission and shall, after concluding a public hearing on the request, determine the appropriate course of action. This course of action may be:
 - A. In the case of a proposed annexation to the City, select from the following as allowed by State law (ORS 222):
 - 1. Take no action;
 - Declare the subject property, or some portion thereof, to be annexed;
 - Set the matter for election of the voters residing within the affected territory; or
 - 4. Set the matter for election of City voters.
- (.05) The City Council may adopt a development agreement with owners of property that is proposed for annexation to the City, and such agreement may include an agreement to annex at a future date. A development agreement with an agreement to annex shall be subject to the same procedural requirement as other annexations in terms of staff report preparation, public review, and public hearings.

RESPONSE: The Applicant requests annexation of areas within the City's UGB. Annexation of contiguous property within the UGB is within the authority of the City of Wilsonville as prescribed by State Law. The proposed annexation is consistent with the Comprehensive Plan as the subject site has a Comprehensive Plan designation of Residential - Village and as demonstrated in Section I of this report. Additionally, the site is included in the Villebois Village Master Plan.

This report provides a written description of the request and demonstrates compliance with applicable criteria. The attached exhibits include a legal description and sketch, which depict the proposed annexation area. This report includes analysis demonstrating compliance with the City's Comprehensive Plan (Section I), City of Wilsonville Development Code (Section II), Metro Code Chapter 3.09 (Section III), ORS 222 (Section IV), and Statewide Planning Goals (Section V), as applicable to this request. City staff has determined that the proposed annexation is subject to a quasijudicial review process. Therefore, it is subject to a public hearing before the DRB and City Council.

-- W.T. (1991) - NO.

III. METRO CODE

CHAPTER 3.09 LOCAL GOVERNMENT BOUNDARY CHANGES

3.09.020 DEFINITIONS

I. "Minor boundary change" means an annexation or withdrawal of territory to or from a city or district or from a county to a city. "Minor boundary change" also means an extra-territorial extension of water or sewer service by a city or a district. "Minor boundary change" does not mean withdrawal of territory from a district under ORS 222.520.

<u>Response:</u> Annexation is requested from territory within Clackamas County to the City of Wilsonville. Therefore, the proposed annexation is defined as a "minor boundary change" and Metro Code Chapter 3.09 applies to this request.

3.09.040 REQUIREMENTS FOR PETITIONS

- A. A petition for a boundary change must contain the following information:
 - 1. The jurisdiction of the reviewing entity to act on the petition;
 - 2. A map and legal description of the affected territory in the form prescribed by the reviewing entity;
 - 3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and
 - 4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.
- B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.

Response: This application serves as the petition for a boundary change of city limits and requests approval by the City of Wilsonville. A legal description and sketch is attached in Notebook Section IIC. Notebook Section IIB includes property ownership and elector information, including names and mailing addresses. A copy of the signed petition (see Notebook Section IIB) demonstrates that all property owners and all of the electors within the territory proposed to be annexed have provided their consent in writing. Compliance with ORS 222.125 is addressed in Section IV of this report. In addition, a copy of the check for City annexation fee plus the Metro annexation fee is provided in Notebook Section IC.

3.09.050 HEARING AND DECISION REQUIREMENTS FOR DECISIONS OTHER THAN EXPEDITED DECISIONS

A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.

- B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:
 - The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;
 - Whether the proposed boundary change will result from the withdrawal of the affected territory from the legal boundary of any necessary party;
 - 3. The proposed effective date of the boundary change.
- B. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.
- C. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of Section 3.09.045.

Response: This report includes analysis demonstrating compliance with the City's Comprehensive Plan (Section I), City of Wilsonville Development Code (Section II), Metro Code Chapter 3.09 (Section III), ORS 222 (Section IV), and Statewide Planning Goals (Section V), as applicable to this request. Compliance with subsections (D) and (E) of Section 3.09.045 is addressed below.

3.09.045 EXPEDITED DECISIONS

A. The governing body of a city or Metro may use the process set forth in this section for minor boundary changes for which the petition is accompanied by the written consents of one hundred percent of property owners and at least fifty percent of the electors, if any, within the affected territory. No public hearing is required.

Response: The proposed annexation is subject to a quasi-judicial process, per phone conversation with Daniel Pauly on September 26, 2013. Quasi-judicial annexation applications are subject to public hearing before the Development Review Board and City Council. Therefore, an expedited decision is not applicable to this request. However, in accordance with Metro Code 3.09.050(C), the criteria and factors set forth in subsections (D) and (E) are applicable. Pursuant to Section 3.09.050(C), compliance with subsections (D) and (E) of Section 3.09.045 is addressed below.

- D. To approve a boundary change through an expedited process, the city shall:
 - Find that the change is consistent with expressly applicable provisions in:
 - a. Any applicable urban service agreement adopted pursuant to ORS 195.065;
 - Any applicable annexation plan adopted pursuant to ORS 195.205;

 c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;

Response: There is not an applicable urban service agreement adopted pursuant to ORS 195.065, annexation plan adopted pursuant to ORS 195.205, or cooperative planning agreement adopted pursuant to 195.020(2).

 d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;

Response: The Villebois Village Master Plan includes implementation measures to ensure compliance with the City's public facility master plans and the Transportation Systems Plan. Site development is proposed with a concurrent application for Preliminary Development Plan for Phase 3 of SAP - North (see Notebook Section III). Therefore, future development of the subject site will comply with public facility plans as applicable.

e. Any applicable comprehensive plan;

Response: Compliance with the City's Comprehensive Plan is addressed in Section I of this report.

f. Any applicable concept plan; and

The Villebois Village plan area, including the subject site, is designated as "Residential - Village" on the Comprehensive Plan Map. The V Zone District is applied to Residential - Village areas in implementation of the Villebois Village Master Plan. The proposed annexation is required before the V Zone can be applied to the site and prior to site development. A Zone Change application is submitted concurrently in Notebook Section V. An application for PDP 3 North is submitted concurrently (see Notebook Section III) and is consistent with the concurrent SAP North Amendment. Therefore, the proposed annexation is consistent with the Master Plan.

- 2. Consider whether a boundary change would:
 - a. Promote the timely, orderly and economic provision of public facilities and services;
 - b. Affect the quality and quantity of urban services; and
 - Eliminate or avoid unnecessary duplication of facilities or services.

Response: The Villebois Village Master Plan includes implementation measures that require the provision of public facilities and services to be adequate, timely, orderly, economic, and not be unnecessarily duplicated. Currently, Specific Area Plan - North provides public services, including: transportation, rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit. Site development is proposed with a concurrent application for Preliminary Development Plan for Phase 3 of SAP - North (see Notebook Section III). Public facilities and services proposed with PDP 3 North are generally consistent with the Villebois Village Master Plan, the concurrent SAP - North Amendment, and the City's Finance Plan and Capital Improvements Plan. Therefore, the boundary change will comply with these standards.

E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.

<u>Response:</u> The subject site is territory located within the UGB. Therefore, the city may annex the territory in accordance with this Section.

IV. OREGON REVISED STATUTES

ORS 222.111 AUTHORITY AND PROCEDURE FOR ANNEXATION

(1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 (Authority and procedure for annexation) to 222.180 (Effective date of annexation) or 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915), the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.

Response: The area of proposed annexation is within the UGB and is contiguous to the city. The subject property is entirely within Clackamas County. Therefore, the proposed city boundary includes territories that may be annexed per ORS 222.111.

(2) A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.

Response: This proposal for annexation of territory to the City of Wilsonville has been initiated by owners of real property within the territory to be annexed. A copy of the application signed by property owners is provided in Notebook Section IB.

(3) The proposal for annexation may provide that, during each of not more than 10 full fiscal years beginning with the first fiscal year after the annexation takes effect, the rate of taxation for city purposes on property in the annexed territory shall be at a specified ratio of the highest rate of taxation applicable that year for city purposes to other property in the city. The proposal may provide for the ratio to increase from fiscal year to fiscal year according to a schedule of increase specified in the proposal; but in no case shall the proposal provide for a rate of taxation for city purposes in the annexed territory which will exceed the highest rate of taxation applicable that year for city purposes to other property in the city. If the annexation takes place on the basis of a proposal providing for taxation at a ratio, the city may not tax property in the annexed territory at a rate other than the ratio which the proposal authorizes for that fiscal year.

Response: This standard is not applicable. During the pre-application conference or subsequent correspondence regarding this application, City staff has not indicated whether the provisions of this section apply to the proposed annexation.

(4) When the territory to be annexed includes a part less than the entire area of a district named in ORS 222.510 (Annexation of entire district), the proposal for annexation may provide that if annexation of the territory occurs the part of the district annexed into the city is withdrawn from the district as of the effective date of the annexation. However, if the affected district is a district named in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district), the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district).

<u>Response:</u> The subject properties are not located within a domestic water supply district, water control district, or sanitary district, as named in ORS 222.510. Therefore, this Section does not apply.

(5) The legislative body of the city shall submit, except when not required under ORS 222.120 (Procedure without election by city electors), 222.170 (Effect of consent to annexation by territory) and 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915) to do so, the proposal for annexation to the electors of the territory proposed for annexation and, except when permitted under ORS 222.120 (Procedure without election by city electors) or 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915) to dispense with submitting the proposal for annexation to the electors of the city, the legislative body of the city shall submit such proposal to the electors of the city. The proposal for annexation may be voted upon at a general election or at a special election to be held for that purpose.

Response: The proposed annexation is not subject to an election by electors as all owners of land and 100% of the electors within the territory proposed to be annexed have provided their consent in writing. A copy of the signed petition is provided in Notebook Section IIB. A copy of the application, signed by property owners, is provided in Notebook Section IB. Compliance with ORS 222.120 is addressed below.

ORS 222.120 PROCEDURE WITHOUT ELECTION BY CITY ELECTORS

- (1) Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection.
- (2) When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation.
- (3) The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall

- cause notices of the hearing to be posted in four public places in the city for a like period.
- (4) After the hearing, the city legislative body may, by an ordinance containing a legal description of the territory in question:
 - Declare that the territory is annexed to the city upon the condition that the majority of the votes cast in the territory is in favor of annexation;
 - b. Declare that the territory is annexed to the city where electors or landowners in the contiguous territory consented in writing to such annexation, as provided in ORS 222.125 (Annexation by consent of all owners of land and majority of electors) or 222.170 (Effect of consent to annexation by territory), prior to the public hearing held under subsection (2) of this section; or
 - c. Declare that the territory is annexed to the city where the Oregon Health Authority, prior to the public hearing held under subsection (1) of this section, has issued a finding that a danger to public health exists because of conditions within the territory as provided by ORS 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915).
- (5) If the territory described in the ordinance issued under subsection (4) of this section is a part less than the entire area of a district named in ORS 222.510 (Annexation of entire district), the ordinance may also declare that the territory is withdrawn from the district on the effective date of the annexation or on any subsequent date specified in the ordinance. However, if the affected district is a district named in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district), the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district).
- (6) The ordinance referred to in subsection (4) of this section is subject to referendum.
- (7) For the purpose of this section, ORS 222.125 (Annexation by consent of all owners of land and majority of electors) and 222.170 (Effect of consent to annexation by territory), owner or landowner means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcels land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

Response: City Charter does not require an election for this request. Per Section 4.700 and correspondence with Planning Staff, the proposed annexation is subject to

a Class III quasi-judicial review process, which requires a public hearing before the DRB and public hearing(s) before the City Council.

As demonstrated below, this annexation request is submitted in compliance with ORS 222.125 (Annexation by consent of all owners of land and majority of electors). All owners of the land as well as 100% of the electors within the subject area have provided their consent in writing, as demonstrated by the attached petition (see Notebook Section IIB).

A legal description and sketch of the proposed annexation area is provided in Notebook Section IIC.

The territory proposed to be annexed to the City is not located within a sanitary district or water control or water supply district as named in ORS 222.465. Additionally, the site is not located within a part less than the entire area of a district named in ORS 222.510 (Annexation of entire district). Future development of the site will have access to City water, storm, sewer, and parks services. Therefore, ORS 222.465 and ORS 222.510 are not applicable.

ORS 222.125 ANNEXATION BY CONSENT OF ALL OWNERS OF LAND AND MAJORITY OF ELECTORS

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.

<u>Response:</u> All owners of the land, who are also 100% of the electors within the subject area, have provided their consent in writing, as demonstrated by the attached petition (see Notebook Section IIB). A copy of a legal description and sketch for the proposed annexation is provided in Notebook Section IIC.

V. OREGON STATEWIDE PLANNING GOALS

Goal 1: Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

<u>Response</u>: The City of Wilsonville has an established public notice and hearing process for quasi-judicial applications. Once this annexation request is accepted as complete, the City will begin this public notification and citizen involvement process. Therefore, this request is consistent with Goal 1.

Goal 2: Land Use Planning

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual basis for such decisions and actions.

<u>Response</u>: The City of Wilsonville is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing that plan. Section III of this report demonstrates that the proposed amendment is in compliance with the goals and policies of the City of Wilsonville Comprehensive Plan, as applicable to the proposed annexation.

Goal 3: Agricultural Lands

To preserve and maintain agricultural lands.

<u>Response</u>: Agricultural land is defined in Goal 3 to exclude all land within an acknowledged urban growth boundary. The site is within an acknowledged urban growth boundary. Therefore, Goal 3 is not applicable to this request.

Goal 4: Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

<u>Response</u>: The subject site does not include any lands acknowledged as forest lands. Therefore, Goal 4 is not applicable to this request.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.

Response: The City of Wilsonville is already in compliance with Goal 5 as the required inventories and policy implementation occurred with adoption of the Significant Resource Overlay Zone. Villebois Village preserves SROZ areas with the provision of open space areas. In addition, development within Villebois Village is required to comply with SROZ standards. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the *Master Plan* and compliance with SROZ standards. Therefore, the proposed annexation is consistent with Goal 5.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 6. Development within Villebois protects water and land resources by providing protection for areas of steep slopes and natural resources and by not encroaching into these areas. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 6.

Goal 7: Areas Subject to Natural Hazards

To protect people and property from natural hazards.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 7. No development is located in areas identified as natural hazards within the subject site. Goal 7 is not applicable as no areas subject to natural hazards are included in the proposed annexation area.

Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

<u>Response</u>: The City's Comprehensive Plan has been acknowledged to be in compliance with Goal 8. The Destination Resort provisions of this Goal are not applicable to this request or to the City of Wilsonville. The *Villebois Village Master Plan* provides park and open spaces that total approximately 25% of the gross area of Villebois. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 8.

Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 9. Villebois Village was planned with land uses to be a complete community, including a mixed-use Village Center with residential, office, retail and/or employment uses, surrounded by at least 2,300 residential units. The concurrent application for PDP 3N (see Notebook Section III) demonstrates the provision of a mix of single-family residential dwellings within the subject site, which is generally consistent with the Master Plan. Therefore, the proposed annexation is consistent with Goal 5.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

<u>Response</u>: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 10. The City is currently conducting a Housing Needs Analysis to meet Goal 10 Periodic Review requirements and to project housing needs over the next 20 years.

The Villebois Village Master Plan was created and approved to address the jobshousing imbalance and growth within the City of Wilsonville. The Master Plan shows single family residential land uses within the site. The concurrent application for PDP 3N (see Notebook Section III) demonstrates the provision of a mix of single-family residential dwellings within the subject site that is generally consistent with the Master Plan. The proposed annexation will allow the site to develop with residential land uses, as directed by this Comprehensive Plan and land use policies. Therefore, this petition for annexation is consistent with Goal 10.

Goal 11: Public Facilities and Services

To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 11. The *Villebois Village Master Plan* includes implementation measures to ensure site development complies with the City's Wastewater Collections System Master Plan, Stormwater Master Plan, Water System Master Plan, and Transportation Systems Plan. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 11.

Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.

<u>Response</u>: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 12. The *Villebois Village Master Plan* includes implementation measures related to transportation to ensure compliance with the City's Transportation Systems Plan. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 12.

Goal 13: Energy Conservation

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 13. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the *Master Plan* and development standards as applicable to energy conservation. Therefore, the proposed annexation is consistent with Goal 13.

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 14. Section III of this report demonstrates that the proposed amendments are consistent with the applicable urbanization policies of the City of Wilsonville Comprehensive Plan. Therefore, the proposed annexation is consistent with Goal 14.

Goal 15 (Willamette River Greenway) is not applicable to this request as the site is not near the Willamette River. Goal 16 (Estuarine Resources, Goal 17 (Coastal Shorelands), and Goal 18 (Beaches and Dunes) are not applicable to this request as the site is not located near the coast or any of these coastal resource areas.

VI. PROPOSAL SUMMARY & CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Comprehensive Plan and Planning & Land Development Ordinance, Metro Code, ORS 222, and Statewide Planning Goals for the requested annexation. Therefore, the applicant requests approval of this petition.

List of Owners & Electors within Proposed Annexation Area

Owners					
ax Lot	Name	Site Address	Mailing Address		
1200	Villebois LLC	NA	1022 SW Salmon St #450, Portland, OR 97205		
1202	Charles E. Taber & Carolyn J. Taber	11800 SW Tooze Rd, Wilsonville, Oregon 97070	11800 SW Tooze Rd, Wilsonville, Oregon 97070		
1205	Villebois LLC	28100 SW Grahams Ferry Rd, Wilsonville, Oregon 97070	1022 SW Salmon St #450, Portland, OR 97205		

Electors					
Tax Lot	Name	Site Address	Mailing Address		
1200	no voters	NA	1022 SW Salmon St #450, Portland,		
		NA	OR 97205		
1202	Charles E. Taber & Carolyn J. Taber	11800 SW Tooze Rd, Wilsonville,	11800 SW Tooze Rd, Wilsonville,		
		Oregon 97070	Oregon 97070		
1205	no active voters	28100 SW Grahams Ferry Rd,	1022 SW Salmon St #450, Portland,		
		Wilsonville, Oregon 97070	OR 97205		

PETITION SIGNERS

NOTE: This petition may be signed by qualified persons even though they may not know their property description or precinct number.

SIGNATURE	PRINTED NAME	I AM A: *		*	PROPERTY ADDRESS	PROPERTY DESCRIPTION			PRECINCT #	DATE	
		PO	-	OV		LOT#	1/4 SEC	T	R		
m. (EI	Charles E. Taber			V	11800 S.W Toozetd. Wils.	e.					1/30/14
odal kating	Carolyn J. Taber			-	1800 5, W. Tooze A. Wils. C	4.					1130114
ly hale	WHYNE REAL	BOU	5		1022 SW SALMON						1-30-14
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^{*} PO =Property Owner RV =Registered Voter OV =Owner And Registered Voter

FORM No. 633-WARRANTY DEED (1) KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. NELSON and DIANE B. NELSON, MARS BAR BALLET BURNE J. Nelson hereinafter called the grantor, for the consideration hereinal les stated, to granter paid by CHARLES E. TABER and CAROLYN J. TABER, husband and wafe does hereby grant, bergain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of .. Washingtonand State of Oregon, described as follows, to-wit: A parcel of land situated in the Samuel B. Franklin D.L.C., described as follows: Beginning at a point on the Southerly right-of-way of Brown Road which is South 20.00 feet and West 727.82 feet from the North one-quarter corner of said Section 15, T. 3 S., R. 1 W., of the W.M.; thence W.st on the Southerly right-of-way of said Brown Road 90.00 feet; thence South 484.00 feet; thence East 90.00 feet; thence North 484.00 feet to the point of beginning. ----IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said granter hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in tee simple of the above granted premises, free from all encumbrances grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsvever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.30.,000.00.

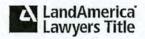
Phowever, the actual consideration consists of or includes other property or value given or promised which the whole consideration (indicate which) . In construing this deed and where the context so requires, the singular includes the plural witness denter's hand this 20 day of 19.7 STATE OF OREGON, County of Washington) 55. September 20 . 19.73 Personally appeared the above named ... Ne 1500. Robert L. Nelson and Diane P. and acknowledged the foregoing instrument to bevoluntary act and deed. Notary Public for Oregon My commission expires WARRANTY DEED NELSON TO TABER AFTER RECORDING RETURN TO S Pioneer National Title Insurance Co. P.O. Box 38 Beaverton, Oregon 97005 ATTN: Lola Kinzie Menuty 73 30403

1-35

633



LAWYERS TITLE INS. CORP. 89 MOJ 9370



Clackamas County Official Records Sherry Hall, County Clerk

2007-047567



\$36.00

05/31/2007 02:43:33 PM

Cnt=1 Stn=10 LESLIE \$15.00 \$11.00 \$10.00

Until a change is requested, all tax statements shall be sent to the following address: same as above.

STATUTORY WARRANTY DEED

Steven E. Rumpf, Trustee of the Steven E. Rumpf Revocable Living Trust dated March 9, 2001 and Geraldine Rumpf, Trustee of the Geraldine Rumpf Revocable Living Trust dated March 9, 2001, Grantor, conveys and warrants to Villebois LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No. 00812491 & 00812534 & 01555178

This property is free of encumbrances, EXCEPT: The true consideration for this conveyance is \$2,080,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 197.352. THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated, 30th day of May, 2007

Steven E. Rumpf, Trustee

Geraldine Rumpf, Trustee

STATE OF OREGON Clarkanas

The foregoing instrument was acknowledged before me this ______ day of May, 2007 by Steven E. Rumpf, Trustee and Geraldine Rumpf, Trustee.

ulecke Notary Public State of Oregon My commission expires:

Order No. 89g0005370

OFFICIAL SEAL MICHELLE L WILLIAMS NOTARY PUBLIC-OREGON COMMISSION NO. 405778 MY COMMISSION EXPIRES MAY 7, 2010

Warranty Deed ORRQ 6/2005; Rev. 1/2006

"EXHIBIT A"

A parcel of land located in Section 15, Township 3 South, Range 1 West, Willamette Meridian and in the Samuel B. Franklin D.L.C. No. 50, Clackamas County, Oregon and being more particularly described as follows:

Beginning at a point on the West line of Parcel 2, Partition Plat No. 1994-182, Clackamas County Plat Records, which bears North 88°34'07" West, 479.76 feet and South 02°14'35" West 504.00 feet from the North one-quarter corner of said Section 15, being the most Southerly Northeast corner of the property described in deed Document No. 93-31319, Clackamas County Deed Records; THENCE continuing along the West line of said Partition Plat and East line of said Deed Document, South 02°14'35" West, 404.94 feet to a point on the North line of the property described as Parcel I in Deed Document No. 99-111865 Clackamas County Deed Records: THENCE along said North line, North 88°34'09" West 861.99 feet to the Southeast corner of the land described as Parcel II in Deed Document No. 2000-050326; THENCE along the East line of said Deed, North 09°19'56" West, 166.07 feet to a point on the Easterly right-of-way line of S.W. Graham's Ferry Road (County Road No. 13*); (*being 30.00 feet Easterly at right angle measure from the centerline of said road) THENCE along said right-of-way line North 17°14'33" East, 16.42 feet to an angle point; THENCE continuing along said right-of-way line North 21°00'24" East, 753.43 feet to the intersection of the East line of S.W. Graham's Ferry Road and the South line of S.W. Tooze Road (Brown Road, County Road No. 355*) (*being 20.00 feet Southerly at right angle measure from the centerline of said road); THENCE along the South line of said Tooze Road, South 88°34'07" East, 310.68 feet to the Northwest corner of the land described in Deed Document No. 73-30403; THENCE along the West line of said Deed South 02°14'35" West, 415.00 feet to the Northwest corner of the land described in Deed Document No. 90-53950 Clackamas County Deed Records, THENCE along the North line of said land and its Easterly extension thereof South 88°34'07" East, 104.99 feet to the Southeast corner of the land described in Deed Document No. 90-53949, Clackamas County Deed Records; THENCE continuing along said East line, North 02°14'35" East, 415.00 feet to a point on the South right-of-way line of said Tooze Road; THENCE continuing along said South right-of-way line, South 88°34'07" East, 142.88 feet to the Northwest corner of the land described in Deed Document No. 73-30518; THENCE along the West line of said land South 02°14'35" West, 484.00 feet to the Southwest corner of said land; THENCE along the South line of said land, South 88°34'07" East 90.00 feet to the point of beginning.

- The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.
- An easement created by instrument, including the terms and provisions thereof, 2.

Recorded

: December 4, 1978

In favor of

: 78-51839 : Portland General Electric Company, an Oregon corporation

For

: Underground distribution line

Affects Parcel III

The herein described property is within, and subject to the regulations and restrictions of, the Wilsonville West Side Urban Renewal Plan Urban Renewal Area, as imposed by 3. the City of by instrument,

Recorded

: November 12, 2003 : 2003-150344

- And any amendments thereto.

 Encroachment of fence and building overhang on subject property onto property adjacent to the South as disclosed by Boundary line agreement recorded July 28, 2006 as 2006-069031. 4.
- Encroachments as disclosed by survey, 5.

: September 5-9, 2003 Dated

Prepared by : Alpha Engineering Inc.

Project No.

398-019

1) Encroachment Affects

Fence

Westerly line of Parcel I & III; Southerly line of Parcel III; Easterly line of Parcel III; Northerline line of Parcel I:

Northerly and Northeasterly lines of Parcel I

2) Encroachment

: Building

Affects

: Southerly line of Parcel III

Amber Shasky-Bell

om:

Thomas, Floyd [FloydT@co.clackamas.or.us] Wednesday, January 15, 2014 2:15 PM

Sent: To:

Amber Shasky-Bell

Subject:

FW: Elector Information Request

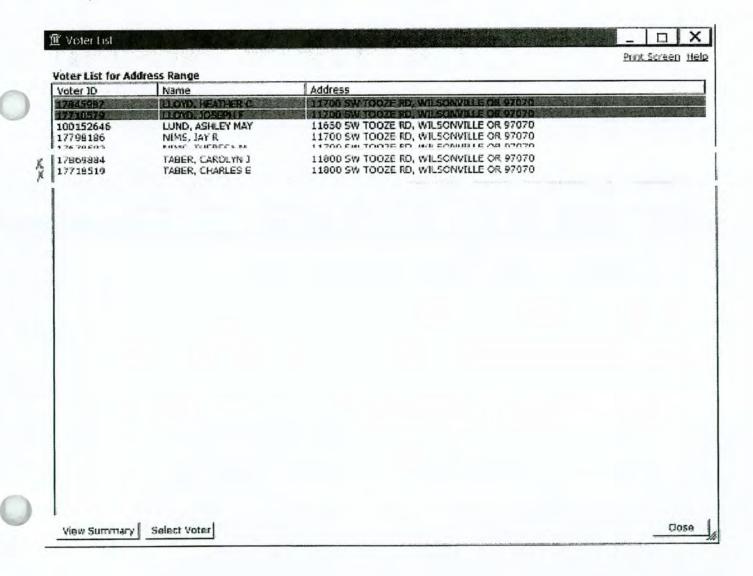
Attachments:

Wilsonville voters.pdf

Attached are the voters at the addresses below. Only the 2 Tabers are actually valid registered voters

Floyd Thomas Clackamas County Elections 1710 Red Soils Ct. Ste 100 Oregon City OR 97045

ph 503-655-8510 Fax 503-655-8461



Voter List			CASSACTION X
oter List for Ad	Idross Rango		Print Screen Hel
oter ID	Name	Address	
7766358	RUMPE, SHIRLEY A	28100 SW GRAHAMS FERRY RD, WILSONG LE	
750259	and the second s	28700 SW SKAHANS SERKERD, WILSOMMER	
New Summary	Select Voter		Close

THESE 2 VOTERS ARE GRAYED OUT BECAUSE THEY HAVE BEEN CANCELLED FOR NON VOTING SINCE 2004. THEY MAY OR MAY NOT LIVE THERE BUT THEY ARE NOT CONSIDERED REGISTERED TO VOTE.



EXHIBIT "A"

January 20, 2014

LEGAL DESCRIPTION

Job No. 395-027

The land described in Document No. 2007-047567 and Document No. 73-30403, Clackamas County Deed Records, being in the Northwest Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

COMMENCING at the Northeast corner of Tract "DD" of plat of "Tonquin Woods at Villebois No. 4";

thence along the northerly plat line of said plat, North 88°34'09" West, a distance of 37.22 feet to the POINT OF BEGINNING;

thence continuing along said northerly plat line, North 88°34'09" West, a distance of 862.08 feet to the Southeast corner of the property described in Document No. 2000-050326;

thence along the northeasterly line of said property, North 09°12'39" West, a distance of 166.59 feet to a point on the easterly right-of-way line of SW Grahams Ferry Road;

thence along said easterly right-of-way line, North 17°14'42" East, a distance of 15.88 feet to an angle point;

thence continuing along said easterly right-of-way line, North 21°00'47" East, a distance of 753.50 feet to a point on the southerly right-of-way line of SW Tooze Road;

thence along said southerly right-of-way line, South 88°34'09" East, a distance of 558.80 feet to the Northwest corner of the property described in Document No. 73-30518;

thence along the westerly line of said property, South 02°14'46" West, a distance of 483.82 feet to the Southwest property corner of said property;

thence along the southerly line of said property, South 88°22'03" East, a distance of 89.82 feet to a point on the westerly line of Parcel 2, Partition Plat No. 1994-182;

thence along said westerly parcel line, South 02°14'46" West, a distance of 404.88 feet to the POINT OF BEGINNING.

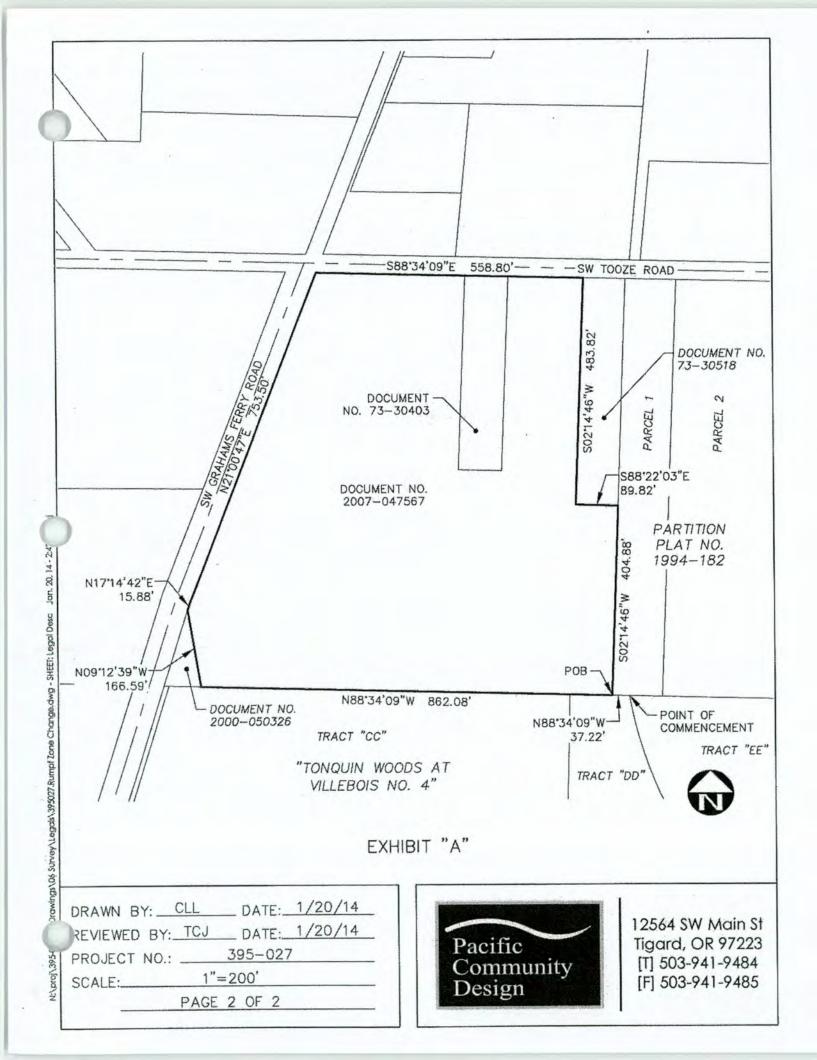
Containing 15.164 acres, more or less.

Basis of bearings being the plat of "Tonquin Woods at Villebois No. 4", Clackamas County Plat Records.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 2002 TRAVIS C. JANSEN 57751

RENEWS: 6/30/2015



SECTION III) PRELIMINARY DEVELOPMENT PLAN

SUPPORTING COMPLIANCE REPORT PRELIMINARY DEVELOPMENT PLAN 3 - NORTH

SECTION IIIA

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I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.125 VILLAGE (V) ZONE

(.02) PERMITTED USES

Examples of principle uses that are typically permitted:

- A. Single Family Dwellings
- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

<u>Response:</u> This Preliminary Development Plan (PDP) application proposes to create 84 lots for development of detached single family dwellings, as well as numerous tracts for landscaping, parks, and open space areas. All proposed uses within the subject PDP are permitted pursuant to this section.

(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE

All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:

- A. Block, Alley, Pedestrian and Bicycle Standards:
 - Maximum Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.
 - Maximum spacing between streets for local access: 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard.
 - 3. If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.

<u>Response:</u> Compliance with these standards has been demonstrated by the concurrent SAP North Amendment. PDP 3N is consistent with the information submitted for the concurrent SAP North Amendment.

B. Access: All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer. <u>Response:</u> All of the lots within the proposed PDP that have frontage on a public street and an alley will take vehicular access from an alley to a garage or parking area.

C. Trailers, travel trailers, mobile coaches, or any altered variation thereof shall not be used for the purpose of conducting a trade or calling, or for storage of material, unless approved for such purpose as a temporary use.

Response: No trailers, travel trailers, mobile coaches, or such vehicles will be used for the purpose of conducting a trade or calling or for the storage of material unless approved as a temporary use.

D. Fences:

1. General Provisions:

- a. Fencing within the Village Zone shall be in compliance with the Master Fencing Program in the adopted Architectural Pattern Book for the appropriate SAP.
- b. When two or more properties with different setbacks abut, the property with the largest front yard setback requirement shall be used to determine the length and height of the shard side yard fence, as required by section 4.125 above.
- c. The development Review Board may, in their discretion, require such fencing as deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.

2. Residential:

- a. The maximum height of any fence located in the required front yard of a residential development shall not exceed three (3) feet.
- b. Fences on residential lots shall not include chain link, barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flake board. Fences in residential areas that protect wetlands, or other sensitive areas, may be chain link.

Response: The SAP North Master Fencing Plan shows Enhanced Full View or Partial View Fence w/ Landscaping along Grahams Ferry Road and Tooze Road and a secondary site identifier at the site entrance on Grahams Ferry Road (at SW Oslo Street). Residential lot fencing will occur in compliance with the fencing specified for the specific lot type and style in accordance with the SAP North Master Fencing Plan. Residential lot fencing occurs when each home is constructed, details of which are provided with Building Permit review.

E. Recreational Area in Multi-Family Residential and Mixed Use Developments

<u>Response:</u> The proposed PDP includes lots for the development of single family residential homes; therefore this standard does not apply.

F. Fire Protection:

 All structures shall include a rated fire suppression system (i.e., sprinklers), as approved by the Fire Marshal

<u>Response:</u> All of the homes within the proposed PDP area will include appropriate fire suppression systems. This will be verified with review of future building permit applications.

Table V-1 Development Standards

Response: The *Tentative Plat* (see Section IIIB in this Notebook) depicts proposed lot sizes and dimensions. All of the lots will be developed with single family detached dwelling units. All of the lots meet applicable requirements, as addressed below. No buildings are proposed with this application. Final compliance with these standards will be reviewed at building permit submittal.

Single-Family Dwellings

Minimum lot size: 2,250 square feet

Minimum lot width: 35 feet Minimum lot depth: 50 feet

<u>Response:</u> All lots within the proposed tentative plat meet the minimum lot size requirement and meet the minimum lot width and depth specified for Small, Medium, Standard, and Large lots in the approved SAP North *Architectural Pattern Book*, with allowed variations for site features, such as road alignment or site topography.

Allowed variations are requested for Lots 8, 9, and 54, where road curvatures limit the width of lot frontage. Lot 8 has 58 feet of street frontage and Lot 9 has 44.3 feet of street frontage, resulting from the street corner knuckle effect on the front of these lots. However, lot width at the front building elevation will be at least 60 feet as future dwellings on these lots will be 50 feet in width with 5-foot minimum side yard setbacks. In addition, at the rear lot line, the width of these lots exceeds 60 feet. Lot 54 has approximately 56 of street frontage, as it is a corner lot located at the intersection of an angled street; SW Belfast Avenue is angled with a southwestern to northeastern orientation and intersects with SW Barcelona that has a west to east orientation. As a result, Lot 54 has a narrower lot width at the front lot line than the rear lot line (lot width at the rear is 91.6 feet wide). However, Lot 54 will have approximately 64 feet of distance between side lot lines at the front building elevation.

In addition, Small lots utilize the +/-32-40' typical lot width specified in the SAP North Pattern Book. Lots 38 and 39 are approximately 46 feet in width as they utilize the typical 10-foot street side yard in addition to the +/-32-40' typical lot width standard for Smalls, as shown in the SAP North Pattern Book.

(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING

Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the village zone.

A. General Provisions:

- The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.
- The Board shall have the authority to grant variances or refinements to these standards in keeping with the purposes and objectives set forth in this zone.

Response: The applicant acknowledges that the provision and maintenance of offstreet parking is the continuing obligation of the property owner. There are no variances or refinements to the standards of this section proposed with this application.

B. Minimum and Maximum Off-Street Parking Requirements:

 Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The number of required parking spaces shown in Table V-2 shall be determined by rounding to the nearest whole parking space...

Table V-2: Off-Street Parking Requirements

Category	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short Term	Bicycle Long Term	
Single Family Detached Dwelling Units	1.0 / DU	NR	NR	NR	

<u>Response:</u> Each of the homes will provide a minimum of a two-car garage in compliance with this standard.

C. Minimum Off-Street Loading Requirements:

<u>Response:</u> The proposed PDP includes lots for development of single family homes; therefore no loading areas are required.

D. Bicycle Parking Requirements:

<u>Response:</u> The proposed PDP includes single family detached residential units. There is no bicycle parking requirement for these unit types, as noted in *Table V-2* above, therefore these standards do not apply.

(.08) OPEN SPACE

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.
- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage. See SROZ provisions, Section 4.139.10.
- C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.

Response: The Parks Master Plan for Villebois states that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres within Villebois, approximately 33%. An amendment to SAP North to add information for Phase 3 has been submitted concurrently, which added a pocket park, open space area, and linear greens/landscape tracts, and increased the overall area of parks and open spaces as refinements to the Master Plan. The proposed PDP includes the same parks and open space areas shown in SAP North amendment for this area.

(.09) STREET & ACCESS IMPROVEMENT STANDARDS

- A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:
 - Generally:
 - All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary

Development Plan, or Final Development Plan and the following standards:

Response: An amendment to SAP North to add information for Phase 3 has been submitted concurrently, which included minor refinements to the alignment and location of Iceland Lane, the location of planned access to/from SW Grahams Ferry Road, and the portion of Belfast Lane (Amsterdam Avenue) adjacent to the treed wetland in the southwestern site corner. The street alignments and access improvements within this PDP are consistent with the proposed refinements to the Villebois Village Master Plan submitted with the concurrent SAP North Amendment.

 All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.

<u>Response:</u> All street improvements within this PDP will comply with the applicable Public Works Standards. The street system within this PDP is designed to provide for the continuation of streets within Villebois and to adjoining properties or subdivisions according to the *Master Plan*. The street system is illustrated on the *Circulation Plan* (see Section IIIB of this Notebook).

 All streets shall be developed with curbs, landscape strips, bikeways or pedestrian pathways, according to the Master Plan.

<u>Response:</u> All streets within this PDP will be developed with curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways as depicted on the *Circulation Plan* (Section IIIB of this Notebook) and in accordance with the *Master Plan*.

2. Intersections of streets

- Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- b) Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.

Response: The plan sheets located in Section IIIB of this Notebook demonstrate that all proposed streets will intersect at angles consistent with the above standards.

- c) Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - i. 1000 ft. for major arterials
 - ii. 600 ft. for minor arterials

- iii. 100 ft. for major collector
- iv. 50 ft. for minor collector

Response: The plan sheets located in Section IIIB of this Notebook demonstrate that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created.

d) Curb Extensions:

- Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:
 - Not obstruct bicycle lanes on collector streets.
 - Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.

<u>Response:</u> Curb extensions are shown on the *Circulation Plan* (see Section IIIB). The attached drawings illustrate that all street intersections will have a minimum 20 foot wide clear distance between curb extensions on all local residential street intersections. No collector streets are located within PDP 3N

3. Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.

<u>Response:</u> The *Grading & Erosion Control Plan* located in Section IIIB, demonstrates that proposed streets can comply with this standard.

4. Centerline Radius Street Curves:

The minimum centerline radius street curves shall be as follows:

- Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- c) Local streets: 75 feet

<u>Response:</u> The plan sheets in Notebook Section IIIB demonstrate that all streets will comply with the above standards.

5. Rights-of-way:

a) See (.09) (A), above.

<u>Response:</u> Proposed rights-of-way are shown on the plan sheets located in Section IIIB of this Notebook. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

- Access drives.
 - a) See (.09) (A), above.
 - b) 16 feet for two-way traffic.

Response: Access drives (alleys) will be paved at least 16-feet in width within a 20-foot tract, as shown on the *Circulation Plan*. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions

7. Clear Vision Areas

a) See (.09) (A), above.

<u>Response:</u> Clear vision areas will be provided and maintained in compliance with the Section 4.177.

8. Vertical clearance:

a) See (.09) (A), above.

<u>Response:</u> Vertical clearance will be provided and maintained in compliance with the Section 4.177.

Interim Improvement Standard:

a) See (.09) (A), above.

Response: An interim street section improvement will be provided on Grahams Ferry Road to create consistency with street improvements completed previously with phased development of SAP North and SAP South. Interim street section improvements are also planned on Tooze Road, to be provided by the City of Wilsonville.

(.10) SIDEWALK AND PATHWAY IMPROVEMENT STANDARDS

A. The provisions of Section 4.178 shall apply within the Village zone.

<u>Response:</u> All sidewalks and pathways within SAP North will be constructed in accordance with the standards of Section 4.178 and the *Villebois Village Master Plan*. Sidewalks and pathways are shown in the street cross-sections on the *Circulation Plan* (see Section IIIB of this notebook).

(.11) LANDSCAPING, SCREENING AND BUFFERING

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
 - Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

Response: The Street Tree/Lighting Plan shows the street trees proposed within this PDP. The trees are in conformance with the Community Elements Book.

(.12) MASTER SIGNAGE AND WAYFINDING

Response: The site includes a 'secondary site identifier' at the site entrance (at SW Oslo Street) on Grahams Ferry Road. Signage within the subject area will comply with the SAP North Signage & Wayfinding Plan.

(.14) DESIGN STANDARDS APPLYING TO THE VILLAGE ZONE

- A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:
 - Generally:
 - Flag lots are not permitted.

Response: No flag lots are proposed (see the *Tentative Plat* in Notebook Section IIIB).

 Dwellings on lots without alley access shall be at least 36 feet wide.

<u>Response:</u> As demonstrated by the Tentative Plat (see Notebook Section IIIB), all lots without alley access will have a lot width exceeding 36 feet.

c. The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.

<u>Response:</u> None of the lots include accessory dwellings; therefore this standard does not apply.

d. For Village Center lots facing two or more streets, two of the facades shall be subject to the minimum frontage width requirement. Where multiple buildings are located on one lot, the facades of all buildings shall be used to calculate the Minimum Building Frontage Width. <u>Response:</u> The proposed PDP is not located in the Village Center; therefore this standard does not apply.

2. Building and site design shall include:

- Proportions and massing of architectural elements consistent with those established in an approved Pattern Book or Village Center Design.
- Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
- Protective overhangs or recesses at windows and doors.
- Raised stoops, terraces or porches at single-family dwellings.
- e. Exposed gutters, scuppers, and downspouts.
- f. The protection of existing significant trees as identified in an approved Community Elements Book.
- g. A landscape plan in compliance with Section (.11), above.
- Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
- Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
- j. A porch shall have no more than three walls.
- A garage shall provide enclosure for the storage of no more than three vehicles.

Response: This application requests PDP approval for single family detached lots. No buildings are proposed at this time. Conformance with the Pattern Book and Community Elements Book will assure consistency with the Design Standards of subsection (.14). Subsequent Building Permit applications will review building and site design for consistency with the Pattern Book.

The Street Tree/Lighting Plan (see Notebook Section IIIB) shows the street trees proposed within this PDP in compliance with Section (.11), above. The trees have been selected in conformance with the Community Elements Book.

Protection of existing trees is shown on the *Tree Preservation Plan*, in accordance with the Community Elements Book. The *Street Tree/Lighting Plan* (see Section IIIB) depicts street trees along rights-of-way within the subject Preliminary Development Plan area. The *Street Tree/Lighting Plan* has been developed in conformance with the Community Elements Book and the applicable standards of Section 4.176.

 Lighting and site furnishings shall be in compliance with the approved Community Elements Book.

Response: The FDP application in Section VII of the Notebook shows site furnishings within the parks. The Street Tree/Lighting Plan (see Section IIIB) shows proposed street trees and lighting for this Preliminary Development Plan. These plans illustrate

that lighting and site furnishings will be provided in compliance with the Community Elements Book.

 Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein.

Response: The PDP does not propose any buildings. Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of *Table V-3* and the *Architectural Pattern Book*.

(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS

- B. Unique Features and Processes of the Village (V) Zone. To be developed, there are three (3) phases of project approval. Some of these phases may be combined, but generally the approvals move from the conceptual stage through to detailed architectural, landscape and site plan review in stages. All development within the Village zone shall be subject to the following processes:
 - 2. Preliminary Development Plan (PDP) approval by the Development Review Board, as set forth in Section 4.125(.18)(G) through (K) (Stage II equivalent), below. Following SAP approval, an applicant may file applications for Preliminary Development Plan approval (Stage II equivalent) for an approved phase in accordance with the approved SAP, and any conditions attached thereto. Land divisions may also be preliminarily approved at this stage. Except for land within the Central SAP or multi-family dwellings outside the Central SAP, application for a zone change and Final Development Plan (FDP) shall be made concurrently with an application for PDP approval. The SAP and PDP/FDP may be reviewed simultaneously when a common ownership exists.

Final Development (FDP) approval by the Development Review Board or the Planning Director, as set forth in Sections 4.125(.18)(L) through (P) (Site Design Review equivalent), below, may occur as a separate phase for lands in the Central SAP or multi-family dwellings outside the Central SAP.

<u>Response:</u> The Applicant is requesting approval of a Preliminary Development Plan (PDP). Compliance with Sections 4.125(.18)(G) through (K) is demonstrated in the following sections of this report. This PDP addresses Phase 3 of SAP North, as depicted in the concurrent SAP North Amendment.

A request for preliminary approval of a tentative subdivision plat is submitted concurrent with this PDP application (see Notebook Section IV). A request for a zone change to Village (V) zone is submitted concurrent with this PDP application (see Section V of this Notebook). In addition, a Final Development Plan is submitted concurrent with this PDP (see Section VII of this Notebook).

G. Preliminary Development Plan Approval Process:

- An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:
 - a) Be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.

<u>Response</u>: This PDP addresses Phase 3 of SAP North, as depicted by the concurrent SAP North Amendment.

 Be made by the owner of all affected property or the owner's authorized agent; and.

<u>Response</u>: This application is made by Polygon Northwest Company, LLC. The application form, which has been signed by the property owners, can be found in Exhibit IB along with a copy of the vesting deeds.

c) Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution; and.

Response: The appropriate application form and fee have been filed with this submittal. A copy of the form and fee are included in Sections IB and IC, respectively.

 Set forth the professional coordinator and professional design team for the project; and.

<u>Response</u>: The professional coordinator and professional design team are set forth in the Introductory Narrative, located in Section IA of this Notebook.

 State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

<u>Response</u>: This PDP does not include mixed land uses. The proposed land uses are shown on the *Site/Land Use Plan*, in Section IIIB of this Notebook.

 f) Include a preliminary land division (concurrently) per Section 4.400, as applicable.

Response: This application includes a request for preliminary land division approval. This request for approval of a Tentative Plat can be seen in Section IV of this Notebook. This section includes a Supporting Compliance Report, the proposed Tentative Plat, draft CC&R's, a copy of the certification of liens & assessments form, and the subdivision name approval from the County Surveyor's Office.

g) Include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.

<u>Response</u>: This application includes a request for a zone map amendment to zone the subject Preliminary Development Plan area Village (V). This zone change request can be seen in Section V of this Notebook. This section includes a Supporting

Compliance Report, a Zone Change Map, and a legal description & sketch of the proposed zone change area.

- The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:
 - A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
 - b) Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
 - One (1) foot contours for slopes of up to five percent (5%);
 - ii) Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
 - iii) Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
 - iv) Ten (10) foot contours for slopes exceeding twenty percent (20%).
 - c) The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

Response: A certified boundary description by a surveyor licensed in the State of Oregon is provided as the legal description and sketch for the zone map amendment (see Section VC of this Notebook). Topographic information and SROZ information in accordance with Sections 4.125(.18)G.2.b. & c. is shown on the Existing Conditions, located in Section IIB of this Notebook.

d) A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.

<u>Response</u>: Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

Gross Acreage	15.16 Acres
Parks & Open Space	2.03 Acres
Public Streets	4.49 Acres
Lots and Alleys	8.64 Acres

Net Residential Density: 84 lots / 8.64 Acres = 9.72 units per net acre

e) The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.

Response: The above information is shown on the Existing Conditions, the Tentative Plat, and the Circulation Plan. The Tree Preservation Plan identifies all trees 6 inches and greater diameter at breast height (d.b.h.) within or adjacent to developed areas on the project site. Trees within the retained wetland have not been inventoried as they each will be preserved within an open space tract. Tree numbers are identified on the Tree Preservation Plan Sheets which correspond with the Tree Inventory in the Tree Report (see Section VIB). The plan sheets mentioned above can be found in Section IIIB of this Notebook.

f) Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.

<u>Response</u>: The proposed PDP includes Small, Medium, Standard, and Large lot types, which are all detached single-family homes. Conceptual elevations for the homes are included in Section IIIF of this Notebook.

g) A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.

<u>Response</u>: Proposed storm drainage facilities, and water and sanitary lines are shown on the *Composite Utility Plan* (see Section IIIB in this Notebook).

 If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided. **Response:** The PDP is proposed to be executed in one phase.

 i) A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project.

<u>Response</u>: The applicant will provide a performance bond or other acceptable security for the capital improvements required by the project.

j) At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).

<u>Response</u>: A copy of the Traffic Impact Analysis is provided in Section IIID of this Notebook.

H. PDP Application Submittal Requirements:

- 1. The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:
 - The location of water, sewerage and drainage facilities;
 - b) Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
 - c) The general type and location of signs;
 - Topographic information as set forth in Section 4.035;
 - e) A map indicating the types and locations of all proposed uses; and
 - A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.

Response: A concurrent SAP North Amendment has been submitted to add information for Phase 3. The proposed PDP 3N conforms to the concurrent SAP North Amendment. As demonstrated above, the PDP application includes all information required by 4.125(.18)(D)(1) and (2), as applicable to a PDP.

The Existing Conditions shows the existing site features, including topographic features. Proposed lots to be created for development are shown on the Tentative Plat. The Grading and Erosion Control Plan shows the location of drainage facilities, topographic information, and a grading and erosion control facilities. The Composite Utility Plan indicates the proposed location of water and sanitary sewer lines and drainage facilities. The Site/Land Use Plan indicates the types and locations of all

proposed uses in the Preliminary Development Plan. The plan sheets mentioned above can be found in Section IIIB of this Notebook.

Landscape plans for the park areas are located with the FDP application materials in Section VII of the Notebook. No signage is proposed or required within the subject area.

The proposed PDP includes Small, Medium, Standard, and Large lot types, which are all detached single-family homes. Conceptual elevations for the homes within the PDP will be provided for review by the City's Architectural consultant prior to building permit submittal and will be available prior to DRB hearing on this request. Future proposed homes will be designed to be consistent with the conceptual elevations in the Architectural Pattern Book.

In addition to this information, and unless waived by the City's Community Development Director as enabled by Section 4.008(.02))B), at the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.

Response: A copy of the Traffic Impact Analysis is provided in Section IIID.

3. The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.

<u>Response</u>: The plan sheets for the proposed Preliminary Development Plan provide sufficient detail to show the ultimate operation and appearance of the subject phase of development. The FDP application for design of the included park areas within the PDP area is submitted concurrent with this application (see Notebook Section VII).

 Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.

<u>Response</u>: Copies of legal documents will be provided as appropriate and required by the Development Review Board.

I. PDP Approval Procedures

- An application for PDP approval shall be reviewed using the following procedures:
 - a) Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
 - A public hearing shall be held on each such application as provided in Section 4.013.
 - c) After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.

<u>Response</u>: In accordance with the procedures contained in Section 4.012, the City shall provide notice of a public hearing before the Development Review Board on the proposed Preliminary Development Plan. This report, in conjunction with all submitted information, demonstrates that the proposal conforms to the applicable permit criteria set forth in the City's Code.

J. PDP Refinements to Approved Specific Area Plan

- In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the Development Review Board may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board as set forth in Section (.18)(J)(2), below.
 - a) Refinements to the SAP are defined as:
 - Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.

<u>Response:</u> An amendment to SAP North to add information for Phase 3 has been submitted concurrently. The proposed street network and the functional classification of streets is consistent with the concurrent SAP North Amendment.

ii. Changes to the nature or location of parks types, trails or open space that to not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Preliminary Development Plan.

Response: An amendment to SAP North to add information for Phase 3 has been submitted concurrently. PDP 3N depicts parks, trails, and open space consistent with the concurrent SAP North Amendment.

iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.

Response: An amendment to SAP North to add information for Phase 3 has been submitted concurrently. PDP 3N shows utilities and stormwater facilities consistent with the concurrent SAP North Amendment.

- Changes to the location or mix of land uses that iv. not significantly alter the overall distribution or availability of uses in the Preliminary Development Plan. For the purposes of this subsection, "land uses" or "uses" are defined in the aggregate, with specialty condos, mixed use condos, urban apartments. condos. village apartments. neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.
- v. A change in density that does not exceed ten percent, provided such density change has not already been approved as a refinement to the underlying SAP or PDP, and does not result in fewer than 2,300 dwelling units in the Village.

Response: An amendment to SAP North to add information for Phase 3 has been submitted concurrently. PDP 3N proposes land uses and density consistent with the concurrent SAP North Amendment.

vi. Changes that are significant under the above definitions, but necessary to protect an important community resource or improve the function of collector or minor arterial roadways.

Response: This PDP does not include changes that meet the above definitions.

- 2. Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:
 - a) The refinements will equally or better meet the conditions of the approved SAP, and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.

- The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area, and
- c) The refinement will not preclude an adjoining or subsequent PDP or SAP from development consistent with the approved SAP or Master Plan.

<u>Response:</u> As previously described in this report, a SAP Amendment has been submitted to add information for Phase 3. PDP 3N is consistent with the concurrent amendments to SAP North for Phase 3.

- Amendments to the SAP, not including SAP amendments for phasing, must follow the same procedures applicable to adoption of the SAP itself. Amendments are defined as changes to elements of the SAP not constituting a refinement.
- Amendments to the SAP for phasing will be processed as a Class II administrative review proposal.

<u>Response:</u> As previously described in this report, a SAP Amendment has been submitted to add information for Phase 3. PDP 3N is consistent with the concurrent amendments to SAP North for Phase 3.

K. PDP Approval Criteria

The Development Review Board may approve an application for a PDP only upon finding that the following approval criteria are met:

- That the proposed PDP:
 - Is consistent with the standards identified in this section.

<u>Response</u>: This Supporting Compliance Report provides an explanation of how the proposed development is consistent with the standards of the Village zone.

 Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).

<u>Response</u>: This Supporting Compliance Report provides an explanation of how the proposed development is consistent with the applicable standards of the Planning and Land Development Ordinance. A description of how the proposed development complies with Section 4.140(.09)J.1-3 is included in the subsequent pages of this report.

 Is consistent with the approved Specific Area Plan in which it is located.

<u>Response</u>: A SAP North Amendment has been submitted concurrent with PDP 3N. The proposed Preliminary Development Plan is consistent with Specific Area Plan - North Amendment, as demonstrated by the plan sheets located in Section IIIB and as described in this report.

 Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards

Response: No buildings are proposed with this Preliminary Development Plan. Subsequent Building Permit applications for residential buildings in this Preliminary Development Plan will document compliance with the Architectural Pattern Book. However, proposed lots are sized to accommodate proposed uses in a manner consistent with Table V-1 and the Architectural Pattern Book.

COMMUNITY ELEMENTS BOOK

Lighting Master Plan

Response: This PDP application includes plans for street lighting within PDP 3 North as illustrated on the Street Tree/Lighting Plan (see Notebook Section IIIB). The proposed lighting is consistent with the Community Elements Book.

Curb Extensions

<u>Response:</u> As shown on the *Tentative Plat* (see Notebook Section IIIB), curb extensions are proposed at a number of intersections in the PDP area. The location of these curb extensions is consistent with the Curb Extension Concept Plan Diagram in the Community Elements Book.

Street Tree Master Plan

<u>Response:</u> As shown on the *Street Tree/Lighting Plan* (see Notebook Section IIIB), street trees proposed along the streets in the PDP area are consistent with the respective designated street tree lists.

Site Furnishings

Response: No site furnishings are proposed with this PDP application; however, the concurrent FDP application for the proposed park and linear greens includes details regarding site furnishings in these areas (see Section VII of this Notebook).

Play Structures

Response: No play structures are proposed with this PDP application; however, the concurrent FDP application (see Section VII of this Notebook) includes details regarding the parks and open space areas within PDP 3N.

Tree Protection

Response: The Tree Protection component of the Community Elements Book for SAP - North (page 18) describes the goal, policies, and implementation measures that were used to promote the protection of existing trees in the design of the PDP area. A *Tree Preservation Plan* has been prepared for this PDP, consistent with Implementation Measures 1 and 2 of the Tree Protection component of the *Community Elements Book*. The *Tree Preservation Plan* shows the trees that are proposed for preservation. The *Tree Preservation Plan* was based on a Tree Report prepared by Morgan E. Holen, a certified arborist (see Section VI of this notebook).

Plant List

Response: The Community Elements Book approved with SAP - North contains a Plant List (pages 19-21) of non-native and native trees, shrubs, and groundcovers, ferns, herbs, vines, perennials, grasses, and bulbs for species to plant throughout Villebois. Within the rights-of-way in this PDP, only street trees and rainwater components are proposed. Additional landscaping details are provided with the FDP application which is submitted concurrent with this PDP (see Section VII of this Notebook).

MASTER SIGNAGE AND WAYFINDING PLAN

<u>Response:</u> The SAP North *Signage & Wayfinding Plan* shows a Secondary Site Identifier at the street entrance from Grahams Ferry Road (at SW Oslo Street). The Secondary Site Identifier is provided with PDP 3N, as shown on the attached plans (see Notebook Section IIIB).

RAINWATER PROGRAM

<u>Response:</u> A Rainwater Management Plan is included with the supporting utility reports located in Section IIIC of this Notebook. Rainwater will be treated as shown on the *Composite Utility Plan* (see Notebook Section IIIB). The rainwater components will be detailed within subsequent construction drawings. Proposed rainwater management is consistent with the rainwater program for SAP North, as described in this report and as demonstrated in the attached Rainwater Management Plan (see Notebook Section IIIC).

 If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.

Response: The PDP is proposed to be executed in one phase.

4. Parks within each PDP or PDP phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.

Response: The parks within PDP 3 North will be completed prior to occupancy of 50% of the housing units, as required. Bonding will be provided if special circumstances prohibit completion.

In the Central SAP, parks shall be constructed within each PDP as provided above, and that pro-rata portion of the estimated cost of Central SAP parks not within the PDP, calculated on a dwelling unit basis, shall be bonded or otherwise secured to the satisfaction of the city.

<u>Response:</u> The proposed PDP is within SAP North and is not within the Central SAP Area, therefore this standard does not apply.

6. The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.

Response: This report demonstrates that the proposed Preliminary Development Plan is in conformance with the Specific Area Plan - North Amendment, and thus, the *Villebois Village Master Plan* as well as the applicable requirements and standards of the Planning and Land Development Ordinance.

SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE

Response: A SRIR was submitted and approved with PDP 2N for the proposed SROZ impacts. This application includes a SRIR Addendum (see Notebook Section IIIG), which verifies previously approved areas and includes information for two (2) additional impact areas. As demonstrated in the SRIR Addendum, the total amount of SROZ impacts remains in compliance with the SROZ standards and approved mitigation areas. The SRIR Addendum has been provided with the concurrent SAP North Amendment. PDP 3N remains consistent with the SROZ Plan in the SAP North Amendment.

SECTION 4.140 PLANNED DEVELOPMENT REGULATIONS

(.09) FINAL APPROVAL (STAGE TWO)

- J. A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:
 - The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

<u>Response</u>: This Supporting Compliance Report demonstrates that the location, design, size, and uses proposed with the PDP are both separately and as a whole consistent with SAP North, and thus the *Villebois Village Master Plan*, the City's Comprehensive Plan designation of Residential - Village for the area, and the City's Planning and Land Development Ordinance.

That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City's adopted Capital Improvement Program, for

which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

Response: Notebook. A copy of the Traffic Impact Analysis is attached in Section IIID of this

- a. In determining levels of Service D, the City shall hire a traffic engineer at the applicant's expense who shall prepare a written report containing the following minimum information for consideration by the Development Review Board:
 - An estimate of the amount of traffic generated by the proposed development, the likely routes of travel of the estimated generated traffic, and the source(s) of information of the estimate of the traffic generated and the likely routes of travel; (Amended by Ord 561, adopted 12/15/03.)
 - ii. What impact the estimate generated traffic will have on existing level of service including traffic generated by (1) the development itself, (2) all existing developments, (3) Stage II developments approved but not yet built, and (4) all developments that have vested traffic generation rights under section 4.140(.10), probable through the most intersection(s), including state and county intersections, at the time of peak level of traffic. This analysis shall be conducted for each direction of travel if backup from other intersections will interfere with intersection operations. (Amended by Ord 561, adopted 12/15/03.).

Response: A copy of the Traffic Impact Analysis is attached in Section IIID of this Notebook.

- b. The following are exempt from meeting the Level of Service D criteria standard:
 - i. A planned development or expansion thereof which generates three (3) new p.m. peak hour traffic trips or less;
 - A planned development or expansion thereof which provides an essential governmental service.

<u>Response</u>: This PDP does not request an exemption from meeting the Level of Service D; therefore this criterion does not apply to this project.

c. Traffic generated by development exempted under this subsection on or after Ordinance No. 463 was enacted shall not be counted in determining levels of service for any future applicant. (Added by Ord 561, adopted 12/15/03.)

<u>Response</u>: A copy of the Traffic Impact Analysis is attached in Section IIID of this Notebook.

d. Exemptions under 'b' of this subsection shall not exempt the development or expansion from payment of system development charges or other applicable regulations. (Added by Ord 561, adopted 12/15/03.)

<u>Response</u>: The subject PDP is not exempt from subsection 'b' and the system development charges will be provided as required.

e. In no case will development be permitted that creates an aggregate level of traffic at LOS "F". (Added by Ord 561, adopted 12/15/03.)

<u>Response</u>: A copy of the Traffic Impact Analysis is attached in Section IIID of this Notebook.

 That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.

Response: This Supporting Compliance Report, the Utility and Drainage Reports (see Section IIIC of this notebook) and the plan sheets (see *Composite Utility Plan* in Section IIIB) show that the future residents of PDP 3 North will be adequately served by the planned facilities and services.

SECTION 4.171 GENERAL REGULATIONS - PROTECTION OF NATURAL FEATURES & OTHER RESOURCES

(.02) General Terrain Preparation

- A. All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- B. All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:
 - Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
 - Avoid substantial probabilities of: (1) accelerated erosion;
 pollution, contamination or siltation of lakes, rivers,

- streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
- Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Response: The plan sheets located in Section IIIB demonstrate that the subject Preliminary Development Plan is designed with maximum regard to natural terrain features and topography. The subject PDP does not contain hillside or flood plain areas. The *Grading and Erosion Control Plan* shows proposed grading within the subject area and the *Tree Preservation Plan* shows proposed tree preservation.

All subsequent grading, filling and excavating will be done in accordance with the Uniform Building Code. Disturbance of soils and removal of trees and other native vegetation will be limited to the extent necessary to construct the proposed development. Construction will occur in a manner that avoids substantial probabilities of accelerated erosion; pollution, contamination or siltation of lakes, rivers, streams and wetlands; damage to vegetation; and injury to wildlife and fish habitats.

(.03) <u>Hillsides:</u> All developments proposed on slopes greater than 25% shall be limited to the extent that:

<u>Response:</u> The subject Preliminary Development Plan does not include any areas of slopes in excess of 25%. Therefore, this standard does not apply to this application.

(.04) Trees and Wooded Areas.

- A. All developments shall be planned, designed, constructed and maintained so that:
 - Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
 - Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.
 - Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- B. Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 - Avoiding disturbance of the roots by grading and/or compacting activity.
 - Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.

- 3. Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
- Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

<u>Response:</u> The *Tree Preservation Plan*, located in Section IIIB, depicts existing trees within the subject area and identifies trees to be retained and to be removed. This application includes a request for approval of a Type "C" Tree Removal Plan, which can be found in Section VI of this Notebook.

Section VI includes the Tree Report prepared by Morgan Holen addressing existing trees and development impacts within the subject area, a tree inventory and tree mitigation details. Trees within the retained wetland have not been inventoried and are preserved. The information contained in Section VI demonstrates that the subject Preliminary Development Plan is designed to incorporate trees with a diameter at breast height of six inches or greater into the plan where feasible. In addition, existing trees rated "Good" have been retained to the extent feasible within the area addressed by this PDP. No trees rated "Important" are located on site. Trees that are retained, as identified in the *Tree Preservation Plan*, will be protected during site preparation and construction in accordance with City Public Works design specifications and Section 4.171(.04).

(.05) <u>High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:</u>

- A. Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage powerline easements and rights of way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage powerline easements and rights of way and petroleum pipeline easement shall be carefully reviewed.
- B. Any proposed non-residential development within high voltage powerline easements and rights of way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right of way ownership.

<u>Response:</u> This Preliminary Development Plan does not contain any high voltage powerline or petroleum pipeline easements or rights of way.

(.06) Hazards to Safety: Purpose:

- A. To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- B. To protect lives and property from damage due to soil hazards.
- C. To protect lives and property from forest and brush fires.
- D. To avoid financial loss resulting from development in hazard areas.

<u>Response:</u> Development of the subject area will occur in a manner that minimizes potential hazards to safety.

(.07) Standards for Earth Movement Hazard Areas:

A. No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions.

Response: Development of the subject area will occur in a manner that minimizes potential hazards to safety. No earth movement hazard areas have been identified within the subject PDP area.

(.08) Standards for Soil Hazard Areas:

- A. Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- B. The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

<u>Response:</u> Development of the subject area will occur in a manner that minimizes potential hazards to safety. No soil hazard areas have been identified within the subject area.

(.09) Historic Protection: Purpose:

A. To preserve structures, sites, objects, and areas within the City of Wilsonville having historic, cultural, or archaeological significance.

<u>Response:</u> A Historic/ Cultural Resource Inventory has been provided with the concurrent SAP North amendment.

SECTION 4.172 FLOOD PLAIN REGULATIONS

Response: The subject PDP does not include any flood plain areas.

SECTION 4.176 LANDSCAPING, SCREENING & BUFFERING

<u>Response</u>: Landscaping will be provided in accordance with the standards in Section 4.176. The <u>Street Tree/Lighting Plan</u> depicts street trees along rights-of-way within the subject Preliminary Development Plan area. The plan has been developed in conformance with the Community Elements Book and the applicable standards of Section 4.176. Landscaping in the park areas will be reviewed with the concurrent FDP application in Section VII of this Notebook.

SECTION 4.177 STREET IMPROVEMENT STANDARDS

<u>Response</u>: The rights-of-way proposed within the subject PDP are shown on the plan sheets in Section IIIB. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with the final plat.

The plan sheets located in Section IIIB demonstrate that all proposed access drives (alleys) within the PDP area will have a minimum improvement width of 16 feet and will provide two-way travel. All access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.

Clear vision areas will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

SECTION 4.178 SIDEWALK & PATHWAY STANDARDS

(.01) <u>Sidewalks</u>. All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.

(.02) Pathways

- A. Bicycle facilities shall be provided using a bicycle lane as the preferred facility design. The other facility designs listed will only be used if the bike lane standard cannot be constructed due to physical or financial constraints. The alternative standards are listed in order of preference.
 - Bike lane. This design includes 12-foot minimum travel lanes for autos and paved shoulders, 5-6 feet wide for bikes, that are striped and marked as bicycle lanes. This shall be the basic standard applied to bike lanes on all arterial and collector streets in the City, with the exception of minor residential collectors with less than 1,500 (existing or anticipated) vehicle trips per day.

Response: The PDP plan sheets located in Section IIIB (see the *Circulation Plan*) depict cross-sections of the proposed sidewalks and pathways in compliance with the above standards and the concurrent Specific Area Plan - North Amendment.

SECTION 4.610.40 TYPE C PERMIT

A request for approval of the Tree Removal Plan for PDP 3 North can be found in Section VI of this Notebook.

II. PROPOSAL SUMMARY & CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the Village Zone and other applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Preliminary

Development Plan. Therefore, the applicant requests approval of this application. Concurrent applications for Annexation, Tentative Plat, Zone Change, Tree Removal Plan, and Final Development Plan are included in this notebook as Sections II, IV, V, VI, and VII, respectively, pursuant to City requirements.

PHASE 3 NORTH **VILLEBOIS** PRELIMINARY DEVELOPMENT PLAN

TL 1200, 1202 & 1205, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M. CITY OF WILSONVILLE, OREGON

SAP

APPLICANT:

POLYGON NORTHWEST COMPANY 109 E. 13TH ST. VANCOUVER, WA 98660 IPI 503-221-1920 CONTACT: FRED GAST

PLANNER:

PACIFIC COMMUNITY DESIGN, INC 12564 SW Main Stret Tigard, OR 97223 [P] 503-941-9484 CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC. 12564 SW Main Street TIGARD, OR 97223 [P] 503-941-9484 CONTACT: JESSIE KING, PE

SURVEYOR:

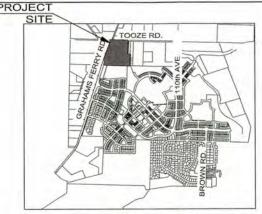
PACIFIC COMMUNITY DESIGN, INC. 12564 SW Main Street **TIGARD, OR 97223** [P] 503-941-9484 CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

OTTEN LANDSCAPE ARCHITECTS, INC. 3933 SW KELLY AVE, SUITE B PORTLAND, OR 97239 [P] 503-972-0311 CONTACT: JANET OTTEN, LANDSCAPE ARCHITECT

GEOTECHNICAL ENGINEER:

15575 SW SEQUOIA PARKWAY, SUITE 100 PORTLAND, OR 97224 [P] 503-968-8787 CONTACT: CRAIG WARE, PE



VICINITY MAP

UTILITIES & SERVICES:

CITY OF WILSONVILLE WATER: STORM: CITY OF WILSONVILLE SEWER: CITY OF WILSONVILLE PORTLAND GENERAL ELECTRIC POWER: NORTHWEST NATURAL GAS: TUALATIN VALLEY FIRE & RESCUE FIRE: POLICE: CLACKAMAS COUNTY SHERIFF WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT SCHOOL: CITY OF WILSONVILLE PARKS: PHONE: FRONTIER

BENCHMARK:

CABLE:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

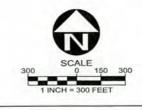
ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

WASTE DISPOSAL: UNITED DISPOSAL SERVICE

COMCAST

SHEET INDEX:

- **COVER SHEET**
- **EXISTING CONDITIONS**
- **AERIAL PHOTOGRAPH**
- PRELIMINARY PLAT
- GRADING PLAN
- COMPOSITE UTILITY PLAN
- CIRCULATION PLAN & STREET SECTIONS
- SITE/LAND USE PLAN
- TYPICAL LOT PLANS
- TREE PRESERVATION PLAN STREET TREE / LIGHTING PLAN
- SROZ PLAN







POLYGON NW COMPANY

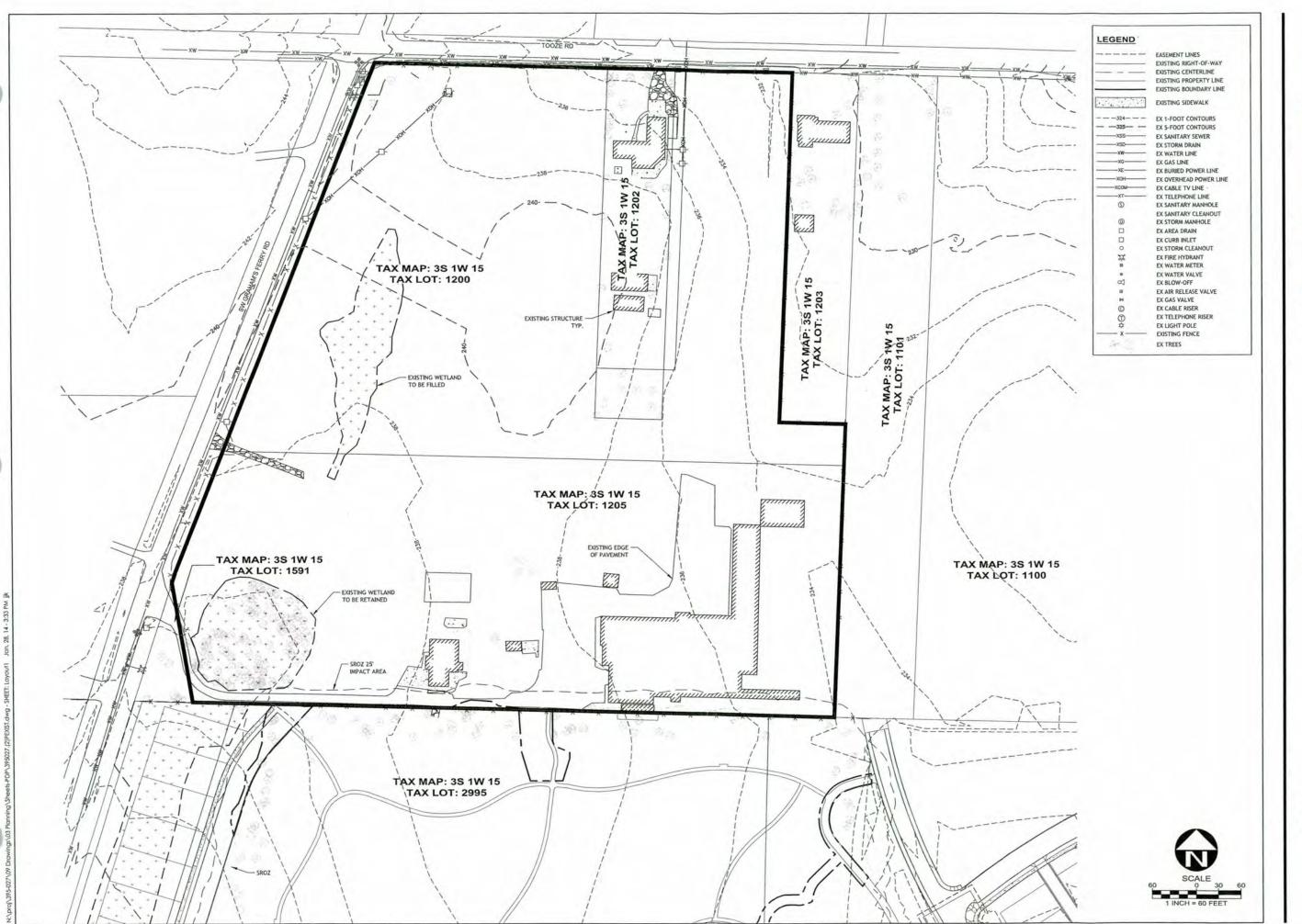


OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC.

> PDP 3N **VILLEBOIS**

Preliminary Development Plan

Cover Sheet









OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PDP 3N VILLEBOIS

Preliminary Development Plan

Existing Conditions

DATE

1/31







OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PDP 3N VILLEBOIS

Preliminary Development Plan

> Aerial Photograph

DATE

1/31/

Drawings\03 Planning\Sheets-PDP\395027.[3]PAERIAL.dwg - SHEET: Layout1 Jan. 28, 14 - 3:24 PM jik



LEGEND:

		PDP BOUNDARY
5	SM	SMALL LOTS
1	M	MEDIUM LOTS
5	STD	STANDARD LOTS
1	_G	LARGE LOTS
	os	OPEN SPACE
-	L/G	LINEAR GREEN
	PP	POCKET PARK





POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

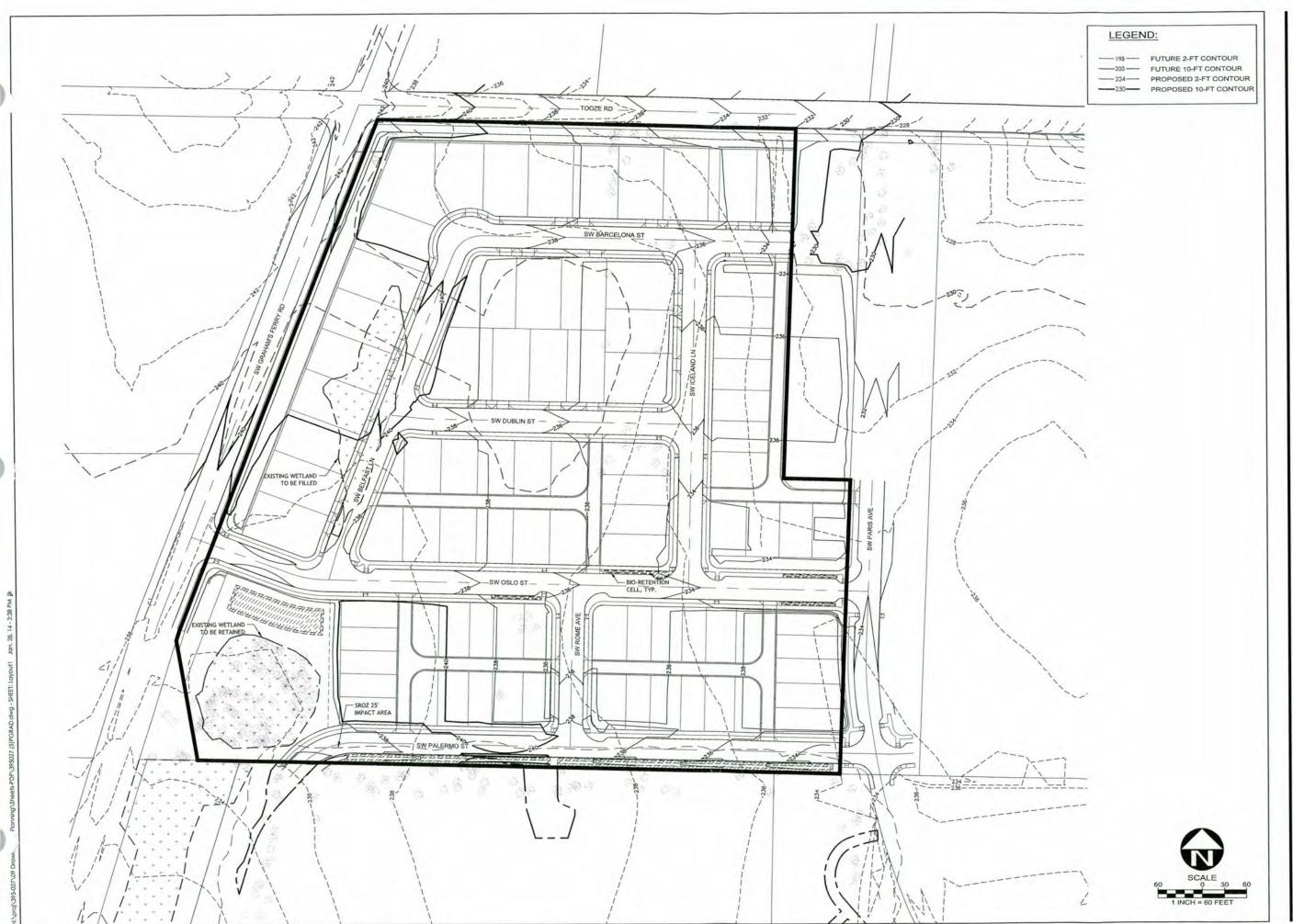
PDP 3N VILLEBOIS

Preliminary Development Plan

> Preliminary Plat

DATE

4









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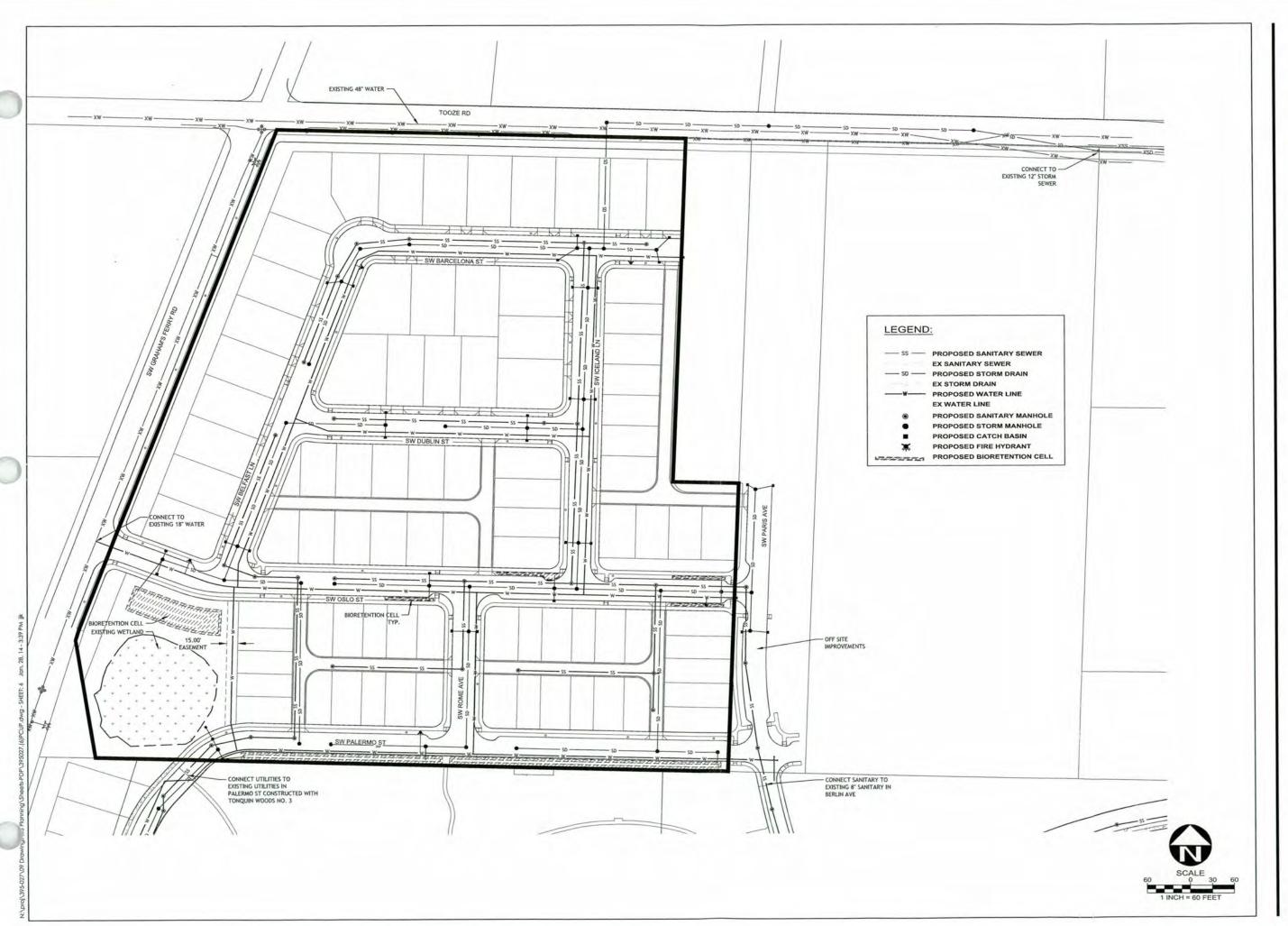
PDP 3N VILLEBOIS

Preliminary Development Plan

> Grading Plan

DATE

1/31/14









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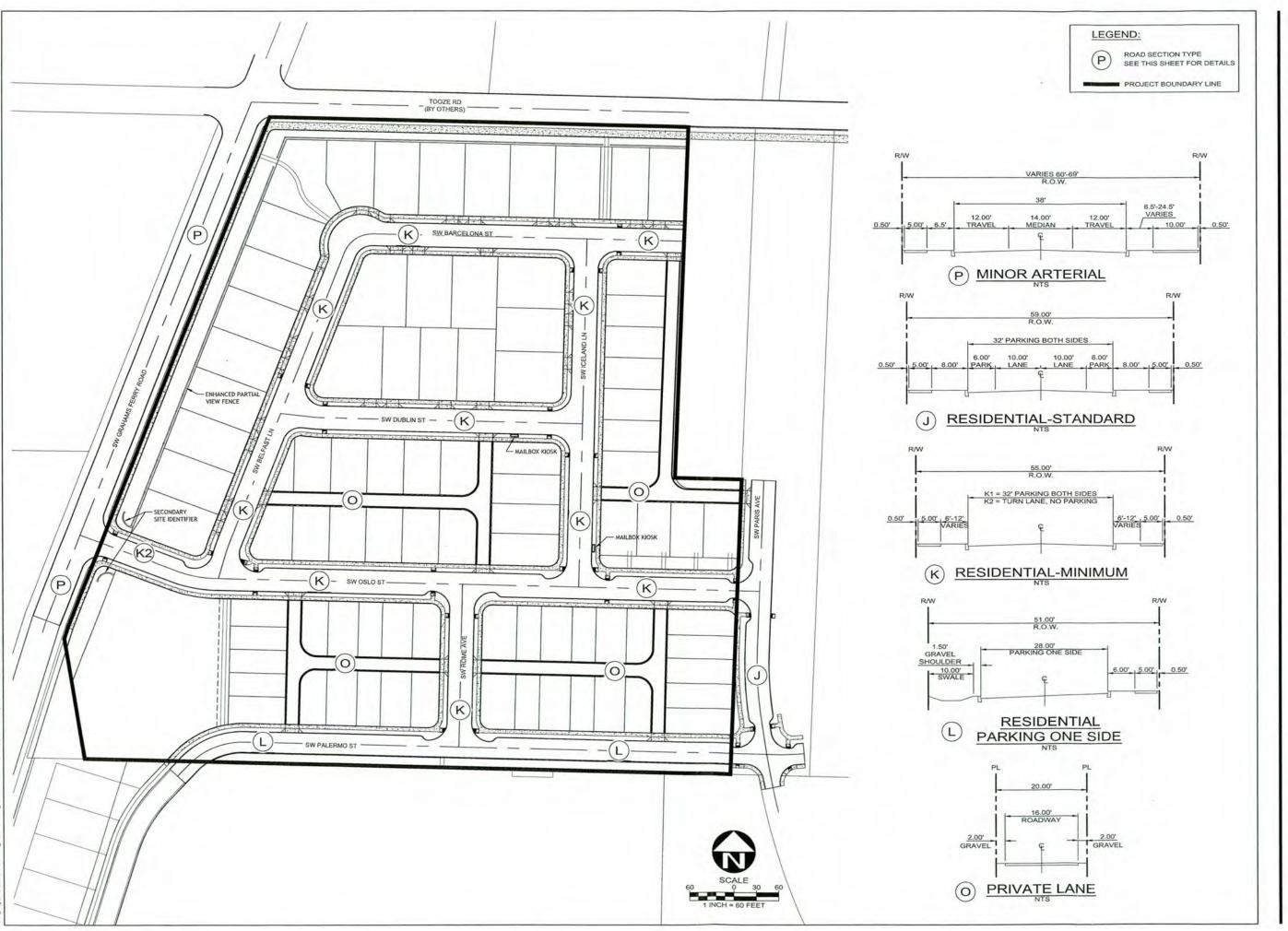
> PDP 3N VILLEBOIS

Preliminary Development Plan

> Composite Utility Plan

DATE

1/31/1







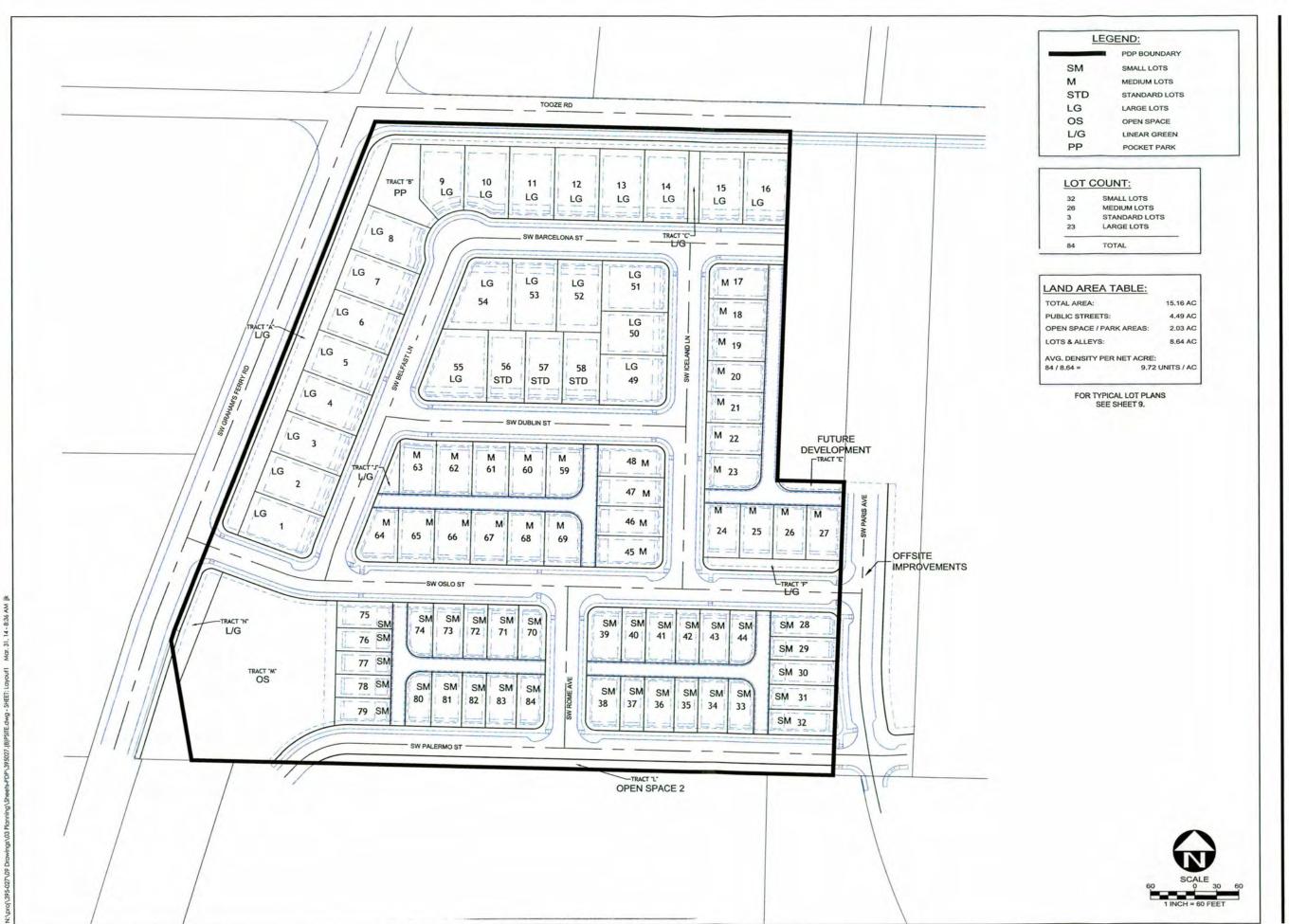


OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PDP 3N **VILLEBOIS**

Preliminary Development Plan

Circulation Plan & Street Sections









OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PDP 3N VILLEBOIS

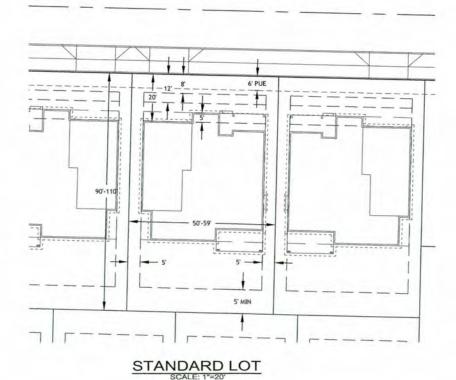
Preliminary Development Plan

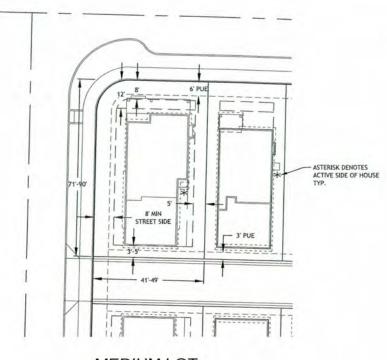
> Site/Land Use Plan

DATE

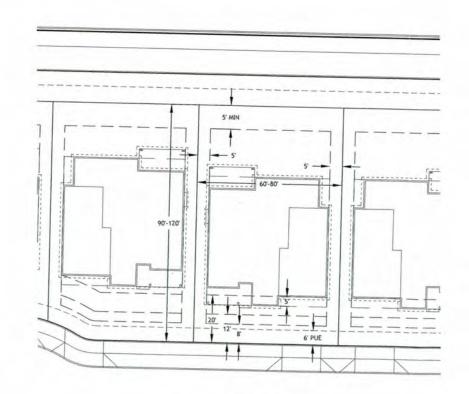
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SMALL LOT





MEDIUM LOT



LARGE LOT









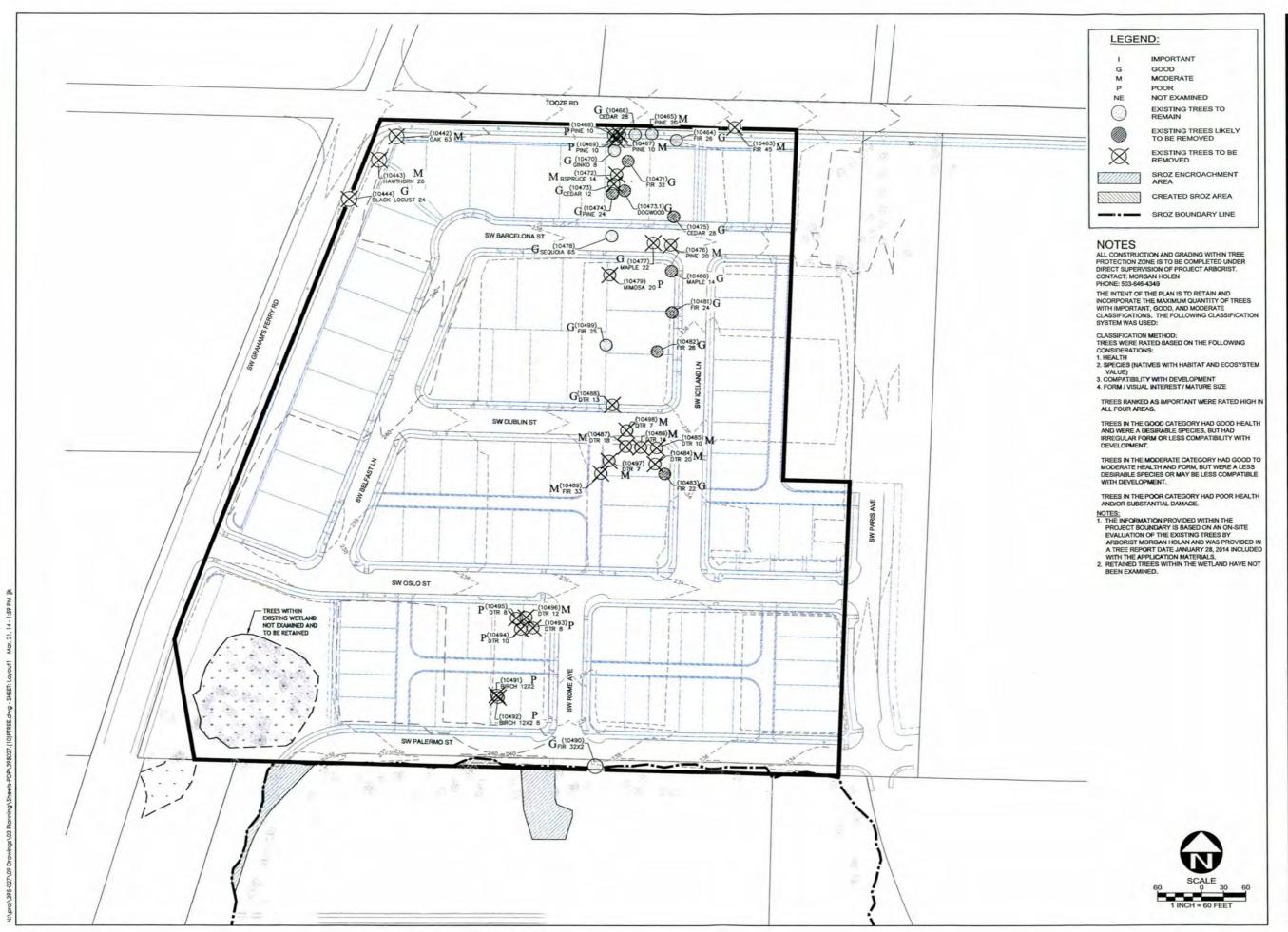
OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PDP 3N VILLEBOIS

Preliminary Development Plan

> Typical Lot Plans

DATE









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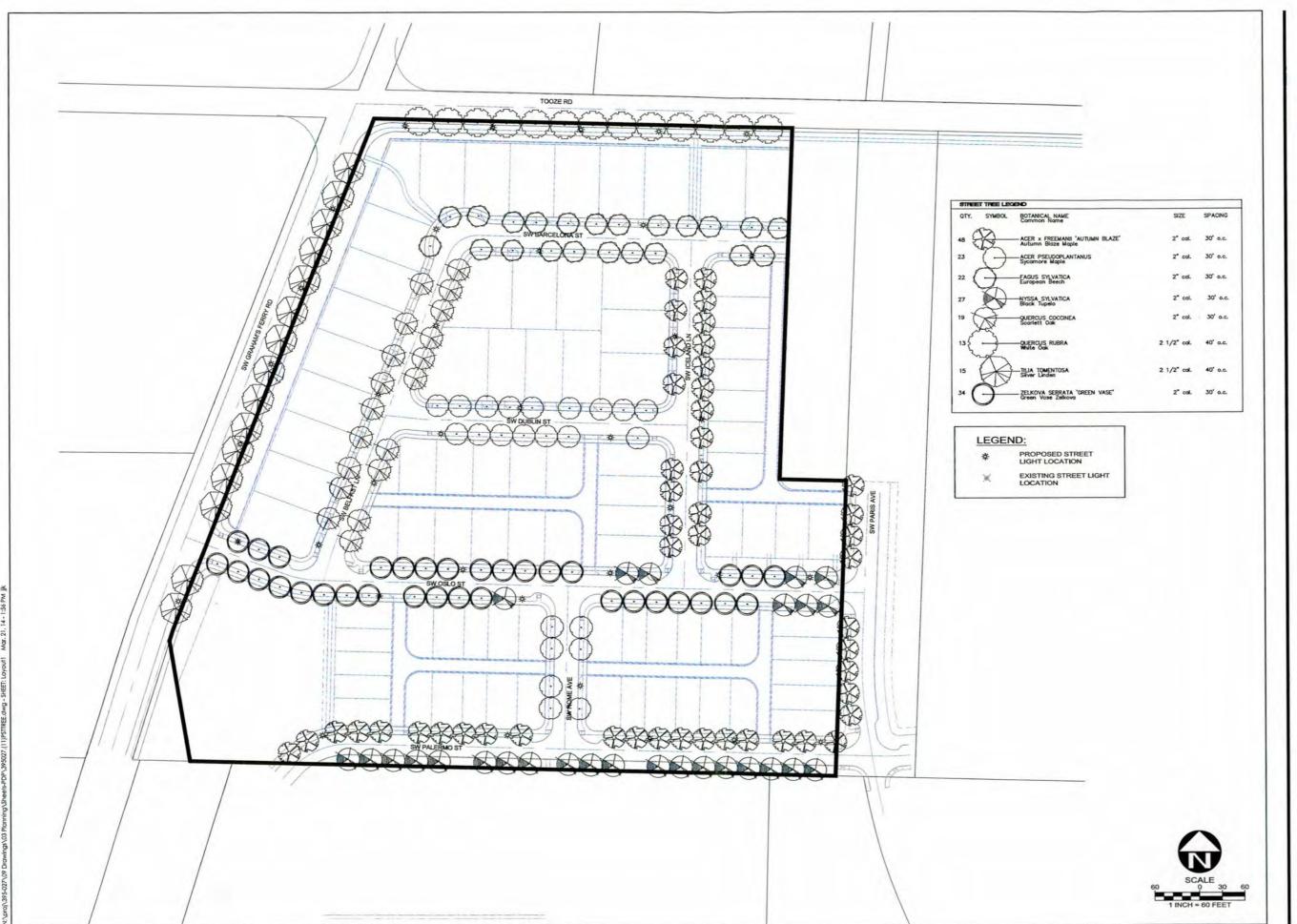
PDP 3N VILLEBOIS

Preliminary Development Plan

> Tree Preservation Plan

DATE

1/31/14









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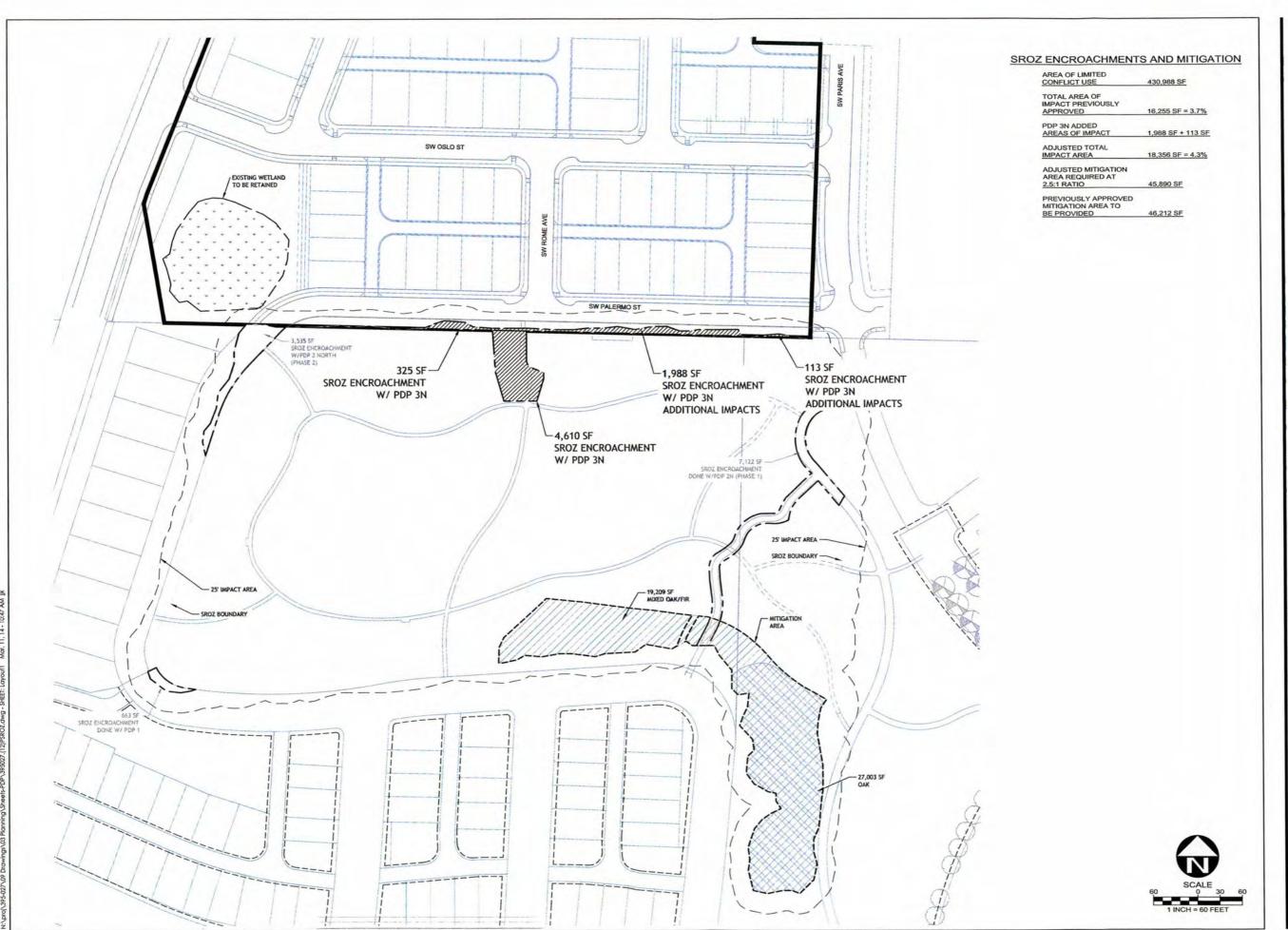
PDP 3N VILLEBOIS

Preliminary Development Plan

> Street Tree Plan

DATE

1/3









OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

> PDP 3N VILLEBOIS

Preliminary Development Plan

> SROZ Plan

DATE

1/31/14



MEMORANDUM

DATE:

January 30, 2014

TO:

City of Wilsonville

FROM:

Patrick Espinosa, PE

Pacific Community Design

RE:

Calais at Villebois - Villebois PDP 3N

Sanitary Sewer Capacity

Job No. 395-027

This memorandum report is to address the available downstream sanitary sewer capacity and the anticipated discharge locations for sanitary sewer flow from PDP 3N of Villebois SAP North, otherwise known as Calais at Villebois. PDP 3N is located north of Villebois PDP 1 North and east of Grahams Ferry Road and will discharge to the Tooze main. This main will then discharge to the Kinsman main via the connection installed in 2007.

The Sewer Capacity Analysis report, dated February 28, 2006, for the Villebois Master Plan was completed by Alpha Community Development. The boundaries for the proposed phases are included in, and are consistent with, the Sanitary Sewer Master Plan. PDP 3N is located within Area 4 as shown in the Sanitary Sewer Master Plan; see attached Figure B.

Phase 3N consists of 15.16 acres with 84 single-family homes bordered by Grahams Ferry Road to the west, and PDP 1N to the south.

The development within Phase 3N is made up of open spaces, roadways, and single-family residential lots. The Master Plan for this area included a connection at 110th Ave to the Tooze main via the adjacent properties to the east. Currently this property is under separate ownership, so the sewer will be routed through a connection via the property south of PDP 3N. This connection will run through the future PDP 2N Phase 3 development and will connect to the existing sewer line in Berlin Ave, constructed in the fall of 2013. This sewer continues east through a trunk line that was constructed in the summer of 2013, eventually reaching Node 5 as originally intended. See Exhibit SS1 for revised route and area locations. The attached spreadsheets provide the calculations for peak flows from Area 4A (PDP 3N) and Area 5 to demonstrate that the 8-inch line will be adequately sized to convey the total flows.

- 1. Phase 3N & City Owned Parcel (Area 4A) 79.71 gpm
- 2. (Area 5) 208.91 gpm

The unit flow factors, determined by HDR Engineering during the Wilsonville Wastewater Collection System Master Plan Update, are as follows:

Ur	Unit Flow Factors	
Residential	213 gal/day/unit	
Infiltration (I/T)	800 gal/day/acre	
Peaking Factor	3	

Based on the calculated peak flows, the sanitary sewer lines within this phase are proposed to be eight inches. The Tooze main downstream of Node 5, as illustrated in the Sewer Capacity Analysis Report, has been designed to provide the necessary capacity for this new connection route.

Thank you.

Attachments (from the Villebois Village Sewer Capacity Analysis Report)

1. Figure SS1 - Revised Sanitary Sewer Master Plan, Dated January 30, 2014



JOB:

395-027

PROJECT:

Calais at Villibois - Villebois PDP 3N

N:/PROJ/395-027/05 Reports/Sanitary Sewer/395027.Sanitary Conveyance.2014-01-30.xls

SAP NORTH PDP 3N & SCHOOL OWNED PROPERTY SANITARY PEAK FLOW CALCULATIONS AREA 4A

UNIT FLOW FACTORS

Residential:

213

gal/day/unit

Commercial:

1500

gal/day/acre

Infiltration (I/I):

800 gal/day/acre

Peaking Factor:

3, or Fig. 3-11

Residential (R):

150 units

 $Qr = R \times 213 \text{ gal/day/unit} =$

31,950 gal/day

Qr =

22.19 gal/min

Commercial (C):

0 acres

 $Qc = C \times 1500 \text{ gal/day/acre} =$

0.00 gal/day

Qc =

0.00 gal/min

Developed Flow (Qf):

Qf = Qr + Qc =

22.19 gal/min

31950 gal/day

0.03195 MGD

Peak Flow (Qp):

Peaking Factor = $-0.284\ln(Q)+2.33$

3.00

Qp = Qf x Peak F =

66.56 gal/min

Total Area (A):

23.67 acres

Qi = A x 800 gal/day/acre =

18,936 gal/day

Qi =

13.15 gal/min

Qt = Qp + Qi =

79.71 gal/min

FUTURE SAP NORTH AREA AREA 4B

UNIT FLOW FACTORS

Residential: 213 gal/day/unit Commercial: 1500 gal/day/acre Infiltration (I/I): 800 gal/day/acre

Peaking Factor: 3, or Fig. 3-11

Residential (R): 36 units

 $Qr = R \times 213 \text{ gal/day/unit} = 7,668 \text{ gal/day}$

Qr = 5.33 gal/min

Commercial (C): 0 acres

 $Qc = C \times 1500 \text{ gal/day/acre} = 0.00 \text{ gal/day}$

Qc = 0.00 gal/min

Developed Flow (Qf):

Qf = Qr + Qc = 5.33 gal/min 7668 gal/day

0.00767 MGD

Peak Flow (Qp):

Peaking Factor = -0.284ln(Q)+2.33

3.00

 $Qp = Qf \times Peak F = 15.98 gal/min$

Total Area (A): 9.91 acres

 $Qi = A \times 800 \text{ gal/day/acre} = 7,928 \text{ gal/day}$

Qi = 5.51 gal/min

Qt = Qp + Qi = 21.48 gal/min

AREA 5

UNIT FLOW FACTORS

Residential: 213 gal/day/unit Commercial: 1500 gal/day/acre Infiltration (I/I): 800 gal/day/acre

Peaking Factor: 3, or Fig. 3-11

Residential (R): 384 units

 $Qr = R \times 213 \text{ gal/day/unit} = 81,792 \text{ gal/day}$

Qr = 56.80 gal/min

Commercial (C): 0 acres

 $Qc = C \times 1500 \text{ gal/day/acre} = 0.00 \text{ gal/day}$

Qc = 0.00 gal/min

Developed Flow (Qf):

Qf = Qr + Qc = 56.80 gal/min 81792 gal/day

0.08179 MGD

Peak Flow (Qp):

Peaking Factor = $-0.284\ln(Q)+2.33$

3.00

Qp = Qf x Peak F = 170.40 gal/min

Total Area (A): 69.31 acres

 $Qi = A \times 800 \text{ gal/day/acre} = 55,448 \text{ gal/day}$

Qi = 38.51 gal/min

Qt = Qp + Qi = 208.91 gal/min



EXHIBIT J

MAIN CAPACITY CALCULATIONS

JOB:

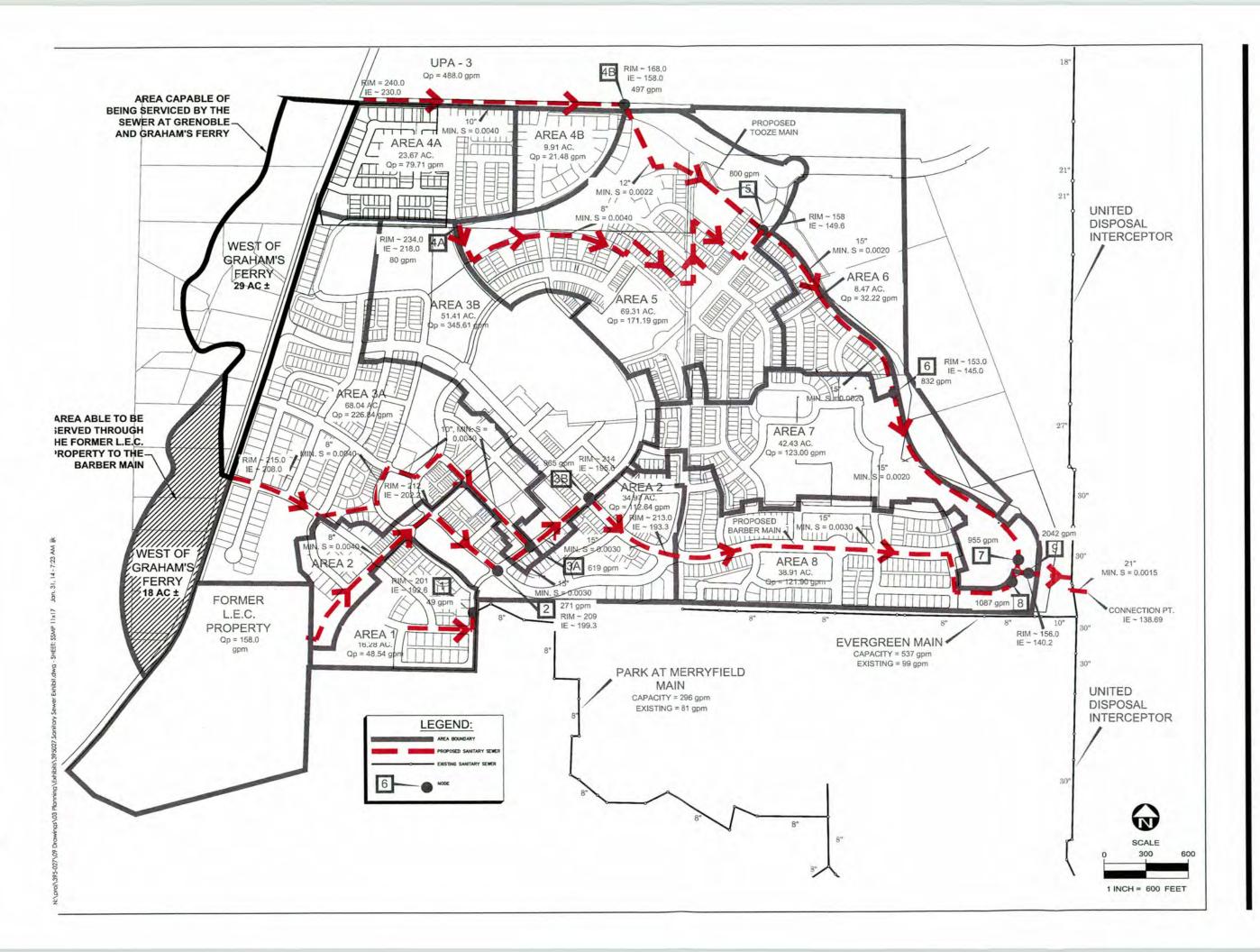
395-027

PROJECT: FILE: Calais at Villebois - Villebois PDP 3N

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Manning's "n" 0.013

LINE	Walter Transfer	Q (GPM)	Q (CFS)	PIPE SIZE (IN)	SLOPE (FT/FT)	Qf (CFS)	Q/Qf (%)	Vf (FPS)	V/Vf (%)	ACTUAL V (FPS)
	TOOZE MAIN									
	NODE 4A	79.71	0.18	8	0.0040	0.77	0.23	2.20	0.43	0.95
	Before NODE 5	288.62	0.64	8	0.0040	0.77	0.84	2.20	1.04	2.28







POLYGON NW COMPANY

PACIFIC COMMUNITY DESIGN, INC

VILLEBOIS

Villebois Phase 3 North Preliminary Sewer Plan

Sanitary Sewer United Disposal

DATE:

1/31/2014

SS1



CALAIS AT VILLEBOIS

RAINWATER MANAGEMENT PLAN FOR TONQUIN MEADOWS (PDP 3 NORTH)

JOB # 395-027

DATE: 1/31/2014 BY: Patrick Espinosa, PE

Prepared By:
Pacific Community Design, Inc.
12564 SW Main Street
Tigard, OR 97223
Tele: 503-941-9484

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Proposed System	3
Procedure	
Conclusion	

Appendix A: Figures

Figure A1: Rainwater Management Plan - SAP North Figure A2: Rainwater Management Plan - SAP North

Appendix B: Shed Basin Summaries

Appendix C: Rainwater Component Summary

INTRODUCTION

The purpose of this Rainwater Management Plan is to demonstrate how development of Villebois Preliminary Development Plan 3 North (PDP 3N) is consistent with the Rainwater Management Program (RMP) for the Specific Area Plan - North (SAP North). This plan will provide the background and data for the public and private components of the RMP.

PROPOSED SYSTEM

The rainwater management system described in this report is a compilation of several of the components from the Rainwater Management Program proposed for SAP North. In an effort to provide diversity, there are four types of components utilized and additional uses are encouraged.

This report reflects those components that are envisioned for the development within PDP 3N. These components are intended to be implemented in concert with parks planning and infrastructure to provide a benefit to the watershed, and to be complimentary to park and open space uses.

PROCEDURE

PDP 3N of Villebois consists of 84 single family residential lots on 15.16 acres. Included in PDP 3N are 2.11 acres of open space and landscape tracts and 5.04 acres of streets and alleys. The total impervious area within PDP 3N was determined based on each lots designated land use. See impervious area calculations in Appendix B.

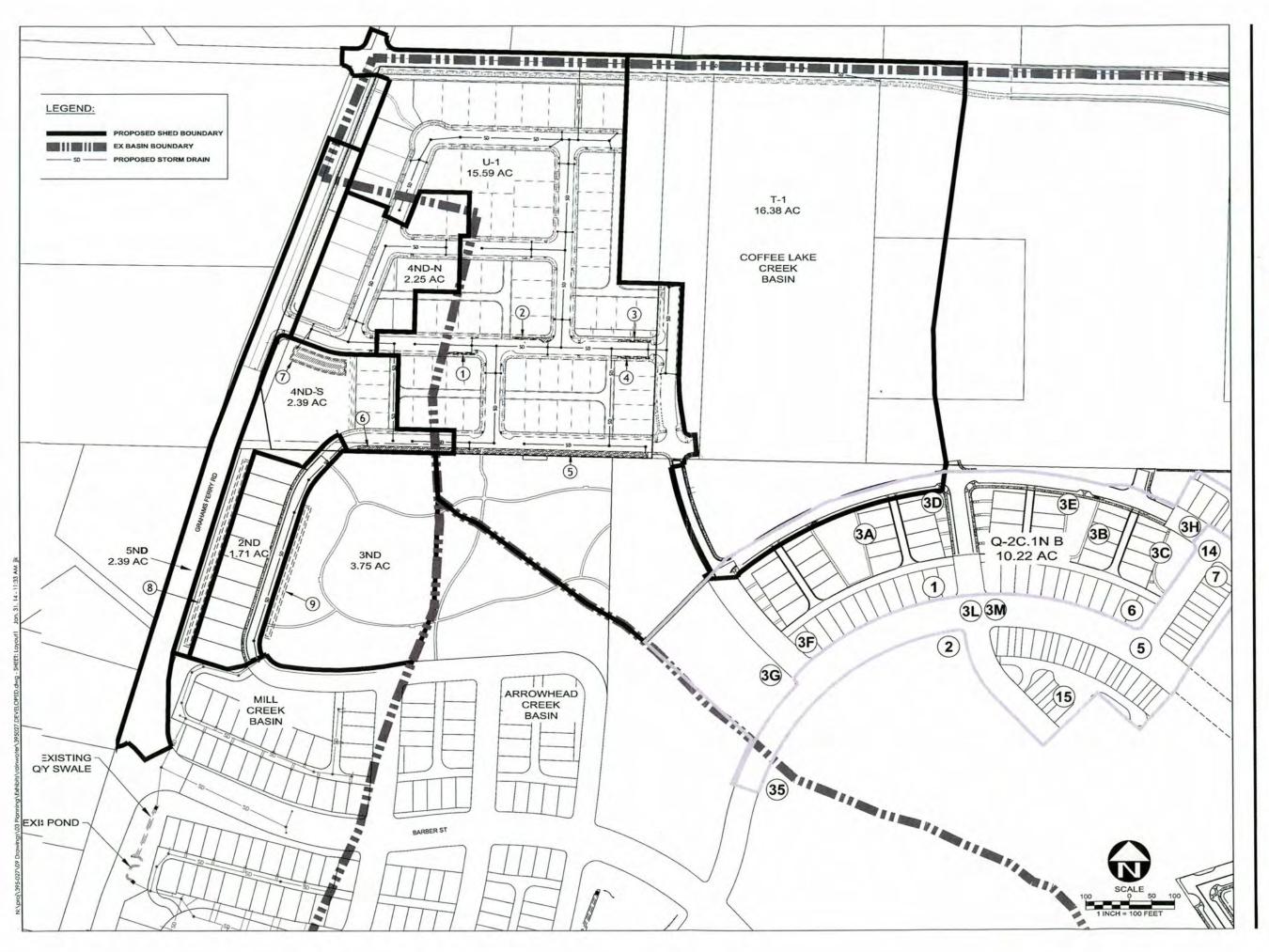
Once the total impervious area was determined, locations for rainwater management components were selected and square footages of treatment areas were calculated with the overall goal of achieving the equivalent amount of mitigation shown in the SAP North plan. The square footage for each component was divided by the sizing factor to determine the equivalent area treated. The summation of these equivalent areas was then compared to the total impervious area to determine the percentage of rainwater mitigation achieved. Appendix B contains the summary of each developed shed area within SAP North, including the total acreage and percentage of impervious area. Figure A1 shows the developed shed map for PDP 3N. Figure A2 shows the rainwater management plan for the entirety of SAP North, as approved with the SAP North application. Exhibit C provides a summary of the rainwater management in PDP 3N, as well as the SAP North rainwater management compliance once full build out has been completed.

Rainwater management within PDP 3N is provided by street trees, bio-retention cells adjacent to Oslo St and Palermo Street, and a vegetated swale adjacent to the open space area south of PDP 3N. See Exhibit C for the rainwater component summary.

CONCLUSION

The Rainwater Management Plan for PDP 3N, as presented with this report, will achieve a combined 64% mitigation of created impervious area. With the future rainwater facilities outlined in the most recent SAP and PDP applications, SAP North will reach an overall compliance of 61%. As such, the Calais at Villebois development is consistent with the practices outlined in the Rainwater Management Program for the Specific Area Plan - North.

APPENDIX A: FIGURES







POLYGON NW COMPANY



GEODESIGN, INC

PDP 3N VILLEBOIS

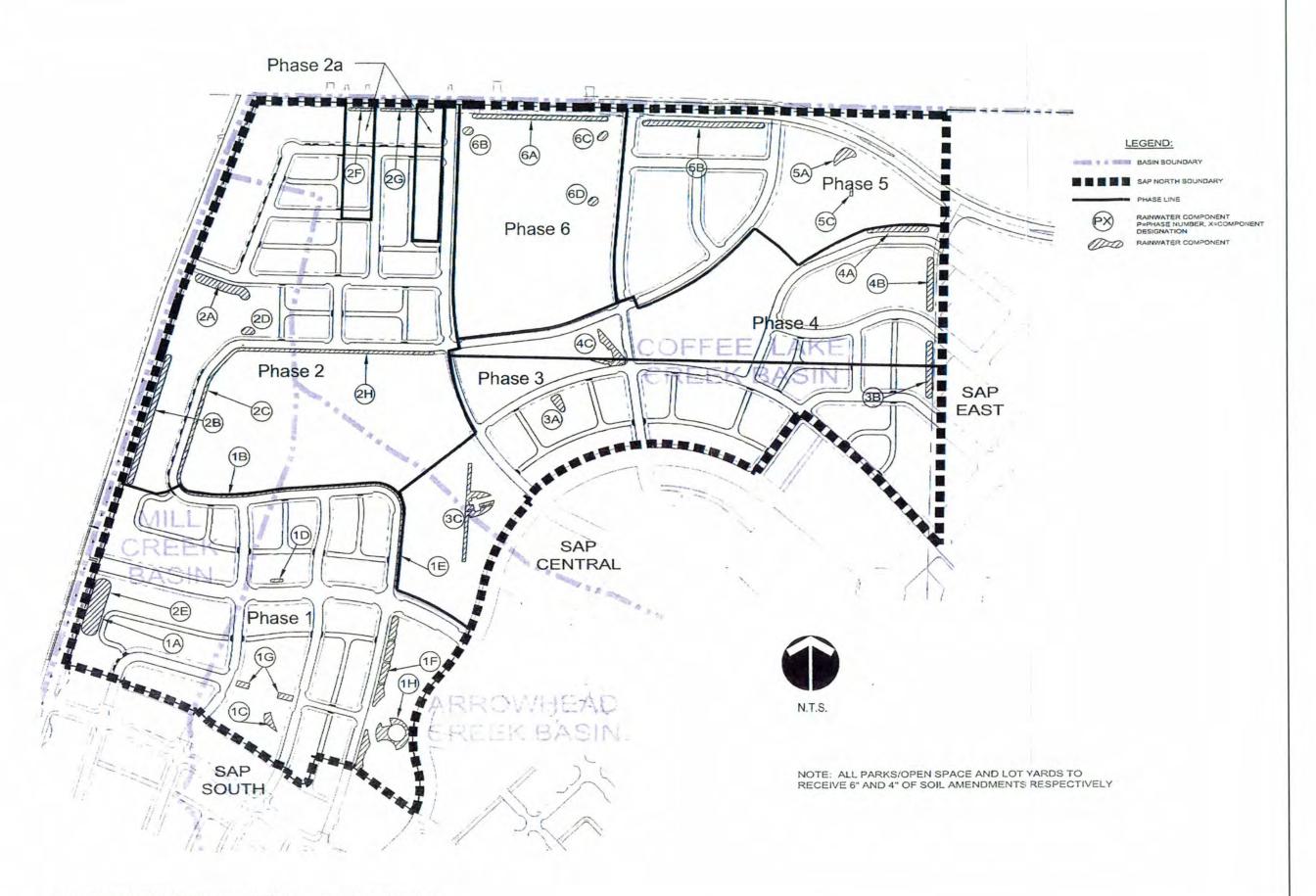
Rainwater Management Exhibit

Developed Drainage Map (PDP Layout)

DATE

1/31/

A1







POLYGON NW COMPANY

PACIFIC COMMUNITY DESIGN, INC

OTTEN LANDSCAPE ARCHITECTS, INC

TONQUIN WOODS No. 3

Villebois Phase 1 North Phase 2

SAP North Rainwater Management Plan

DATE:

2/27/2013

A2

APPENDIX B: SHED AREA SUMMARIES



PERCENT IMPERVIOUS SHED T-1 (PDP 3N) PDP LAYOUT

JOB NUMBER:

395-027

PROJECT: FILE:

CALAIS AT VILLEBOIS - VILLEBOIS PDP 3N

N:/PROJ/395-027/05-REPORTS/RAINWATER/395027.RAIN PDP3N.2014-01-31.XLS

Total Site Area

16.38 acres 713,469

sf

ON-SITE	Imp. Area (sf)
PDP 3N	0
Single Family Lot Impervious Area (60%)	0
Commercial Lot Impervious Area (90%)	387,336
ROW/Alley Impervious Area (80%)	95,832
Total	483,168

% Impervious = 68%



PERCENT IMPERVIOUS SHED U-1 (PDP 3N) PDP LAYOUT

JOB NUMBER:

395-027

49%

PROJECT: FILE:

CALAIS AT VILLEBOIS - VILLEBOIS PDP 3N

N:/PROJ/395-027/05-REPORTS/RAINWATER/395027.RAIN PDP3N.2014-01-31.XLS

Total Site Area 15.59 acres 678,970 sf

ON-SITE Imp. Area (sf)

PDP 3N 0
Single Family Lot Impervious Area (60%) 211,440
Commercial Lot Impervious Area (90%) 0
ROW/Alley Impervious Area (80%) 118,483
Total 329,923

% Impervious =



PERCENT IMPERVIOUS SHED 2ND (PDP 2N) PDP LAYOUT

JOB NUMBER:

PROJECT:

FILE:

395-027

CALAIS AT VILLEBOIS - VILLEBOIS PDP 3N

N:/PROJ/395-027/05-REPORTS/RAINWATER/395027.RAIN PDP3N.2014-01-31.XLS

Total Site Area 1.71 acres 74,313 sf

ON-SITE Imp. Area (sf)

PDP 3N 0 0
Single Family Lot Impervious Area (60%) 30,840
Commercial Lot Impervious Area (90%) 0
ROW/Alley Impervious Area (80%) 18,330
Total 49,170

% Impervious = 66%



PERCENT IMPERVIOUS SHED 3ND (PDP 2N) PDP LAYOUT

JOB NUMBER: PROJECT:

NUMBER:

FILE:

CALAIS AT VILLEBOIS - VILLEBOIS PDP 3N

N:/PROJ/395-027/05-REPORTS/RAINWATER/395027.RAIN PDP3N.2014-01-31.XLS

Total Site Area 3.75 acres 163,350 sf

395-027

ON-SITE Imp. Area (sf)

PDP 3N 0
Single Family Lot Impervious Area (60%) 0
Commercial Lot Impervious Area (90%) 0
ROW/Alley Impervious Area (80%) 0
Total 0

% Impervious = 0%



PERCENT IMPERVIOUS SHED 4ND-S (PDP 3N) PDP LAYOUT

JOB NUMBER:

395-027

PROJECT: FILE:

CALAIS AT VILLEBOIS - VILLEBOIS PDP 3N

N:/PROJ/395-027/05-REPORTS/RAINWATER/395027.RAIN PDP3N.2014-01-31.XLS

Total Site Area

2.39 acres 104,283

sf

ON-SITE

Imp. Area (sf)

PDP 3N

0

Single Family Lot Impervious Area (60%)

7,684 0

Commercial Lot Impervious Area (90%)

ROW/Alley Impervious Area (80%)

13,347

Total

21,031

% Impervious =

20%



PERCENT IMPERVIOUS SHED 4ND-N (PDP 3N) PDP LAYOUT

JOB NUMBER:

PROJECT: FILE: 395-027

CALAIS AT VILLEBOIS - VILLEBOIS PDP 3N

N:/PROJ/395-027/05-REPORTS/RAINWATER/395027.RAIN PDP3N.2014-01-31.XLS

Total Site Area 2.25 acres 97,866 sf

ON-SITE Imp. Area (sf)

PDP 3N 0
Single Family Lot Impervious Area (60%) 34,604
Commercial Lot Impervious Area (90%) 0
ROW/Alley Impervious Area (80%) 28,053
Total 62,657

% Impervious = 64%



PERCENT IMPERVIOUS SHED 5ND (PDP 3N) PDP LAYOUT

JOB NUMBER:

PROJECT: FILE: 395-027

CALAIS AT VILLEBOIS - VILLEBOIS PDP 3N

N:/PROJ/395-027/05-REPORTS/RAINWATER/395027.RAIN PDP3N.2014-01-31.XLS

Total Site Area 2.39 acres 104,108 sf

ON-SITE Imp. Area (sf)

PDP 3N 0 0
Single Family Lot Impervious Area (60%) 0
Commercial Lot Impervious Area (90%) 0
ROW/Alley Impervious Area (80%) 75,272
Total 75,272

* Impervious = 72%



PERCENT IMPERVIOUS SHED Q-2C.1N B (PDP 2N) PDP LAYOUT

JOB NUMBER:

PROJECT: FILE:

395-027

CALAIS AT VILLEBOIS - VILLEBOIS PDP 3N

N:/PROJ/395-027/05-REPORTS/RAINWATER/395027.RAIN PDP3N.2014-01-31.XLS

Total Site Area

10.22

acres 445,183 sf

Imp. Area

ON-SITE

(sf)

PDP 3N

0

106,130

Single Family Lot Impervious Area (60%) Commercial Lot Impervious Area (90%)

0

ROW/Alley Impervious Area (80%)

116,287

222,417

% Impervious =

Total

50%

APPENDIX C: RAINWATER COMPONENT SUMMARY



JOB NU MBER 195-027

PROJECT: CAL AIS AT VILL EN OIS - VILLE BOIS POP 3 N

FILE: N:/P ROJ/345-02 7/ 05-4E PORTS/RAINWATE N/ 30 50 27 . RAIN POP3 N.20 14-01-31 .XL S

EXHBIT C:

RANWATER COMPLIANCE SUMMARY - SAP NORTH

					No.		12.55			IMPERV	IOUS AREA TRI		% IMPERVIO
	DOWNERS BEEN	BASIN ID	AREA (SF)	% IMPERVIOUS	IMPERVIOUS	RANWATER	RANWATER	RAINWATER COMPON ENT	SIZING	AFROWHEAD		COFFEE	ARE A
HASE	DRAINAGE BASIN	BASIN ID	AHEA OF)	% IMPERVIOUS	AFEA SF)	COMPONENT NO.	COMPONENT TYPE	AFEAV NO. OF TREES	FACTOR	CREEK	MILL CREEK	LAKE	TREATER
										CHECK		CREEK	
OP 3N	COFFEELAKECIEEK	U-1	678,970	49%	329,923							179,867	55%
							TREES	133	0.01			13,300	
- 1		1 1				1	BIORETENTION CELL	264	0.03			8,800	
- 1		1 1				2	BIORETENTON CELL	444	0.03		1 1	14,800	
- 1		1 1				3	BIORETENTION CELL	292	0.03			9,733	
- 1		1 1				4	BIORETENTION CELL	292	0.03			9,733	
- 1		1 1				5	BIORE TENTION CELL	2300	0.03			123500	
		1 1											
OP 2N	MILL CREEK	3ND	163,350	0%	0								
OP 3N	MILL CREEK	4ND5	90,936	20%	13,023						13,023	-	100%
							TREES	10	0.01		1,000		
		1 1				6	BIORETENTION CELL	2,738	0.03		12023		
OP 3N	MILL CREEK	4ND-N	111,213	64%	70,665						70@65		100%
							TREES	29	0.01		2,900		
						7	BIORE TENTION CELL	4,626	0.03		67,765		
-		-	24.242	66%	49,170						49,170		100%
CP 2N	MILL CREEK	2ND	74,313	90.5	49,170	-	TREES	16	0.01		1,600		
						9	VEGETATED SWALE	1.69	0.08		47,570		
								175					
OP 2N	MILL CREEK	5ND	104,108	72%	75,272						75272		100%
							TREES	16	0.01		1,800		
						8	BIORE TENTION CELL	7,727	0.03		73,672		
PCP 2N	COFFEE LAKE CREEK	Q-2C 1N B	445,183	50%	222,417							199,378	90%
							TREES	66	0.01			6,800	
						344	BIORETENTION CELL	3,240	0.03		1	12,516	
		1 1		1		384	VE GETATED SWALE	1,632	0.08			16,962	
		1 1				30	BIORETENTION CELL	and a	0.03			60,533	
		1 1		1					0.03			3,233	
						304	BIORETENTION CELI			1		4,000	
						384	BIORE TENTION CELL		0.03			1	
						35	BIORETENTION CELL	155	0.03			7,000	
- 1						36	BIORE TENTION CELL		0.03			10,000	
- 1				1		3Н	BIORETENTION CELL	191	0.03			6,367	1
						31	BIORETENTION CELL	151	0.03			5,033	
						31	BIORETENTION CELL	149	0.03			4,987	
						3К	BIORE TENTION CELL	1,331	0.03			44,367	
						3L	BIORE TENTION CELL	266	0.03			8,837	
						3M	BIORE TENTION CEL		0.03			8,833	
	TOTAL BETS THE		784 00 1		344.850					_	124442	199378	93%
	TOTAL POP IN		786,954 881,119		346,859 413,611						83,688	179,867	64%
			- Series										
-	TOTAL POP IN		969,646		514,879					257,924	22,385		54%
	E SAP NORTH PHASES		1,512,375	200	610,551							534617	88%



CALAIS AT VILLEBOIS VILLEBOIS PDP 3N

WATER QUALITY ANALYSIS COFFEE LAKE CREEK BASIN JOB #395-027

Prepared By:
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12564 SW Main Street
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Tele: 503.941.9484

Prepared For: Polygon Northwest Company

DATE: 1/30/2014

BY: PATRICK ESPINOSA, P.E.

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Figure A3 - Developed Drainage Basin Map
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INTRODUCTION

This report represents the analysis done for the Preliminary Development 3N, hereby referred to as Calais at Villebois, of the Villebois development. The intent of this report is to demonstrate that the proposed water quality facilities comply with City of Wilsonville "Public Works Standards" and are consistent with the original Coffee Lake Basin water quality analysis. All calculations and supporting figures are included with this document.

PROJECT DESCRIPTION

PROJECT LOCATION

Calais at Villebois is located on tax lots 1200, 1202, and 1205 of Clackamas County Tax Map 3S1W15. This portion of Villebois will consist of 84 residential homes on property located to the south of Tooze Road and east of SW Graham's Ferry Road. The total area of the development site is 15.16 acres.

PROJECT ZONING/LAND USE

Sap North in the Villebois Village development has been assigned the land use designation of Village zone by the City of Wilsonville. The Villebois Village Master Plan designates this area further as a Residential Village. This area will be developed as an urban village including single-family units of various sizes, and park spaces.

EXISTING CONDITIONS

EXISTING TOPOGRAPHY, LAND USE, AND ONSITE DRAINAGE

This portion of the Villebois development drains east to the Coffee Lake Basin. The development site is primarily cultivated open space with a scattering of houses and barns that make up approximately 0.5% impervious area within the site. The site falls within hydrologic groups C and D per the Soil Survey Map for Clackamas County (Figure A1). The pre-developed topography for the project site is shown in Figure A2.

SOIL CONDITIONS

Below is a summary of the existing soil conditions for Calais at Villebois.

TABLE 1
PROJECT SITE SOILS

SOIL NAME	SCS SYMBOL	HYDROLOGIC GROUP
ALOHA SILT LOAM (0-3 percent slopes)	1A	С
ALOHA SILT LOAM (3-6 percent slopes)	1B	c

SCS CURVE NUMBERS

Below is a summary of the SCS curve numbers in accordance with the Conditions of Approval for SAP North of the Villebois Village.

TABLE 2 SCS CURVE NUMBERS

LAND USE	CURVE NUMBER
OPEN SPACE AND LANDSCAPING	80
COMMERCIAL AREAS	94
RIGHT-OF-WAYS (based on 80% impervious - CN of 98 And 20% pervious - CN of 80)	94.4
RESIDENTIAL DEVELOPMENT (1/8 acre of less)	90
RESIDENTIAL DEVELOPMENT (1/4 acre)	83

DEVELOPED CONDITIONS

DEVELOPED DRAINAGE CONDITIONS

Stormwater runoff from the developed site will be collected by a series of catch basins leading to an underground piping system. This system will transport the runoff off-site to the existing storm main line found within Tooze Road. This line will direct the runoff to an existing storm water detention facility near the intersection of Tooze Road and 110th Ave, eventually being discharged to the Coffee Lake Creek outlet.

HYDROLOGY

The site was first divided into drainage sheds as shown on the Existing Shed map and the Developed Shed Map (Figures A2 & A3). The locations of these divisions were based on the existing and proposed drainage patterns. The percentage of impervious area for each shed area was then calculated based on the approved land use. The following Table summarizes the impervious area information from Figures B7 through B9:

TABLE 3
DEVELOPED CONDITIONS HYDROFLOW INPUT PARAMETERS

Shed	Area (acres)	Percent Impervious
T-1	16.38	77%
U-1	15.59	51%
TR-1	1.61	80%

WATER QUANTITY

The City of Wilsonville Master Stormwater Plan currently does not require any detention within this portion of the Coffee Lake Basin.

WATER QUALITY

The City of Wilsonville requires that 65% removal of phosphorous be provided for stormwater runoff if any new impervious surfaces are created during site development. A permanent water quality facility must be constructed or funded to reduce contaminants that enter the storm and surface water system. Impervious surfaces shall include pavement, gravel roads, buildings, public and private roadways, and other surfaces that contribute runoff to the surface water system. Water quality requirements for Calais at Villebois will be addressed with pollution control manholes, and constructing a water quality swale within an existing detention pond.

The water quality swale will be sized to temporarily retain the runoff from the water quality storm event of 0.36-inches over a 4-hour period. This facility will be sized to provide treatment for the future development areas to the east of the site and a portion of Tooze Road as well. The water quality swale will be sized to provide a minimum treatment time of 9-minutes as required in the City of Wilsonville Public Works Standards. An energy dissipation device will be constructed at the outfall to prevent erosive velocities entering the facilities. Once treated the site runoff will continue to the east via underground pipe system to drain to the existing wetlands to the east.. See Appendix C for water quality swale sizing calculations.

CONCLUSION

Water quality facilities for Calais at Villebois are consistent with the design requirements of the City of Wilsonville. The water quality swale has been designed to reduce post-development phosphorous levels by 65 percent for the portion of SAP North construction within the Coffee Lake Basin, which will maintain an acceptable level of water quality as the site discharges to the Coffee Lake Creek outlet.

APPENDIX A

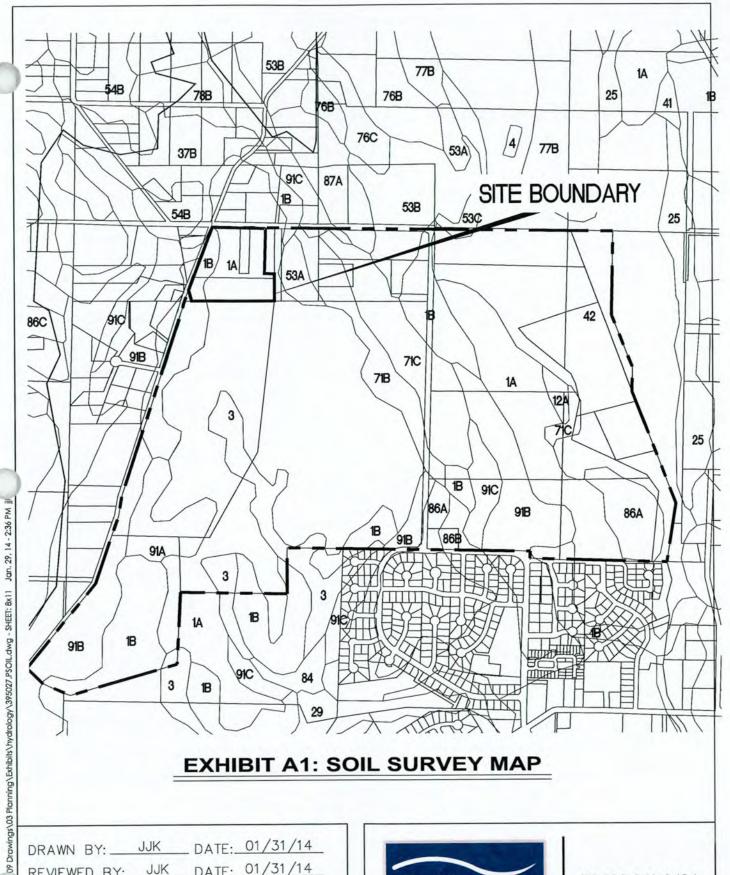
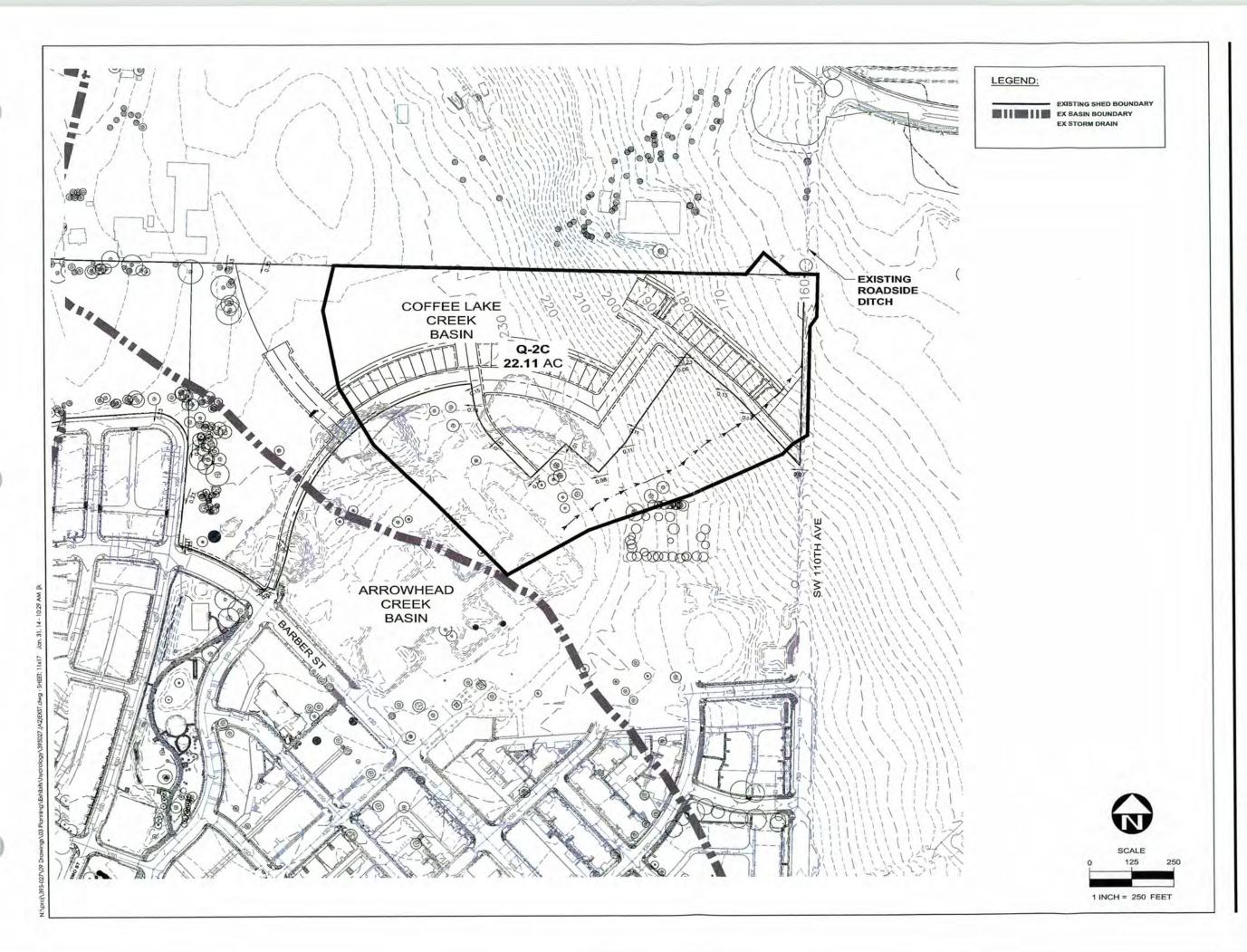


EXHIBIT A1: SOIL SURVEY MAP

DRAWN BY: ____ JJK ___ DATE: __01/31/14 REVIEWED BY: JJK DATE: 01/31/14 PROJECT NO.: 395-027 SCALE: 1"=1000'



[T] 503-941-9484 [F] 503-941-9485





POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PDP 3N VILLEBOIS

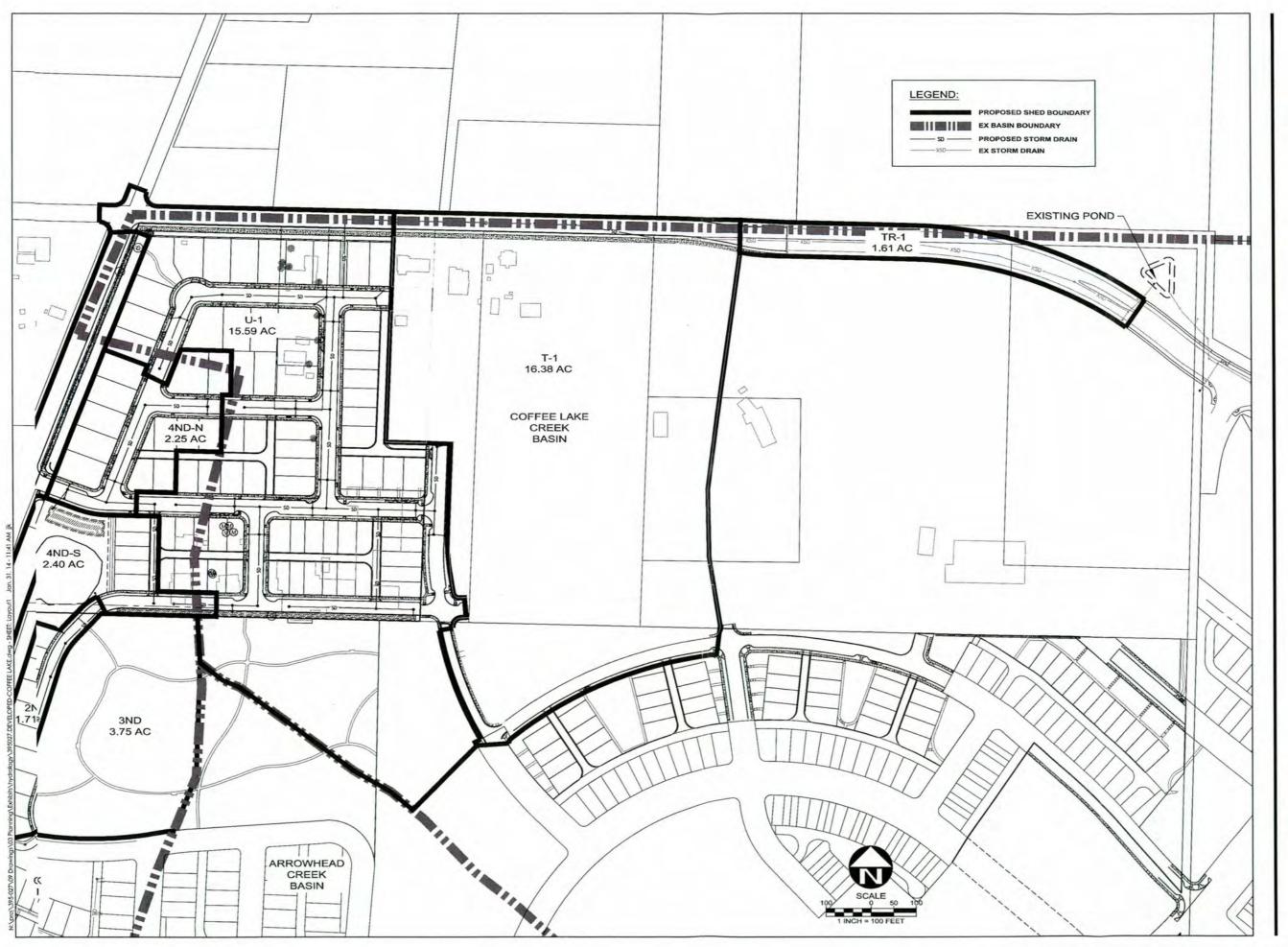
Hydrology Exhibit

Existing Drainage Basin Map (PDP Layout)

DATE

1/24/

A3







POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PDP 3N VILLEBOIS

Hydrology Exhibit

Developed Drainage Basin Map - Coffee Lake Basin (PDP Layout)

DATE

1/2

A3

APPENDIX B

SCS CURVE NUMBERS FIGURE B1

	TIGORE DT	CUDVE NI	IMPERC DV	HADBOI	OCIC				
LANI	LAND USE DESCRIPTION		CURVE NUMBERS BY HYDROLOGIC SOIL GROUP						
LANI	O USE DESCRIPTION	A	В	С	D				
Cultivated land (1):	winter condition	86	91	94	95				
Mountain open areas:	low growing brush & grasslands	74	82	89	92				
Meadow or pasture:		65	78	85	89				
Wood or forest land:	undisturbed	42	64	76	81				
Wood or forest land:	young second growth or brush	55	72	81	86				
Orchard:	with crop cover	81	88	92	94				
Open spaces, lawns, parks, g	olf courses, cemeteries, landscaping								
Good condition:	grass cover on ≥ 75% of the area	68	80	86	90				
Fair condition:	grass cover on 50-75% of the area	77	85	90	92				
Gravel roads and parking lots	:	76	85	89	91				
Dirt roads and parking lots:		72	82	87	89				
Impervious surfaces, paveme	nt, roofs etc.	98	98	98	98				
Open water bodies:	lakes, wetlands, ponds, etc.	100	100	100	100				
Lot Size (Acres)		00	90	90	Q				
1/8	or less	90	90	90	90				
1/4	or less	83	83	83	8:				
Commercial Dayslanment		94	94	94	9.				
Commercial Development		74	74	74	,				
PUD's, condos, apartments, commercial businesses & industrial areas	%impervious must be computed								

⁽¹⁾ For a more detailed description of agricultural land use curve numbers refer to National Engineering Handbook, Sec. 4, Hydrology, Chapter 9, August 1972.

⁽²⁾ Assumes roof and driveway runoff is directed into street/storm system.

⁽³⁾ The remaining pervious areas (lawn) are considered to be in good condition for these curve numbers.

MANNING'S "n" VALUES FIGURE B2

SHEET FLOW EQUATION MANNING'S VALUES			
Smooth Surfaces (concrete, asphault, gravel, or bare hand packed soil)	0.011		
Fallow Fields or loose soil surface (no residue)	0.05		
Cultivated soil with residue cover £ 20%	0.06		
Cultivated soil with residue cover > 20%	0.17		
Short prairie grass and lawns	0.15		
Dense grasses	0.24		
Bermuda grasses	0.41		
Range (natural)	0.13		
Woods or forrest with light underbrush	0.40		
Woods or forrest with dense underbrush	0.80		

SHALLOW CONCENTRATED FLOW (after initial 300 ft of sheet flow, R = 0.1)	
Forrest with heavy ground litter and meadows (n = 0.010)	3
Brushy ground with some trees (n = 0.060)	
Fallow or minimum tillage cultivation (n = 0.040)	8
High grass (n = 0.035)	9
Short grass, pasture and lawns (n = 0.030)	11
Nearly bare ground (n = 0.25)	13
Paved and gravel areas (n = 0.012)	27

0.2)	k _c		
Forested swale with heavy ground cover (n = 0.10)	5		
Forested drainage course/ravine with defined channel bed (n = 0.050)	10		
Rock-lined waterway (n = 0.035)			
Grassed waterway (n = 0.030)			
Earth-lined waterway (n = 0.025)			
CMP pipe $(n = 0.024)$	21		
Concrete pipe (n = 0.012)	42		
Other waterways and pipe 0.508/n			

CHANNEL FLOW (continuous stream, R = 0.4)	k _c
Meandering stream (n = 0.040)	20
Rock-lined stream (n = 0.035)	23
Grass-lined stream (n = 0.030)	27
Other streams, man-made channels and pipe (n = 0.807/n)	



COMPOSITE CURVE NUMBER SHED T-1 (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-COFFEE LAKE.2014-01-31.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80	
Commercial areas	94	
Impervious Area Streets, Alleys *	98	
Residential Development 1/8 acre or less	90	
Residential Development 1/4 acre or less	83	

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE		(AC)	CN	% of total
Row House (1/8 acre)		0.00	90	0.0%
Single Family Detached (1/8 acre)		0.00	90	0.0%
Commercial/Multi-Family areas		11.23	94	68.6%
Street and Alley ROW's		3.09	94.4	18.9%
Open Space Area		2.06	80	12.6%
	TOTAL	16.38		

Composite Curve Number per COA = 92.3



COMPOSITE CURVE NUMBER SHED U-1 (PDP 3N) PDP LAYOUT

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-COFFEE LAKE.2014-01-31.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

 * Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	1.97	90	12.6%
Single Family Detached (1/4 acre)	4.07	83	26.1%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	5.38	94.4	34.5%
Open Space Area	4.17	80	26.7%
TOTAL	15.59		

Composite Curve Number per COA = 87.0



COMPOSITE CURVE NUMBER SHED TR-1 (PDP 3N) PDP LAYOUT

JOB NUMBER:

PROJECT:

FILE:

VILLEBOIS PDP 3N

395-027

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-COFFEE LAKE.2014-01-31.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

 * Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	1.61	94.4	100.0%
Open Space Area	0.00	80	0.0%
TOTAL	1.61		

Composite Curve Number per COA = 94.4



PERCENT IMPERVIOUS SHED T-1 (SAP NORTH)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-COFFEE LAKE.2014-01-31.XLS

Total Site Area 16.38 acres 713,513 sf

ON-SITE Imp. Area (sf)

Row House Lot Impervious Area (85%) 0
Single Family Lot Impervious Area (60%) 0
Commercial Lot Impervious Area (90%) 440,261
ROW/Alley Impervious Area (80%) 107,680
Total 547,941

% Impervious = 77%



PERCENT IMPERVIOUS SHED U-1 (PDP 3N)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-COFFEE LAKE.2014-01-31.XLS

Total Site Area

15.59

acres

679,100 sf

Imp. Area

ON-SITE

(sf)

Row House Lot Impervious Area (85%)

0

Single Family Lot Impervious Area (60%) Commercial Lot Impervious Area (90%) 157,861 0

Commercial Lot Impervious Area (90%) ROW/Alley Impervious Area (80%)

187,482

Total

345,344

% Impervious =

51%



PERCENT IMPERVIOUS SHED TR-1 (PDP 3N)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

1.61

56,105

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-COFFEE LAKE.2014-01-31.XLS

Total Site Area

acres 70,132

sf

ON-SITE	Imp. Area (sf)
Row House Lot Impervious Area (85%)	0
Single Family Lot Impervious Area (60%)	0
Commercial Lot Impervious Area (90%)	0
ROW/Alley Impervious Area (80%)	56,105

% Impervious = 80%

Total

APPENDIX C



WATER QUALITY SWALE CALCULATIONS FIGURE C (SHED BASINS T-1, U-1, & TR-1)

JOB NUMBER:

395-027

PROJECT:

CALAIS AT VILLEBOIS - VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/395027.HYDRO-COFFEE LAKE.2014-01-31.XLS

REFERENCES:

1. City of Wilsonville Public Works Standards - 2006 Edition

REQUIRED WATER QUALITY TREATMENT: 70% Total Suspended Solids (TSS) Removal

PROPOSED TREATMENT METHODS:

1. Sumped Catch Basins 15%
2. Bio-Filtration Swale 55%
total 70%

DESIGN STORM:

Precipitation: 0.36 inches
Storm Duration: 4 hours
Storm Return Period: 96 hours
Storm Window: 2 weeks

IMPERVIOUS AREA:

Watershed Area: 33.58 acres
Percent imp: 65%
Impervious Area: 21.80 acres

Design Inflow = $(21.795 \text{ ac})*(43560 \text{ ft}^2/\text{ac})*(0.36 \text{ in } / 4.0 \text{ hrs}) =$

1.98 cfs

BIOFILTRATION SWALE DESIGN CRITERIA:

Max Velocity: 0.9 ft/s

Side Slopes: 4 :1 (treatment area)

Base: 5 feet (2' min)

n Factor: 0.24 (plantings)

SWALE CHARACTERISTICS:

Q= 1.98 Design Storm Discharge (determined above)

N= 0.24 Plantings

B= 10 ft Base width of channel

Z= 4 :1 Side slopes

SLOPE= 0.005 ft/ft Slope of channel (0.005 minimum)

ASS. Y= 0.5 ft Assumed depth to begin analysis (0.5 ft maximum)

ITERATIVE SOLUTION OF MANNING'S EQUATION FOR NORMAL DEPTH:

ITERATION	Y (FT)	P (FT)	A(FT ²)	R	Q (CFS)	% ERROR	V (FPS)
1	0.50	14.12	6.00	0.42	1.49	-24.82	0.25
2	0.60	14.99	7.51	0.50	2.08	5.06	0.28
3	0.59	14.83	7.22	0.49	1.96	-0.88	0.27
4	0.59	14.85	7.27	0.49	1.98	0.16	0.27
5	0.59	14.85	7.26	0.49	1.98	-0.03	0.27
6	0.59	14.85	7.26	0.49	1.98	0.00	0.27
7	0.59	14.85	7.26	0.49	1.98	0.00	0.27
8	0.59	14.85	7.26	0.49	1.98	0.00	0.27
9	0.59	14.85	7.26	0.49	1.98	0.00	0.27
10	0.59	14.85	7.26	0.49	1.98	0.00	0.27
11	0.59	14.85	7.26	0.49	1.98	0.00	0.27
12	0.59	14.85	7.26	0.49	1.98	0.00	0.27
13	0.59	14.85	7.26	0.49	1.98	0.00	0.27
14	0.59	14.85	7.26	0.49	1.98	0.00	0.27
15	0.59	14.85	7.26	0.49	1.98	0.00	0.27

NORMAL DEPTH =	0.59 ft
FLOW WIDTH =	14.70 ft
VELOCITY =	0.27 ft/s
TREATMENT TIME =	9.00 min
TREATMENT LENGTH =	147.18 ft



MEMORANDUM

DATE:

January 28, 2014

TO:

City of Wilsonville

FROM:

Patrick Espinosa, PE

Pacific Community Design

RE:

Villebois PDP 3N Stormwater Detention and Water Quality

Analysis - Mill Creek Job No. 395-027

This memorandum report is to address the available downstream stormwater capacity for the Mill Creek portion of PDP 3N of Villebois SAP North. This phase is located south of Tooze Road and east of Grahams Ferry Road and will discharge south to the Mill Creek Drainage Basin via the existing infrastructure that was construction with PDP 1N-Phase 2 (Tonquin Woods No. 3). A portion of PDP 3N drains east to the Coffee Lake Drainage Basin and will be addressed in a separate report.

The portion of this project draining to the Mill Creek Drainage Basin was included within the water quality and drainage analysis report, dated January 2, 2013, for the Tonquin Woods No. 3 development (PDP 1N) completed by Pacific Community Design. The land use for PDP 3N is consistent with this previous report. Accordingly the water quality and detention facility design outlined in the previous report will be adequately sized to handle the additional runoff from this site.

The following is a table that summarizes the land use comparison and subsequent impervious area percentages of the current layout versus the layout previously analyzed, as calculated in Figures B1-B19:

TABLE 1
DEVELOPED CONDITIONS SHED BASIN SUMMARY - MILL CREEK

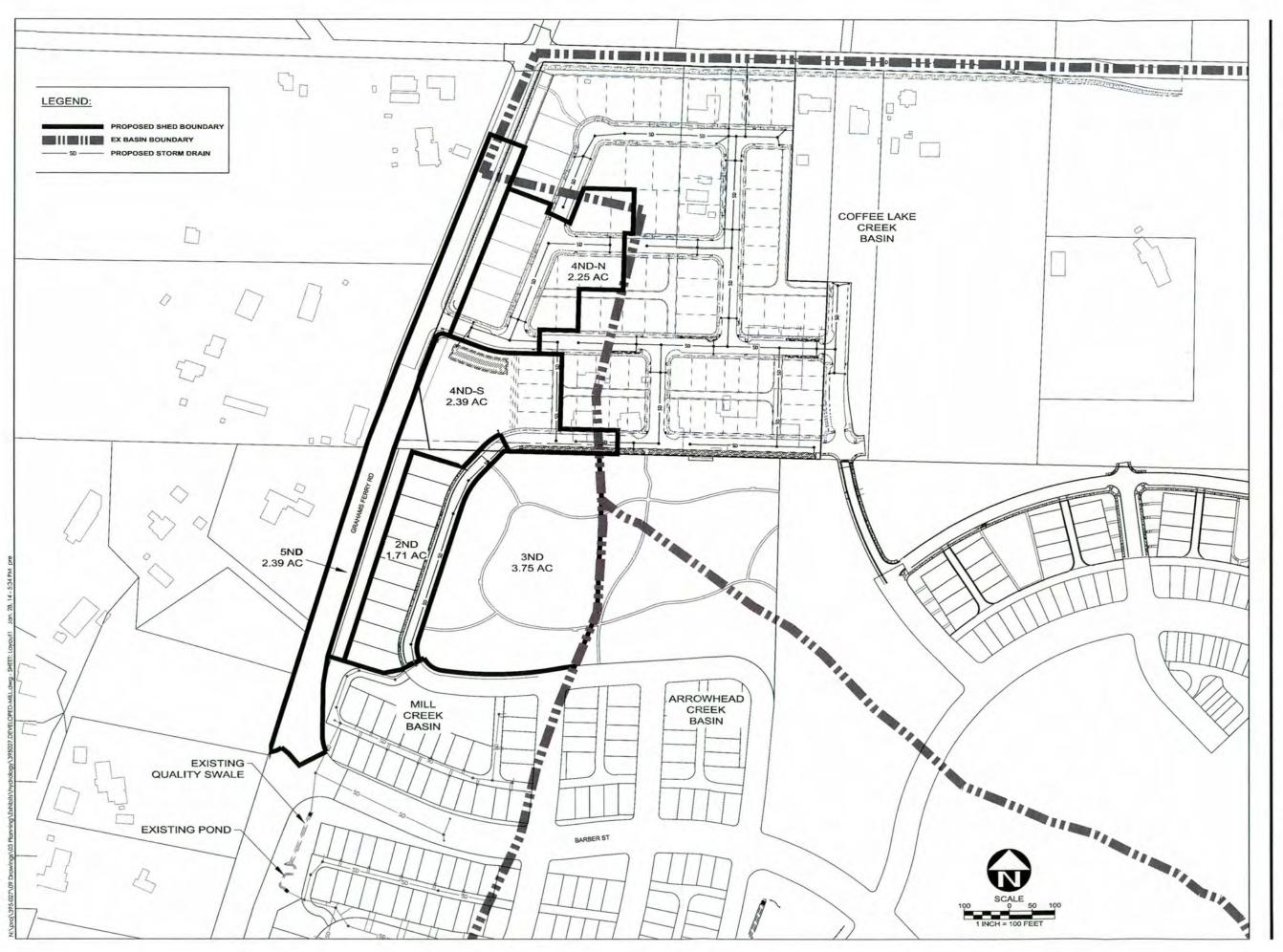
BASIN ID	SAP AREA (acre)	PDP AREA (acre)	SAP IMPERVIOUS (acre)	PDP IMPERVIOUS (acre)
2ND	2.28	1.71	1.52	1.13
3ND	3.81	3.75	0.00	0.00
4ND-S	1.87	2.39	0.00	0.48
4ND-N	2.18	2.25	1.30	1.44
5ND	2.42	2.39	1.94	1.73
TOTAL	12.56	12.49 (-0.07)	4.75	4.78 (+0.03)

Also, attached is the original Tonquin Woods No. 3 report with the portion of runoff from the project highlighted on the developed drainage basin map exhibit (Exhibit A3).

Thank you.

Attachments

- water quality and drainage analysis report, dated January 2, 2013, for the Tonquin Woods No. 3 development (PDP 1N) completed by Pacific Community Design
- 2. Figure A: Developed Drainage Map, Mill Creek Basin (PDP Layout)
- 3. Figures B1-B19: Composite Curve Number and Impervious Area calculations







POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PDP 3N VILLEBOIS

Hydrology Exhibit

Developed Drainage Map Mill Creek Basin (PDP Layout)

DATE

1/24/14

A



COMPOSITE CURVE NUMBER SHED 2ND (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

80	
94	
98	
90	
83	
	94 98 90

 * Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	1.53	90	67.1%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.75	94.4	32.9%
Open Space Area	0.00	80	0.0%
TOTAL	2.28		

Composite Curve Number per COA = 91.4



COMPOSITE CURVE NUMBER SHED 2ND (PDP 2N)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	1.18	90	69.2%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.53	94.4	30.8%
Open Space Area	0.00	80	0.0%
TOTAL	1.71		

Composite Curve Number per COA = 91.4



COMPOSITE CURVE NUMBER SHED 3ND (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

80
94
98
90
83

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.00	94.4	0.0%
Open Space Area	3.81	80	100.0%
TOTAL	3.81		

Composite Curve Number per COA = 80.0



COMPOSITE CURVE NUMBER SHED 3ND (PDP 2N)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

80
94
98
90
83

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.00	94.4	0.0%
Open Space Area	3.75	80	100.0%
TOTAL	3.75		

Composite Curve Number per COA = 80.0



COMPOSITE CURVE NUMBER SHED 4ND-S (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.00	94.4	0.0%
Open Space Area	1.87	80	100.0%
Т	OTAL 1.87		

Composite Curve Number per COA = 80.0



COMPOSITE CURVE NUMBER SHED 4ND-S (PDP 2N & 3N)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

^{*} Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.29	90	12.3%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.38	94.4	16.0%
Open Space Area	1.72	80	71.7%
TOT	AL 2.39		

Composite Curve Number per COA = 83.5



COMPOSITE CURVE NUMBER SHED 4ND-N (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

	20
Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

 * Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	1.17	90	53.7%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.75	94.4	34.4%
Open Space Area	0.26	80	11.9%
TOTAL	2.18		

Composite Curve Number per COA = 90.3



COMPOSITE CURVE NUMBER SHED 4ND-N (PDP 3N)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	1.32	90	58.9%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.81	94.4	35.8%
Open Space Area	0.12	80	5.2%
TOTAL	2.25		

Composite Curve Number per COA = 91.1

FIGURE B8



COMPOSITE CURVE NUMBER SHED 5ND-N (GFR) SAP LAYOUT

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

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CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

 * Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	2.42	94.4	100.0%
Open Space Area	0.00	80	0.0%
TOTAL	2.42		

Composite Curve Number per COA = 94.4



COMPOSITE CURVE NUMBER SHED 5ND-N (GFR) PDP LAYOUT

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	2.16	94.4	90.4%
Open Space Area	0.23	80	9.6%
TOTAL	2.39		

Composite Curve Number per COA = 93.0



PERCENT IMPERVIOUS SHED 2ND (SAP)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

Total Site Area

2.28

acres

99,317 sf

ON-SITE Imp. Area (sf)

Row House Lot Impervious Area (85%) 0
Single Family Lot Impervious Area (60%) 39,988
Commercial Lot Impervious Area (90%) 0
ROW/Alley Impervious Area (80%) 26,136
Total 66,124

% Impervious = 67%



PERCENT IMPERVIOUS SHED 2ND (PDP 2N)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

Total Site Area

1.71

acres

74,313 sf

Imp. Area

ON-SITE

(sf)

Row House Lot Impervious Area (85%)

0

Single Family Lot Impervious Area (60%)

30,840

Commercial Lot Impervious Area (90%) ROW/Alley Impervious Area (80%)

0 18,330

Total

49,171

% Impervious = 66%



PERCENT IMPERVIOUS SHED 3ND (SAP NORTH)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

Total Site Area	3.81	acres	165,964	sf
ON-SITE	Imp. Area (sf)			
Row House Lot Impervious Area (85%)	0			
Single Family Lot Impervious Area (60%)	0			
Commercial Lot Impervious Area (90%)	0			
ROW/Alley Impervious Area (80%)	0			
Total	0			
% Impervious =	0%			



PERCENT IMPERVIOUS SHED 3ND (PDP 2N LAYOUT)

acres

JOB NUMBER:

395-027

PROJECT:

ON-SITE

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

sf

163,350

3.75 Total Site Area

Imp. Area (sf) 0 Row House Lot Impervious Area (85%) Single Family Lot Impervious Area (60%) 0 Commercial Lot Impervious Area (90%) 0 0 ROW/Alley Impervious Area (80%)

0

0% % Impervious =

Total



PERCENT IMPERVIOUS SHED 4ND-S (SAP NORTH)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

0%

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

Total Site Area	1.87	acres	81,457	sf
ON-SITE .	Imp. Area (sf)			
Row House Lot Impervious Area (85%)	0			
Single Family Lot Impervious Area (60%)	0			
Commercial Lot Impervious Area (90%)	0			
ROW/Alley Impervious Area (80%)	0			
Total	0			

% Impervious =



PERCENT IMPERVIOUS SHED 4ND-S (PDP 2N & 3N LAYOUT)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

Total Site Area	2.39	acres	104,283	sf
ON-SITE	Imp. Area (sf)			
Row House Lot Impervious Area (85%)	0			
Single Family Lot Impervious Area (60%)	7,684			
Commercial Lot Impervious Area (90%)	0			
ROW/Alley Impervious Area (80%)	13,347			
Total	21,031			

% Impervious = 20%



PERCENT IMPERVIOUS SHED 4ND-N (SAP NORTH)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

Total Site Area 2.18 acres 94,961 sf

ON-SITE Imp. Area (sf)

Row House Lot Impervious Area (85%) 0
Single Family Lot Impervious Area (60%) 30,579
Commercial Lot Impervious Area (90%) 0
ROW/Alley Impervious Area (80%) 26,136
Total 56,715

% Impervious = 60%



PERCENT IMPERVIOUS SHED 4ND-N (PDP 3N LAYOUT)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

sf

Total Site Area

2.25

acres 97,866

Imp. Area

ON-SITE

(sf)

62,657

Row House Lot Impervious Area (85%) 0
Single Family Lot Impervious Area (60%) 34,604
Commercial Lot Impervious Area (90%) 0
ROW/Alley Impervious Area (80%) 28,053

% Impervious = 64%

Total



ROW/Alley Impervious Area (80%)

PERCENT IMPERVIOUS SHED 5ND (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

84,332 84,332

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

Total Site Area 2.42 acres 105,415 st

Imp. Area
(sf)

Row House Lot Impervious Area (85%) 0
Single Family Lot Impervious Area (60%) 0
Commercial Lot Impervious Area (90%) 0

% Impervious = 80%

Total



PERCENT IMPERVIOUS SHED 5ND (PDP 2N & 3N LAYOUT)

JOB NUMBER:

395-027

PROJECT:

VILLEBOIS PDP 3N

2.39

72%

FILE:

N:/PROJ/395-027/05-REPORTS/HYDROLOGY/3950027.HYDRO-MILL.2014-01-17.XLS

Total Site Area

acres 104,108 sf

ON-SITE	Imp. Area (sf)
Row House Lot Impervious Area (85%)	0
Single Family Lot Impervious Area (60%)	0
Commercial Lot Impervious Area (90%)	0
ROW/Alley Impervious Area (80%)	75,272
Total	75.272

% Impervious =



TONQUIN WOODS NO.3

GRAHAMS FERRY ROAD

WATER QUALITY AND DETENTION ANALYSIS VILLEBOIS - PDP 1 NORTH - PHASE 2



DATE: 6/17/2013 BY: PATRICK ESPINOSA, PE

EXPIRES: 12-31-/3

Prepared By:
Pacific Community Design, Inc.
13500 SW Pacific Highway, PMB #519
Tigard, OR 97223
Tele: 503-941-9484

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INTRODUCTION

This report represents the analysis done for the second phase of Preliminary Development Plan 1N, hereby referred to as PDP 1 North-Phase 2 (PDP 1N-II), of Villebois for water quality and detention facilities. In addition to PDP 1N-II, this report will represent the second phase of Grahams Ferry Road improvements. The intent of this report is to demonstrate consistency between PDP 1N-II, Grahams Ferry Road, and the SAP North Analysis, and demonstrate compliance with City of Wilsonville "Public Works Standards". All calculations and supporting figures are included with this document.

PROJECT DESCRIPTION

PROJECT LOCATION

The proposed Villebois development is located on tax lot 2906 of Clackamas County Tax Map 3S1W15. This portion of Villebois will consist of 58 residential homes on property located to the north of Phase 5 South and east of Grahams Ferry Road. The area of PDP 1N-II is 8.17 ac.

The second phase of Grahams Ferry Road consists of the portion of the road running north of Surrey Street along the entirety of the PDP 1N-II parcel.

PROJECT ZONING/LAND USE

Sap North in the Villebois Village development has been assigned the land use designation of Village zone by the City of Wilsonville. The Villebois Village Master Plan designates this area further as a Residential Village. This area will be developed as an urban village including single-family units of various sizes, neighborhood row houses, and park spaces.

EXISTING CONDITIONS

EXISTING TOPOGRAPHY, LAND USE, AND ONSITE DRAINAGE

The entirety of the pre-developed site is open space, a portion of which was cultivated. This site slopes to the southwest at a gradient of 1-3%. The drainage basin falls within hydrologic group C per the Soil Survey Map for Clackamas County (Exhibit A1). The pre-developed topography for the project site is shown in Exhibit A2.

SOIL CONDITIONS

Below is a summary of the existing soil conditions for the Mill Creek portion of SAP North.

TABLE 1
PROJECT SITE SOILS

SOIL NAME	SCS SYMBOL	HYDROLOGIC GROUP
ALOHA SILT LOAM (0-3 percent slopes)	1A	С
ALOHA SILT LOAM (3-6 percent slopes)	1B	c

SCS CURVE NUMBERS

Below is a summary of the SCS curve numbers in accordance with the Conditions of Approval for SAP North of the Villebois Village.

TABLE 2 SCS CURVE NUMBERS

LAND USE	CURVE NUMBER
OPEN SPACE AND LANDSCAPING	80
COMMERCIAL AREAS	94
RIGHT-OF-WAYS (based on 80% impervious - CN of 98 And 20% pervious - CN of 80)	94.4
RESIDENTIAL DEVELOPMENT (1/8 acre of less)	90
RESIDENTIAL DEVELOPMENT (1/4 acre)	83
DENSE FOREST AREA	80

EXISTING POINTS OF DISCHARGE

PDP 1N-II and Grahams Ferry Road currently drain to the Mill Creek Basin to the southwest of this site via an existing culvert (culvert 3) crossing under Grahams Ferry Road. This culvert previously drained west to Tax Lot 1600 of Clackamas County Tax Map 3S1W15 where the overland runoff crossed a pasture before it entered another culvert under a private driveway and drained to Mill Creek (see Figure A2 for culvert location). With recent improvements to Grahams Ferry Road this runoff is now collected by a new culvert which drains onto Tax Lot 1500 directly upstream of the existing culvert located under the private driveway.

HYDROLOGY

The Santa Barbara Urban Hydrograph (SBUH) methodology was used to calculate the runoff hydrographs for all of the shed areas. The HydroCAD Stormwater Modeling System 2006 software program by HydroCAD was used to perform these calculations. The following tables summarize the input parameters for the hydrographs as well as the results of the pre-developed analysis performed by OTAK.

The storm drainage report titled "Villebois Village: SAP North: Mill Creek Basin Storm Drainage Report" updated on June 29th, 2007 and published by OTAK separated the area within Mill Creek Basin into drainage sheds based on the approved SAP North layout and the existing Grahams Ferry Road alignment. Runoff calculations were provided in the above mentioned report for the pre-developed conditions of the Mill Creek Basin. The calculations within this report will show that the detained runoff from the developed PDP 1N area will not exceed these pre-developed levels. The following tables show the pre-developed input parameters and runoff rates for Mill Creek, as determined by the previously approved storm drainage report. See Exhibit A2 for pre-developed drainage map.

TABLE 3
PRE-DEVELOPED CONDITIONS HYDROCAD INPUT PARAMETERS - SAP NORTH*

BASIN ID	AREA (acre)	TIME OF CONCENTRATION (min)	COMPOSITE CURVE NUMBER
BASIN 2NE	14.11	52.2	80
BASIN 3NE	2.91	50.0	80
BASIN 2ME	2.69	50.0	80
BASIN 5NE	2.26	20.9	94.4
BASIN 6NE	0.80	5.0	94.4
TOTAL	22.77		

*Refer to the report titled "Villebois Village: SAP North: Mill Creek Basin Storm Drainage Report" updated on June 29th, 2007 and published by OTAK for all supporting calculations.

TABLE 4
PRE-DEVELOPED CONDITIONS RUNOFF RATES (cfs) - SAP NORTH*

BASIN ID	2-YEAR	10-YEAR	25-YEAR	100-YEAR
BASIN 2NE	1.25	2.78	3.64	4.54
BASIN 3NE	0.26	0.57	0.75	0.94
BASIN 5NE	0.89	1.36	1.59	1.82
BASIN 6NE	0.35	0.55	0.65	0.76
CULVERT 3**	2.63	5.11	6.46	7.87

^{*}Refer to the report titled "Villebois Village: SAP North: Mill Creek Basin Storm Drainage Report" updated on June 29th, 2007 and published by OTAK for all supporting calculations.

**Existing flows equal the sum of the hydrographs; the peaks may not coincide

DEVELOPED CONDITIONS

DEVELOPED DRAINAGE CONDITIONS

Stormwater runoff from the developed site will be collected by a series of catch basins leading to an underground piping system. This system will transport the runoff to a detention pond in PDP 1N-II (Pond 'O'). Pond 'O' will detain the runoff to predeveloped levels prior to releasing upstream of the existing culvert on Tax Lot 1600 of Clackamas County Tax Map 3S1W15, via the 18-inch culvert recently constructed under Grahams Ferry Road.

HYDROLOGY - MILL CREEK

In order to determine the required detention volume, SAP North was divided into a number of shed basins based on the proposed land use and geography. The Santa Barbara Urban Hydrograph (SBUH) methodology was used to calculate the runoff hydrographs for all of these developed shed areas. The Hydroflow Hydrographs Modeling System 2004 software program by Intelisolve was used to perform these calculations. The following tables summarize the developed shed basin input parameters and their resulting runoff rates.

TABLE 5
DEVELOPED CONDITIONS HYDROFLOW INPUT PARAMETERS - MILL CREEK

BASIN ID	AREA (acre)	COMPOSITE CURVE NUMBER	TIME OF CONCENTRATION (min)
BASIN 1ND	4.40	89.4	22.25
BASIN 2ND	2.28	91.4	10.9
BASIN 3ND	3.81	80.0	66.0
BASIN 4ND-S	1.87	80.0	46.3
BASIN 4ND-N	2.18	90.3	14.5
BASIN 5ND	2.42	94.4	20.8
BASIN 6ND	0.71	94.4	4.9
BASIN 2MD	3.25	89.6	16.4
POND BASIN	0.48	83.0	5.0
TOTAL	21.40		

TABLE 6
DEVELOPED CONDITIONS RUNOFF RATES (cfs)

BASIN ID	2-YEAR	10-YEAR	25-YEAR	100-YEAR
BASIN 1ND	1.24	2.09	2.52	2.95
BASIN 2ND	0.85	1.36	1.62	1.88
BASIN 3ND	0.31	0.67	0.88	1.09
BASIN 4ND-S	0.18	0.39	0.51	0.63
BASIN 4ND-N	0.75	1.24	1.49	1.74
BASIN 5ND	0.95	1.44	1.68	1.93
BASIN 6ND	0.35	0.53	0.61	0.70
BASIN 2MD	1.01	1.69	2.04	2.40
POND BASIN	0.11	0.21	0.27	0.32

WATER QUANTITY - MILL CREEK

A detention pond will be constructed with the development of PDP 1N-II to detain the developed runoff and release the stormwater into Mill Creek at or below predeveloped levels. The Hydroflow Hydrographs Modeling System 2004 software program by Intelisolve was used to determine the required detention volume for this pond, as well as design the flow control structure. The following table is a summary of the pond volume and storage levels.

TABLE 7
POND SUMMARY

STORM EVENT	STORAGE VOLUME	WATER DEPTH
2-YEAR	12,247 cu.ft.	2.6 ft
10-YEAR	21,697 cu.ft.	3.8 ft
25-YEAR	27,612 cu.ft.	4.3 ft
100-YEAR	32,170 cu.ft.	4.7 ft

The table below summarizes the results of the pond analysis. Full calculations provided by Hydraflow are shown in Appendix C.

TABLE 8 POND "O" DETENTION PERFORMANCE

RETURN PERIOD	FLOW COMPLIANCE TARGET (cfs)*	DESIGN RELEASE RATE (cfs)	SURFACE ELEVATION	MAXIMUM STORAGE (cu.ft.)
2-YEAR	2.63	2.54	217.60	12,247
10-YEAR	5.11	5.07	218.76	21,697
25-YEAR	6.46	5.97	219.33	27,612
100-YEAR	7.87	8.21	219.74	32,170

^{*}Flow compliance target is based on existing condition analysis completed as part of the following report: "Villebois Village: SAP North: Mill Creek Basin Storm Drainage Report" updated on June 29th, 2007 and published by OTAK.

The pond runoff will be conveyed to an existing ditch on the west side of Grahams Ferry Road via an 24-inch pipe. The capacity of this pipe is 17.37 cfs which will be sufficient to convey the 100-year storm event runoff rate of 8.21 cfs.

In addition to the detention pond analysis, conveyance calculations were completed for the storm drain mains designed for PDP 1N-II to insure that pipes were sized sufficiently to convey the 25-year storm event. These calculations are shown in Appendix E along with a conveyance map showing the individual drainage areas for each pipe run.

WATER QUALITY - MILL CREEK

The City of Wilsonville requires that 65% removal of phosphorous be provided for stormwater runoff if any new impervious surfaces are created during site development. A permanent water quality facility must be constructed or funded to reduce contaminants that enter the storm and surface water system. Impervious surfaces shall include pavement, gravel roads, buildings, public and private roadways, and other surfaces that contribute runoff to the surface water system.

Water quality requirements for Mill Creek Basin will be addressed with pollution control manholes and water quality swales located within Pond O. Shed Area 3MD will be treated by a water quality swale located within the southern portion of Pond O. This swale will be 2-feet wide and 100-feet long.

The remaining portion of Mill Creek (PDP 1N and SAP North) will be treated by a water quality swale within the northern portion of Pond O. This swale will be 5-feet wide and 120-feet long.

APPENDIX A

APPENDIX B

APPENDIX A

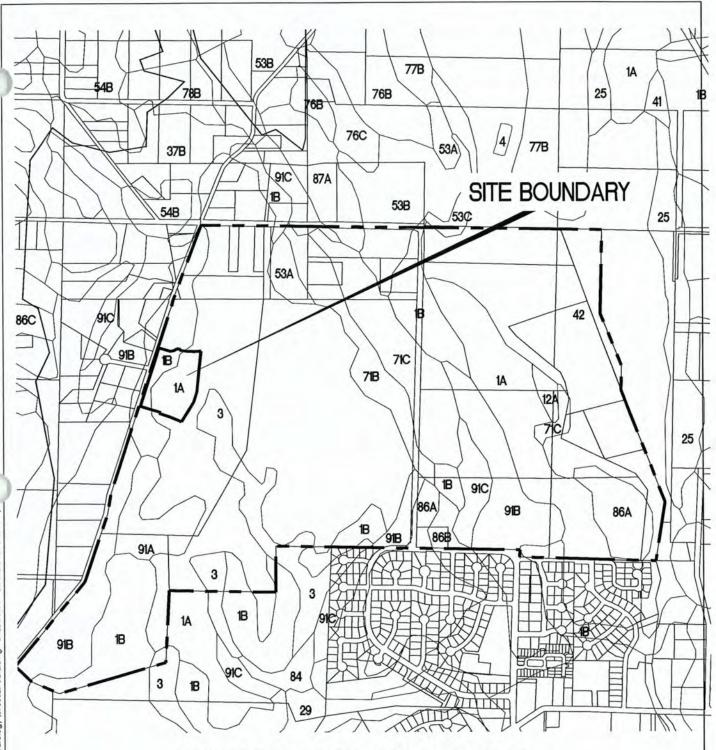
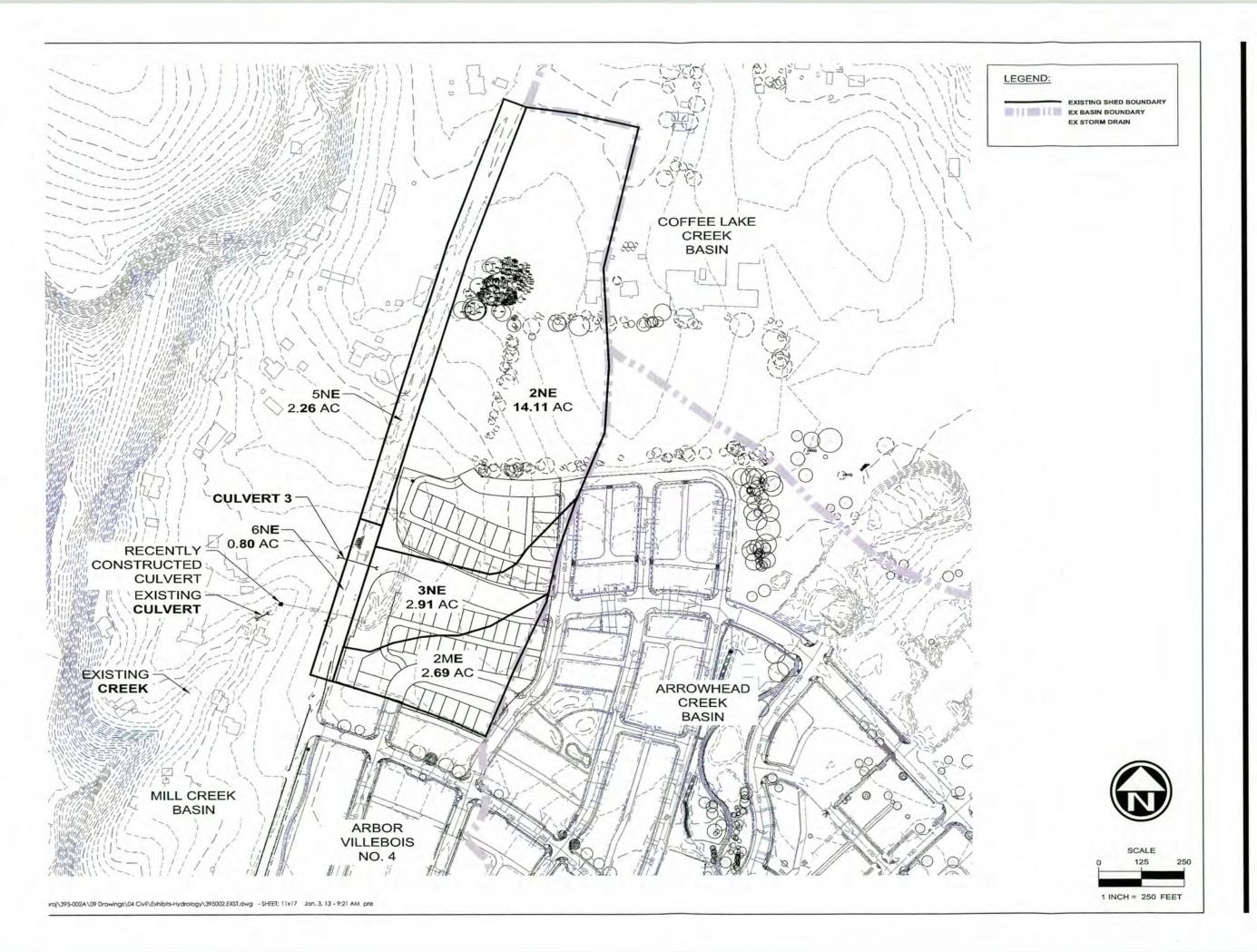


EXHIBIT A1: SOIL SURVEY MAP

DRAWN BY: ___PRE ___DATE: __12/26/12 REVIEWED BY: __PRE ___DATE: __12/26/12 PROJECT NO.: _____395-002 SCALE: _____1"=1000'



[T] 503-941-9484 [F] 503-941-9485







POLYGON NW COMPANY

PACIFIC COMMUNITY DESIGN, INC
OTTEN LANDSCAPE ARCHITECTS, INC

TONQUIN WOODS No. 3

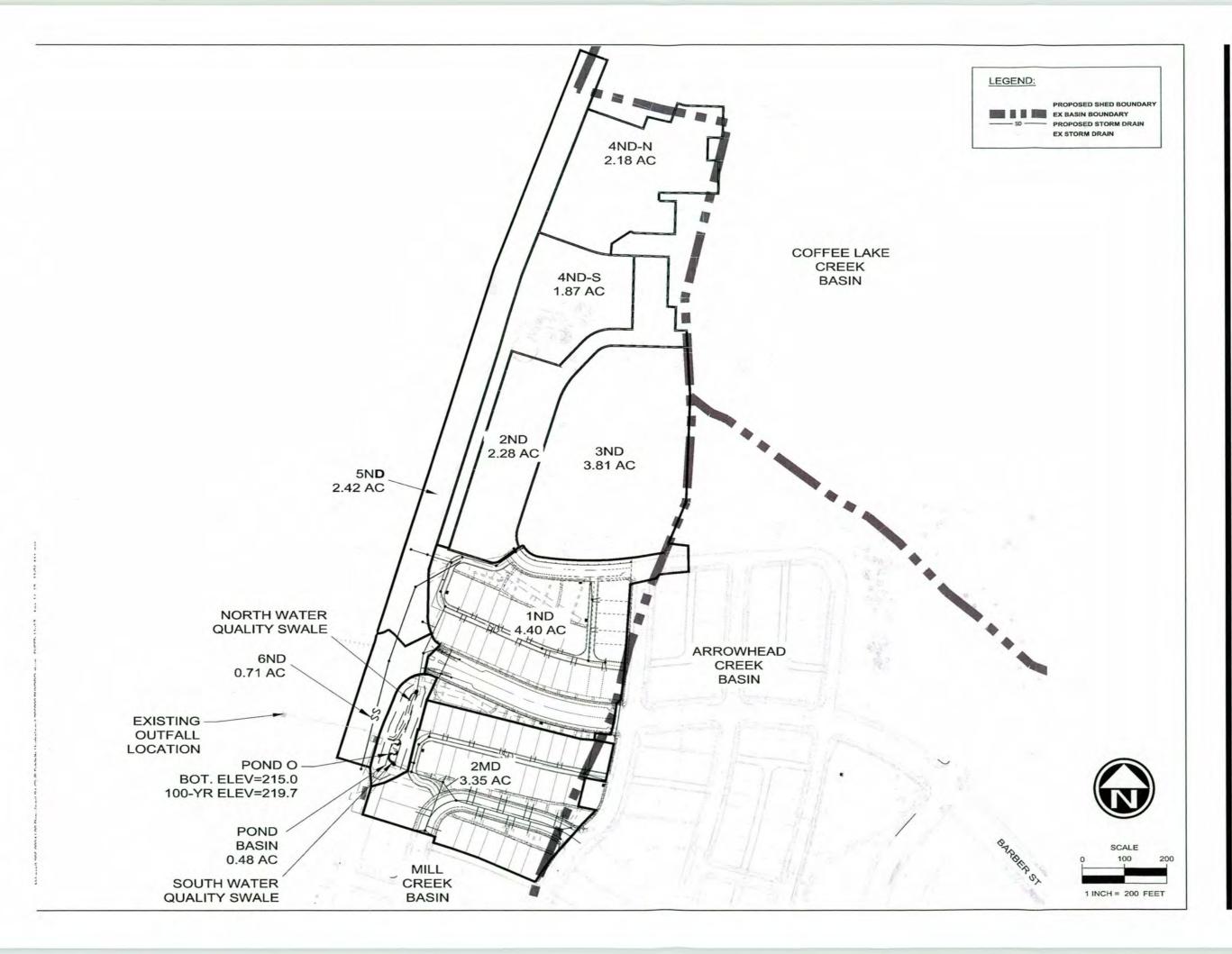
Villebois PDP 1N - Phase 2 Hydrology

Pre-Developed Drainage Basin Map

DATE:

12/27/2012

42







POLYGON NW COMPANY

PACIFIC COMMUNITY DESIGN, INC
OTTEN LANDSCAPE ARCHITECTS, INC

TONQUIN WOODS No. 3

Villebois PDP 1N - Phase 2 Hydrology

Developed Drainage Basin Map

DATE:

4/16/2013

A3

APPENDIX B

SCS CURVE NUMBERS FIGURE B1

	FIGURE DI				
LAND USE DESCRIPTION		CURVE NU	SOIL GRO		OGIC
LA	NO 03E DESCRIPTION	A	В	С	D
Cultivated land (1):	winter condition	86	91	94	95
Mountain open areas:	low growing brush & grasslands	74	82	89	92
Meadow or pasture:		65	78	85	89
Wood or forest land:	undisturbed	42	64	76	81
Wood or forest land:	young second growth or brush	55	72	81	86
Orchard:	with crop cover	81	88	92	94
Open spaces, lawns, parks,	golf courses, cemeteries, landscaping				
Good condition:	grass cover on > 75% of the area	68	80	86	90
Fair condition:	grass cover on 50-75% of the area	77	85	90	92
Gravel roads and parking lo		76	85	89	91
Dirt roads and parking lots:		72	82	87	89
Impervious surfaces, pavem		98	98	98	98
Open water bodies:	lakes, wetlands, ponds, etc.	100	100	100	100
Lot Size (Acres) 1/8	or less	90	90	90	9
1/4	or less	83	83	83	8
Commercial Developmen	nt	94	94	94	9
PUD's, condos, apartments, commercial businesses & industrial areas	%impervious must be computed				

⁽¹⁾ For a more detailed description of agricultural land use curve numbers refer to National Engineering Handbook, Sec. 4, Hydrology, Chapter 9, August 1972.

⁽²⁾ Assumes roof and driveway runoff is directed into street/storm system.

⁽³⁾ The remaining pervious areas (lawn) are considered to be in good condition for these curve numbers.

MANNING'S "n" VALUES FIGURE B2

FIGURE B2	
SHEET FLOW EQUATION MANNING'S VALUES	n _s
Smooth Surfaces (concrete, asphault, gravel, or bare hand packed soil)	0.011
Fallow Fields or loose soil surface (no residue)	0.05
Cultivated soil with residue cover £ 20%	0.06
Cultivated soil with residue cover > 20%	0.17
Short prairie grass and lawns	0.15
Dense grasses	0.24
Bermuda grasses	0.41
Range (natural)	0.13
Woods or forrest with light underbrush	0.40
Woods or forrest with dense underbrush	0.80
SUALLOW CONCENTRATED ELOW (after initial 200 ft of shoot flow, B = 0.1)	
SHALLOW CONCENTRATED FLOW (after initial 300 ft of sheet flow, R = 0.1) Forrest with heavy ground litter and meadows (n = 0.010)	k _s
Brushy ground with some trees (n = 0.060)	5
Fallow or minimum tillage cultivation (n = 0.040)	8
High grass (n = 0.035)	9
Short grass, pasture and lawns (n = 0.030)	11
Nearly bare ground (n = 0.25)	13
Paved and gravel areas (n = 0.012)	27
CHANNEL FLOW (Intermittent) (At the beginning of all visible channels, R =	
0.2)	k _c
Forested swale with heavy ground cover (n = 0.10)	5
Forested drainage course/ravine with defined channel bed ($n = 0.050$)	10
Rock-lined waterway (n = 0.035)	15
Grassed waterway (n = 0.030)	17
Earth-lined waterway (n = 0.025)	20
CMP pipe (n = 0.024)	21
Concrete pipe (n = 0.012)	42
Other waterways and pipe 0.508/n	
CHANNEL FLOW (continuous stream, R = 0.4)	k _c
Meandering stream (n = 0.040)	20
Rock-lined stream (n = 0.035)	23
Grass-lined stream (n = 0.030)	27
200	

Other streams, man-made channels and pipe (n = 0.807/n)



COMPOSITE CURVE NUMBER SHED 2MD (PDP 1N-II)

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-12-26.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

80
94
98
90
83

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	2.01	90	60.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.78	94.4	23.3%
Open Space Area	0.56	80	16.7%
TOTAL	3.35		

Composite Curve Number per COA = 89.4



COMPOSITE CURVE NUMBER SHED 1ND (PDP 1N-II)

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-12-26.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

80	
94	
98	
90	
83	
	94 98 90

 * Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	1.65	90	37.5%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	1.73	94.4	39.3%
Open Space Area	1.02	80	23.2%
TOTAL	4 40		

Composite Curve Number per COA = 89.4



COMPOSITE CURVE NUMBER SHED 2ND (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-12-26.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	1.53	90	67.1%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.75	94.4	32.9%
Open Space Area	0.00	80	0.0%
тот	AL 2.28		

Composite Curve Number per COA = 91.4



COMPOSITE CURVE NUMBER SHED 3ND (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-12-26.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

 * Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.00	94.4	0.0%
Open Space Area	3.81	80	100.0%
TOTAL	3.81		

Composite Curve Number per COA = 80.0



COMPOSITE CURVE NUMBER SHED 4ND-S (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-12-26.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.00	94.4	0.0%
Open Space Area	1.87	80	100.0%
TOTAL	1.87		

Composite Curve Number per COA = 80.0



COMPOSITE CURVE NUMBER SHED 4ND-N (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-12-26.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

 * Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	1.17	90	53.7%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.75	94.4	34.4%
Open Space Area	0.26	80	11.9%
1	OTAL 2.18		

Composite Curve Number per COA = 90.3



COMPOSITE CURVE NUMBER SHED 5ND-N (GFR) SAP LAYOUT

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-12-26.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

 * Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	2.42	94.4	100.0%
Open Space Area	0.00	80	0.0%
TOTAL	2.42		

Composite Curve Number per COA = 94.4



COMPOSITE CURVE NUMBER SHED 6ND (GFR) SAP LAYOUT

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-12-26.XLS

CURVE NUMBERS PER SAP NORTH C.O.A. PFA3

80	•
94	
98	
90	
83	
	94 98 90

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.71	94.4	100.0%
Open Space Area	0.00	80	0.0%
TOTAL	0.71		

Composite Curve Number per COA = 94.4

FIGURE B10



PERCENT IMPERVIOUS SHED 2MD (PDP 1N-II)

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-01-03.XLS

sf

Total Site Area

ROW/Alley Impervious Area (80%)

acres 145,926

ON-SITE

Imp. Area (sf)

79,715

3.35

Row House Lot Impervious Area (85%) 0
Single Family Lot Impervious Area (60%) 52,533
Commercial Lot Impervious Area (90%) 0

27,181

% Impervious = 55%

Total



PERCENT IMPERVIOUS SHED 1ND (PDP 1N-II)

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-01-03.XLS

Total Site Area

4.40

54%

acres

191,664 sf

ON-SITE Imp. Area (sf)

Row House Lot Impervious Area (85%) 0
Single Family Lot Impervious Area (60%) 43,124
Commercial Lot Impervious Area (90%) 0
ROW/Alley Impervious Area (80%) 60,287
Total 103,411

% Impervious =



PERCENT IMPERVIOUS SHED 2ND (PDP 1N-II)

JOB NUMBER:

395-002

67%

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-01-03.XLS

sf

2.28 acres 99,317 **Total Site Area** Imp. Area (sf) **ON-SITE** Row House Lot Impervious Area (85%) 0 Single Family Lot Impervious Area (60%) 39,988 Commercial Lot Impervious Area (90%) 0 26,136 ROW/Alley Impervious Area (80%) 66,124 Total

% Impervious =



PERCENT IMPERVIOUS SHED 3ND (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-01-03.XLS

sf

165,964

Total Site Area	3.81	acres
ON-SITE	Imp. Area (sf)	
Row House Lot Impervious Area (85%)	0	
Single Family Lot Impervious Area (60%)	0	
Commercial Lot Impervious Area (90%)	0	
ROW/Alley Impervious Area (80%)	0	
Total	0	
% Impervious =	0%	



PERCENT IMPERVIOUS SHED 4ND-S (SAP NORTH) SAP LAYOUT

sf

JOB NUMBER: PROJECT:

395-002

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE: N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-01-03.XLS

0%

1.87 81,457 **Total Site Area** acres Imp. Area (sf) **ON-SITE** Row House Lot Impervious Area (85%) 0 Single Family Lot Impervious Area (60%) 0 0 Commercial Lot Impervious Area (90%) ROW/Alley Impervious Area (80%) 0 0 Total

% Impervious =



PERCENT IMPERVIOUS SHED 4ND-N (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-01-03.XLS

Total Site Area	2.18	acres	94,961	sf	

ON-SITE	Imp. Area (sf)
Row House Lot Impervious Area (85%)	0
Single Family Lot Impervious Area (60%)	30,579
Commercial Lot Impervious Area (90%)	0
ROW/Alley Impervious Area (80%)	26,136
Total	56,715
% Impervious =	60%



PERCENT IMPERVIOUS SHED 5ND (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-002

80%

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-01-03.XLS

2.42	acres	105,415	sf
Imp. Area (sf)			
0			
0			
0			
84,332			
84,332			
	0 0 0 0 84,332	0 0 0 0 84,332	Imp. Area (sf) 0 0 0 84,332

% Impervious =



PERCENT IMPERVIOUS SHED 6ND (SAP NORTH) SAP LAYOUT

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-01-03.XLS

sf

Total Site Area	0.71	acres	30,928
ON-SITE	Imp. Area (sf)		
Row House Lot Impervious Area (85%)	0		
Single Family Lot Impervious Area (60%)	0		
Commercial Lot Impervious Area (90%)	0		
ROW/Alley Impervious Area (80%)	24,742		
Total	24,742		
% Impervious =	80%		



DEVELOPED TIME OF CONCENTRATION MILL CREEK (SAP AREAS)

JOB NUMBER: 395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-01-03.XLS

 $T_T = \frac{(0.42)(n*L)^{0.8}}{(P)^{0.5}(S_0)^{0.4}}$

SHED 2ND (SAP NORTH)

Accum.

PIPE FLOW (FIRST 680 FEET)

Catchment Time 5.00 min. Longest Run of Pipe 1068 ft Velocity of Flow 3 ft/s Time in Pipe = (1068 ft)/(3 ft/s) = 356 s

10.93 min.

TOTAL DEVELOPED TIME OF CONCENTRATION =

10.93 min.

SHED 3ND (SAP NORTH)

Accum.

LAG ONE: SHEET FLOW (FIRST 300 FEET)

Tc

Tt = Travel time

Manning's "n " =

0.400

Flow Length, L =

300 ft

P = 2-year, 24hr storm =

2.5 in

Slope, $S_0 =$

0.017 ft/ft

$$T_T = \frac{(0.42)(n*L)^{0.8}}{(P)^{0.5}(S_0)^{0.4}}$$

62.88 min.

(300 ft. max.)

62.88 min.

LAG TWO: SHALLOW CONCENTRATED FLOW (NEXT 150 FEET)

Tc Velocity factor, k=

5

Slope, S₀ =

0.026 ft/ft

 $V = k \sqrt{S_0}$

0.81 ft/s

Flow Length, L = $T = \frac{L}{(60)(V)}$

150 ft

3.10 min.

65.98 min.

65.98 min.

TOTAL DEVELOPED TIME OF CONCENTRATION =

SHED 4ND-S (SAP NORTH)

Accum.

LAG ONE: SHEET FLOW (FIRST 300 FEET)

Tc

Tt = Travel time

Manning's "n " =

0.150

Flow Length, L =

300 ft 2.5 in (300 ft. max.)

P = 2-year, 24hr storm = Slope, S₀ =

0.007 ft/ft

$$T_T = \frac{(0.42)(n*L)^{0.8}}{(P)^{0.5}(S_0)^{0.4}}$$

40.63 min.

40.63 min.

LAG TWO: SHALLOW CONCENTRATED FLOW (NEXT 519 FEET)

Tc Velocity factor, k=

Slope, So =

0.019 ft/ft

 $V = k \sqrt{S_0}$

1.52 ft/s

Flow Length, L = $T = \frac{L}{(60)(V)}$

519 ft 5.70 min.

46.33 min.

TOTAL DEVELOPED TIME OF CONCENTRATION =

46.33 min.

SHED 4ND-N (SAP NORTH)

PIPE FLOW (FIRST 680 FEET)

Catchment Time 5.00 min. Longest Run of Pipe 1715 ft 3 ft/s Velocity of Flow

572 s Time in Pipe = (1715 ft)/(3 ft/s) =

14.53 min.

TOTAL DEVELOPED TIME OF CONCENTRATION =

14.53 min.

SHED 5ND (GRAHAMS FERRY ROAD)

Accum. Tc

LAG ONE: SHEET FLOW (FIRST 100 FEET)

Tt = Travel time

0.011 Manning's "n " =

Flow Length, L = 100 ft

(300 ft. max.)

P = 2-year, 24hr storm =

2.5 in

Slope, So =

0.020 ft/ft

$$T_T = \frac{(0.42)(n*L)^{0.8}}{(P)^{0.5}(S_0)^{0.4}}$$

1.37 min.

1.37 min.

LAG TWO: SHALLOW CONCENTRATED FLOW (NEXT 1316 FEET)

Tc Velocity factor, k=

Slope, $S_0 =$

0.013 ft/ft

 $V = k \sqrt{S_0}$

1.13 ft/s

Flow Length, L =

1316 ft

19.46 min.

20.83 min.

TOTAL DEVELOPED TIME OF CONCENTRATION =

20.83 min.

SHED 6ND (GRAHAMS FERRY ROAD PER OTAK)

(300 ft. max.)

Accum. Tc

LAG ONE: SHEET FLOW (FIRST 400 FEET)

Tt = Travel time

Manning's "n " =

0.011

Flow Length, L =

400 ft P = 2-year, 24hr storm =

2.5 in

Slope, So =

0.013 ft/ft

$$T_T = \frac{(0.42)(n*L)^{0.8}}{(P)^{0.5}(S_0)^{0.4}}$$

4.94 min.

TOTAL DEVELOPED TIME OF CONCENTRATION =

4.94 min.

APPENDIX C

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	Hydrograph No. 5, SBUH Runoff, SHED 4N-N (Developed)	0
	Hydrograph No. 6, SBUH Runoff, Shed 5N - Developed	/
	Hydrograph No. 7, SBUH Runoff, Shed 6N - Developed	0
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Hydrograph Return Period Recap

1	Hydrograph	Inflow				Peak Out	flow (cfs)				Hydrograph	
1	type Hyd(s (origin)		1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	description	
	SBUH Runoff			1.24			2.09	2.52		2.95	Shed 1N - Developed	
	SBUH Runoff			0.85			1.36	1.62		1.88	Shed 2N - Developed	
	SBUH Runoff			0.31			0.67	0.88		1.09	Shed 3N - Developed	
	SBUH Runoff			0.18			0.39	0.51		0.63	Shed 4N-S - Developed	
	SBUH Runoff			0.75			1.24	1.49		1.74	SHED 4N-N (Developed)	
	SBUH Runoff			0.95			1.44	1.68		1.93	Shed 5N - Developed	
	SBUH Runoff			0.35			0.53	0.61		0.70	Shed 6N - Developed	
	SBUH Runoff			1.01			1.69	2.04		2.40	Shed 2M - Developed	
	SBUH Runoff			0.11			0.21	0.27		0.32	Pond	
1	Combine	1, 2, 3, 4,	5, 6,	4.17			7.04	8.52		10.04	SHED 1N, 2N, 3N, 4N, 5N	
2	Combine	7, 8, 9,		1.47			2.43	2.92		3.42	SHEDS 6N, 2M, POND	
3	Combine	11, 12		5.61			9.46	11.44		13.46	COMBINED POND IN	
4	Reservoir	13		2.54			5.07	5.97		8.21	COMBINED OUT	
		l a										
0												

Proj. file: 395002A.MILL CREEK HYDRO-PDP1N-II.2013-04-25.gpMonday, Jun 17 2013, 9:40 AM

Hydrograph Summary Report

)	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
	SBUH Runoff	1.24	6	486	23,716				Shed 1N - Developed
	SBUH Runoff	0.85	6	480	13,599				Shed 2N - Developed
3	SBUH Runoff	0.31	6	528	12,294				Shed 3N - Developed
1	SBUH Runoff	0.18	6	498	6,034				Shed 4N-S - Developed
5	SBUH Runoff	0.75	6	480	12,301				SHED 4N-N (Developed)
3	SBUH Runoff	0.95	6	486	16,747				Shed 5N - Developed
7	SBUH Runoff	0.35	6	474	4,913				Shed 6N - Developed
3	SBUH Runoff	1.01	6	480	17,697				Shed 2M - Developed
9	SBUH Runoff	0.11	6	480	1,840				Pond
11	Combine	4.17	6	486	84,690	1, 2, 3, 4,	5, 6,		SHED 1N, 2N, 3N, 4N, 5N
12	Combine	1.47	6	480	24,451	7, 8, 9,			SHEDS 6N, 2M, POND
13	Combine	5.61	6	480	109,141	11, 12			COMBINED POND IN
14	Reservoir	2.54	6	558	109,141	13	217.60	12,247	COMBINED OUT
								X	
			1			1			

Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 1

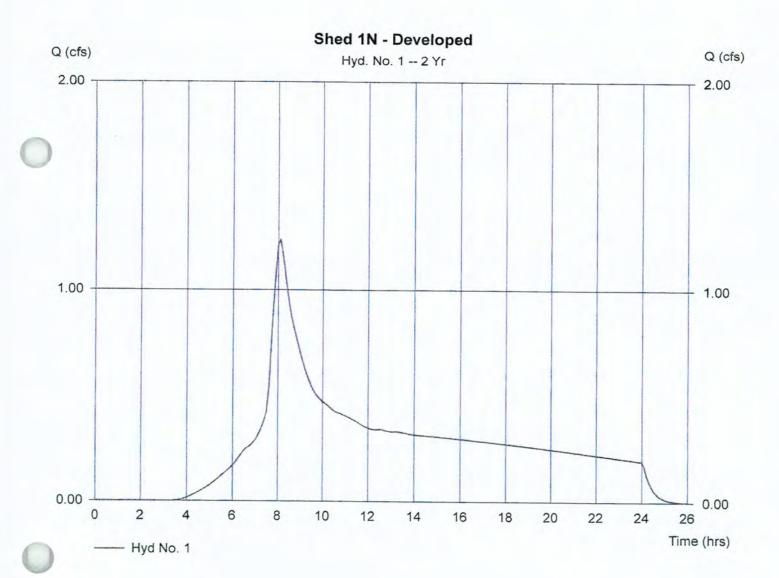
Shed 1N - Developed

Hydrograph type = SBUH Runoff
Storm frequency = 2 yrs
Drainage area = 4.40 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 2.50 in
Storm duration = 24 hrs

Peak discharge = 1.24 cfs
Time interval = 6 min
Curve number = 89.4
Hydraulic length = 0 ft
Time of cone (To) = 32.25 m

Time of conc. (Tc) = 22.25 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 23,716 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 2

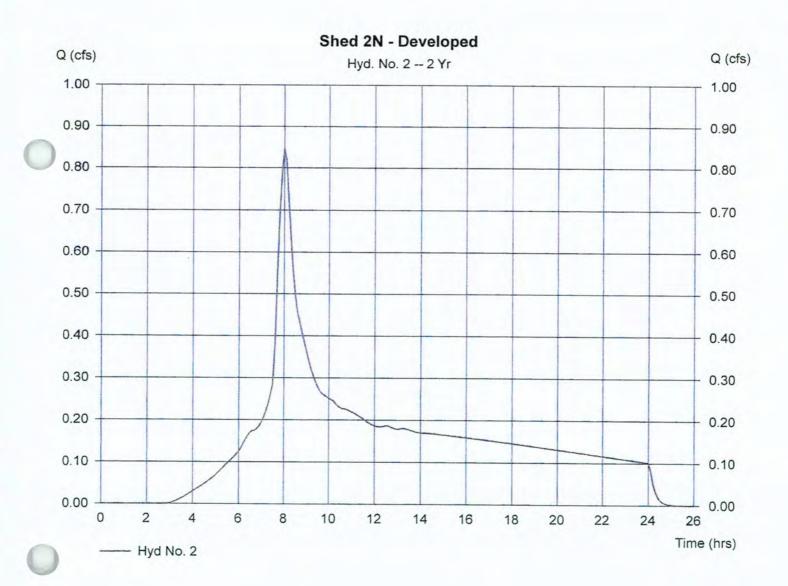
Shed 2N - Developed

Hydrograph type = SBUH Runoff
Storm frequency = 2 yrs
Drainage area = 2.28 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 2.50 in
Storm duration = 24 hrs

Peak discharge = 0.85 cfs
Time interval = 6 min
Curve number = 91.4
Hydraulic length = 0 ft
Time of conc. (Tc) = 13.1 min

Time of conc. (Tc) = 13.1 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 13,599 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 3

Shed 3N - Developed

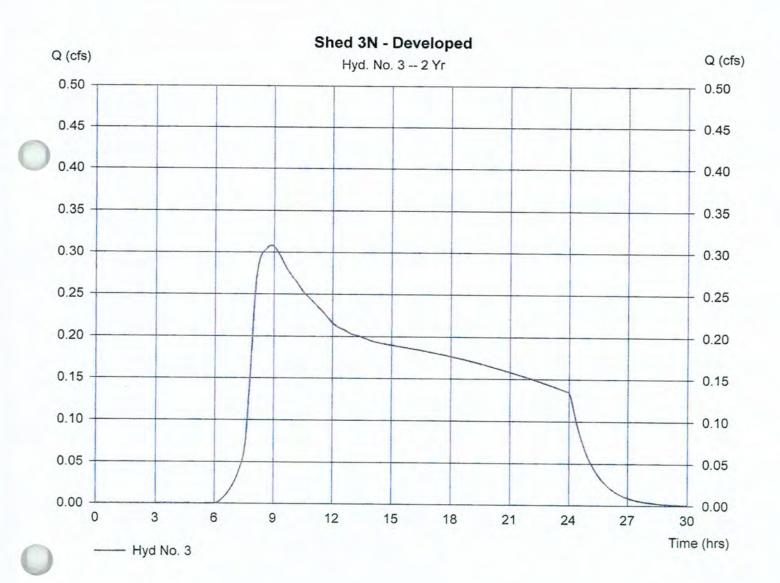
Hydrograph type = SBUH Runoff Storm frequency = 2 yrs

Drainage area = 3.81 ac Basin Slope = 0.0 % Tc method = USER Total precip. = 2.50 in

Storm duration = 24 hrs

Peak discharge = 0.31 cfs
Time interval = 6 min
Curve number = 80
Hydraulic length = 0 ft
Time of conc. (Tc) = 66 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 12,294 cuft



Hydraflow Hydrographs by Intelisoive

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 4

Shed 4N-S - Developed

Hydrograph type = SBUH Runoff

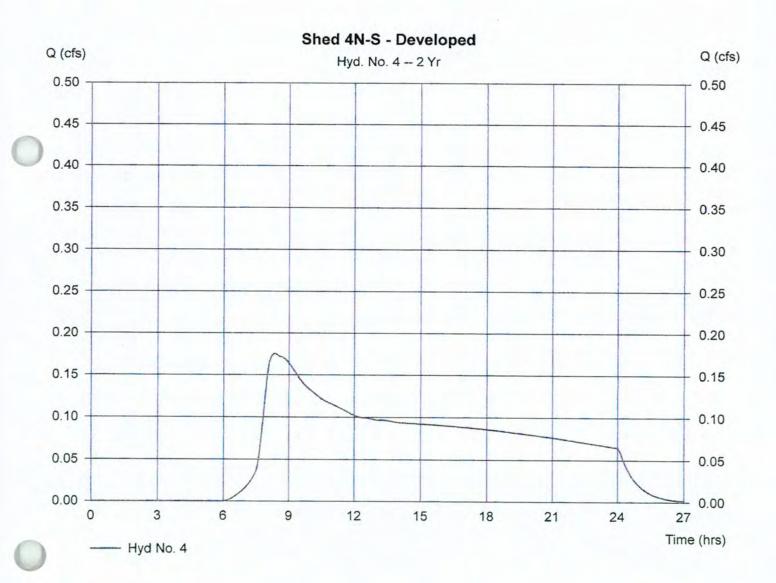
Storm frequency = 2 yrs
Drainage area = 1.87 ac
Basin Slope = 0.0 %

Tc method = USER
Total precip. = 2.50 in
Storm duration = 24 hrs

Peak discharge = 0.18 cfs
Time interval = 6 min
Curve number = 80
Hydraulic length = 0 ft

Time of conc. (Tc) = 46.3 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 6,034 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 5

SHED 4N-N (Developed)

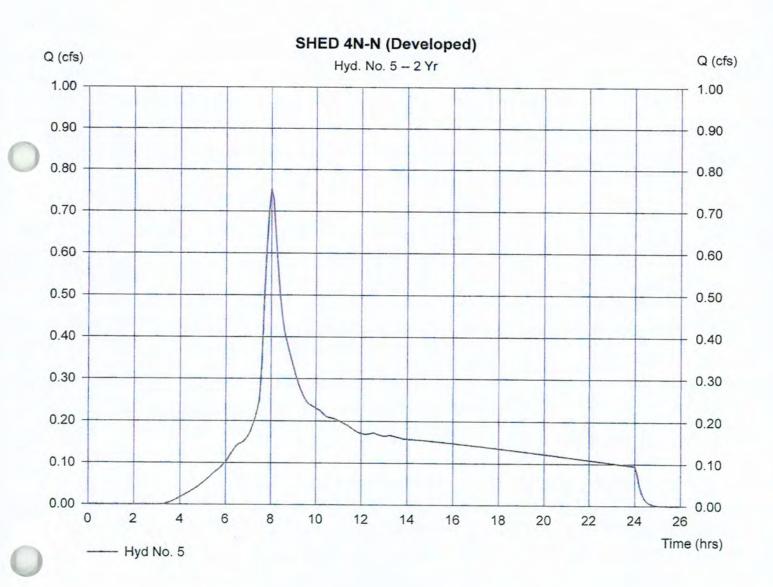
Hydrograph type = SBUH Runoff

Storm frequency = 2 yrs
Drainage area = 2.18 ac
Basin Slope = 0.0 %
Tc method = USER

Total precip. = 2.50 in Storm duration = 24 hrs Peak discharge = 0.75 cfs
Time interval = 6 min
Curve number = 90.3
Hydraulic length = 0 ft
Time of conc. (Tc) = 13.1 min

Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 12,301 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 6

Shed 5N - Developed

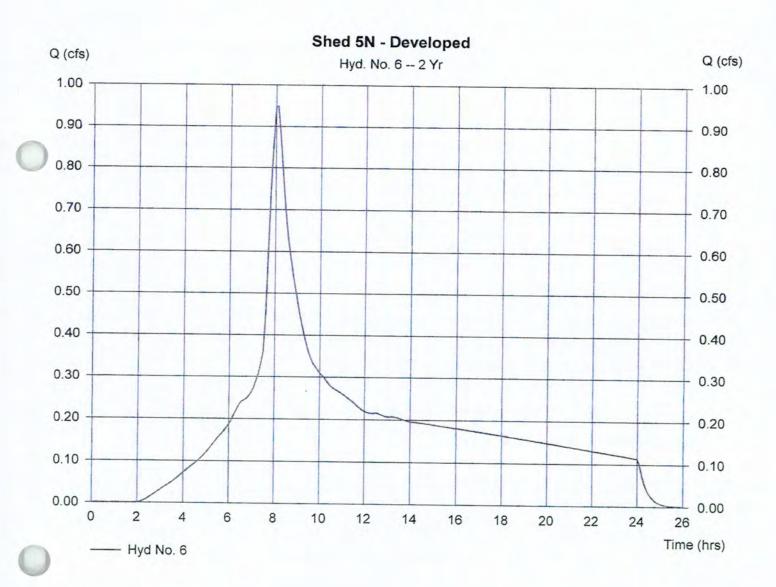
Hydrograph type = SBUH Runoff

Storm frequency = 2 yrs
Drainage area = 2.42 ac
Basin Slope = 0.0 %
Tc method = USER

Total precip. = 0.5ER = 2.50 in Storm duration = 24 hrs Peak discharge = 0.95 cfs
Time interval = 6 min
Curve number = 94.4
Hydraulic length = 0 ft
Time of conc. (Tc) = 20.8 min

Distribution = Type IA Shape factor = N/A

Hydrograph Volume = 16,747 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 7

Storm duration

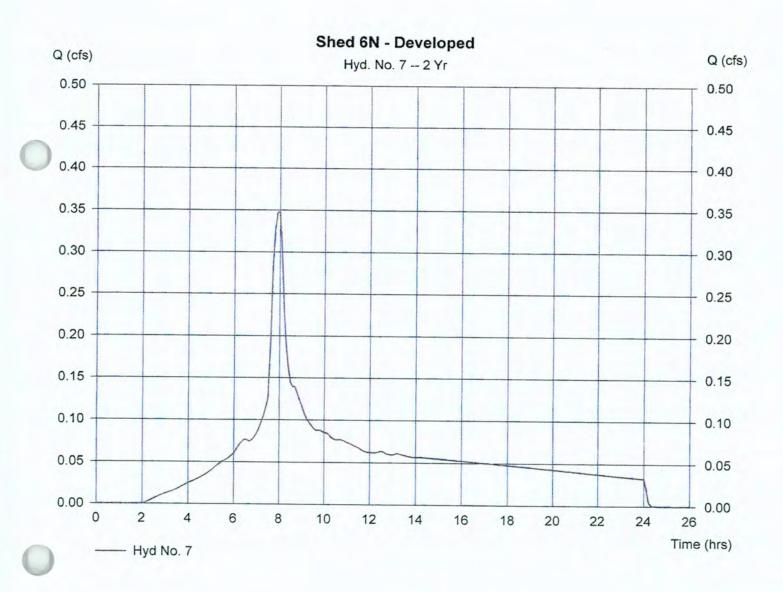
Shed 6N - Developed

Hydrograph type = SBUH Runoff
Storm frequency = 2 yrs
Drainage area = 0.71 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 2.50 in

= 24 hrs

Peak discharge = 0.35 cfs
Time interval = 6 min
Curve number = 94.4
Hydraulic length = 0 ft
Time of conc. (Tc) = 5 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 4,913 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 8

Shed 2M - Developed

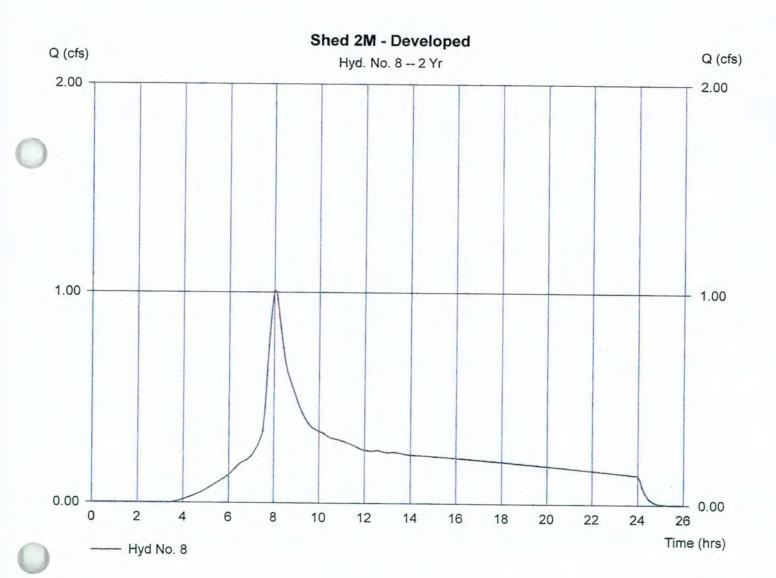
Hydrograph type = SBUH Runoff

Storm frequency = 2 yrs
Drainage area = 3.25 ac
Basin Slope = 0.0 %
Tc method = USER

Total precip. = 2.50 in Storm duration = 24 hrs Peak discharge = 1.01 cfs
Time interval = 6 min
Curve number = 89.6
Hydraulic length = 0 ft

Time of conc. (Tc) = 16.4 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 17,697 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 9

Storm duration

Pond

Hydrograph type = SBUH Runoff

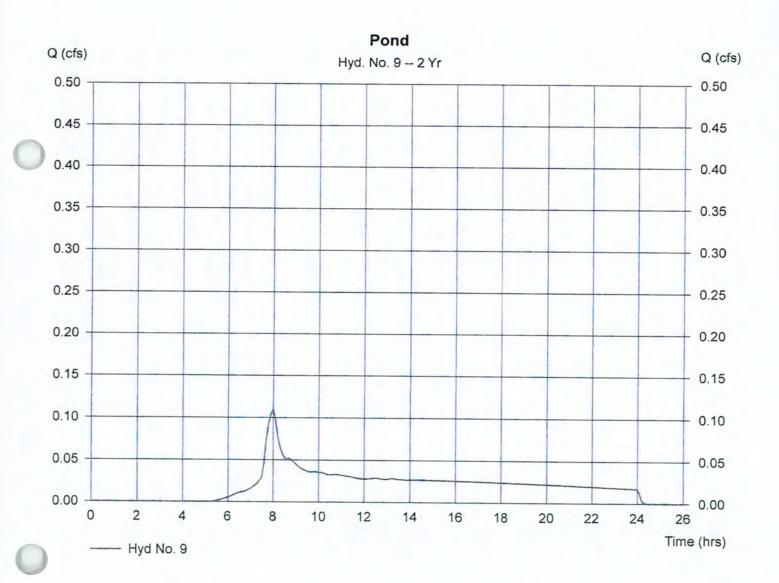
= 24 hrs

Storm frequency = 2 yrs
Drainage area = 0.48 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 2.50 in

UH Runoff
rs
Time interval = 6 min
8 ac
Curve number = 83
Hydraulic length = 0 ft
Time of conc. (Tc) = 5 min
0 in
Distribution = Type IA

Shape factor = N/A

Hydrograph Volume = 1,840 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 11

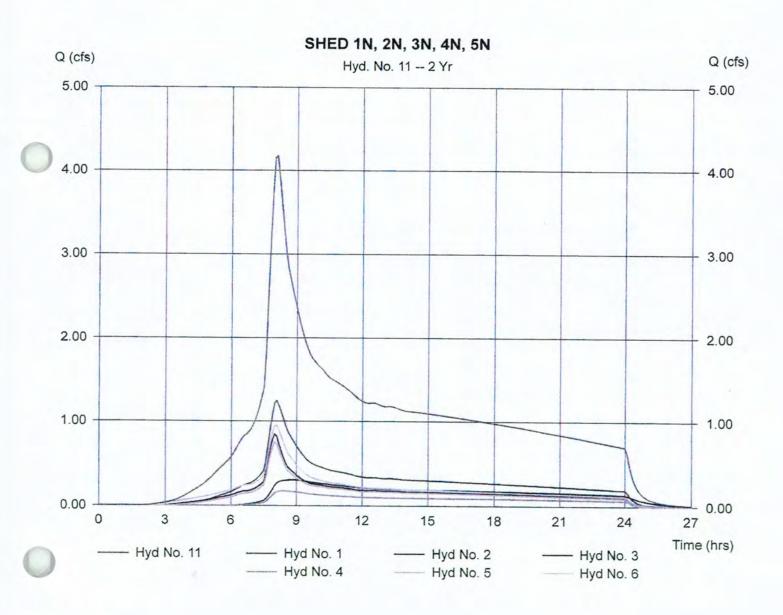
SHED 1N, 2N, 3N, 4N, 5N

Hydrograph type = Combine Storm frequency = 2 yrs

Inflow hyds. = 1, 2, 3, 4, 5, 6

Peak discharge = 4.17 cfs Time interval = 6 min

Hydrograph Volume = 84,690 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

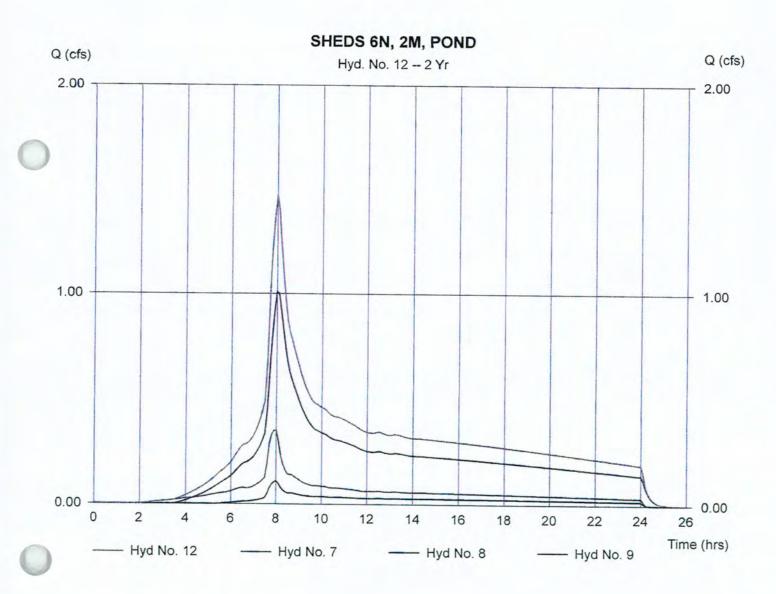
Hyd. No. 12

SHEDS 6N, 2M, POND

Hydrograph type = Combine Storm frequency = 2 yrs Inflow hyds. = 7, 8, 9

Peak discharge = 1.47 cfs Time interval = 6 min

Hydrograph Volume = 24,451 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

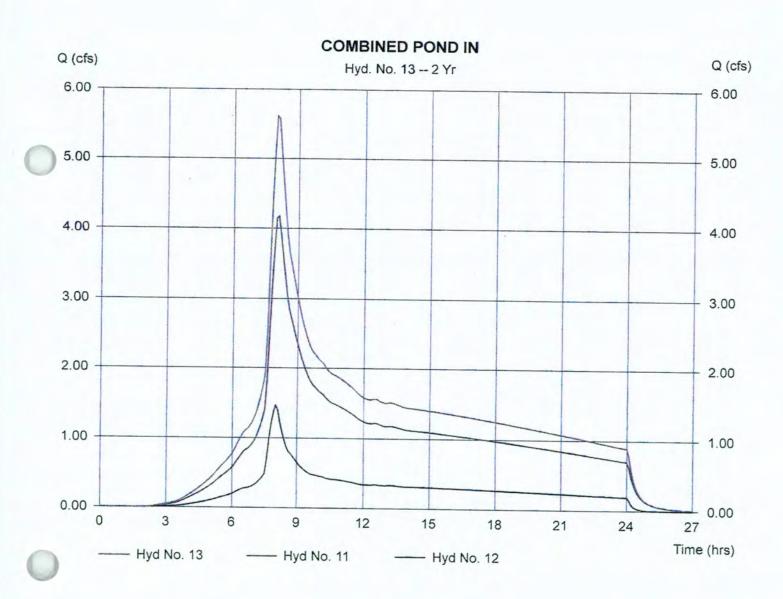
Hyd. No. 13

COMBINED POND IN

Hydrograph type = Combine Storm frequency = 2 yrs Inflow hyds. = 11, 12

Peak discharge = 5.61 cfs Time interval = 6 min

Hydrograph Volume = 109,141 cuft



Hydraflow Hydrographs by Intelisolve

Monday, Jun 17 2013, 9:40 AM

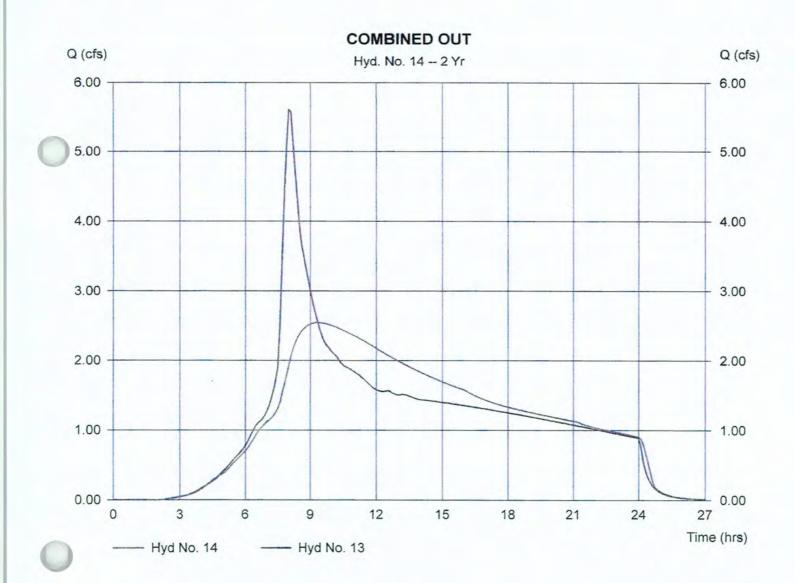
Hyd. No. 14

COMBINED OUT

Hydrograph type = Reservoir Storm frequency = 2 yrs Inflow hyd. No. = 13 Reservoir name = POND O Peak discharge = 2.54 cfs
Time interval = 6 min
Max. Elevation = 217.60 ft
Max. Storage = 12,247 cuft

Storage Indication method used.

Hydrograph Volume = 109,141 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Monday, Jun 17 2013, 9:40 AM

Pond No. 3 - POND O

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

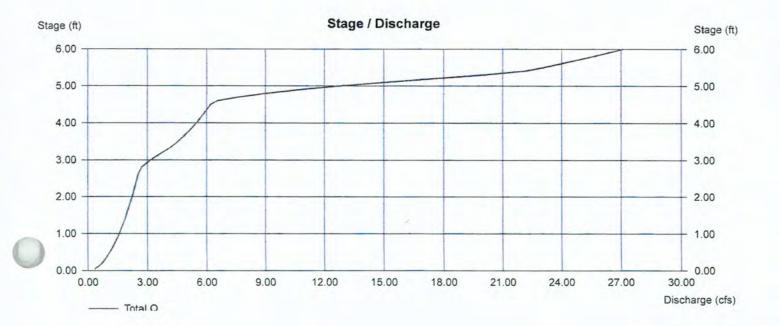
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	215.00	263	0	0
0.50	215.50	2,380	661	661
1.00	216.00	4,322	1,676	2,336
3.00	218.00	8,067	12,389	14,725
4.00	219.00	10,170	9,119	23,844
5.00	220.00	12,417	11,294	35,137
6.00	221.00	15,857	14,137	49,274

Culvert / Orifice Structures

IAL	air.	Cto		ures
VV	eir	SIL	ICT	HERS

	[A]	[B]	[C]	[D]		[A]	[B]	[C]	[D]
Rise (in)	= 24.00	7.75	9.50	0.00	Crest Len (ft)	= 6.28	0.00	0.00	0.00
Span (in)	= 24.00	7.75	9.50	0.00	Crest El. (ft)	= 219.55	0.00	0.00	0.00
No. Barrels	= 1	1	1	0	Weir Coeff.	= 3.33	0.00	0.00	0.00
Invert El. (ft)	= 213.62	213.72	217.65	0.00	Weir Type	= Riser			
Length (ft)	= 72.00	0.00	0.00	0.00	Multi-Stage	= Yes	No	No	No
Slope (%)	= 0.50	0.00	0.00	0.00					
N-Value	= .013	.013	.013	.013					
Orif. Coeff.	= 0.60	0.60	0.60	0.60					
Multi-Stage	= n/a	Yes	Yes	No	Exfiltration = 0	0.000 in/hr (Co	ntour) Ta	ilwater Ele	ev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control. Weir riser checked for orifice conditions.



Hydrograph Summary Report

4 SBUH Runoff 0.39 6 492 11,108 Shed 4N-S - Developed 5 SBUH Runoff 1.24 6 480 19,591 SHED 4N-N (Developed) 6 SBUH Runoff 1.44 6 480 25,270 Shed 5N - Developed 7 SBUH Runoff 0.53 6 474 7,414 Shed 6N - Developed 8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed 9 SBUH Runoff 0.21 6 480 3,238 SHED 1N, 2N, 3N, 4N, 5N 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHED 56N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	2 SBUH Runoff 1.36 6 480 21,345 Shed 2N - Developed 3 SBUH Runoff 0.67 6 504 22,631 Shed 3N - Developed 4 SBUH Runoff 0.39 6 492 11,108 Shed 4N-S - Developed 5 SBUH Runoff 1.24 6 480 19,591 SHED 4N-N (Developed) 6 SBUH Runoff 1.44 6 480 25,270 Shed 5N - Developed 7 SBUH Runoff 0.53 6 474 7,414 Shed 6N - Developed 8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed 9 SBUH Runoff 0.21 6 480 3,238 Shed 2M - Developed 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN)	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
SBUH Runoff 0.67 6 504 22,631 Shed 3N - Developed Shed 4N-S - Developed Shed 5N - Developed Shed 6N - Developed Shed 6N - Developed Shed 6N - Developed Shed 5N - Develo	SBUH Runoff 0.67 6 504 22,631 Shed 3N - Developed Shed 4N-S - Developed Shed 5N - Developed Shed 6N - Developed Shed 6N - Developed Shed 6N - Developed Shed 5N - Develope	1	SBUH Runoff	2.09	6	486	38,224				Shed 1N - Developed
4 SBUH Runoff 0.39 6 492 11,108 Shed 4N-S - Developed 5 SBUH Runoff 1.24 6 480 19,591 SHED 4N-N (Developed) 6 SBUH Runoff 1.44 6 480 25,270 Shed 5N - Developed 7 SBUH Runoff 0.53 6 474 7,414 Shed 6N - Developed 8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed 9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	4 SBUH Runoff 0.39 6 492 11,108 Shed 4N-S - Developed 5 SBUH Runoff 1.24 6 480 19,591 SHED 4N-N (Developed) 6 SBUH Runoff 1.44 6 480 25,270 Shed 5N - Developed 7 SBUH Runoff 0.53 6 474 7,414 Shed 6N - Developed 8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed 9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	2	SBUH Runoff	1.36	6	480	21,345				Shed 2N - Developed
5 SBUH Runoff 1.24 6 480 19,591 SHED 4N-N (Developed) 6 SBUH Runoff 1.44 6 480 25,270 Shed 5N - Developed 7 SBUH Runoff 0.53 6 474 7,414 Shed 6N - Developed 8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed 9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	5 SBUH Runoff 1.24 6 480 19,591 SHED 4N-N (Developed) 6 SBUH Runoff 1.44 6 480 25,270 Shed 5N - Developed 7 SBUH Runoff 0.53 6 474 7,414 Shed 6N - Developed 8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed 9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	3	SBUH Runoff	0.67	6	504	22,631				Shed 3N - Developed
6 SBUH Runoff 1.44 6 480 25,270 Shed 5N - Developed 7 SBUH Runoff 0.53 6 474 7,414 Shed 6N - Developed 8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed 9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	6 SBUH Runoff 1.44 6 480 25,270 Shed 5N - Developed 7 SBUH Runoff 0.53 6 474 7,414 Shed 6N - Developed 8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed 9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	4	SBUH Runoff	0.39	6	492	11,108				Shed 4N-S - Developed
7 SBUH Runoff 0.53 6 474 7,414 Shed 6N - Developed 8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed 9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	7 SBUH Runoff 0.53 6 474 7,414 Shed 6N - Developed 8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed 9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	5	SBUH Runoff	1.24	6	480	19,591				SHED 4N-N (Developed)
8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed Pond 9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	8 SBUH Runoff 1.69 6 480 28,448 Shed 2M - Developed Pond 9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	6	SBUH Runoff	1.44	6	480	25,270				Shed 5N - Developed
9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	9 SBUH Runoff 0.21 6 480 3,238 Pond 11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	7	SBUH Runoff	0.53	6	474	7,414				Shed 6N - Developed
11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	11 Combine 7.04 6 486 138,170 1, 2, 3, 4, 5, 6, SHED 1N, 2N, 3N, 4N, 5N 12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	8	SBUH Runoff	1.69	6	480	28,448				Shed 2M - Developed
12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	12 Combine 2.43 6 480 39,100 7, 8, 9, SHEDS 6N, 2M, POND 13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	9	SBUH Runoff	0.21	6	480	3,238				Pond
13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	13 Combine 9.46 6 480 177,271 11, 12 COMBINED POND IN	11	Combine	7.04	6	486	138,170	1, 2, 3, 4, 5	, 6,		SHED 1N, 2N, 3N, 4N, 5N
		12	Combine	2.43	6	480	39,100	7, 8, 9,			SHEDS 6N, 2M, POND
14 Reservoir 5.07 6 540 177,271 13 218.76 21,697 COMBINED OUT	14 Reservoir 5.07 6 540 177,271 13 218,76 21,697 COMBINED OUT	13	Combine	9.46	6	480	177,271	11, 12). :	COMBINED POND IN
		14	Reservoir	5.07	6	540	177,271	13	218.76	21,697	COMBINED OUT

Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 1

Shed 1N - Developed

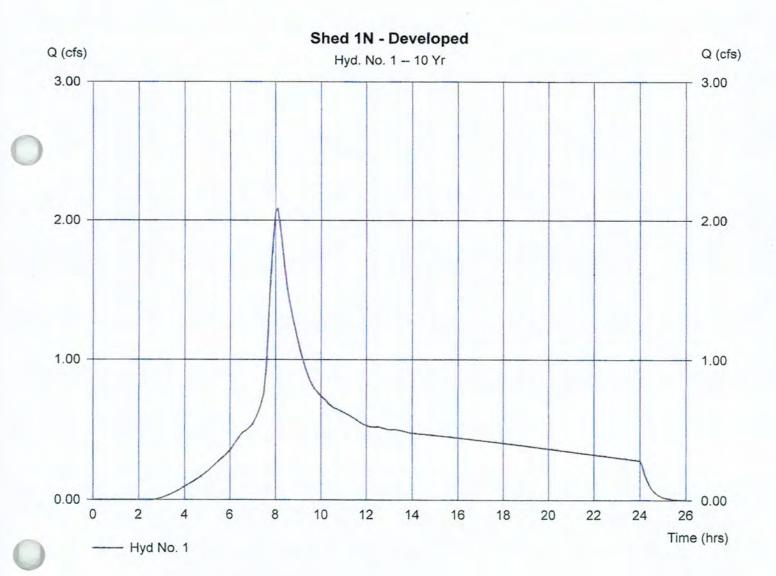
Hydrograph type = SBUH Runoff

Storm frequency = 10 yrs
Drainage area = 4.40 ac
Basin Slope = 0.0 %
Tc method = USER

Total precip. = 3.50 in Storm duration = 24 hrs Peak discharge = 2.09 cfs
Time interval = 6 min
Curve number = 89.4
Hydraulic length = 0 ft

Time of conc. (Tc) = 22.25 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 38,224 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 2

Storm duration

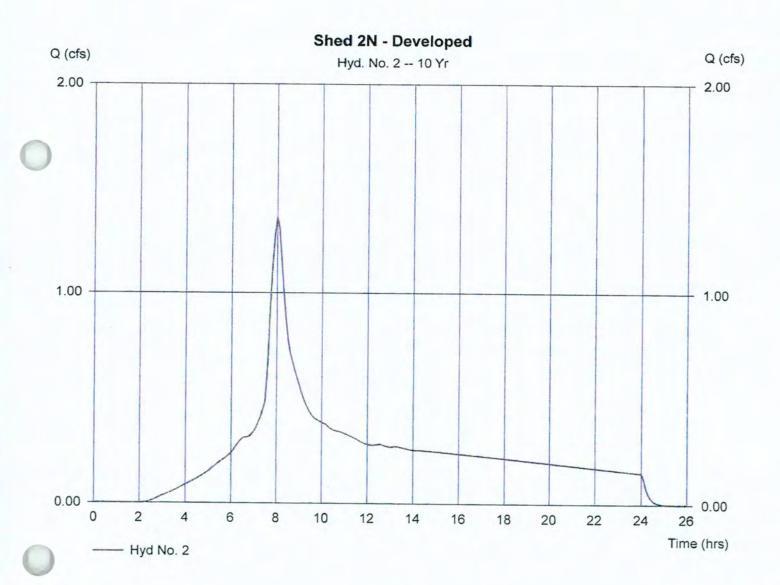
Shed 2N - Developed

Hydrograph type = SBUH Runoff
Storm frequency = 10 yrs
Drainage area = 2.28 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 3.50 in

= 24 hrs

Peak discharge = 1.36 cfs
Time interval = 6 min
Curve number = 91.4
Hydraulic length = 0 ft
Time of conc. (Tc) = 13.1 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 21,345 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 3

Storm duration

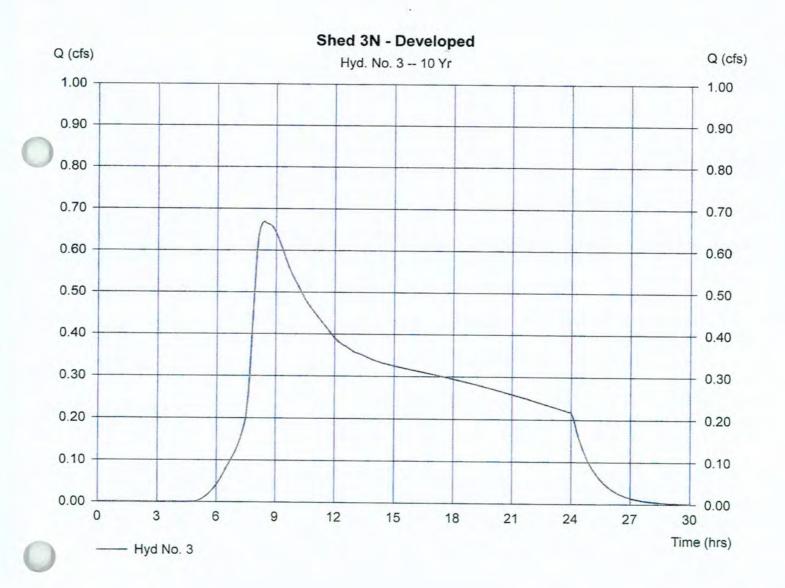
Shed 3N - Developed

Hydrograph type = SBUH Runoff
Storm frequency = 10 yrs
Drainage area = 3.81 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 3.50 in

= 24 hrs

Peak discharge = 0.67 cfs
Time interval = 6 min
Curve number = 80
Hydraulic length = 0 ft
Time of conc. (Tc) = 66 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 22,631 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 4

Shed 4N-S - Developed

Hydrograph type = SBUH Runoff

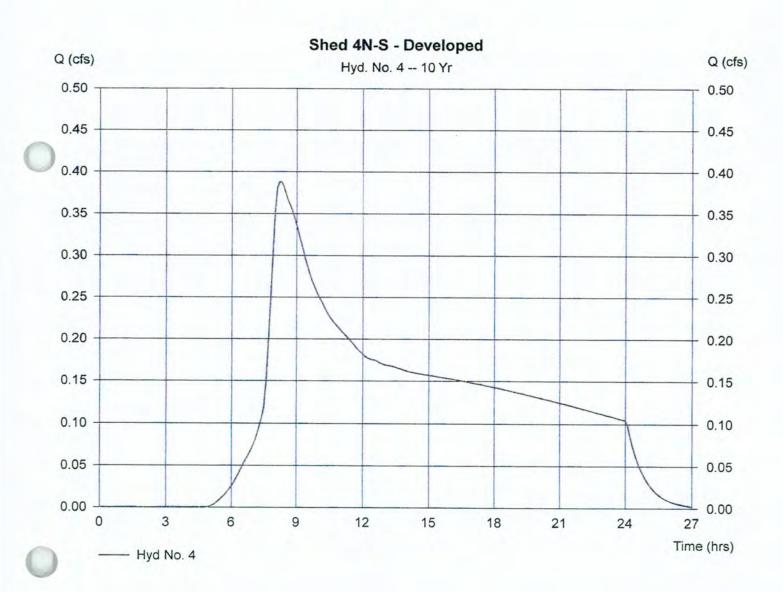
Storm frequency = 10 yrs
Drainage area = 1.87 ac

Basin Slope = 0.0 %
Tc method = USER
Total precip. = 3.50 in
Storm duration = 24 hrs

Peak discharge = 0.39 cfs
Time interval = 6 min
Curve number = 80
Hydraulic length = 0 ft

Time of conc. (Tc) = 46.3 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 11,108 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 5

SHED 4N-N (Developed)

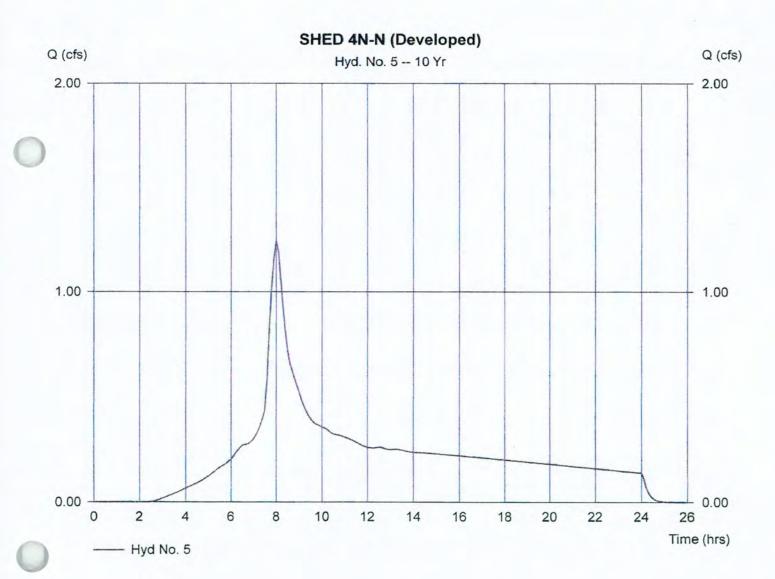
Hydrograph type = SBUH Runoff

Storm frequency = 10 yrs
Drainage area = 2.18 ac
Basin Slope = 0.0 %

To method = USER Total precip. = 3.50 in Storm duration = 24 hrs Peak discharge = 1.24 cfs
Time interval = 6 min
Curve number = 90.3
Hydraulic length = 0 ft

Time of conc. (Tc) = 13.1 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 19,591 cuft



Hydraflow Hydrographs by Intelisoive

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 6

Shed 5N - Developed

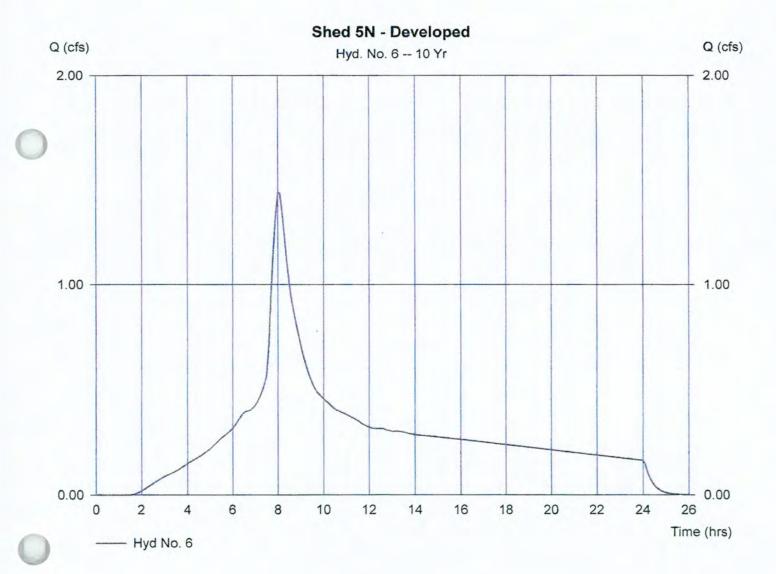
Hydrograph type = SBUH Runoff
Storm frequency = 10 yrs
Drainage area = 2.42 ac
Basin Slope = 0.0 %
Tc method = USER

Tc method = USER
Total precip. = 3.50 in
Storm duration = 24 hrs

Peak discharge = 1.44 cfs
Time interval = 6 min
Curve number = 94.4
Hydraulic length = 0 ft
Time of conc. (Tc) = 20.8 min

Time of conc. (Tc) = 20.8 mir Distribution = Type IA Shape factor = N/A

Hydrograph Volume = 25,270 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 7

Storm duration

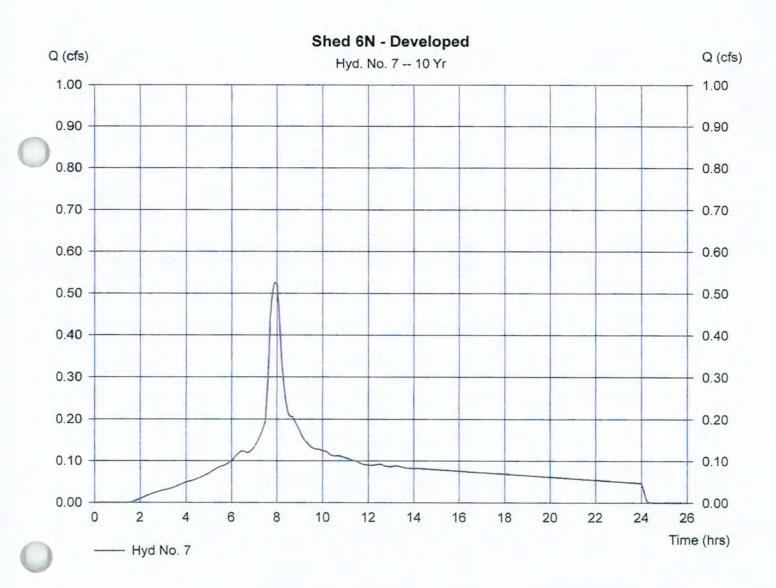
Shed 6N - Developed

Hydrograph type = SBUH Runoff
Storm frequency = 10 yrs
Drainage area = 0.71 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 3.50 in

= 24 hrs

Peak discharge = 0.53 cfs
Time interval = 6 min
Curve number = 94.4
Hydraulic length = 0 ft
Time of conc. (Tc) = 5 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 7,414 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 8

Shed 2M - Developed

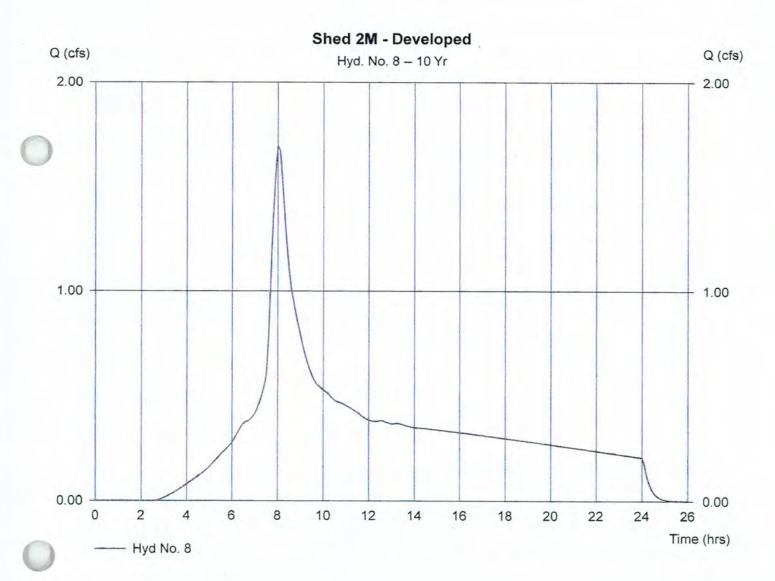
Hydrograph type = SBUH Runoff

Storm frequency = 10 yrs
Drainage area = 3.25 ac
Basin Slope = 0.0 %
Tc method = USER

Total precip. = 3.50 in Storm duration = 24 hrs Peak discharge = 1.69 cfs
Time interval = 6 min
Curve number = 89.6
Hydraulic length = 0 ft
Time of conc. (Tc) = 16.4 min
Distribution = Type IA

Shape factor = N/A

Hydrograph Volume = 28,448 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 9

Pond

Hydrograph type = SBUH Runoff

Storm frequency = 10 yrs
Drainage area = 0.48 ac
Basin Slope = 0.0 %

Tc method = USER Total precip. = 3.50 in Storm duration = 24 hrs Peak discharge = 0.21 cfs Time interval = 6 min

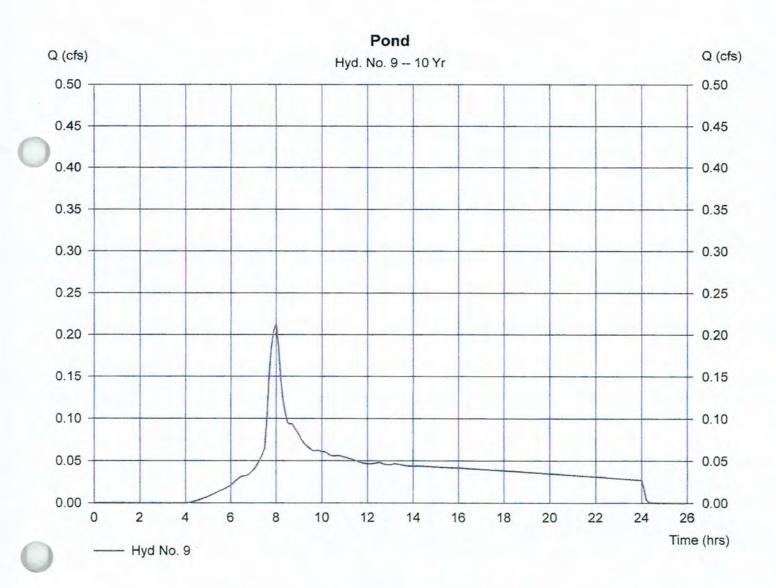
Curve number = 83

Hydraulic length = 0 ft

Time of conc. (Tc) = 5 min

Distribution = Type IA Shape factor = N/A

Hydrograph Volume = 3,238 cuft



Hydraflow Hydrographs by Intelisolve

Tuesday, Apr 16 2013, 12:16 PM

yd. No. 11

SHED 1N, 2N, 3N, 4N, 5N

Hydrograph type

= Combine

Storm frequency Inflow hyds.

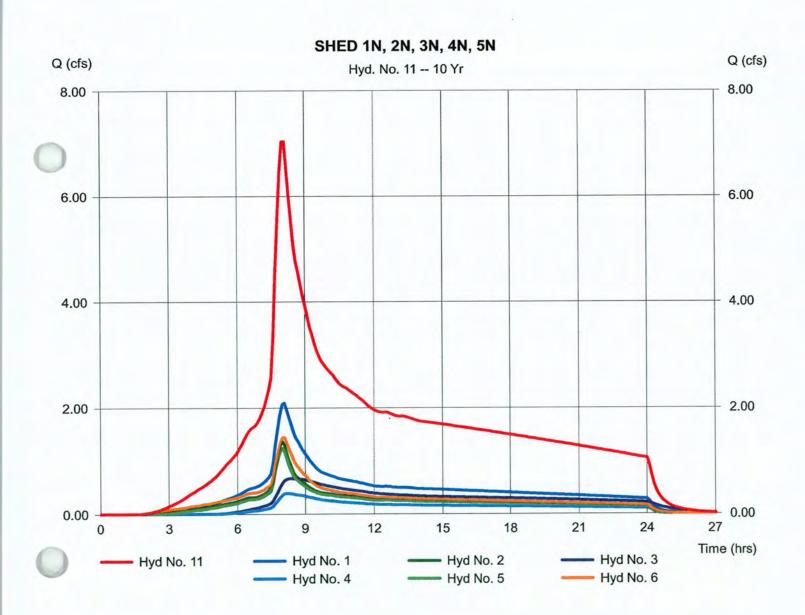
= 10 yrs = 1, 2, 3, 4, 5, 6 Peak discharge

= 7.04 cfs

Time interval

= 6 min

Hydrograph Volume = 138,170 cuft



Hydraflow Hydrographs by Intelisolve

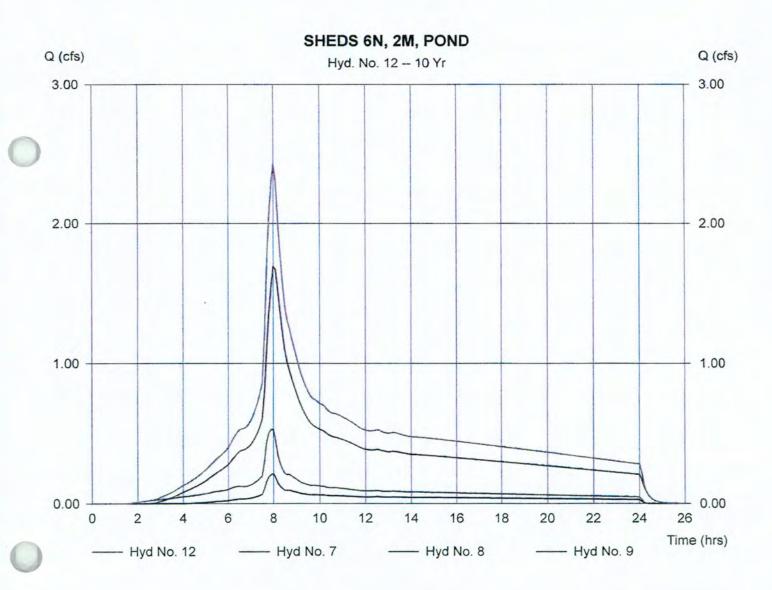
Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 12

SHEDS 6N, 2M, POND

Hydrograph type = Combine Storm frequency = 10 yrs Inflow hyds. = 7, 8, 9 Peak discharge = 2.43 cfs Time interval = 6 min

Hydrograph Volume = 39,100 cuft



Hydraflow Hydrographs by Intelisolve

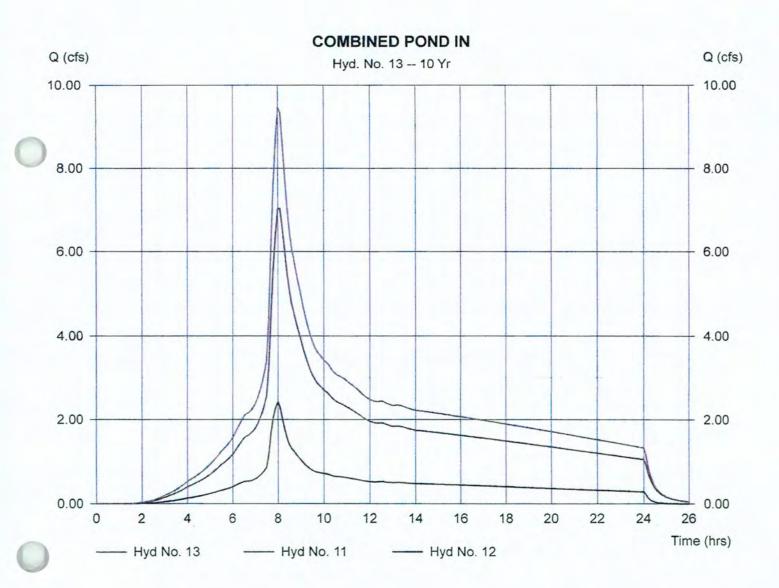
Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 13

COMBINED POND IN

Hydrograph type = Combine Storm frequency = 10 yrs Inflow hyds. = 11, 12 Peak discharge = 9.46 cfs Time interval = 6 min

Hydrograph Volume = 177,271 cuft



Hydraflow Hydrographs by Intelisolve

Monday, Jun 17 2013, 9:40 AM

Hyd. No. 14

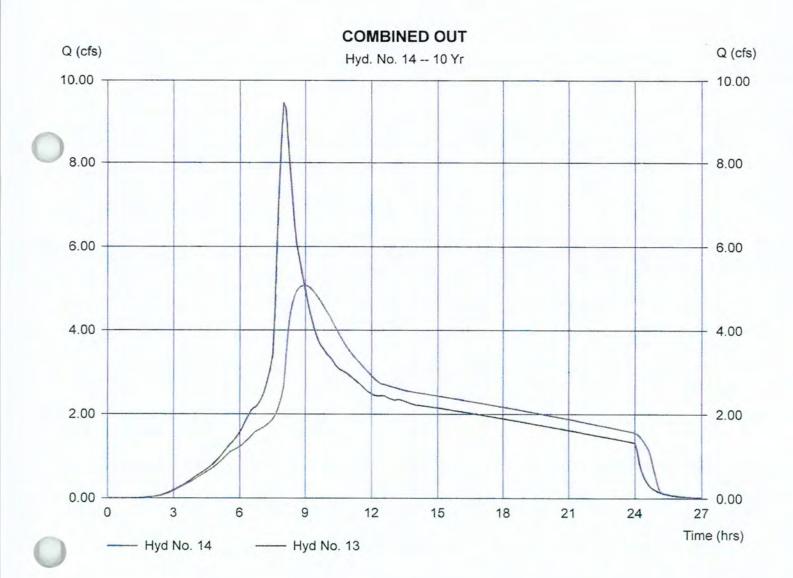
COMBINED OUT

Hydrograph type = Reservoir Storm frequency = 10 yrs Inflow hyd. No. = 13 Reservoir name = POND O

Peak discharge = 5.07 cfs
Time interval = 6 min
Max. Elevation = 218.76 ft
Max. Storage = 5.07 cfs
= 6 min
= 218.76 ft
= 21,697 cuft

Storage Indication method used.

Hydrograph Volume = 177,271 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Monday, Jun 17 2013, 9:40 AM

Pond No. 3 - POND O

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

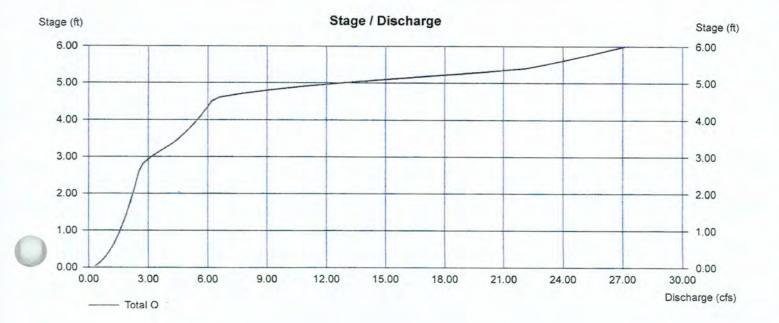
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	215.00	263	0	0
0.50	215.50	2,380	661	661
1.00	216.00	4,322	1,676	2,336
3.00	218.00	8,067	12,389	14.725
4.00	219.00	10,170	9,119	23,844
5.00	220.00	12,417	11,294	35.137
6.00	221.00	15,857	14,137	49,274

Culvert / Orifice Structures

Weir Structures

	[A]	[B]	[C]	[D]		[A]	[B]	[C]	[D]
Rise (in)	= 24.00	7.75	9.50	0.00	Crest Len (ft)	= 6.28	0.00	0.00	0.00
Span (in)	= 24.00	7.75	9.50	0.00	Crest El. (ft)	= 219.55	0.00	0.00	0.00
No. Barrels	= 1	1	1	0	Weir Coeff.	= 3.33	0.00	0.00	0.00
Invert El. (ft)	= 213.62	213.72	217.65	0.00	Weir Type	= Riser	***		
Length (ft)	= 72.00	0.00	0.00	0.00	Multi-Stage	= Yes	No	No	No
Slope (%)	= 0.50	0.00	0.00	0.00	Profession State Co.				
N-Value	= .013	.013	.013	.013					
Orif. Coeff.	= 0.60	0.60	0.60	0.60					
Multi-Stage	= n/a	Yes	Yes	No	Exfiltration = 0	000 in/hr (Co	ntour) Ta	ilwater Fle	v = 0.00 f

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control. Weir riser checked for orifice conditions.



Hydrograph Summary Report

)	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
	SBUH Runoff	2.52	6	486	45,700				Shed 1N - Developed
2	SBUH Runoff	1.62	6	480	25,302				Shed 2N - Developed
3	SBUH Runoff	0.88	6	504	28,237				Shed 3N - Developed
4	SBUH Runoff	0.51	6	492	13,859				Shed 4N-S - Developed
5	SBUH Runoff	1.49	6	480	23,332				SHED 4N-N (Developed)
6	SBUH Runoff	1.68	6	480	29,576				Shed 5N - Developed
7	SBUH Runoff	0.61	6	474	8,677				Shed 6N - Developed
8	SBUH Runoff	2.04	6	480	33,983				Shed 2M - Developed
9	SBUH Runoff	0.27	6	480	3,983				Pond
11	Combine	8.52	6	480	166,006	1, 2, 3, 4,	6, 6,		SHED 1N, 2N, 3N, 4N, 5N
12	Combine	2.92	6	480	46,643	7, 8, 9,			SHEDS 6N, 2M, POND
13	Combine	11.44	6	480	212,650	11, 12			COMBINED POND IN
14	Reservoir	5.97	6	540	212,650	13	219.33	27,612	COMBINED OUT

Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 1

Shed 1N - Developed

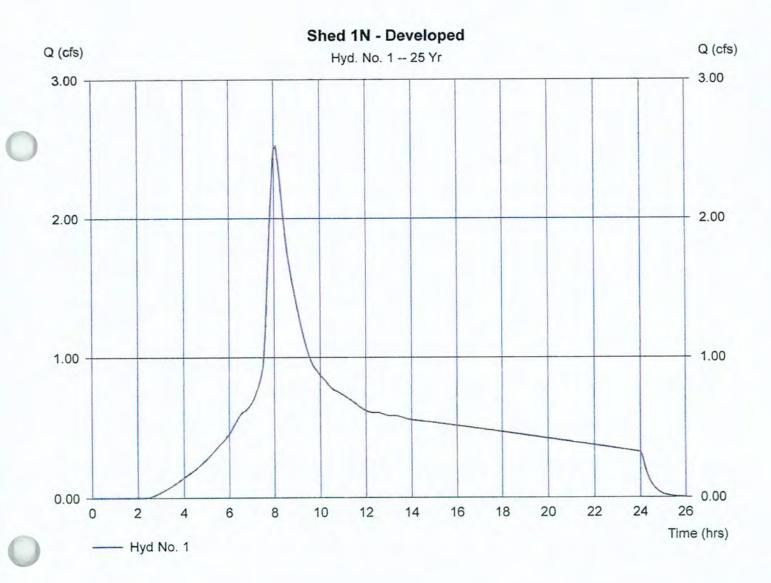
Hydrograph type = SBUH Runoff

Storm frequency = 25 yrs
Drainage area = 4.40 ac
Basin Slope = 0.0 %
Tc method = USER

Total precip. = 4.00 in Storm duration = 24 hrs Peak discharge = 2.52 cfs
Time interval = 6 min
Curve number = 89.4
Hydraulic length = 0 ft

Time of conc. (Tc) = 22.25 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 45,700 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 2

Shed 2N - Developed

Hydrograph type = SBUH Runoff = 25 yrs Storm frequency Drainage area = 2.28 ac= 0.0 % Basin Slope Tc method = USER = 4.00 inTotal precip. Storm duration = 24 hrs

Peak discharge = 1.62 cfsTime interval = 6 min = 91.4Curve number Hydraulic length = 0 ftTime of conc. (Tc) = 13.1 min Distribution = Type IA = N/A

Shape factor

Hydrograph Volume = 25,302 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 3

Shed 3N - Developed

Hydrograph type = SBUH Runoff Storm frequency = 25 yrs

Drainage area = 3.81 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 4.00 in

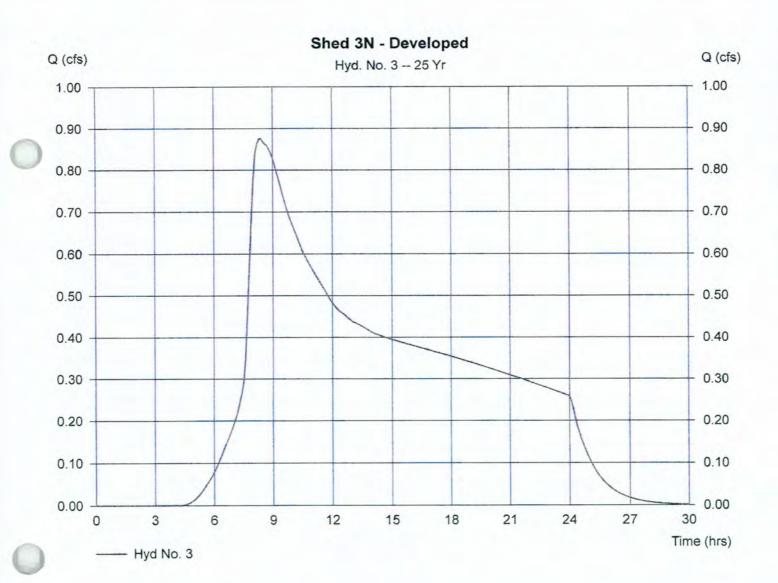
Storm duration = 24 hrs

Peak discharge = 0.88 cfs
Time interval = 6 min
Curve number = 80
Hydraulic length = 0 ft
Time of conc. (Tc) = 66 min
Distribution = Type IA

Shape factor

Hydrograph Volume = 28,237 cuft

= N/A



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 4

Shed 4N-S - Developed

Hydrograph type = SBUH Runoff

Storm frequency = 25 yrs
Drainage area = 1.87 ac
Basin Slope = 0.0 %

To method = USER
Total precip. = 4.00 in
Storm duration = 24 hrs

Peak discharge = 0.51 cfs
Time interval = 6 min
Curve number = 80
Hydraulic length = 0 ft

Time of conc. (Tc) = 46.3 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 13,859 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 5

SHED 4N-N (Developed)

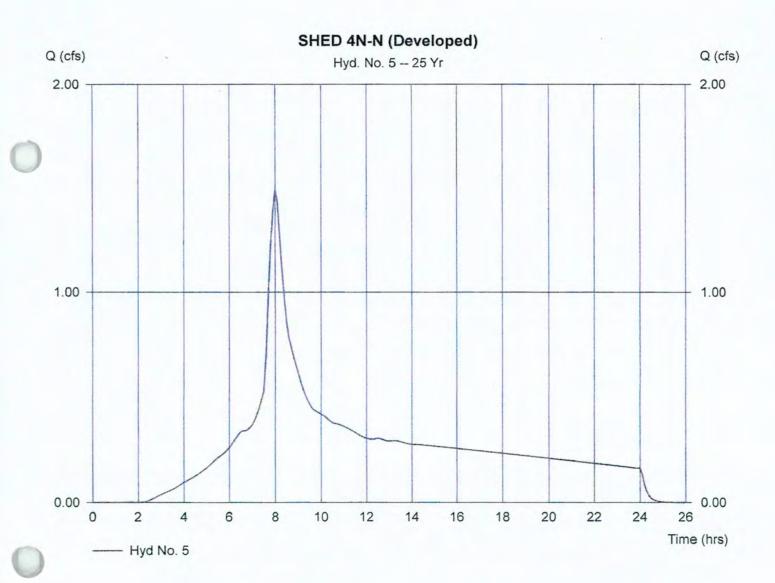
Hydrograph type = SBUH Runoff

Storm frequency = 25 yrs
Drainage area = 2.18 ac
Basin Slope = 0.0 %
Tc method = USER

Total precip. = 4.00 in Storm duration = 24 hrs Peak discharge = 1.49 cfs
Time interval = 6 min
Curve number = 90.3
Hydraulic length = 0 ft

Time of conc. (Tc) = 13.1 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 23,332 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 6

Storm duration

Shed 5N - Developed

Hydrograph type = SBUH Runoff

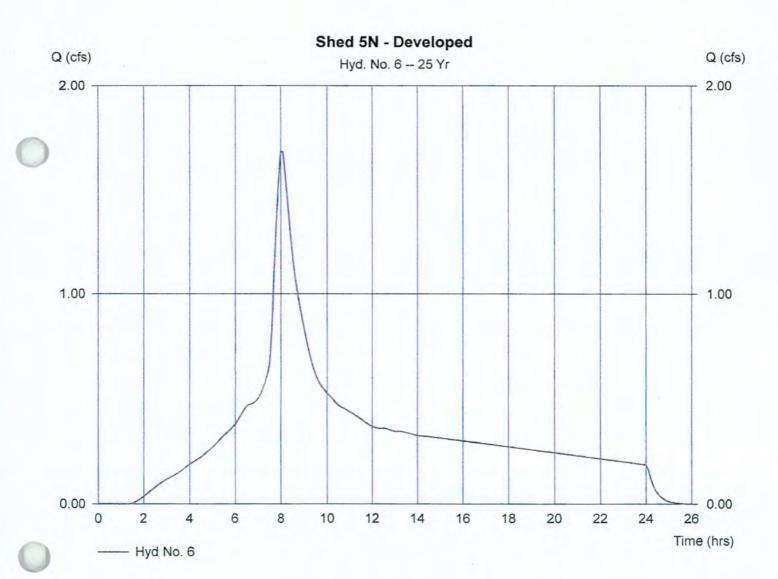
= 24 hrs

Storm frequency = 25 yrs
Drainage area = 2.42 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 4.00 in

Peak discharge = 1.68 cfs
Time interval = 6 min
Curve number = 94.4
Hydraulic length = 0 ft
Time of conc. (Tc) = 20.8 min

Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 29,576 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 7

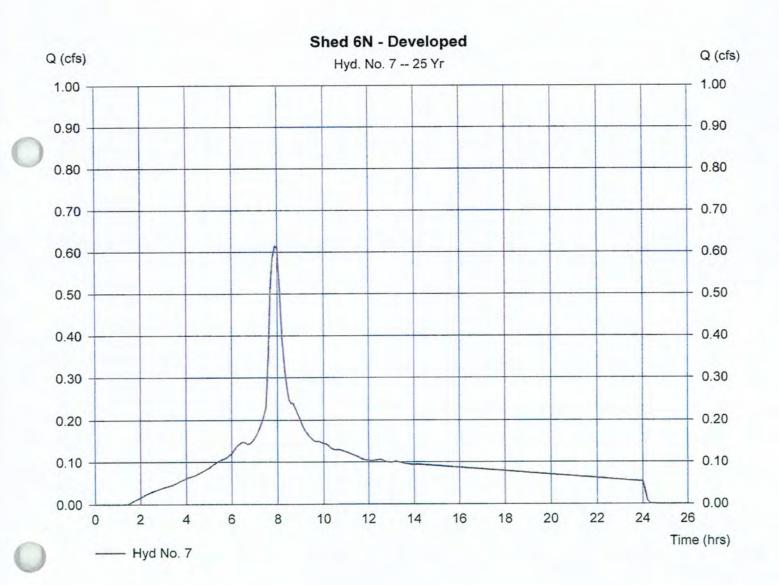
Shed 6N - Developed

Hydrograph type = SBUH Runoff
Storm frequency = 25 yrs
Drainage area = 0.71 ac
Basin Slope = 0.0 %
Tc method = USER

Tc method = USER
Total precip. = 4.00 in
Storm duration = 24 hrs

Peak discharge = 0.61 cfs
Time interval = 6 min
Curve number = 94.4
Hydraulic length = 0 ft
Time of conc. (Tc) = 5 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 8,677 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 8

Shed 2M - Developed

Hydrograph type = SBUH Runoff

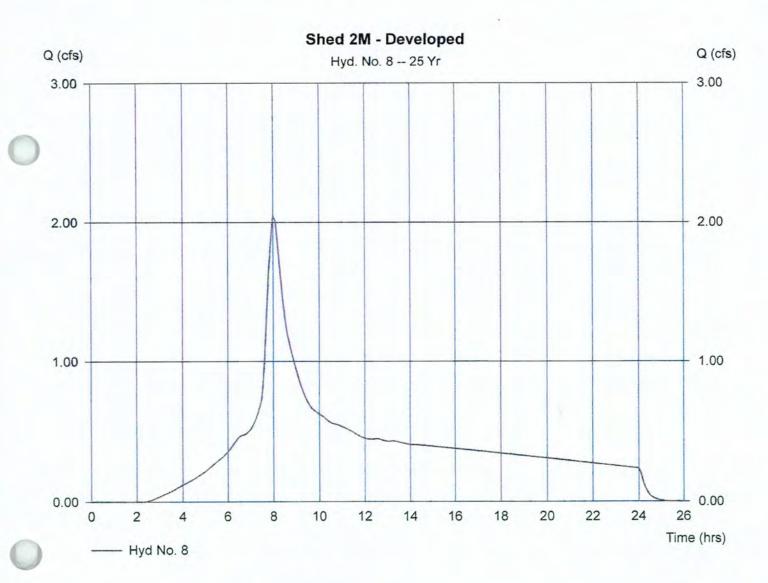
Storm frequency = 25 yrs
Drainage area = 3.25 ac
Basin Slope = 0.0 %

To method = USER
Total precip. = 4.00 in
Storm duration = 24 hrs

Peak discharge = 2.04 cfs
Time interval = 6 min
Curve number = 89.6
Hydraulic length = 0 ft

Time of conc. (Tc) = 16.4 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 33,983 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 9

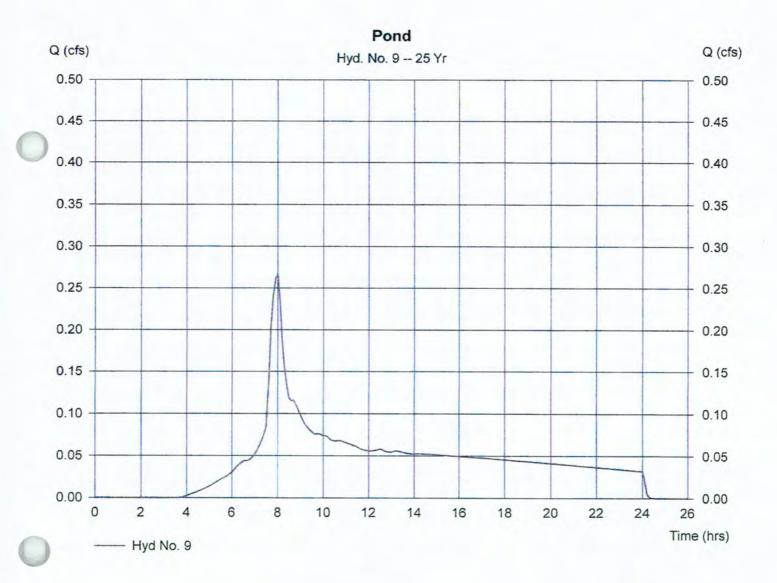
Pond

Hydrograph type = SBUH Runoff

Storm frequency = 25 yrs
Drainage area = 0.48 ac
Basin Slope = 0.0 %
Tc method = USER

Total precip. = 4.00 in Storm duration = 24 hrs Peak discharge = 0.27 cfs
Time interval = 6 min
Curve number = 83
Hydraulic length = 0 ft
Time of conc. (Tc) = 5 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 3,983 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 11

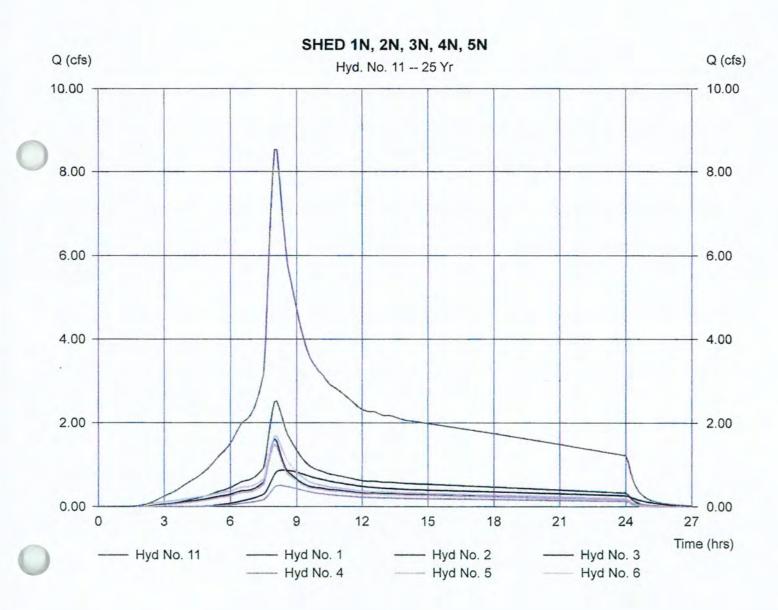
SHED 1N, 2N, 3N, 4N, 5N

Hydrograph type = Combine Storm frequency = 25 yrs

Inflow hyds. = 1, 2, 3, 4, 5, 6

Peak discharge = 8.52 cfs Time interval = 6 min

Hydrograph Volume = 166,006 cuft



Hydraflow Hydrographs by Intelisolve

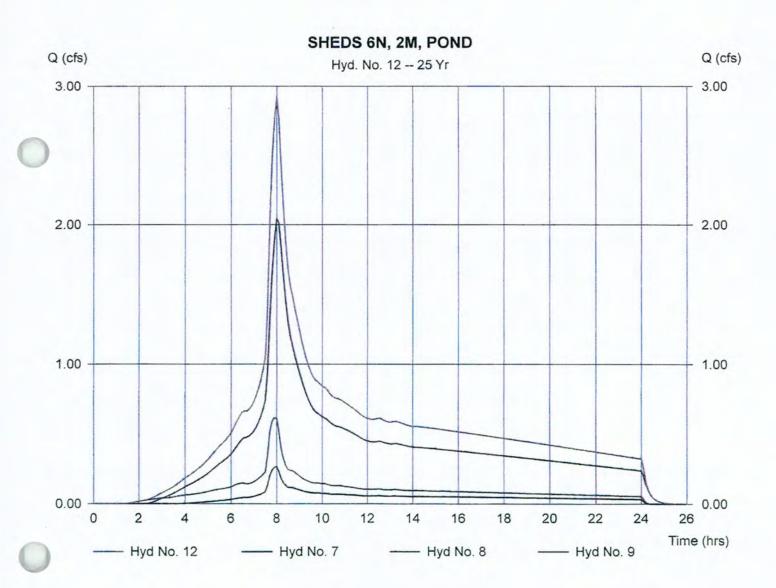
Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 12

SHEDS 6N, 2M, POND

Hydrograph type = Combine Storm frequency = 25 yrs Inflow hyds. = 7, 8, 9 Peak discharge = 2.92 cfs Time interval = 6 min

Hydrograph Volume = 46,643 cuft



Hydraflow Hydrographs by Intelisolve

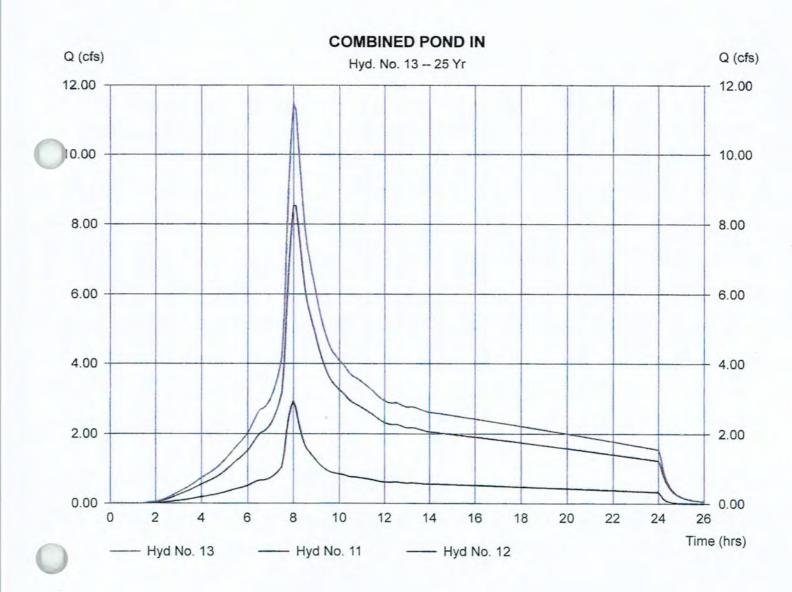
Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 13

COMBINED POND IN

Hydrograph type = Combine Storm frequency = 25 yrs Inflow hyds. = 11, 12 Peak discharge = 11.44 cfs Time interval = 6 min

Hydrograph Volume = 212,650 cuft



Hydraflow Hydrographs by Intelisolve

Monday, Jun 17 2013, 9:40 AM

Hyd. No. 14

COMBINED OUT

Hydrograph type = Reservoir Storm frequency = 25 yrs Inflow hyd. No. = 13

Reservoir name = POND O

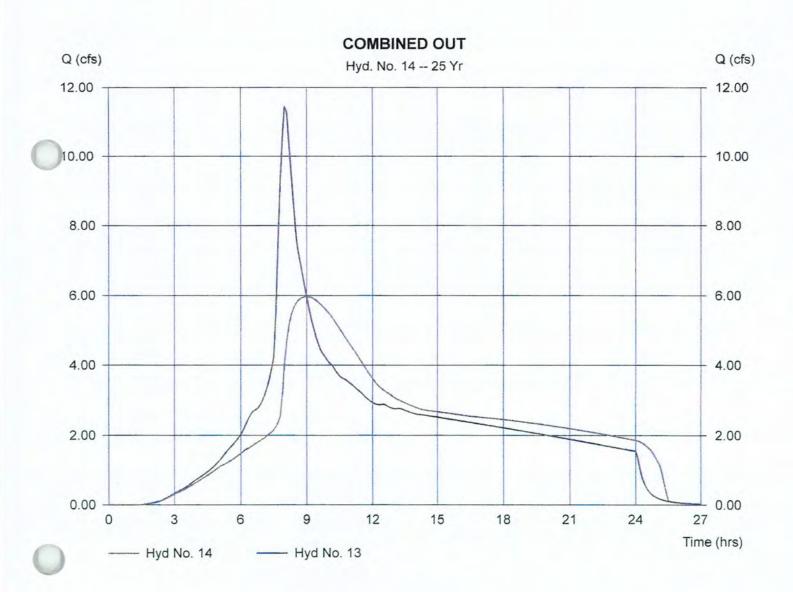
Peak discharge = 5.97 cfs Time interval = 6 min Max. Elevation = 219.33 ft

Max. Storage

= 27,612 cuft

Storage Indication method used.

Hydrograph Volume = 212,650 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Monday, Jun 17 2013, 9:40 AM

Pond No. 3 - POND O

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

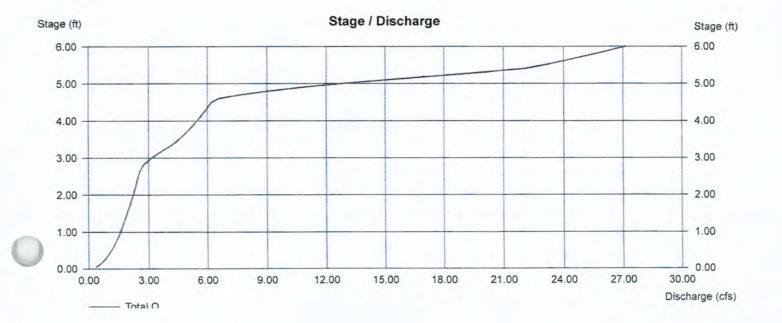
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	215.00	263	0	0
0.50	215.50	2,380	661	661
1.00	216.00	4,322	1,676	2,336
3.00	218.00	8,067	12,389	14,725
4.00	219.00	10,170	9,119	23,844
5.00	220.00	12.417	11,294	35,137
6.00	221.00	15,857	14,137	49,274

Culvert / Orifice Structures

Weir Structures

	[A]	[B]	[C]	[D]		[A]	[B]	[C]	[D]
Rise (in)	= 24.00	7.75	9.50	0.00	Crest Len (ft)	= 6.28	0.00	0.00	0.00
Span (in)	= 24.00	7.75	9.50	0.00	Crest El. (ft)	= 219.55	0.00	0.00	0.00
No. Barrels	= 1	1	1	0	Weir Coeff.	= 3.33	0.00	0.00	0.00
Invert El. (ft)	= 213.62	213.72	217.65	0.00	Weir Type	= Riser			
Length (ft)	= 72.00	0.00	0.00	0.00	Multi-Stage	= Yes	No	No	No
Slope (%)	= 0.50	0.00	0.00	0.00					
N-Value	= .013	.013	.013	.013					
Orif. Coeff.	= 0.60	0.60	0.60	0.60					
Multi-Stage	= n/a	Yes	Yes	No	Exfiltration = 0	0.000 in/hr (Co	ntour) Ta	ilwater Ele	v. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control. Weir riser checked for orifice conditions.



Hydrograph Summary Report

)	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SBUH Runoff	2.95	6	486	53,270				Shed 1N - Developed
2	SBUH Runoff	1.88	6	480	29,294				Shed 2N - Developed
3	SBUH Runoff	1.09	6	498	34,044				Shed 3N - Developed
4	SBUH Runoff	0.63	6	492	16,709				Shed 4N-S - Developed
5	SBUH Runoff	1.74	6	480	27,113				SHED 4N-N (Developed)
6	SBUH Runoff	1.93	6	480	33,899				Shed 5N - Developed
7	SBUH Runoff	0.70	6	474	9,945				Shed 6N - Developed
8	SBUH Runoff	2.40	6	480	39,584				Shed 2M - Developed
9	SBUH Runoff	0.32	6	480	4,749				Pond
11	Combine	10.04	6	480	194,329	1, 2, 3, 4,	6, 6,		SHED 1N, 2N, 3N, 4N, 5N
12	Combine	3.42	6	480	54,279	7, 8, 9,			SHEDS 6N, 2M, POND
13	Combine	13.46	6	480	248,608	11, 12			COMBINED POND IN
14	Reservoir	8.21	6	522	248,608	13	219.74	32,170	COMBINED OUT
9									

Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 1

Shed 1N - Developed

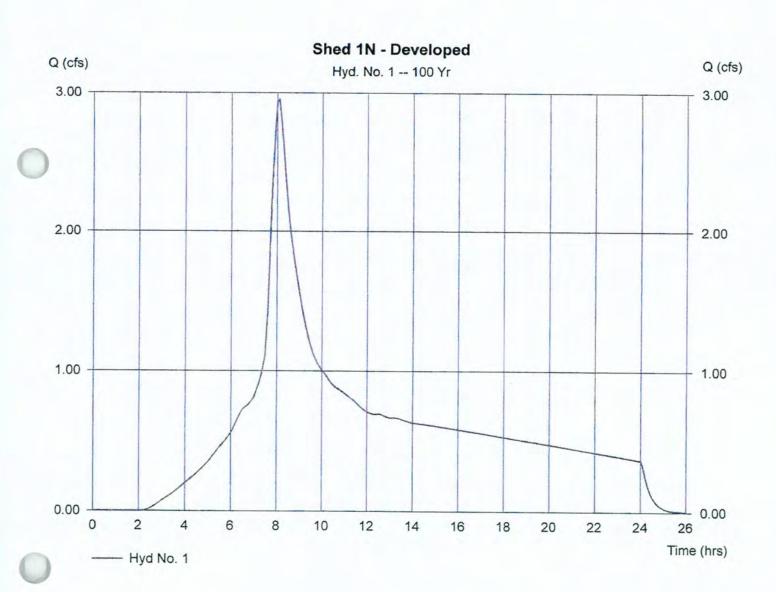
Hydrograph type = SBUH Runoff
Storm frequency = 100 yrs
Drainage area = 4.40 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 4.50 in
Storm duration = 24 hrs

Peak discharge = 2.95 cfs
Time interval = 6 min
Curve number = 89.4
Hydraulic length = 0 ft
Time of conc. (Tc) = 22.25 min
Distribution = Type IA

Shape factor

Hydrograph Volume = 53,270 cuft

= N/A



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 2

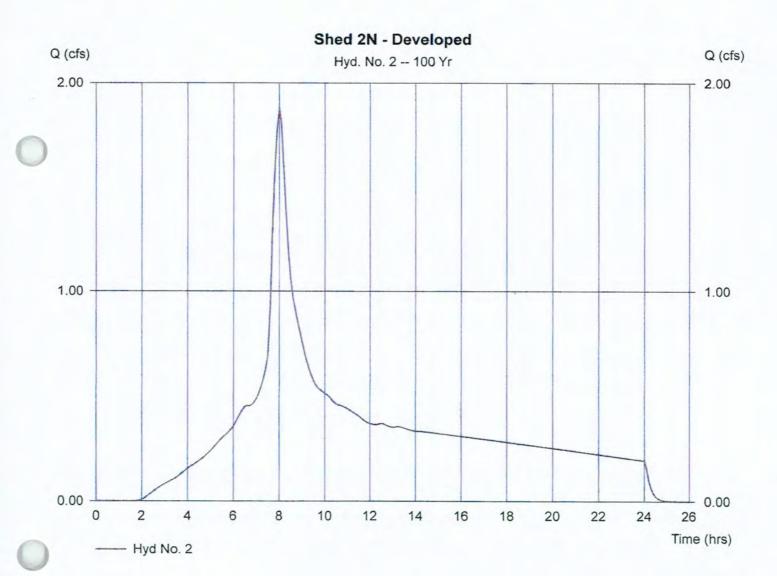
Shed 2N - Developed

Hydrograph type = SBUH Runoff Storm frequency = 100 yrsDrainage area = 2.28 acBasin Slope = 0.0 %Tc method = USER Total precip. = 4.50 inStorm duration

= 24 hrs

= 1.88 cfs Peak discharge Time interval = 6 min Curve number = 91.4 Hydraulic length = 0 ftTime of conc. (Tc) = 13.1 min Distribution = Type IA Shape factor = N/A

Hydrograph Volume = 29,294 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 3

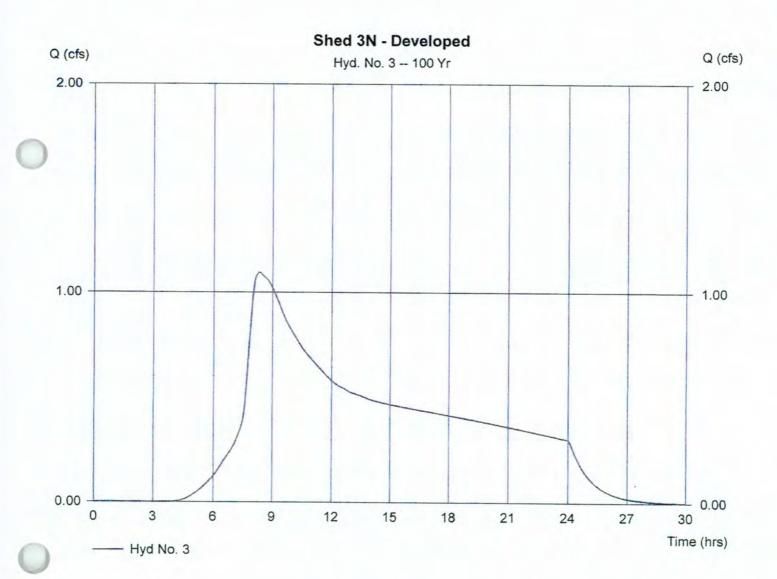
Shed 3N - Developed

Hydrograph type = SBUH Runoff Storm frequency = 100 yrsDrainage area = 3.81 acBasin Slope = 0.0 %Tc method = USER Total precip. = 4.50 inStorm duration

= 24 hrs

Peak discharge = 1.09 cfsTime interval = 6 min Curve number = 80 Hydraulic length = 0 ftTime of conc. (Tc) = 66 min Distribution = Type IA Shape factor = N/A

Hydrograph Volume = 34,044 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

= 0.63 cfs

= 6 min

Hyd. No. 4

Shed 4N-S - Developed

Hydrograph type = SBUH Runoff

= 100 yrs Storm frequency Drainage area = 1.87 ac

Basin Slope Tc method = USER Total precip.

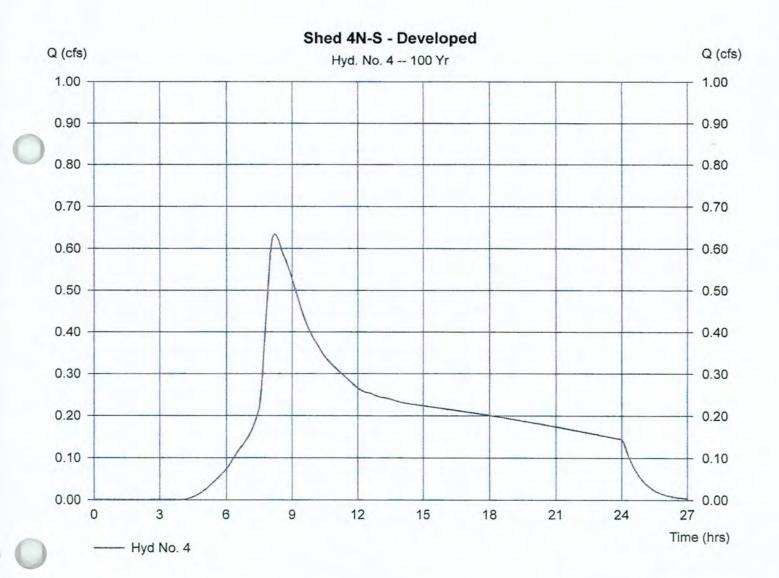
Curve number = 80 = 0.0 %Hydraulic length = 0 ft

Peak discharge

Time interval

Time of conc. (Tc) = 46.3 min = 4.50 inDistribution = Type IA Storm duration = 24 hrs Shape factor = N/A

Hydrograph Volume = 16,709 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 5

SHED 4N-N (Developed)

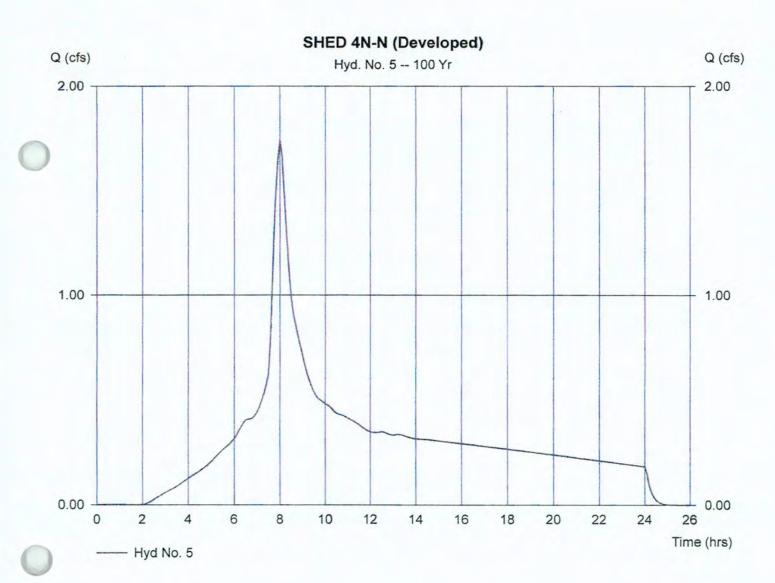
Hydrograph type = SBUH Runoff
Storm frequency = 100 yrs
Drainage area = 2.18 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 4.50 in
Storm duration = 24 hrs

Peak discharge = 1.74 cfs
Time interval = 6 min
Curve number = 90.3
Hydraulic length = 0 ft
Time of conc. (Tc) = 13.1 min
Distribution = Type IA

Shape factor

Hydrograph Volume = 27,113 cuft

= N/A



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 6

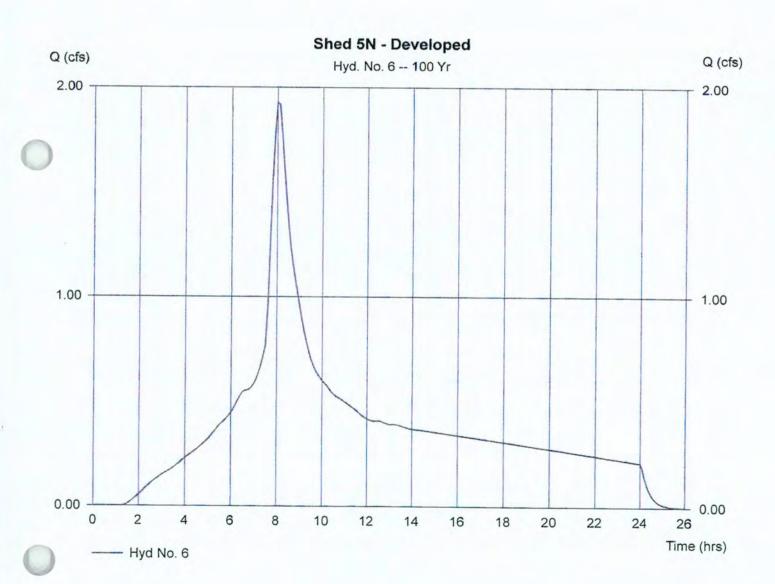
Shed 5N - Developed

Hydrograph type = SBUH Runoff
Storm frequency = 100 yrs
Drainage area = 2.42 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 4.50 in
Storm duration = 24 hrs

Peak discharge = 1.93 cfs
Time interval = 6 min
Curve number = 94.4
Hydraulic length = 0 ft
Time of conc. (Tc) = 20.8 min
Distribution = Type IA

Shape factor = N/A

Hydrograph Volume = 33,899 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 7

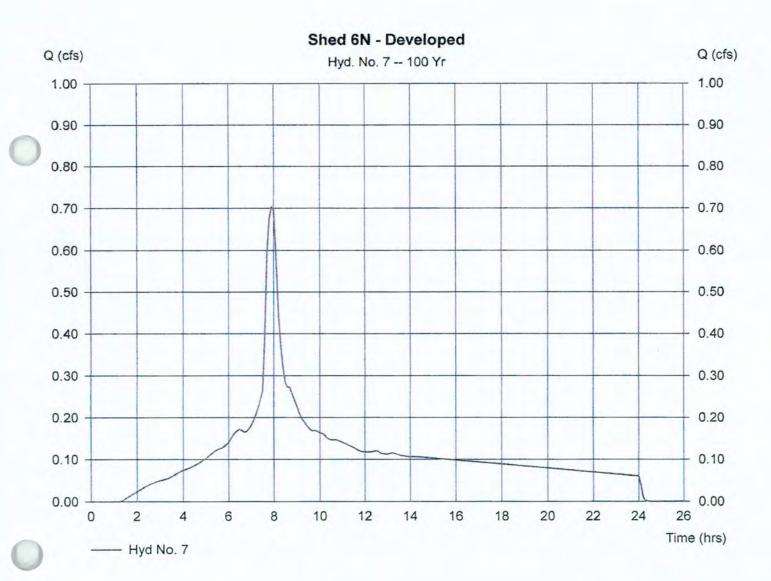
Shed 6N - Developed

Hydrograph type = SBUH Runoff

Storm frequency = 100 yrs
Drainage area = 0.71 ac
Basin Slope = 0.0 %
Tc method = USER

Total precip. = 4.50 in Storm duration = 24 hrs Peak discharge = 0.70 cfs
Time interval = 6 min
Curve number = 94.4
Hydraulic length = 0 ft
Time of conc. (Tc) = 5 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 9,945 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

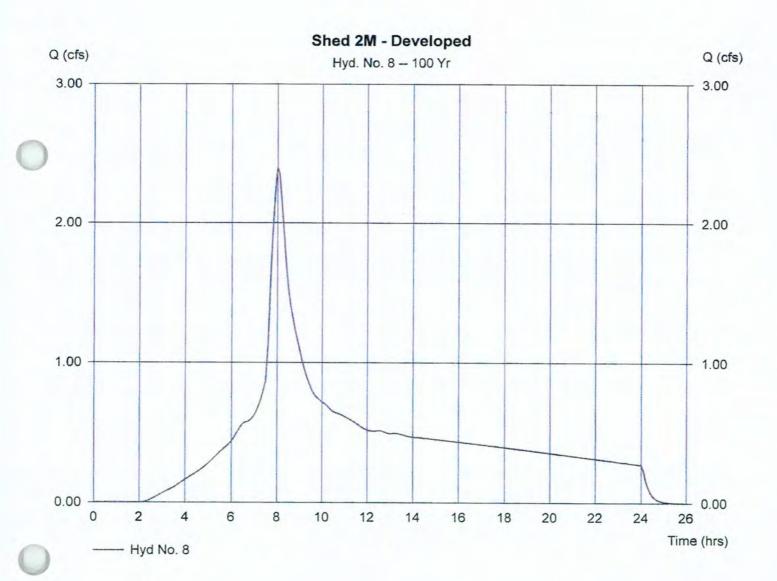
Hyd. No. 8

Shed 2M - Developed

Hydrograph type = SBUH Runoff
Storm frequency = 100 yrs
Drainage area = 3.25 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 4.50 in
Storm duration = 24 hrs

Peak discharge = 2.40 cfs
Time interval = 6 min
Curve number = 89.6
Hydraulic length = 0 ft
Time of conc. (Tc) = 16.4 min
Distribution = Type IA
Shape factor = N/A

Hydrograph Volume = 39,584 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 9

Pond

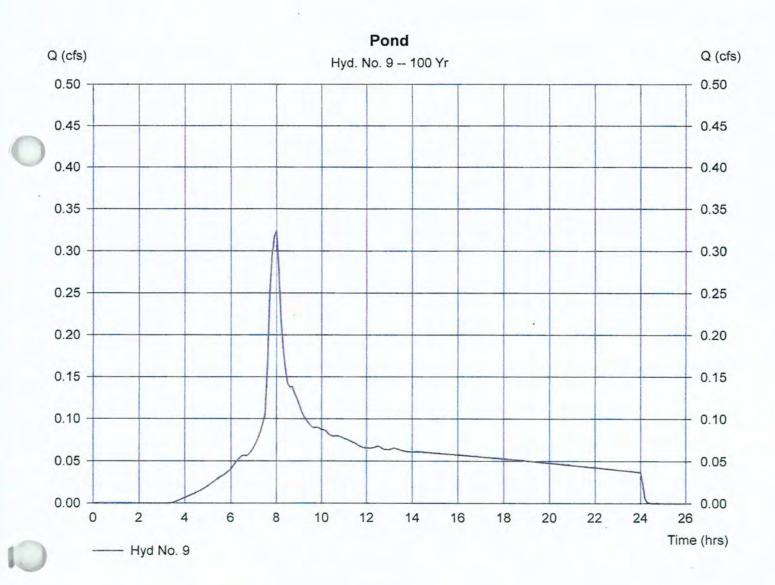
Hydrograph type = SBUH Runoff Storm frequency = 100 yrs

Drainage area = 0.48 ac
Basin Slope = 0.0 %
Tc method = USER

Total precip. = 4.50 in Storm duration = 24 hrs Peak discharge = 0.32 cfs
Time interval = 6 min
Curve number = 83
Hydraulic length = 0 ft
Time of conc. (Tc) = 5 min

Distribution = Type IA Shape factor = N/A

Hydrograph Volume = 4,749 cuft



Hydraflow Hydrographs by Intelisolve

Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 11

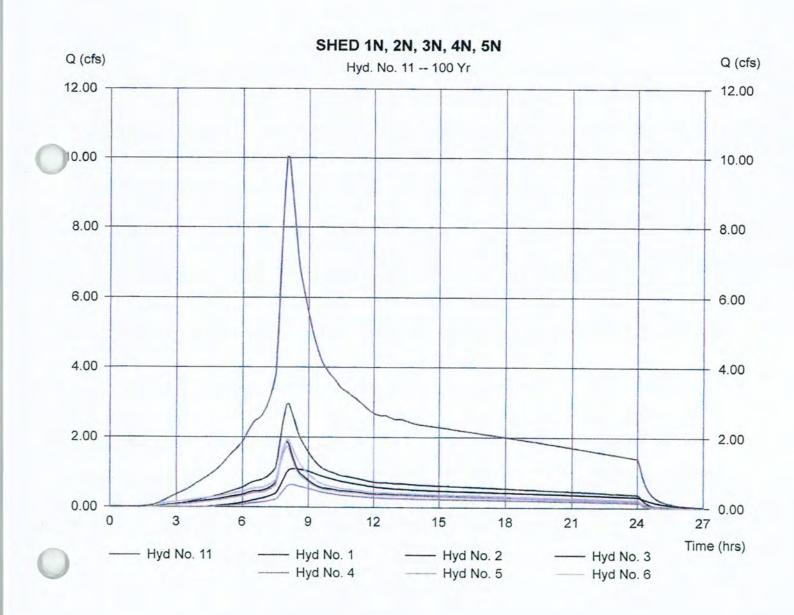
SHED 1N, 2N, 3N, 4N, 5N

Hydrograph type = Combine Storm frequency = 100 yrs

Inflow hyds. = 1, 2, 3, 4, 5, 6

Peak discharge = 10.04 cfs Time interval = 6 min

Hydrograph Volume = 194,329 cuft



Hydraflow Hydrographs by Intelisolve

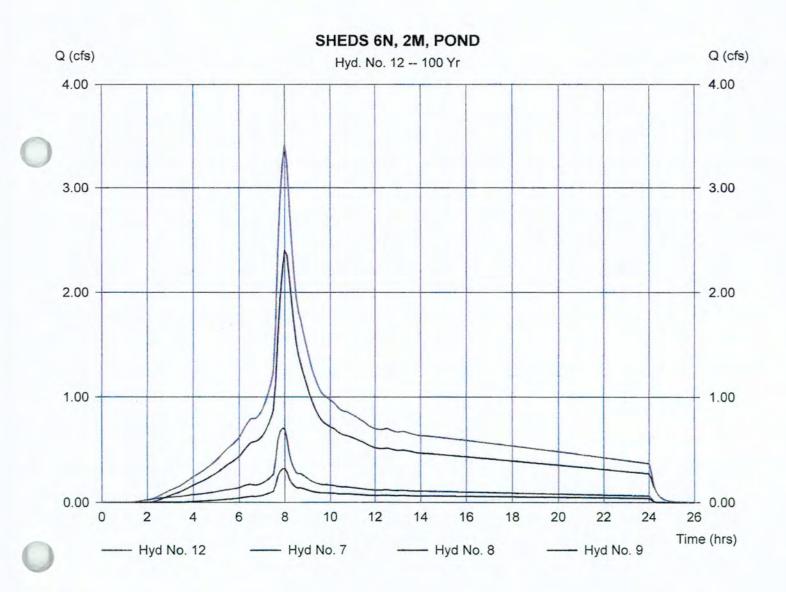
Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 12

SHEDS 6N, 2M, POND

Hydrograph type = Combine Storm frequency = 100 yrs Inflow hyds. = 7, 8, 9 Peak discharge = 3.42 cfs Time interval = 6 min

Hydrograph Volume = 54,279 cuft



Hydraflow Hydrographs by Intelisolve

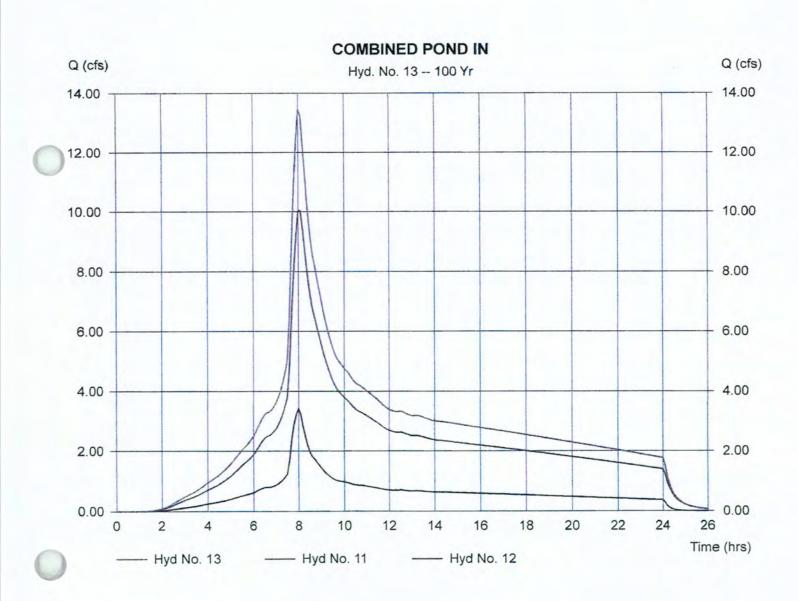
Thursday, Apr 11 2013, 2:7 PM

Hyd. No. 13

COMBINED POND IN

Hydrograph type = Combine Storm frequency = 100 yrs Inflow hyds. = 11, 12 Peak discharge = 13.46 cfs Time interval = 6 min

Hydrograph Volume = 248,608 cuft



Hydraflow Hydrographs by Intelisolve

Monday, Jun 17 2013, 9:40 AM

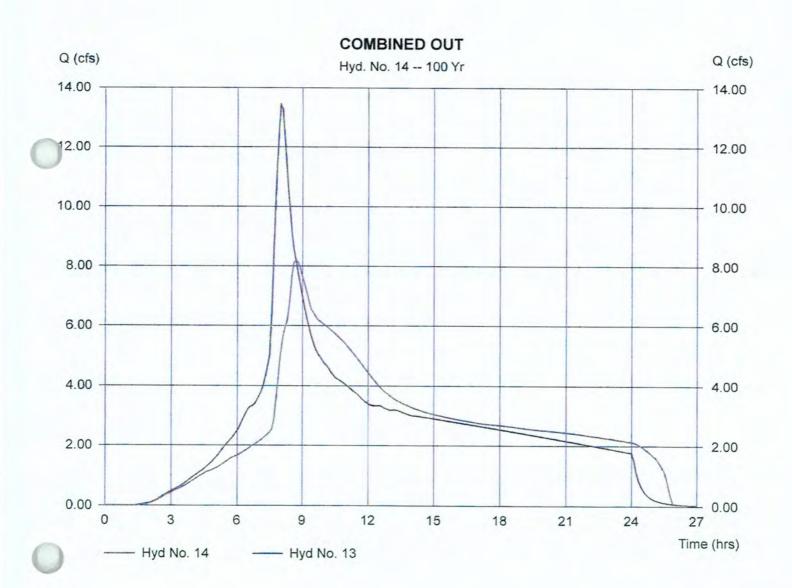
Hyd. No. 14

COMBINED OUT

Hydrograph type = Reservoir Storm frequency = 100 yrs Inflow hyd. No. = 13 Reservoir name = POND O Peak discharge = 8.21 cfs
Time interval = 6 min
Max. Elevation = 219.74 ft
Max. Storage = 32,170 cuft

Storage Indication method used.

Hydrograph Volume = 248,608 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Monday, Jun 17 2013, 9:40 AM

Pond No. 3 - POND O

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

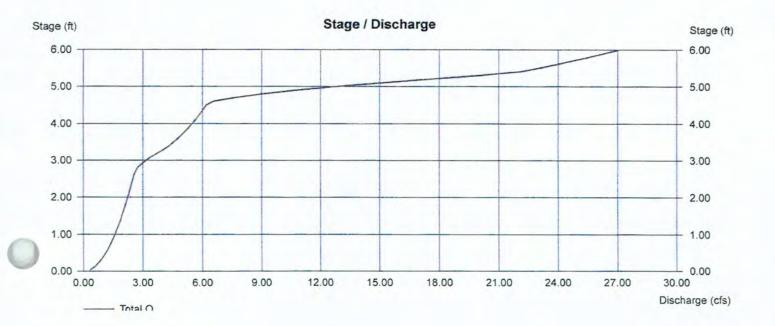
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	215.00	263	0	0
0.50	215.50	2,380	661	661
1.00	216.00	4,322	1,676	2,336
3.00	218.00	8,067	12,389	14,725
4.00	219.00	10,170	9,119	23,844
5.00	220.00	12,417	11,294	35,137
6.00	221.00	15,857	14,137	49,274

Culvert / Orifice Structures

			- 4	
We	Ir S	Trii	CTI	Ires

	[A]	[B]	[C]	[D]		[A]	[B]	[C]	[D]
Rise (in)	= 24.00	7.75	9.50	0.00	Crest Len (ft)	= 6.28	0.00	0.00	0.00
Span (in)	= 24.00	7.75	9.50	0.00	Crest El. (ft)	= 219.55	0.00	0.00	0.00
No. Barrels	= 1	1	1	0	Weir Coeff.	= 3.33	0.00	0.00	0.00
Invert El. (ft)	= 213.62	213.72	217.65	0.00	Weir Type	= Riser			
Length (ft)	= 72.00	0.00	0.00	0.00	Multi-Stage	= Yes	No	No	No
Slope (%)	= 0.50	0.00	0.00	0.00					
N-Value	= .013	.013	.013	.013					
Orif. Coeff.	= 0.60	0.60	0.60	0.60					
Multi-Stage	= n/a	Yes	Yes	No	Exfiltration = 0	0.000 in/hr (Co	intour) Ta	ilwater Ele	v. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control. Weir riser checked for orifice conditions.



APPENDIX D



WATER QUALITY SWALE CALCULATIONS SOUTH SWALE (SHED BASIN 2MD)

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-01-03.XLS

REFERENCES:

1. City of Wilsonville Public Works Standards - 2006 Edition

REQUIRED WATER QUALITY TREATMENT: 70% Total Suspended Solids (TSS) Removal

PROPOSED TREATMENT METHODS:

Sumped Catch Basins
 Bio-Filtration Swale

15% 55%

total

70%

DESIGN STORM:

Precipitation:
Storm Duration:
Storm Return Period:
Storm Window:

0.36 inches 4 hours

96 hours

2 weeks

IMPERVIOUS AREA:

Watershed Area: 3.35 acres
Percent imp: 55%

Impervious Area:

1.83 acres

Design Inflow = $(1.83 \text{ ac})^*(43560 \text{ ft}^2/\text{ac})^*(0.36 \text{ in } / 4.0 \text{ hrs}) =$

0.17 cfs

BIOFILTRATION SWALE DESIGN CRITERIA:

Max Velocity:

0.9 ft/s

Side Slopes:

4:1 (treatment area)

Base:

2 feet (2' min)

n Factor:

0.24 (plantings)

SWALE CHARACTERISTICS:

Q=

0.17 Design Storm Discharge (determined above)

N=

0.24 Plantings

B=

2 ft Base width of channel

Z=

4:1 Side slopes

SLOPE=

0.005 ft/ft Slope of channel (0.005 minimum)

ASS. Y=

0.5 ft Assumed depth to begin analysis (0.5 ft maximum)

ITERATIVE SOLUTION OF MANNING'S EQUATION FOR NORMAL DEPTH:

ITERA"	TION Y (FT)	P (FT)	A(FT ²)	R	Q (CFS)	% ERROR	V (FPS)
1	0.50	6.12	2.00	0.33	0.42	144.95	0.21
2	0.28	4.27	0.85	0.20	0.13	-24.69	0.15
3	0.33	4.74	1.11	0.23	0.18	8.37	0.17
4	0.32	4.60	1.03	0.22	0.17	-2.33	0.16
5	0.32	4.64	1.05	0.23	0.17	0.69	0.16
6	0.32	4.63	1.04	0.23	0.17	-0.20	0.16
7	0.32	4.63	1.05	0.23	0.17	0.06	0.16
8	0.32	4.63	1.04	0.23	0.17	-0.02	0.16
9	0.32	4.63	1.04	0.23	0.17	0.00	0.16
10	0.32	4.63	1.04	0.23	0.17	0.00	0.16
11	0.32	4.63	1.04	0.23	0.17	0.00	0.16
12	0.32	4.63	1.04	0.23	0.17	0.00	0.16
13	0.32	4.63	1.04	0.23	0.17	0.00	0.16
14	4 0.32	4.63	1.04	0.23	0.17	0.00	0.16
15	0.32	4.63	1.04	0.23	0.17	0.00	0.16

NORMAL DEPTH =	0.32 ft
FLOW WIDTH =	4.55 ft
VELOCITY =	0.16 ft/s
TREATMENT TIME =	9.00 mir
TREATMENT LENGTH =	87.86 ft



WATER QUALITY SWALE CALCULATIONS NORTH SWALE (SHED BASINS 1ND-6ND)

JOB NUMBER:

395-002

PROJECT:

TONQUIN WOODS NO. 3 - VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.HYDRO.2012-01-03.XLS

REFERENCES:

1. City of Wilsonville Public Works Standards - 2006 Edition

REQUIRED WATER QUALITY TREATMENT: 70% Total Suspended Solids (TSS) Removal

PROPOSED TREATMENT METHODS:

1. Sumped Catch Basins

15%

2. Bio-Filtration Swale

55% 70%

total

DESIGN STORM:

Precipitation:

0.36 inches

Storm Duration:

4 hours

Storm Return Period:

96 hours

Storm Window:

2 weeks

IMPERVIOUS AREA:

Watershed Area:

17.67 acres

Percent imp:

44%

Impervious Area:

7.70 acres

Design Inflow = $(7.698 \text{ ac})^*(43560 \text{ ft}^2/\text{ac})^*(0.36 \text{ in } / 4.0 \text{ hrs}) =$

0.70 cfs

BIOFILTRATION SWALE DESIGN CRITERIA:

Max Velocity:

0.9 ft/s

Side Slopes:

4:1 (treatment area)

Base:

5 feet (2' min)

n Factor:

0.24 (plantings)

SWALE CHARACTERISTICS:

Q=

0.70 Design Storm Discharge (determined above)

N=

0.24 Plantings

B=

5 ft Base width of channel

Z=

4:1 Side slopes

SLOPE=

0.005 ft/ft Slope of channel (0.005 minimum)

ASS. Y=

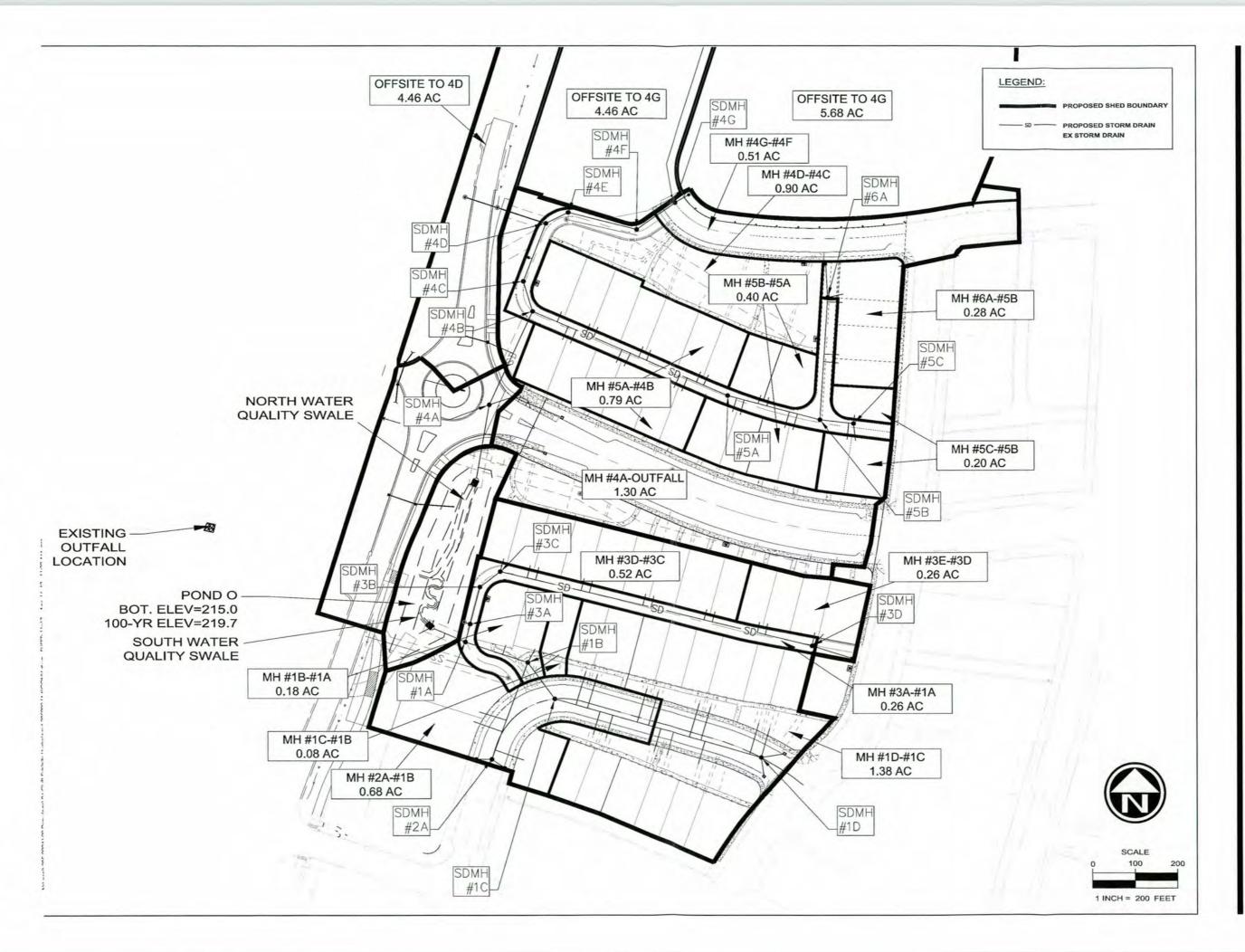
0.5 ft Assumed depth to begin analysis (0.5 ft maximum)

ITERATIVE SOLUTION OF MANNING'S EQUATION FOR NORMAL DEPTH:

ITERATION	Y (FT)	P (FT)	A(FT ²)	R	Q (CFS)	% ERROR	V (FPS)
1	0.50	9.12	3.50	0.38	0.81	15.89	0.23
2	0.45	8.74	3.09	0.35	0.68	-3.22	0.22
3	0.46	8.82	3.17	0.36	0.71	0.72	0.22
4	0.46	8.80	3.15	0.36	0.70	-0.16	0.22
5	0.46	8.81	3.16	0.36	0.70	0.03	0.22
6	0.46	8.80	3.16	0.36	0.70	-0.01	0.22
7	0.46	8.80	3.16	0.36	0.70	0.00	0.22
8	0.46	8.80	3.16	0.36	0.70	0.00	0.22
9	0.46	8.80	3.16	0.36	0.70	0.00	0.22
10	0.46	8.80	3.16	0.36	0.70	0.00	0.22
11	0.46	8.80	3.16	0.36	0.70	0.00	0.22
12	0.46	8.80	3.16	0.36	0.70	0.00	0.22
13	0.46	8.80	3.16	0.36	0.70	0.00	0.22
14	0.46	8.80	3.16	0.36	0.70	0.00	0.22
15	0.46	8.80	3.16	0.36	0.70	0.00	0.22

NORMAL DEPTH =	0.46 ft
FLOW WIDTH =	8.69 ft
VELOCITY =	0.22 ft/s
TREATMENT TIME =	9.00 min
TREATMENT LENGTH =	119.68 ft

APPENDIX E







POLYGON NW COMPANY

PACIFIC COMMUNITY DESIGN, INC OTTEN LANDSCAPE ARCHITECTS, INC

TONQUIN WOODS No. 3

Villebois PDP 1N - Phase 2 Hydrology

Proposed Conveyance Map

DATE:

4/16/2013

E1



STORMWATER CONVEYANCE CALCULATIONS EXHIBIT E2

JOB:

395-002

PROJECT:

VILLEBOIS PDP 1N-II

FILE:

N:/PROJ/395-002A/05-REPORTS/HYDROLOGY/395002A.CONV.2012-12-26.XLS

Design Storm:

25 YR

Storm Duration:

24 HRS

Precipitation:

4 IN

Manning's "n"

0.013

					TOTAL			TOTAL													
	INC.	AREA	%	AREA	AREA	CN	AREA	AREA	CN	TIME	Q	PIPE	SLOPE	Qf	Q/Qf	Vf	V/Vf	ACTUAL	LENGTH	INC.	
	AREA	TOTAL																٧		TIME	
LINE	(AC)	(AC)		(AC)	(AC)		(AC)	(AC)				(IN)	(FT/FT)	(CFS)	(%)	(FPS)	(%)	(FPS)	(FT)	(MIN)	

STORM CONVEYANCE - STORM LINES 5 & 6 (ALLEY 8 & 9)

6A - 5B	0.02	0.02	80	0.00	0.00	80	0.02	0.02	98	10.00	0.02	12	0.0187	4.89	0.00	6.22	0.20	1.27	147.74	1.95
	0.26	0.28	60	0.10	0.11	80	0.16	0.17	98	10.00	0.21	12	0.0187	4.89	0.04	6.22	0.24	1.52	147.74	1.62
5C - 5B	0.20	0.20	60	0.08	0.08	80	0.12	0.12	98	10.00	0.15	12	0.0060	2.77	0.05	3.52	0.25	0.90	39.17	0.73
58 - 5A'	0.40	0.88	60	0.16	0.35	80	0.24	0.53	98	11.62	0.65	12	0.0060	2.77	0.24	3.52	0.44	1.53	112.38	1.22
5A - 4B	0.79	1.67	60	0.32	0.66	80	0.47	1.01	98	12.35	1.22	12	0.0236	5.49	0.22	6.99	0.42	2.95	248.65	1.40

¹ Pipe segment includes flow from line '6'

STORM CONVEYANCE - STORM LINE 4 (ALLEY 8 TO NORTH OUTFALL)

DFFSITE TO 4G (SAP NORTH) - SHED AREAS 2ND, 4ND-N	4.46	4.46	63	1.65	1.65	80	2.81	2.81	98	10.00	3.43	18	0.0050	7.45	0.46	4.21	0.66	3.00	560.00	3.11
OFFSITE TO 4G (OPEN SPACES) - SHED AREAS 3ND, 4ND-S	5.68	5.68	0	5.68	5.68	80	0.00	0.00	98	62.88	1.36	18	0.0050	7.45	0.18	4.21	0.38	3.00	0.00	0.00
4G - 4F	0.51	10.65	80	0.10	7.43	80	0.41	3.22	98	13.11	6.27	18	0.0050	7.45	0.84	4.21	1.04	4.39	56.02	0.21
4F - 4E	0.00	10.65	60	0.00	7.43	80	0.00	3.22	98	13.32	6.25	18	0.0060	8.16	0.77	4.62	0.97	4.46	81.98	0.31
4E - 4D	0.00	10.65	60	0.00	7.43	80	0.00	3.22	98	13.63	6.22	18	0.0060	8.16	0.76	4.62	0.96	4.44	28.93	0.11
OFFSITE TO 4D (GRAHAMS FERRY ROAD) - SHED AREA 5ND	2.42	2.42	80	0.48	0.48	80	1.94	1.94	98	20.83	1.73	12	0.0050	2.53	0.69	3.22	0.89	3.00	59.26	0.33
4D - 4C	0.50	13.57	10	0.45	8.37	80	0.05	5.20	98	21.16	7.40	21	0.0040	10.05	0.74	4.18	0.94	3.91	74.46	0.32
	0.40	13.97	80	0.08	8.45	80	0.32	5.52	98	21.16	7.69	21	0.0040	10.05	0.76	4.18	0.96	4.03	74.46	0.31
4C · 4B	0.00	13.97	60	0.00	8.45	80	0.00	5.52	98	21.47	7.65	24	0.0030	12.42	0.62	3.95	0.82	3.23	37.83	0.20
48 - 4A*	0.00	15.64	60	0.00	9.11	80	0.00	6.53	98	21.66	8.67	24	0.0030	12.42	0.70	3.95	0.90	3.55	126.14	0.59
4A - OUTFALL (NORTH SWALE)	0.50	16.14	10	0.45	9.56	80	0.05	6.58	98	22.25	8.81	24	0.0030	12.42	0.71	3.95	0.91	3.59	89.20	0.41
	0.80	16.94	80	0.16	9.72	80	0.64	7.22	98	22.25	9.37	24	0.0030	12,42	0.75	3.95	0.95	3.77	89.20	0.39

² Pipe segment includes flow from line '5'

STORM CONVEYANCE - STORM LINE 3 (ALLEY 7)

3E - 3D	0.03	0.03	80	0.01	0.01	80	0.02	0.02	98	10.00	0.03	12	0.0090	3.39	0.01	4.31	0.21	0.90	115.71	2.15
	0.23	0.26	60	0.09	0.10	80	0.14	0.16	98	10.00	0.20	12	0.0090	3.39	0.06	4.31	0.26	1.12	115.71	1.73
3D - 3C	0.52	0.78	60	0.21	0.31	80	0.31	0.47	98	11.73	0.58	12	0.0104	3.64	0.16	4.64	0.36	1.66	259.26	2.60
3C - 3B	0.00	0.78	60	0.00	0.31	80	0.00	0.47	98	14.33	0.55	12	0.0176	4.74	0.12	6.03	0.32	1.91	30.24	0.26
3B - 3A	0.00	0.78	60	0.00	0.31	80	0.00	0.47	98	14.59	0.55	12	0.0177	4.75	0.12	6.05	0.32	1.91	46.01	0.40
3A - 1A	0.26	1.04	80	0.05	0.36	80	0.21	0.68	98	14.59	0.76	12	0.0180	4.79	0.16	6.10	0.36	2.18	22.24	0.17

STORM CONVEYANCE - STORM LINE 2 (SAN REMO)

2A - 1B	0.30	0.30	80	0.06	0.06	80	0.24	0.24	98	10.00	0.25	12	0.0050	2.53	0.10	3.22	0.30	0.97	123.27	2.12
	0.38	0.68	60	0.15	0.21	80	0.23	0.47	98	10.00	0.54	12	0.0050	2.53	0.21	3.22	0.41	1,33	123.27	1.54

STORM CONVEYANCE - STORM LINE 1 (SAN REMO TO SOUTH OUTFALL)

1D - 1C	0.20	0.20	80	0.04	0.04	80	0.16	0.16	98	10.00	0.17	12	0.0058	2.72	0.06	3.46	0.26	0.91	251.53	4.61
	0.83	1.03	60	0.33	0.37	80	0.50	0.66	98	10.00	0.80	12	0.0058	2.72	0.29	3.46	0.49	1.71	251.53	2.45
	0.35	1.38	10	0.32	0.69	80	0.04	0.69	98	10.00	0.98	12	0.0058	2.72	0.36	3.46	0.56	1.94	251.53	2.16

1C - 1B	0.08	1.46	60	0.03	0.72	80	0.05	0.74	98	12.16	1.01	12	0.0050	2.53	0.40	3.22	0.60	1.93	53.54	0.46
1B - 1A'	0.18	2.32	60	0.07	1.00	80	0.11	1.32	98	12.62	1.65	12	0.0050	2.53	0.65	3.22	0.85	2.75	76.64	0.47
1A - SOUTH OUTFALL	0.00	3.36	60	0.00	1.36	80	0.00	2,00	98	14.76	2.35	18	0.0050	7.45	0.32	4.21	0,52	2.17	42.29	0,32

³ Pipe segment includes flow from line '2'

⁴ Pipe segment includes flow from line '3'

MEMORANDUM

DATE:

March 14, 2014

TO:

Steve Adams, P.E., City of Wilsonville

FROM:

Brad Coy, P.E. &C

Derek Moore, E.I.T

SUBJECT:

Villebois SAP North PDP 3 Transportation Review

B5649

B5649

B7ADLY B.

EXPIRES: 12/31/2015



117 Commercial Street NE Suite 310 Salem, OR 97301 503.391.8773 www.dksassociates.com

P14006-006

This memorandum documents trip generation for the Villebois Specific Area Plan (SAP) North with emphasis on Planned Development Phase (PDP) 3. Since the Master Plan approval of SAP North, the land use within this SAP has been modified, and residential units associated with PDP 1 and PDP 2 have already been approved. In addition, the site plan provided by the project sponsor¹ was reviewed to identify potential safety and mobility concerns.

The following sections of this memorandum document previous SAP North (general area) land use and trip generation assumptions, PDP 3 trip generation (current phase), and the site plan impacts for PDP 3.

SAP North Land Use/Trip Generation

The Villebois Master Plan² initially approved SAP North for 252 single family units, 71 condo/townhouse units, and 30 apartments for a total of 353 residential units, along with 5,000 square feet of commercial space and a 47,000 sq. ft. primary school. Table 1 shows the estimated trip generation for SAP North based on the Master Plan unit counts and assumptions regarding trip generation rates. As shown, the original SAP North land uses were approved for 447 (268 in, 179 out) p.m. peak hour trips.

¹ PDP 3N Villebois, Polygon Northwest Company, January 1, 2014.

² Villebois Urban Village Master Plan Amendment Transportation Study, DKS Associates, June 2005



Table 1: Master Plan Approved SAP North Trip Generation (based on assumed trip generation rates)

		7.0	Numb	er of New	Trips
Land Use (ITE Code)	Size	Average Trip Generation Rate	In	Out	Total
Single Family Units (210)	252 units	1.01 trips/unit	161	94	255
Condo/Townhome (230)	71 units	0.52 trips/unit	25	12	37
Apartments (220)	30 units	0.62 trips/unit	12	7	19
Shopping Center (820)	5 KSF	3.75 trips/KSF	9	10	19
School	47 KSF	3 trips/KSF	73	68	141
		Total Trips	280	191	471
		Internal Trips ^a	-9	-9	-18
		Pass-By Trips ^b	-3	-3	-6
		Net New Trips	268	179	447

^aInternal trip rates from ITE's *Trip Generation Manual*, 9th Edition, 2012. 5% of school trips assumed to be internal.

In 2013, a phasing amendment proposed that SAP North would include 423 single family units, 31 condo/townhouse units, and 10 apartment units for a total of 464 residential units. As shown in Table 2, the proposed land uses would generate 449 (284 in, 165 out) p.m. peak hour trips, which would only result in 2 additional p.m. peak hour trips as compared with the prior *Master Plan* approval.

Table 2: Proposed SAP North Trip Generation

		71.5	Number of New Trips				
Land Use (ITE Code)	Size	Average Trip Generation Rate	ln .	Out	Total		
Single Family Units (210)	423 units	1.01 trips/unit	269	158	427		
Condo/Townhome (230)	31 units	0.52 trips/unit	11	5	16		
Apartments (220)	10 units	0.62 trips/unit	4	2	6		
		Total Trips	284	165	449		

SAP North PDP 3 Trip Generation

SAP North is broken into approximately seven PDPs, with the current phase being PDP 3 (i.e. the 3rd phase). Prior transportation studies determined that SAP North PDP 1 would generate 137 (87 in, 50 out) p.m. peak hour trips and that SAP North PDP2 would generate approximately 91 (57 in, 34 out) p.m. peak hour trips.

It is currently proposed that PDP 3 consist of 84 single-family residential units. This is 17 units less than the 101 units that were proposed for PDP 3 in the 2013 phasing amendment. Table 3 shows the estimated trip generation for PDP 3 based on the revised unit count. As shown, the 84 proposed single family detached residential units planned for PDP 3 would generate approximately 85 (54 in, 31 out) p.m. peak hour trips. The

^b 34% of external shopping center trips



decrease in the proposed number of units would result in 17 p.m. peak hour trips less than what was estimated for the 2013 phase amendment (15 less than the *Master Plan* approval).

Table 3: PDP 2 P.M. Peak Hour Trip Generation

			Number of New Trips					
Land Use (ITE Code)	Number of Units	Average Trip Generation Rate	In	Out	Total			
Single Family Units (210)	84	1.01 trips/unit	54	31	85			
TOTAL	84	-	54	31	85			

Site Plan Evaluation

DKS reviewed the current site plan provided by the project sponsor, and the site plan comments are summarized below:

Roadway Alignment: SW Rome Avenue should be aligned with the alley to the north, which is
currently shown offset to the east by approximately 50 feet. This may be accomplished by shifting
two of the lots from the east to the west side of SW Rome Avenue.

Summary

A summary of key findings relating to the SAP East PDP 3E review include the following:

- The proposed current phase for SAP North (PDP 3) consists of 84 single family detached units which
 are expected to generate 85 (54 in, 31 out) p.m. peak hour trips. This would result in 17 p.m. peak
 hour trips less than what was estimated for the 2013 phase amendment and 15 less than the Master
 Plan approval. Therefore, it is within approved levels.
- SW Rome Avenue should be aligned with the alley to the north, which is currently shown offset to
 the east by approximately 50 feet. This may be accomplished by shifting two of the lots from the east
 to the west side of SW Rome Avenue.

Please let us know if you have any questions or comments.



Appendix

Villebois (updated 1/28/14)

Land Use Table

LAND USE	SAP NORTH	SAP SOUTH	SAP EAST	SAP CENTRAL	TOTAL
Estate	22	0	0	0	22
Large	41	104	0	0	145
Standard	22	68	49	0	139
Medium	89	127	112	0	328
subtotal	174	299	161	0	634
Small Detached	214	158	226	8	606
Small Attached / Cottage	49	0	147	9	205
Rowhouse	0	103	42	138	283
Nbhd Apartments	10	21	0	0	31
Village Apartments	0	0	0	411	411
Condos	0	0	0	124	124
Urban Apartments	0	0	0	90	90
Mixed Use Condos	0	0	0	104	104
Specialty Condos	0	0	0	127	127
subtotal	273	282	415	1,011	1,981
TOTAL UNITS	447	581	576	1,011	2,615

SAP North (updated 1/28/14)

Existing (reflects proposed phasing amendment)

Product Type	PDP 1N**	PDP 2N***	3N	3A N	4N	5N	6N*	Total
Estate	0	0	0	0	2	15	5	22
Large	0	0	2	1	8	8	3	22
Standard	2	10	16	0	0	0	5	33
Medium	30	6	22	4	6	0	17	85
Small	98	37	30	4	7	0	36	212
Small Cottage	12	37	0	0	0	0	0	49
Row House	0	0	31	0	0	0	0	31
Nbhd Apartment	0	0	0	0	0	0	10	10
Total	142	90	101	9	23	23	76	464

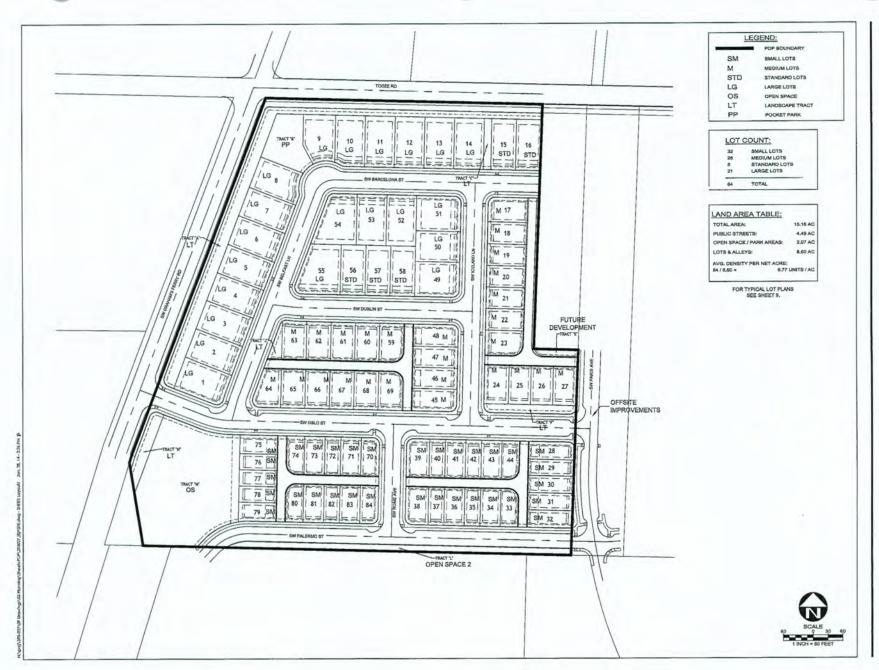
^{*} Includes PDP 6N units added back due to School relocation to SAP East.

Proposed

Product Type	PDP 1N**	PDP 2N***	3N	3A N	4N	5N	6N*	Total
Estate	0	0	0	0	2	15	5	22
Large	0	0	21	1	8	8	3	41
Standard	2	10	5	0	0	0	5	22
Medium	30	6	26	4	6	0	17	89
Small	98	37	32	4	7	0	36	214
Small Cottage	12	37	0	0	0	0	0	49
Row House	0	0	0	0	0	0	0	0
Nbhd Apartment	0	0	0	0	0	0	10	10
Total	142	90	84	9	23	23	76	447

^{**}Includes PDP 1 North modifications approved in 2011 & 2013.

^{***}Includes PDP 2 North approved in 2013.







POLYGON NW COMPAN



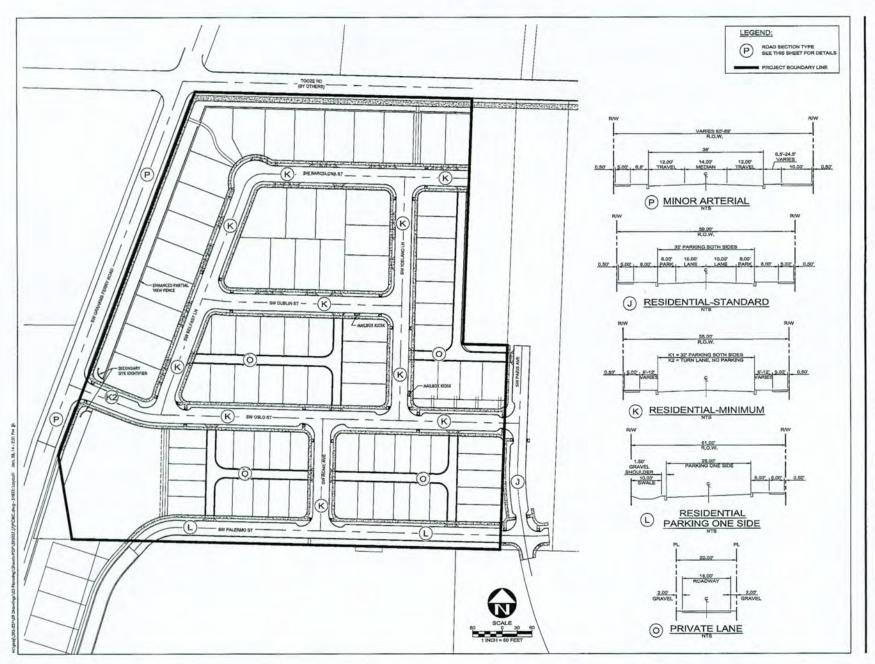
OTTEN LANDSCAPE ARCHITECTS, I GEODPSIGN, INC

PDP 3N VILLEBOIS

Preliminary Development Pla

> Site/Land Use Plan

DATE







POLYGON NW COMPAN



TEN LANDSCAPE ARCHITECTS, I GEODESIGN, INC

PDP 3N VILLEBOIS

Preliminary Development Pla

> Circulation Plan & Street Sections

STA

Consulting Arborists and Urban Forest Management

971.409.9354 3 Monroe Parkway, Suite P 220 Lake Oswego, Oregon 97035 morgan.holen@comcast.net

Villebois PDP 3 North – Wilsonville, Oregon Tree Maintenance and Protection Plan January 30, 2014

MHA1405

Purpose

This Tree Maintenance and Protection Plan for the Villebois Preliminary Development Plan (PDP) 3 North project located in Wilsonville, Oregon, is provided pursuant to City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on the project site, as well as recommendations for tree removal, retention, mitigation, and protection. This report is based on observations made by International Society of Arboriculture (ISA) Certified Arborist and Qualified Tree Risk Assessor Morgan Holen (PN-6145A) during a site visit conducted on January 28, 2014.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Polygon Northwest Company to visually assess existing trees measuring six inches in diameter and larger in terms of general condition and suitability for preservation with development, and to develop a tree maintenance and protection plan for the project. The site is planned for residential development. A site plan was provided by Pacific Community Design illustrating the location of trees and tree survey point numbers, and potential construction impacts.

Visual Tree Assessment (VTA¹) was performed on individual trees located across the site, except for a group of approximately 113 Oregon ash (*Fraxinus latifolia*) trees located with the wetland boundaries that are planned for preservation during construction. Trees were evaluated in terms species, size, general condition, and potential construction impacts, and treatment recommendations include retain, remove for construction or because of poor or hazardous condition, or likely to be removed due to construction impacts. Following the inventory fieldwork, we coordinated with Pacific Community Design to discuss and finalize treatment recommendations based on the proposed site plan.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The Villebois PDP 3 North project site includes the Rumpf and Taber properties located east of Graham's Ferry Road and south of Tooze Road. Both properties have existing homes and open pastures. The existing trees are scattered across the site, but numerous trees are found around the Taber's home and in the wetland on the Rumpf property.

In all, 41 trees measuring 6-inches and larger in diameter were inventoried including 18 tree species. Table 1 provides a summary of the count of trees by species. A complete description of individual trees is provided in the enclosed tree data.

¹ Visual Tree Assessment (VTA): The standard process of visual tree inspection whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality.

Table 1. Count of Trees by Species - Villebois PDP 3 North, Wilsonville, OR.

Common Name	Species Name	Total	%
Atlas cedar	Cedrus atlantica	1	2.44%
black locust	Robinia Pseudoacacia	1	2.44%
blue spruce	Populus trichocarpa	1	2.44%
dogwood	Cornus spp.	1	2.44%
Douglas-fir	Pseudotsuga menziesii	9	21.95%
English hawthorn	Crataegus monogyna	1	2.44%
European white birch	Betula pendula	2	4.88%
fruit	unknown	11	26.83%
giant sequoia	Sequoiadendron giganteum	1	2.44%
ginkgo	Ginkgo biloba	1	2.44%
lodgepole pine	Pinus contorta	3	7.32%
mimosa	Albizia julibrissin	1	2.44%
Norway maple	Acer platanoides	1	2.44%
Oregon white oak	Quercus garryana	1	2.44%
ponderosa pine	Pinus ponderosa	3	7.32%
Port-Orford-cedar	Chamaecyparis lawsoniana	1	2.44%
red maple	Acer rubrum	1	2.44%
western redcedar	Thuja plicata	1	2.44%
Total	。 1. 10. 10. 10. 10. 10. 10. 10. 10. 10. 1	41	100%

The tree inventory includes one (2.44%) Oregon white oak, but no native yews (*Taxus* spp.) or any species listed by either the state or federal government as rare or endangered were found on the site. The Oregon white oak, tree # 17236, is located in the northwest corner of the project site. This tree has codominant stems that are actively separating from one another; there is an obvious seam running from the open cavity to the ground and advanced stem and basal decay (photo 1).



Photo 1. Tree #17239, an Oregon white oak, has codominant stems actively separating from one another and a hollow with advanced decay.

Using the International Society of Arboriculture Best Management Practices for Tree Risk Assessment (2011), this tree has an *imminent* likelihood of failure and *high* likelihood of impacting a target, which means that the likelihood of failure and impact is *very likely*; considering that the consequences would be *significant*, this tree has *high* risk potential. Removal of this Oregon white oak is recommended because of hazardous condition and no reasonable risk abatement options are feasible. However, it is the property owner's responsibility to determine the threshold level of risk they are willing to accept and Polygon is planning to retain this tree.

Tree Plan Recommendations

As described in the enclosed tree inventory data, individual trees were assigned a general condition rating as defined by the Villebois Specific Area Plan North Community Elements Book:

P: Poor Condition

M: Moderate Condition

G: Good Condition

I: Important Condition

Note that none of the trees were classified as "Important", however trees #10478, a 61-inch diameter giant sequoia (Sequoiadendron giganteum), and #10499, a 27-inch diameter Douglas-fir, both classified in "Good" condition, were noted as being in excellent condition with long live crowns and no major defects.

In addition to the 113 non-inventoried Oregon ash trees located within the wetland boundaries that are planned for preservation, seven (17.1%) of the 41 inventoried trees are planned for preservation, 26 (63.4%) are planned for removal, and eight (19.5%) trees in good condition are likely to be removed. Table 2 provides a summary of the count of trees by general condition rating and treatment recommendation.

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

	Genera	l Condition	n Rating	
Treatment Recommendation	P	M	G	Total
Retain		2	5	7 (17.1%)
Remove	8	13	5	26 (63.4%)
Likely to be Removed			8	8 (19.5%)
Total	8 (19.5%)	15 (36.6%)	18 (43.9%)	41 (100%)

Of the 26 trees planned for removal, 17 (65%) are recommended for removal because of condition and nine (35%) are recommended for removal for the purposes of construction, including five trees in good condition.

The eight trees classified as likely to be removed shall be accounted for as removed for the purposes of mitigation, but re-evaluated during construction in terms of long-term sustainability, and retained or removed at that time. These trees will be protected during construction, but if the arborist determines that a tree is not sustainable with construction impacts, the arborist shall submit a brief memorandum to the City documenting the change in treatment recommendation to seek written authorization to

proceed with removal and mitigation. If a tree likely to be removed is successfully protected throughout construction, no mitigation will be required for the tree.

Mitigation Requirements

All 41 inventoried trees are 6-inches or larger in diameter, including seven trees planned for retention with protection throughout construction and 34 trees planned for removal because of condition and/or construction or are likely to be removed because of construction. Removal of these 34 trees requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, 34 trees measuring at least 2-inch in diameter shall be planted as mitigation for tree removal.

Tree Protection Standards

Trees designated for retention will need special consideration to assure their protection during construction. We highly recommend a preconstruction meeting with the owner, contractors, and project arborist to review tree protection measures and address questions or concerns on site. Tree protection measures include:

- Fencing. Trees to remain on site shall be protected by installation of tree protection fencing to
 prevent injury to tree trunks or roots, or soil compaction within the root protection area, which
 generally coincides with tree driplines. Fences shall be 6-foot high steel on concrete blocks or
 orange plastic construction fencing on metal stakes. The project arborist shall determine the
 exact location and type of tree protection fencing. Trees located more than 30-feet from
 construction activity shall not require fencing.
- Tree Protection Zone. Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
 - 1. Grade change or cut and fill;
 - 2. New impervious surfaces;
 - 3. Utility or drainage field placement;
 - 4. Staging or storage of materials and equipment; or
 - 5. Vehicle maneuvering.

Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

- Pruning. Pruning may be needed to provide for overhead clearance and to remove dead and
 defective branches for safety. The project arborist can help identify where pruning is necessary
 once trees recommended for removal have been removed and the site is staked and prepared
 for construction. Tree removal and pruning shall be performed by a Qualified Tree Service.
- Excavation. Excavation beneath the dripline of protected trees shall be avoided if alternatives
 are feasible. Otherwise, the project arborist shall provide on-site consultation during all
 excavation activities beneath the dripline of protected trees. Excavation immediately adjacent
 to roots larger than 2-inches in diameter within the root protection zone of retained trees shall
 be by hand or other non-invasive techniques to ensure that roots are not damaged. Where
 feasible, major roots shall be protected by tunneling or other means to avoid destruction or
 damage. Exceptions can be made if, in the opinion of the project arborist, unacceptable damage
 will not occur to the tree. Where soil grade changes affect the root protection area, the grade

line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.

Surfacing. If surfacing is proposed beneath the dripline of protected trees, coordinate with the
project arborist to provide recommendations for adjustments to protection fencing and to
monitor construction in the tree protection zone. Avoid excavation and use a modified profile to
build up from existing grade (Figure 1). The profile includes a layer of permeable geotextile
fabric on the ground surface and crushed rock to raise the grade as needed. Surfacing may
include asphalt, concrete, or other materials. If excavation is necessary, work shall be performed
under arborist supervision.

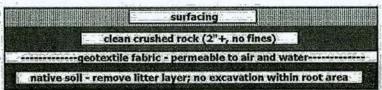


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

- Landscaping. Following construction and where landscaping is desired, apply approximately 3inches of mulch beneath the dripline of protected trees, but not directly against tree trunks.
 Shrubs and ground covers may be planted within tree protection areas. If irrigation is used, use
 drip irrigation only beneath the driplines of protected trees.
- Quality Assurance. The project arborist should supervise proper execution of this plan during
 construction activities that could encroach on retained trees. Tree protection site inspection
 monitoring reports should be provided to the Client and City on a regular basis throughout
 construction.

Summary

In summary, seven trees are planned for retention with construction (in addition to the approximately 113 Oregon ash trees located within the wetland boundaries), an additional eight trees will be protected but are likely to be removed during construction, and 26 trees are recommended for removal either because of condition or for the purposes of construction. The 26 trees planned for removal will require mitigation on a one-for-one basis and the eight trees likely to be removed will require mitigation if removed.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Villebois PDP 3 North project. Please contact us if you have questions or need any additional information.

Thank you,

Morgan Holen & Associates, LLC

Morgan 8. Holes

Morgan E. Holen, Owner

ISA Certified Arborist, PN-6145A

ISA Tree Risk Assessment Qualified

Forest Biologist

Enclosures: Villebois PDP 3 North – Tree Data 1-28-14

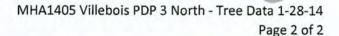


Tree No.	Point No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
10442		Oregon white oak	Quercus garryana	60		М	codominant stems at 6' coming apart; advanced decay; high risk; remove for hazardous condition	retain
10443	17237	English hawthorn	Crataegus monogyna	16		М	invasive species, poor structure	remove - construction
10444	17238	black locust	Robinia pseudoacacia	18		G	invasive species, dead branches	remove - construction
10463		Douglas-fir	Pseudotsuga menziesii	45		М	poor crown structure, dead and broken branches	remove - construction
10464		Douglas-fir	Pseudotsuga menziesii	26	24	G	codom branches, some included bark, appears stable	retain
10465		ponderosa pine	Pinus ponderosa	19	12	М	poor crown structure; retain with adjacent trees only	retain
10466		Atlas cedar	Cedrus atlantica	27	20	G	numerous leaders	retain
10467		lodgepole pine	Pinus contorta	10		M	small crown, sequoia pitch moth	remove - condition
10468		lodgepole pine	Pinus contorta	9		P	poor crown structure, sequoia pitch moth	remove - condition
10469		lodgepole pine	Pinus contorta	9		Р	dead branches, poor crown structure, sequoia pitch moth	remove - condition
10470		ginkgo	Ginkgo biloba	8	8	G	no major defects	retain
10471		Douglas-fir	Pseudotsuga menziesii	32	16	G	few broken branches	likely to be removed
10472		blue spruce	Picea pungens	15		M	twig dieback, suspect adelgid	remove - condition
10473		Port-Orford-cedar	Chamaecyparis lawsoniana	12	11	G	no major defects	remove - construction
0473.1		dogwood	Cornus spp.	6	14	G	prune dominant trees for crown clearance if retained	likely to be removed
10474		ponderosa pine	Pinus ponderosa	21	12	G	multiple leaders, sequoia pitch moth	likely to be removed
10475		western redcedar	Thuja plicata	28	16	G	no major defects	likely to be removed
10476		ponderosa pine	Pinus ponderosa	21	10	М	multiple leaders, sequoia pitch moth, prune if retained	remove - construction
10477		Norway maple	Acer platanoides	20	22	G	invasive species	remove - construction

Morgan Holen & Associates, LLC

Consulting Arborists an ban Forest Management

3 Monroe Parkway, Suite Pake Oswego, Oregon 97035





Tree No.	Point No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
10478		giant sequoia	Sequoiadendron giganteum	61	16	G	excellent condition, long live crown, no major defects	
10479		mimosa	Albizia julibrissin	20		Р	codom stems at 1' coming apart, advanced basal and stem decay	remove - hazardous
10480		red maple	Acer rubrum	15	18	G	scaffold branch with included bark	likely to be removed
10481		Douglas-fir	Pseudotsuga menziesii	25	22	G	broken top	likely to be removed
10482		Douglas-fir	Pseudotsuga menziesii	27	18	G	few dead twigs	likely to be removed
10483		Douglas-fir	Pseudotsuga menziesii	22	16	G	no major defects	likely to be removed
10484		fruit	unknown	20		M	poor crown structure	remove - condition
10485		fruit	unknown	10		М	poor crown structure	remove - condition
10486		fruit	unknown	5,6,8,9		M	poor crown structure	remove - condition
10487		fruit	unknown	10,14		M	poor crown structure	remove - condition
10488		fruit	unknown	13		G	no major defects	remove - construction
10489		Douglas-fir	Pseudotsuga menziesii	33		M	codom stems, included bark, seam	remove - hazardous
10490		Douglas-fir	Pseudotsuga menziesii	2*32	24	G	codom at 4', some included bark, appears stable	retain
10491		European white birch	Betula pendula	2*12		Р	invasive species, poor structure	remove - condition
10492		European white birch	Betula pendula	8,2*12		Р	invasive species, poor structure	remove - condition
10493		fruit	unknown	8		Р	branch and stem decay	remove - condition
10494		fruit	unknown	10		Р	branch and stem decay	remove - condition
10495		fruit	unknown	8		Р	stem decay, small live crown	remove - condition
10496		fruit	unknown	12		М	no major defects	remove - construction
10497		fruit	unknown	8		M	poor crown structure	remove - condition
10498		fruit	unknown	7		M	no major defects	remove - condition
10499		Douglas-fir	Pseudotsuga menziesii	27	20	G	excellent condition, long live crown, no major defects	retain

^{*}DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches); trees with multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated

Morgan Holen & Associates, LLC Consulting Arborists and Urban Forest Management 3 Monroe Parkway, Suite P220, Lake Oswego, Oregon 97035

[^]C-Rad: Crown Radius, the distance from the center of the tree to the edge of the dripline (measured in feet)

^{*}Condition Codes: I-Important; G-Good; M-Moderate; P-Poor

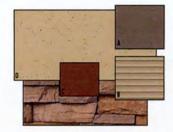


A ACCENT 1
WINDOW, TRIM & COLLUMNS

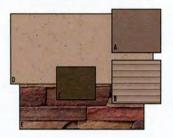
D BODY STUCCO SIDING

B ACCENT 2 5" LAP SIDING SIDING E BASE STONE VENEER

C ACCENT 3
DOOR & SHUTTERS









Polygon at Villebois Wilsonville, Oregon

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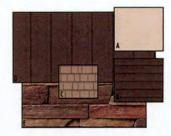
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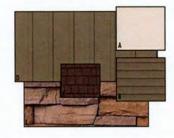
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- B ACCENT 2 5" LAP SIDING
- BASE STONE VENEER
- C ACCENT 3
 DOOR & SHINGLE







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IIII	25 Central Way, Suite 210, Kirkland, Washington 98033 Phone: 425-454-7130 Fax: 425-658-1208	Website: http://www.milbrendtorch.com

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Small Detached (American Modern) Front Elevation

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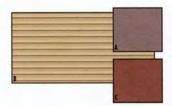
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- A ACCENT 1
 WINDOW, TRIM & COLLUMNS
- BODY 5" LAP SIDING SIDING
- C ACCENT 2
 DOOR & SHUTTERS







Polygon at Villebois Wilsonville, Oregon

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Small Detached (American Classic) Front Elevation

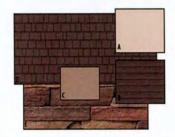
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- D BODY SHINGLE
- (B) ACCENT 2 5" LAP SIDING SIDING
- (E) BASE STONE VENEER
- C ACCENT 3 DOOR & VENT







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Medium Detached (American Modern) Front Elevation

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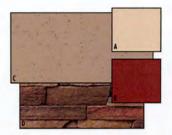


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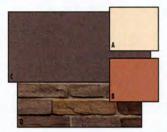
C BODY STUCCO SIDING

B ACCENT 2
DOOR & SHUTTERS

D BASE STONE VENEER









Polygon at Villebois Wilsonville, Oregon

Polygon Northwest Company

Medium Detached (French Revival) Front Elevation

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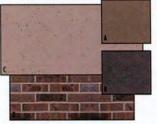


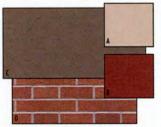
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- WINDOW & TRIM
- C BODY STUCCO SIDING
- D BASE BRICK VENEER







Medium Detached (English Revival) Front Elevation

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11-07-12

11-07-12



Front Elevation
1/4" = 1'-0"

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Villebois II Single Family

Willsonville, OR

Polygon Vancouver

40 ft Alley - C American

Classic Front Elevation

11 FEB 2014

Bank 10



1/4" = 1'-0"

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Villebois II Single Family

Polygon Vancouver

40 ft Alley - B American Modern Front Elevation

Bank 8



1/4" = 1'-0"

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Villebois II Single Family

Polygon Vancouver

٦	40	ft	Alley	- A	English	Reviva
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Villebois II Single Family

Willsonville, C

Polygon Northwest Company

4017-A English Revival

Front Elevation

1/4" = 1'-0" RT, AH Date: 11 FEB 2014 Date Russid.

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1/4" = 1'-0"

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Villebois II Single Family

Willsonville, OR

Polygon Northwest Company

4017-B American Modern

Front Elevation

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1/4" = 1'-0"

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Villebois II Single Family

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Polygon Northwest Company

4017-D French Revival

Front Elevation

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Villebois II Single Family

Willsonville, OR

Polygon Vancouver

5017 - A English Revival

Front Elevation

= 1'-0" Part By: Date: Date: 11 FEB 2014

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1/4" = 1'-0"

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Willsonville, OR

Polygon Vancouver

5017 - B American Modern

Front Elevation

1/4" = 1'-0" RT, AH Substitute 11 FEB 2014

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Villebois II Single Family

Willsonville, OR

Polygon Vancouver

5017 - D French Revival

Front Elevation

1/4" = 1'-0" | Drewn By: | Date: | Dat

Bank 6

PHASE 3 SAP NORTH SIGNIFICANT RESOURCE IMPACT REPORT ADDENDUM WILSONVILLE, OREGON T3S, R1W, SECTION 15, TAX LOTS 1200, 1202 and 1205 CLACKAMAS COUNTY, W.M.

Prepared for

Polygon Northwest Company 109 East 13th Street Vancouver, Washington 98660

Prepared by

SVCA

ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions?

SWCA Environmental Consultants

1220 SW Morrison Street, Suite 700 Portland, Oregon 97205-2235 503.224.0333 www.swca.com

March 2014

SWCA Project No. 21087.11

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Phase 3 North Villebois SRIR Addendum SWCA Project No. 21087.11

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INTRODUCTION

A Significant Resource Impact Report (SRIR) was submitted to the City of Wilsonville in March 2013 for SAP South Plan Area 2. The SRIR included an accounting of the proposed encroachments into the SROZ and the proposed SROZ mitigation for multiple phases of the Villebois development including SROZ encroachment and mitigation for the Phase 3 North development. The preliminary site development plan for Phase 3 North has been developed (Attachment A), and this addendum includes slight revisions to the proposed SROZ encroachment.

EXISTING CONDITIONS

SROZ and Impact Area Boundary

The location of the existing mapped Significant Resource Overlay Zone (SROZ) boundary and the 25-foot Impact Area boundary is shown on the preliminary site development plan. The SROZ upland forest unit as a whole consists of a closed canopy Douglas-fir (*Pseudotsuga menziesii*) forest with Oregon white oak (*Quercus garryana*) present in the southern and eastern edges of the forest. The shrub layer in the Douglas-fir community consists of beaked hazelnut (*Corylus cornuta*), ornamental hawthorn (*Crataegus monogyna*), oso berry (*Oemleria cerasiformis*), thimbleberry (*Rubus parviflorus*), snowberry (*Symphoricarpos albus*), and scattered big leaf maple (*Acer macrophyllum*) seedlings. Groundcover is nearly 100% English ivy (*Hedera helix*), which is also growing on many tree trunks. Occasional areas of sword fern (*Polystichum munitum*) and California dewberry (*Rubus ursinus*) are present. Himalayan blackberry (*Rubus armeniacus*) is dominant in the forest edges and in the southern Oregon white oak community. The southern finger of the forest consists of an Oregon white oak canopy with a few Oregon ash (*Fraxinus latifolia*) and black cottonwood (*Populus balsamifera*) trees at the southernmost edge.

The SROZ encroachment area along the north forest edge on the PDP 3N site consists of the shrubby forest edge and is comprised of beaked hazelnut, red elderberry, serviceberry, cherry, and English holly shrubs with English ivy in the understory. Site photographs are included in Attachment B.

Wetlands

Wetlands on the PDP 3N site were delineated by Pacific Habitat Services in 2007 under Oregon Department of State Lands (DSL) file number WD #2007-0706. The concurrence letter is dated May 5, 2008. SWCA's wetland investigation was conducted using the new DSL process of requesting a reissuance of a jurisdictional determination, which is allowed by DSL for projects seeking development permits within 1 year of the 5-year expiration date of May 5, 2013.

The northern wetland "wetland A" is a very subtle depression and is difficult to see on the landscape. The wetland is dominated by colonial bent grass (*Agrostis capillaris*). We found no change in the previously delineated boundary of wetland A (0.37 acre), and we requested concurrence with the previously delineated boundary.

The southern wetland "wetland B" is a circular depressional feature dominated by an Oregon ash canopy with bare soils. It was determined to be smaller, approximately 0.45 acre instead of the 0.52 acre previously delineated. The wetland boundary follows the forested Oregon ash (*Fraxinus*

latifolia) perimeter and the edge of pugged soils. The wetland boundary was revised slightly to exclude small higher elevation areas along the edges and to conform with the geomorphic land form depression that is characteristic of Oregon ash forested wetlands.

The wetland delineation report was submitted to DSL and the Corps in November 2013 and is currently undergoing review and concurrence. The wetland delineation report is included in Attachment C. The 2007 concurrence letter is included in Appendix B of the wetland delineation report.

The two wetlands delineated on the site were not included in the study area for the City's Natural Resource Inventory (Fishman Environmental Services 2000). The two wetlands are each less than 0.5 acre in size and were not determined to be locally significant. According to the City's SROZ requirements, a 50-foot vegetated corridor is required adjacent to significant wetlands that are mapped in the City's inventory or meet the definition of a Metro Title 3 wetland, for areas where the slope adjacent to the wetland is less than 25%.

Title 3 wetlands are defined in Chapter 3.07 of Metro's Urban Grown Management Functional Plan as "wetlands of metropolitan concern as shown on the Metro Water Quality and Flood Management Area Map and other wetlands added to city or county adopted Water Quality and Flood Management Area maps consistent with the criteria in Title 3, section 3.07.340 (E) (3)" (Metro 2012).

The criteria in Metro Title 3, section 3.07.340 (E) (3) are contained in the City's development code section 4.139.10 (.02) as follows:

- A. The wetland is fed by surface flows, sheet flows or precipitation, and has evidence of flooding during the growing season, and has 60 percent or greater vegetated cover, and is over one-half acre in size; or the wetland qualifies as having intact water quality function under the 1996 Oregon Freshwater Wetland Assessment Methodology; or
- B. The wetland is in the Metro Title 3 Flood Management Area as corrected by the most current FEMA Flood Insurance Rate Maps, and has evidence of flooding during the growing season, and is five acres or more in size, and has a restricted outlet or no outlet; or the wetland qualifies as having intact hydrologic control function under the 1996 Oregon Freshwater Wetland Assessment Methodology; or
- C. The wetland or a portion of the wetland is within a horizontal distance of less than one-fourth mile from a water body which meets the Department of Environmental Quality definition of water quality limited water body in OAR Chapter 340, Division 41 (1996).
- D. Created or restored wetlands that meet the requirements of Section 4.139.10(.02) shall be added to the Significant Resource Overlay Zone. [Added by Ord. # 674 11/16/09]

Wetland A does not meet the City's criteria for adding wetlands to the SROZ per the City's development code section 4.139.10 (.02) based on the following site conditions of Wetland A:

- A) The wetland is fed by precipitation, does not display evidence of flooding during the growing season, and it is less than 0.5 acre in size.
- B) The wetland is not in the Metro Title 3 Flood Management Area as corrected by the most current FEMA Flood Insurance Rate Maps, it does not display evidence of flooding during the growing season, and it is less than 0.5 acre in size.

C) The wetland is not within a horizontal distance of less than 0.25 mile from a DEQ water quality limited water body.

D) The wetland is not a created or restored wetland meeting the requirements of section 4.139.10 (.02).

Wetland B does not meet the City's criteria for adding wetlands to the SROZ per the City's development code section 4.139.10 (.02) based on the following site conditions of Wetland B:

A) The wetland is fed by precipitation and it is less than 0.5 acre in size.

B) The wetland is not in the Metro Title 3 Flood Management Area as corrected by the most current FEMA Flood Insurance Rate Maps and it is less than 0.5 acre in size.

C) The wetland is not within a horizontal distance of less than 0.25 mile from a DEQ water quality limited water body.

D) The wetland is not a created or restored wetland meeting the requirements of section 4.139.10 (.02).

On-site wetlands are not included on the City's Natural Resource inventory and do not meet the City's criteria for adding wetlands to the SROZ, and a vegetated corridor is not required adjacent to these wetlands.

PROPOSED IMPACTS

The Area of Limited Conflicting Use (ALCU) on the project site totals 430,988 square feet (SF), or 9.89 acres. Impacts will occur to small portions of the wildlife habitat area along the west, north, and east edges of the upland forest. The area to be impacted within the Area of Limited Conflicting Use is 18,356 SF (0.42 acre), or 4.3% of the total ALCU. The proposed mitigation area is located along the southern edge of the upland forest. The proposed wildlife habitat impact and mitigation areas are shown on the preliminary development plan in Attachment A. Table 1 summarizes the proposed function and ratios for enhancement to mitigate for impacts to upland wildlife habitat.

Table 1. Summary of proposed impacts and mitigation

Impact Type	Impact Area	Phase	Mitigation
Wildlife habitat	663 SF	PDP 1	
Wildlife habitat	3,535 SF	PDP 2N	
Wildlife habitat	325 SF	PDP 3N	46,212 SF of
Wildlife habitat	4,610 SF	PDP 3N	enhancement in
Wildlife habitat	1,988 SF	PDP 3N	southern portion of
Wildlife habitat	113 SF	PDP 3N	SROZ
Wildlife habitat	7,122 SF	PDP 2N	
TOTAL	18,356 SF		

A series of nature trails and a nature trail activity area are proposed in the SROZ as shown on the preliminary site development plan. The construction of these trails is exempt from the SROZ regulations and will be constructed in accordance with section 4.139.04 (.08) of the City's development code. According to the City's code, the construction of new pedestrian paths into the SROZ in order to provide access to the sensitive area or across the sensitive area is an exempt use,

provided the location of the crossing is consistent with the intent of the Wilsonville Comprehensive Plan and that paths are constructed so as to minimize and repair disturbance to existing vegetation and slope stability. The nature trail activity area is also an exempt use because it will correspond with the trail system and will be providing educational nature play opportunities. Impacts to the SROZ due construction of trails and the nature trail activity area will be minimized by careful field-siting of these features to minimize impacts to the SROZ. Trail locations shown on the preliminary development plan are general locations, and exact locations will be field located to ensure they are located to best minimize impacts to vegetation. Additional information regarding the design of the nature trail activity area will be included in the Final Development Plan. An Impact Area of 4,610 SF has been accounted for in relation to the nature play activity area to allow for a potential climbing structure or a more structured type of equipment should this be identified through the FDP review.

In summary, the nature trails and the nature trail activity area are exempt per Section 4.139.04(.08), and the following measures will be implemented to ensure minimal impact to the adjacent SROZ.

- Trails and the nature trail activity area will be field located to ensure no tree removal and no
 grading will occur, and they will be constructed in a way that will not impact the natural
 environment.
- The nature trail activity area will be sited next to trails to contain activities within close proximity to trails.
- Trails will be soft surface, and natural materials will be utilized for nature trail activity areas
 that will blend with the surrounding natural environment.
- For safety purposes, any nature trail activity area that children may climb on will not exceed 30 inches in height and will have wood chips placed within the fall zone.
- Coordination with the City's Natural Resources Program Manager will occur during field location and placement of nature trails and the nature trail activity area.

Impacts to the SROZ would be mitigated through natural resource enhancement at a ratio of 2 ½: 1 (mitigation:impact) in accordance with the mitigation standards in section 4.139.07 of the City's development code. An SROZ mitigation planting plan was previously submitted to the City in December 2013 which contained planting specifications for the Douglas-fir community and the Oregon white oak savanna community. Tree and shrub quantities were calculated based on the size of the disturbance in the SROZ according to the method described in Section 4.139.07(.02)(E)(1)(b) of the SROZ Ordinance. The mitigation planting plan also included information regarding performance standards, plant installation, invasive species control, maintenance, and annual monitoring and reporting. There is no change to the information contained in the previously submitted mitigation planting plan.

MITIGATION PLAN

Functional Assessment

Natural resource function ratings for the upland forest (URA#41U1) on the project site were assessed in 2000 for the City of Wilsonville's Natural Resource Inventory and are summarized in Table 2. Existing conditions of the upland forest are similar to conditions in 2000, although English ivy and Himalayan blackberry cover has increased in the outer edges of the forest. The current wildlife habitat assessment ratings are also summarized Table 2.

Table 2. Wildlife habitat assessment summary for years 2000 and 2013

Upland Habitat Function	City's Inventory Rating (2000)	Comments	Current Rating (2013)	Comments
Wildlife habitat	High	Intact, diverse structure, large size	Medium	Limited native understory due to large areas of English ivy on ground and on trees
Water quality protection	Low	No adjacent water	Low	No adjacent water
Ecological integrity	Medium	Some ivy present	Medium	Increased invasive species in forest edges
Connectivity	Low	Surrounded by agricultural lands	Low	Surrounded by agricultural lands and residential development
Uniqueness	Low	-	Low	

Minimal adverse impacts to significant wildlife habitat resources and ecological integrity may result from minor encroachment by access roads along the forest edge and by inclusion of a trail system in the eastern edge of the forest interior. These impacts are summarized in Table 3.

Table 3. Summary of adverse ecological impacts

Upland Habitat Function	Anticipated Adverse Impact?	Comments		
Wildlife habitat	No	Minor impacts to the interior forest habitat will occur due to construction of a trail connection. The wildlife habitat function of forest interior habitat has been reduced since the 2000 inventory due to ongoing encroachment of invasive species. Invasive species will be removed and native shrubs will be planted to improve the quality of this function.		
Water quality protection	No	This function is currently low, and development is not anticipated to result in a change to this function.		
Ecological integrity	No	Minor impacts to the ecological integrity of interior forest habitat may occur due to the potential for introduction of invasive species along the edges of the trail. The ecological integrity of the forest has been affected due to encroachment of invasive species. Invasive species will be removed and native shrubs will be planted to improve the quality of this function.		
Connectivity	No	This function is currently low due to surrounding agricultural fields, roads, and residential development, and no change will occur due to site development		
Uniqueness	No	This function is currently low, and no change will occur due to site development.		

Upland Wildlife Habitat Mitigation

As previously stated, an SROZ mitigation planting plan was submitted to the City in December 2013 which contained planting specifications and mitigation performance standards. There is no change to the information contained in the previously submitted mitigation planting plan.

The current assessment of habitat functions on the site determined that the existing wildlife habitat and ecological integrity functions are medium due to invasive plants in the understory along the forest edges. The upland wildlife habitat mitigation goal is to improve these functions to a "high" rating. According to the ratios established in Table NR-4 in Section 4.139.07 of the City's Significant Resource Overlay Zone (SROZ) Ordinance, to improve a function from a medium rating to a high rating, it will require mitigation at a ratio of 2.5:1. Therefore, to compensate for impacts to 18,356 SF of wildlife habitat, a minimum of 45,890 SF would need to be enhanced. The applicant is proposing to conduct 46,212 square feet of enhancement.

LIST OF PREPARERS

Stacy Benjamin

Senior Wetland Ecologist

Fieldwork and Report Preparation

C. Mirth Walker, PWS, CWD

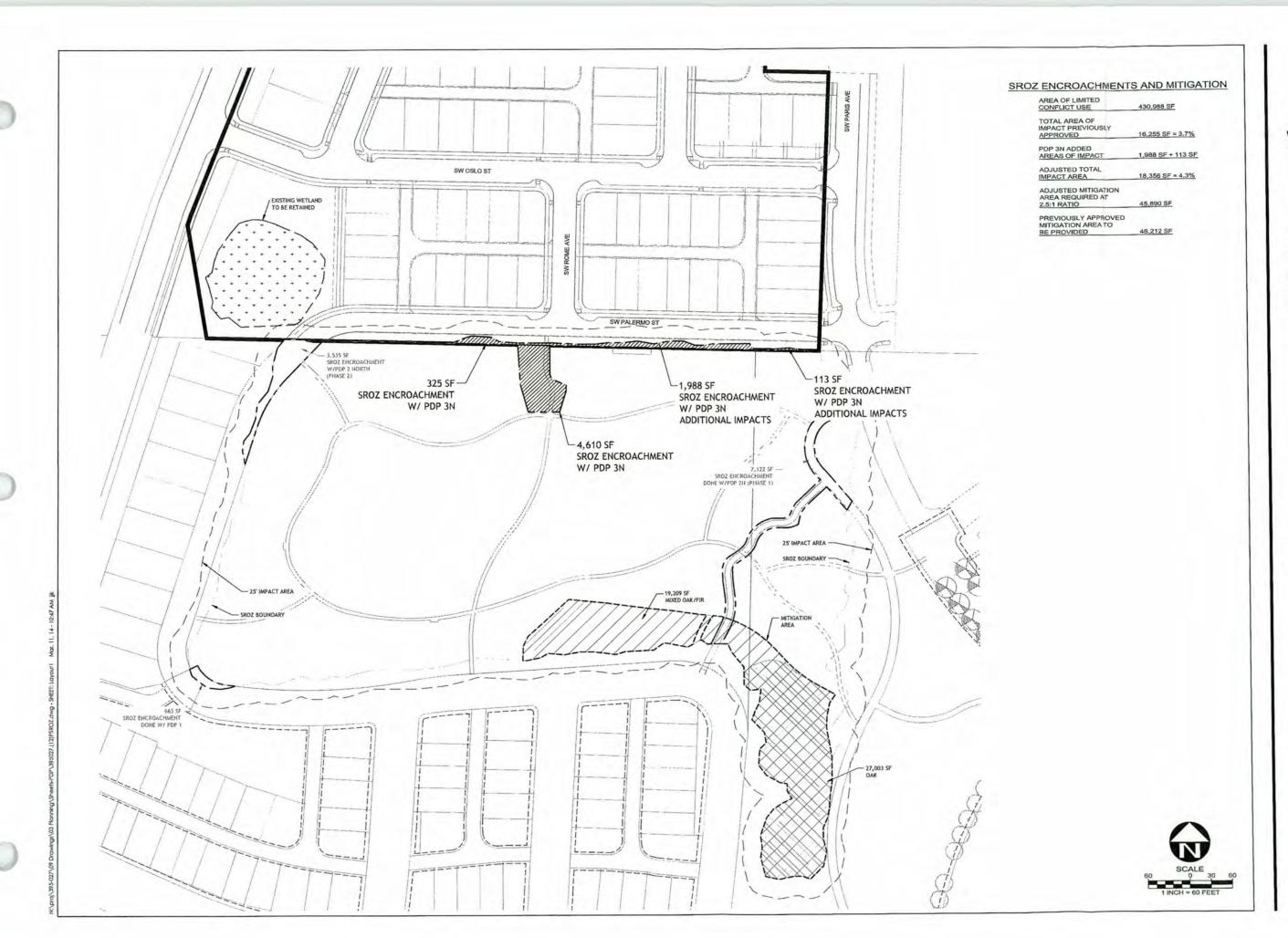
Senior Wetland Scientist

C. Minaubly

Report Quality Assurance/Quality Control

ATTACHMENT A

PDP 3N Preliminary Development Plan







POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PDP 3N VILLEBOIS

Preliminary Development Plan

> SROZ Plan

DATE 1/31/14

12

ATTACHMENT B

Site Photographs

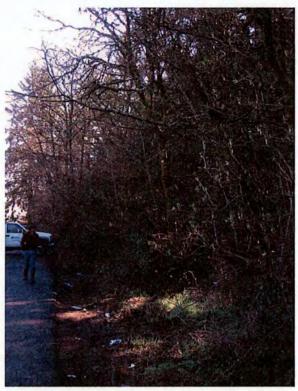


Photo 1. View east of the northern forest edge.



Photo 2. View south into northern forest edge, dominated by invasive English ivy.

ATTACHMENT C

Wetland Delineation Report & 2007 Concurrence Letter



Department of State Lands

775 Summer Street NE, Suite 100 Salem, OR 97301-1279 (503) 986-5200 FAX (503) 378-4844 www.oregonstatelands.us

March 14, 2014

Fred Gast, President Polygon Northwest Company 109 East 13th Street Vancouver, WA 98660 State Land Board

John A. Kitzhaber, MD Governor

Re: Wetland Delineation Report for the Rumpf Property, Clackamas County; T3S R1W S15, Tax Lots 1200, 1205, and 1591; WD #13-0372

Kate Brown Secretary of State

Dear Mr. Gast:

Ted Wheeler State Treasurer

The Department of State Lands has reviewed the wetland delineation report prepared by SWCA Environmental Consultants for the site referenced above. Based upon the information presented in the report, we concur with the wetland boundaries as mapped in Figure 6 of the report. Within the study area, 2 wetlands (totaling approximately 0.82 acres) were identified. The wetlands are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in a wetland.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity, or complete

permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. Please phone me at 503-986-5232 if you have any questions.

Sincerely,

Peter Ryan, PWS

Wetland Specialist

Approved by

Kathy Verble, CPSS

Acting Wetlands Program Manager

Enclosures

ec: C. Mirth Walker, PWS, SWCA Environmental Consultants

City of Wilsonville Planning Department Clackamas County Planning Department

Mike Turaski, Corps of Engineers

Anita Huffman, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submittal is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. Attach this form to the front of an unbound report or include a hard copy of the completed form with a CD/DVD that includes a single PDF file of the report cover form and report (minimum 300 dpi resolution) and submit to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279. A single PDF attachment of the completed cover from and report may be e-mailed to Wetland_Delineation@dsl.state.or.us. For submittal of PDF files larger than 10 MB, e-mail instructions on how to access the file from your ftp or other file sharing website. Fees can be paid by check or credit card. Make the To pay the fee by credit card, call 503-986-5200.

Fred Gast, President	Business phone # 360-695-7700 Mobile phone # (optional)		
Polygon Northwest Company	E-mail: Fred.Gast@PolygonHomes.com		
09 East 13th Street	E mail Production of State and State		
/ancouver, WA 98660			
Authorized Legal Agent, Name and Address:	Business phone # Mobile phone # E-mail:		
property for the purpose of confirming the information in the report Typed/Printed Name: Fred Gast Date: 11/12/2013 Special instructions regarding site and	Signature:ccess: Contact consultant. Need to remove horses from field.		
Project and Site Information (using decimal degree formation)	at for lawlong, enter centroid of site or start & end points of linear project)		
Project Name: Rumpf Property	Latitude: 45.315883 Longitude: -122,798791		
Proposed Use: Residential development (protecting Wetland B)	Tax Map # 3 1W 15		
Project Street Address (or other descriptive location): 28100 SW Grahams Ferry Road	Township 3S Range 1W Section 15 QQ Tax Lot(s) 1200, 1205, 1591		
City: Wilsonville County: Clackamas	Waterway: none River Mile: NA NWI Quad(s): Sherwood, OR		
	lineation Information		
SWCA Environmental Consultants 1220 SW Morrison Street, Suite 700	E-mail: cmwalker@swca.com		
1220 SW Morrison Street, Suite 700 Portland, OR 97205-2235 The information and conclusions on this form and in the attache Consultant Signature:	ed report are true and correct to the best of my knowledge. Date: November 12, 2013		
1220 SW Morrison Street, Suite 700 Portland, OR 97205-2235 The information and conclusions on this form and in the attache Consultant Signature: Primary Contact for report review and site access is	ed report are true and correct to the best of my knowledge. Date: November 12, 2013		
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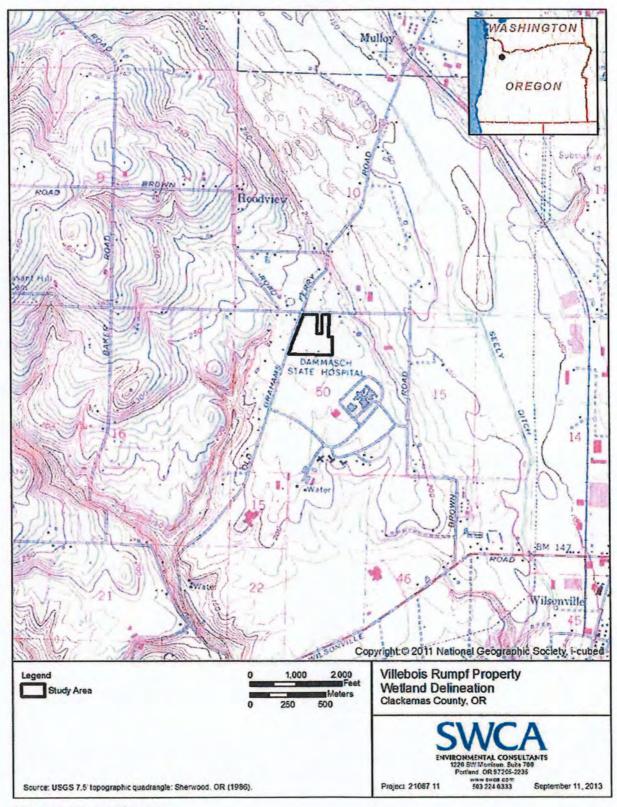
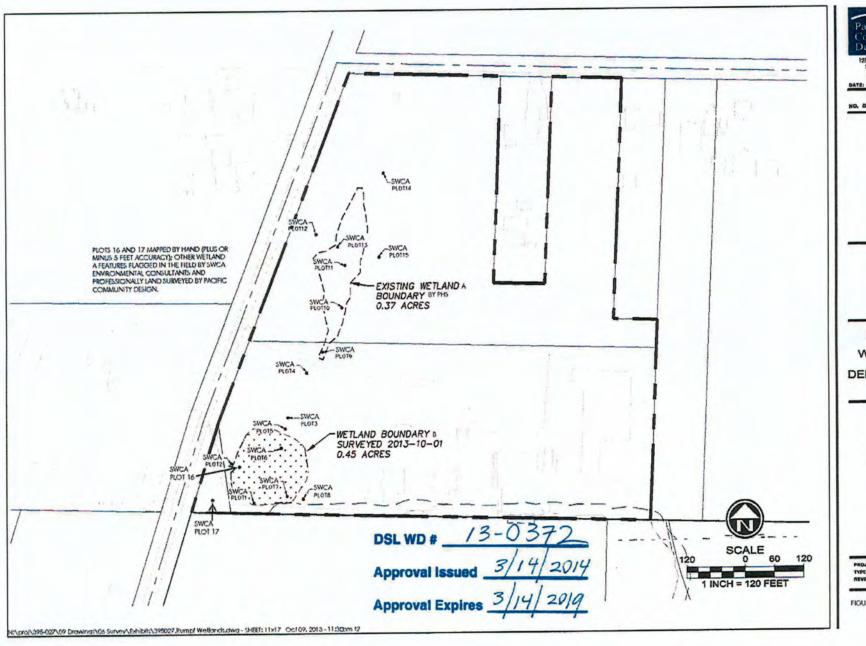


Figure 1. Site location map.



Pacific Community Design

12564 SW Main Street ligard, OR 97223 [1] 503-941-9484

REVISIONS NO. DATE DESCRIPTION

RUMPH WETLAND DELINEATION

> STUDY AREA EXHIBIT

PROJECT NO.: BLINVEY

FIGURE 6

RUMPF PROPERTY WETLAND DELINEATION REPORT 28100 SW GRAHAMS FERRY ROAD WILSONVILLE, OREGON T3S, R1W, SECTION 15, TAX LOTS 1200, 1205, AND 1591, CLACKAMAS COUNTY, W.M.

Prepared for

Polygon Northwest Company 109 East 13th Street Vancouver, Washington 98660

Prepared by

SVCA®
ENVIRONMENTAL CONSULTANTS
Sound Science, Creative Solutions®

SWCA Environmental Consultants

1220 SW Morrison Street, Suite 700 Portland, Oregon 97205 503-224-0333 www.swca.com

November 2013

SWCA Project No. 21087.11

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INTRODUCTION

SWCA Environmental Consultants (SWCA) was contracted by Polygon Northwest Company to conduct a wetland delineation update on the subject site located near the Villebois development, immediately east of Grahams Ferry Road and south of Tooze Road at 28100 SW Grahams Ferry Road, in Wilsonville, Oregon (Figure 1, Appendix A). The study area consists of tax lots 1200, 1205, and 1591 on tax map 3 1W 15, Clackamas County, Willamette Meridian (Figure 2, Appendix A), and is approximately 14.87 acres in size.

The site was delineated by Pacific Habitat Services (PHS) in 2007 under Oregon Department of State Lands (DSL) file number WD #2007-0706 (PHS 2007). The concurrence letter is dated May 5, 2008, and is attached (Appendix B). SWCA's reconnaissance was conducted with the new process of requesting a reissuance of a jurisdictional determination (JD) in mind, since we are within 1 year of the 5-year expiration date of May 5, 2013. While we found no change to the north wetland "A" (0.37 acre), we found the south wetland "B" to be smaller, approximately 0.45 acre instead of 0.52 acre. The north Wetland A is emergent and is proposed to be filled for residential development. The south Wetland B is forested and will be protected under the proposed residential subdivision site development plan.

Our study area did not include the tax lot to the south, which we delineated this past summer under WD #2013-0131 (SWCA 2013). Although it was stated in that report that wetlands extend off-site to the north, this is not true. The south wetland on the subject site is not connected to the wetland located to the south of the property line, and no wetlands are present south of the paved driveway entrance to the subject property, which is located near the southern property line.

A. LANDSCAPE SETTING AND LAND USE

OAR141-090-0035 (7)(a)

The subject site has at least one residence and a large mixed-use building with barn and office space and several smaller barns and outbuildings. The wetlands are located in horse-grazed pasture, and much of the site contains unmowed fields. A small pump house is located in the north portion of the horse pasture, east of a large Oregon white oak (*Quercus garryana*) tree in the northwest corner of the site. The surrounding land use is rural residential and agriculture, with the rapidly developing Villebois area to the south. Two long, rectangular tax lots extending south from Tooze Road contain single-family residences and are also not included within our study area boundary.

B. SITE ALTERATIONS

OAR141-090-0035 (7)(c)

Two entrance roads to the site are present: the southern road is paved and actively used, and the central road is not used. Fencing is present. A blocked small-diameter culvert is present under the south entrance road. Site residents report that the road floods in the winter. Aerial photographs reviewed on Google Earth do not reveal any patterns of seasonal saturation or ponding (Google Earth 2013).

C. PRECIPITATION DATA AND ANALYSIS

OAR141-090-0035 (7)(i)

The closest WETS (short for wetlands climate analysis) station to the project site is the North Willamette Experiment station. Average annual rainfall according to the WETS table for this station is 42.58 inches. Precipitation data were obtained from the Aurora weather station via the National Weather Service (NWS). Precipitation data are shown in Table 1, and raw data are included in Appendix C. Table 1 shows the average monthly precipitation averages according to the WETS station for the 3 months prior to SWCA's October 1 and 8, 2013, site visits.

Table 1. Precipitation Data (inches)

B. 0 41.	A	30% Chance Will Have		Observed	Within Normal Range?	
Month	Average	Less Than	More Than	Precipitation	Within Normal Kange?	
July	0.73	0.22	0.88	0.01	Below normal	
August	0.83	0.21	0.98	0.61	Yes	
September	1.79	0.85	2.25	7.39	Record above normal	

According to the NWS Aurora weather station, record rainfall fell in the last few days of September, and rainfall received during the month was 5.66 inches above normal in Aurora (NWS 2013). Rainfall received on the October 1, 2013, site visit was 0.38 inch, and rainfall received 2 weeks prior to the site visit was 5.18 inches. Rainfall received on the October 8, 2013, site visit was 0.02 inch, with 0.65 inch received the prior week and 3.24 inches received the week prior to that. The Aurora station does not report water year-to-date precipitation; the water year starts October 1 and runs through September 30.

The NWS Portland station reported that the precipitation for the water year-to-date, as of September 30, was 6.80 inches above the normal value of 36.03 inches (climate normal period 1981 to 2010), and 4.15 inches above the normal value of 1.47 inches for the month of September. Record rainfall event reports for the major NWS stations are included in Appendix C.

The extreme amount of rainfall that fell prior to our October 1 site reconnaissance allowed observation of primary hydrology indicators in the lowest and wettest portion of Wetland B, at Plot 1. The remaining wetlands' hydrology did not appear to be fully recharged during our site visits, as only secondary indicators of hydrology were observed. This observation is consistent with PHS's findings that the extent and duration of wetter conditions is not known, due to the dry season timing of fieldwork.

According to the WETS table, the growing season for the area does not end until November 21. Our site visits occurred during the growing season.

D. METHODS

OAR141-090-0035 (7)(d-e), (g-h), (16)(a-b), (f), (d) or (g), (17), and (19-20)

The methodology used for determining the presence of wetlands followed the U.S. Army Corps of Engineers' (Corps') Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (Corps 2010), used by both the Corps and the Oregon DSL. Fieldwork for documenting site conditions and delineating the wetland and water boundaries was

conducted on October 1 and 8, 2013, by Mirth Walker, Stacey Reed, and Stacy Benjamin. Soils, vegetation, and indicators of hydrology were recorded at 17 sample plot locations to document site conditions (Appendix D). The previously delineated wetland boundaries were superimposed on a Google Earth aerial photograph for comparison.

Changes to the *Wetlands Delineation Manual* have occurred since the 2008 wetland delineation. These changes include hydric soil indicators and the wetland indicator status of plants. Many plants on the site that were considered facultative minus (FAC–) and did not meet the hydrophytic vegetation criterion in 2008 are now considered FAC and do meet the hydrophytic vegetation criterion.

According to the Natural Resources Conservation Service (NRCS) Clackamas County Area soil survey map and the Clackamas County hydric soil list, the following soil units are mapped in the study area (Figure 3, Appendix A):

Aloha silt loam, 0% to 3% and 3% to 6% slopes (Units 1A and 1B) on terraces; non-hydric, with hydric Huberly and Dayton inclusions in depressions (NRCS 2013a,b,c).

Representative ground-level site photographs are included in Appendix E. Literature cited and references used are included in Appendix F.

E. DESCRIPTION OF ALL WETLANDS AND OTHER NON-WETLAND WATERS

OAR141-090-0035 (2), (7)(b), and (17)

Wetlands

Wetland A (north wetland)

The boundary of Wetland A was documented at Plots 9 through 15. This wetland was difficult to see on the landscape: it is a very subtle depression. There was no distinct vegetation change between wetland and upland; it lacked primary indicators of hydrology; it did not display drainage patterns; and only one plot (Plot 11) displayed two secondary indicators of hydrology; therefore, we relied on the prior PHS-delineated wetland boundary.

The wetland is dominated by colonial bent grass (*Agrostis capillaris*, FAC). Soils displayed Depleted Matrix (F3) and/or Redox Dark Surface (F6) hydric soil indicators. Hydrology appears to be driven by direct precipitation. It is possible that this wetland does not display strong enough hydrology to be considered wetland during periods of normal precipitation in the spring.

Wetland B (south wetland)

Wetland B was evaluated at Plots 1 through 8 and 16. Similar to PHS findings, both upland and wetland soils commonly included redoximorphic concentrations, and upland plots had oxidized rhizospheres in the surface few inches, which were determined to likely be the result of compaction from active grazing. The wetland boundary hugged the forested Oregon ash (*Fraxinus latifolia*, FACW) perimeter and the edge of pugged soils, and we reduced the size of the wetland slightly along the western edge (Plot 2), in two small areas along the eastern edge that were obviously on higher land forms (Plot 8), and in the north, where soils were disturbed and dominated by creeping buttercup (*Ranunculus repens*, FAC; Plots 3 and 5).

Soils displayed Redox Dark Surface (F6) or Depleted below Dark Surface (A11) hydric soil indicators. This wetland exhibits strong indicators of hydrology near its southern boundary, with water marks on trees and fence posts extending up to 18 inches in height.

Soils have been disturbed in the vicinity of SWCA Plots 3 and 5 since the PHS delineation, based on the comparison of soil profiles of the closely placed SWCA Plot 5 and PHS Plot 3, and SWCA Plot 3 and PHS Plot 4. We pulled the boundary in at this point to conform with the geomorphic land form depression that was characteristic of the Oregon ash forested wetland.

Non-Wetland Waters

There are no non-wetland waters on the site.

F. DEVIATION FROM LWI OR NWI

OAR141-090-0035 (16)(e)

The site was not included in the City of Wilsonville's Local Wetland Inventory (LWI). The Sherwood, Oregon, National Wetlands Inventory (NWI) shows no mapped wetlands on the site (Figure 4, Appendix A).

G. MAPPING METHOD

OAR141-090-0035 (7)(f), (11), (12), (13), (18), and (22)

Sample plots and the wetland boundary of the south wetland were flagged in the field by SWCA and professionally land surveyed by Pacific Community Design. The surveyed delineation map is included as Figure 5 in Appendix A. Both the PHS wetland boundaries and the SWCA-revised south wetland boundary are shown for comparison purposes. Figure 6 shows just the SWCA delineation.

H. ADDITIONAL INFORMATION

OAR141-090-0035 (6)(c), (16)(c), and (21)

The wetlands have no direct surface water connection to each other or to off-site wetlands or waters.

I. RESULTS AND CONCLUSIONS

OAR141-090-0035 (7)(j)

Wetland A was not changed from the previous delineation. Wetland B was found to be smaller (0.45 acre) than the 0.52-acre wetland delineated by PHS in 2008. Table 2 below provides a summary of the size of each feature, the Cowardin and hydrogeomorphic (HGM) classifications, any hydrologic connection to other nearby waters, and our prediction of whether the feature would likely be determined jurisdictional by DSL and the Corps. Wetlands do not extend off-site.

Table 2. Summary of Potentially Jurisdictional Features in the Study Area

Feature	Acres	Cowardin Class ¹	HGM Classification	Connection to Other Waters	Predicted Jurisdiction
Wetland A	0.37	PEM	Slope/Flats	None	DSL; Corps unknown
Wetland B	0.45	PFO	Slope/Flats	None	DSL; Corps unknown
Total wetlands	0.82				

¹PEM = palustrine emergent; PFO = palustrine forested.

The approximate centroid latitude and longitude of each feature are listed in Table 3. The approximate centroid latitude and longitude of the study area are 45.315883°N and -122.798791°W.

Table 3. Latitude and Longitude of Potentially Jurisdictional Features in the Study Area

Feature	Latitude (°N)	Longitude (°W)	
Wetland A	45.316211	-122.799604	
Wetland B 45.315106		-122.800255	

J. REQUIRED DISCLAIMER

OAR141-0090-0035 (7)(k)

This report documents the investigation, best professional judgment, and conclusions of the investigators. It is correct and complete to the best of my knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the Oregon DSL in accordance with Oregon Administrative Rules 141-090-0005 through 141-090-0055.

K. LIST OF PREPARERS



C. Mirth Walker, PWS, CWD Senior Wetland Scientist

APPENDIX A

Figures

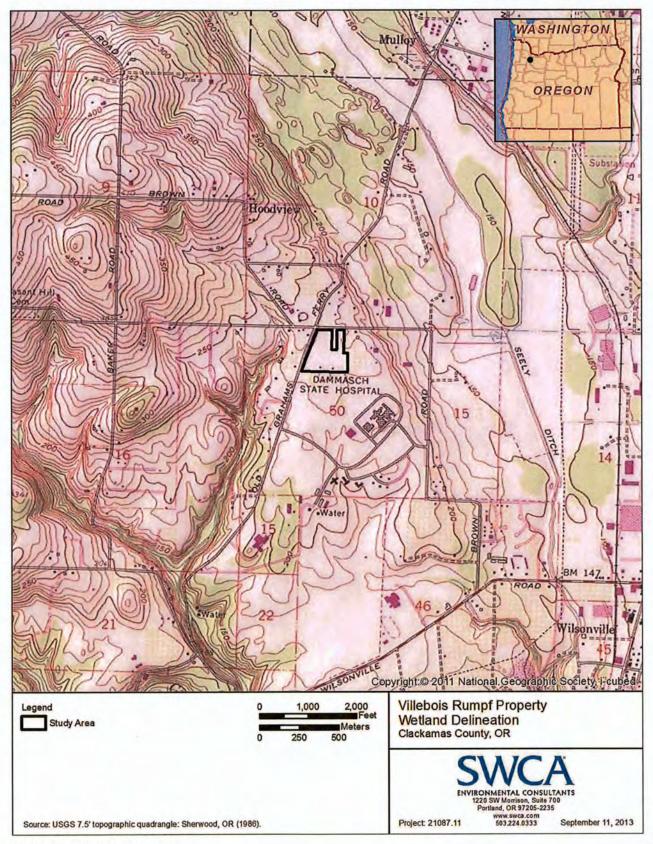


Figure 1. Site location map.

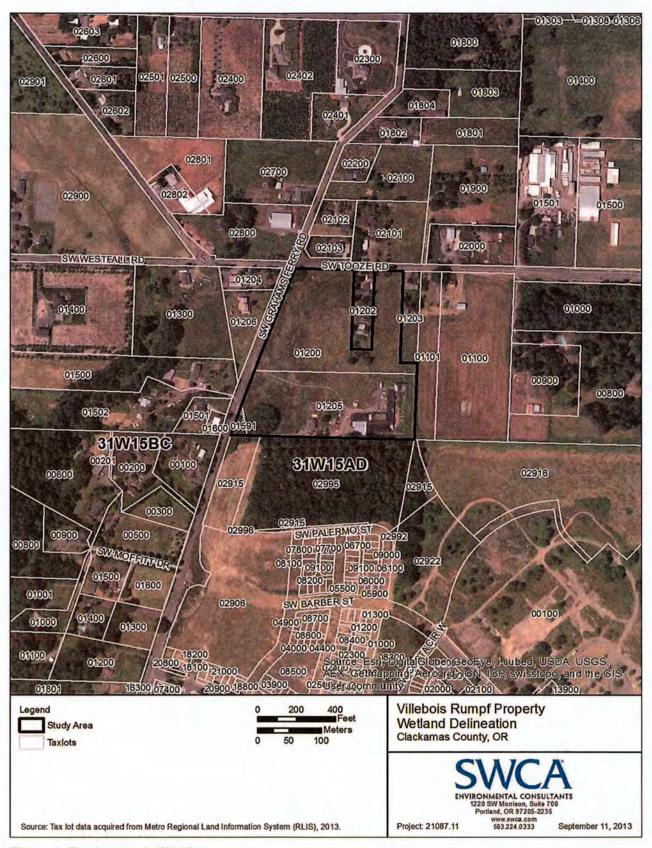


Figure 2. Tax lot map 3 1W 15.

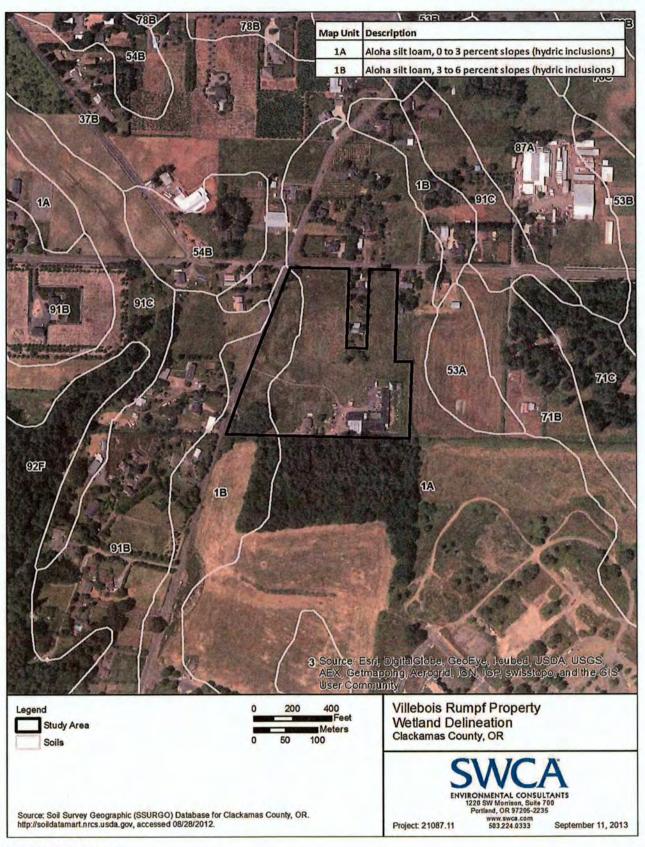


Figure 3. Soils map.

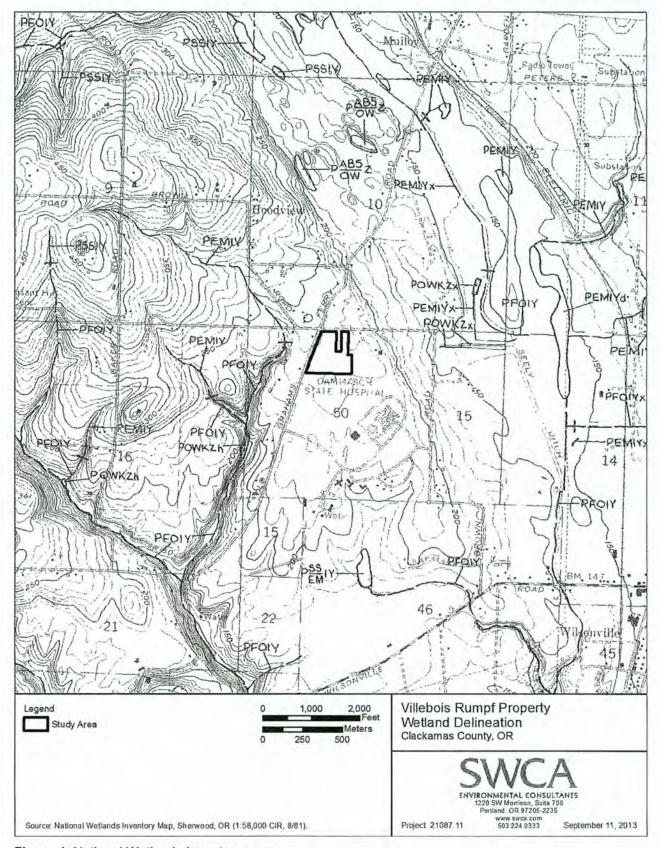
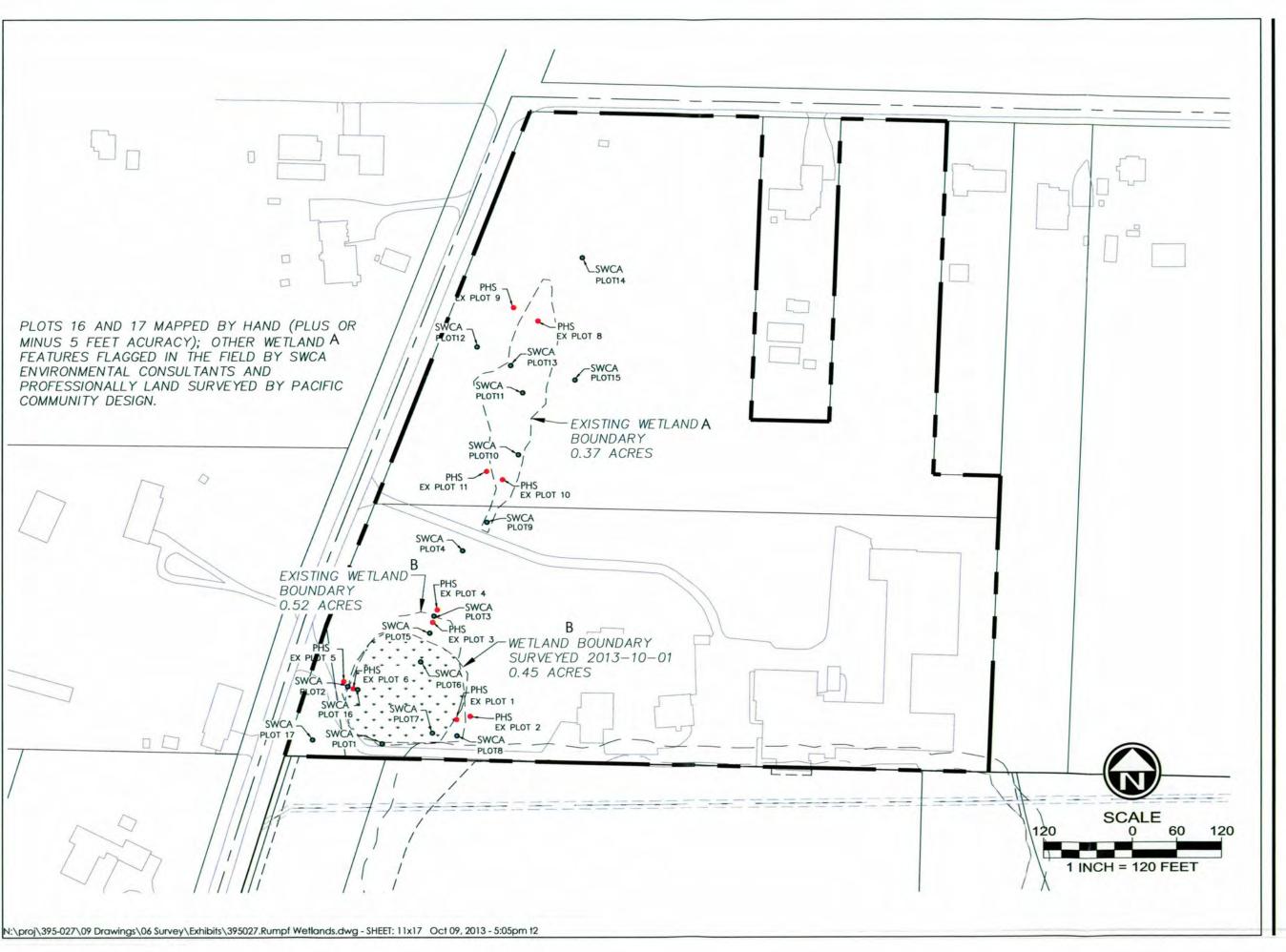


Figure 4. National Wetlands Inventory map.





12564 SW Main Street Tigard, OR 97223 [T] 503-941-9484

DATE:

REVISIONS
NO. DATE DESCRIPTION

10-1-13

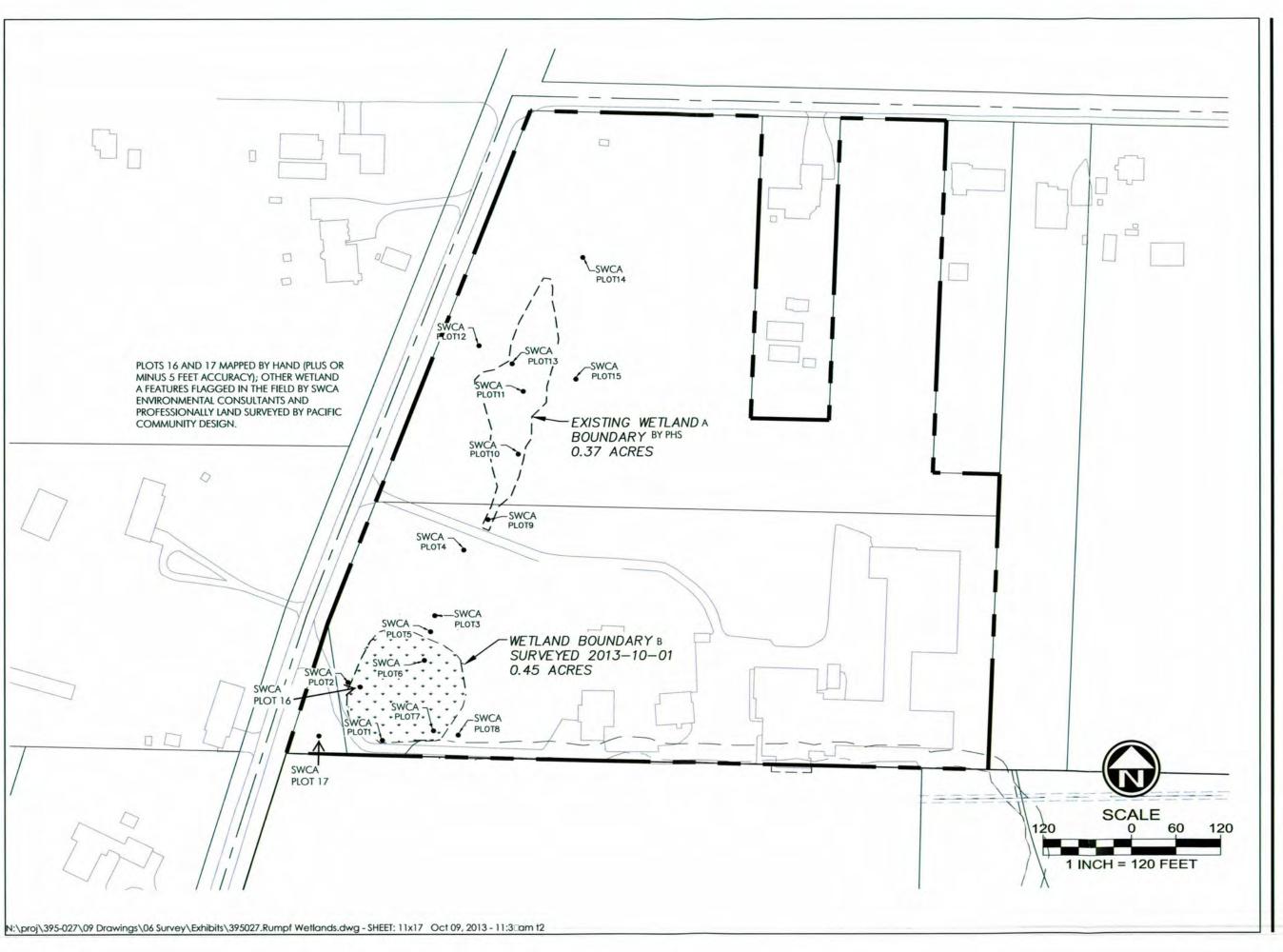
RUMPH WETLAND DELINEATION

> STUDY AREA EXHIBIT

PROJECT NO.: TYPE: REVIEWED BY: 395-027 SURVEY

FIGURE 5

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12564 SW Main Street Tigard, OR 97223 [T] 503-941-9484

DATE:

REVISIONS
NO. DATE DESCRIPTION

10-1-13

RUMPH WETLAND DELINEATION

> STUDY AREA EXHIBIT

PROJECT NO.: TYPE: REVIEWED BY: 395-027 SURVEY

FIGURE 6

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APPENDIX B

WD #2007-0706

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The could sale he made and the could be sale and the could be sale



May 5, 2008

Re:

Terry Kinney West Hills Development 735 SW 158th Ave Beaverton, OR 97006 Department of State Lands

775 Summer Street NE, Suite 100 Salem, OR 97301-1279 (503) 378-38 FAX (503) 378-484www.oregonstatelands.us.

State Land Board

Theodore R. Kulongoski Governor

> Bill Bradbury Secretary of State

Randall Edwards

Wetland Delineation Report for Villebois SAP North, SE of Intersection SW State Treasurer Grahams Ferry Road and SW Tooze Road, Wilsonville, Clackamas County,

T3S R1W Sec.15, Tax Lots 1200, 1202, 1203, 1205, 1591, and portion of 2990;

WD #07-0706

Dear Mr. Kinney:

The Department of State Lands has reviewed the wetland delineation report prepared by Pacific Habitat Services, Inc. for the site referenced above. Based upon our review, we concur with their delineation and conclusions. Within the study area, 3 wetlands (totaling approximately 0.96 acres) were identified. The wetlands are subject to the permit requirements of the state Removal-Fill Law. A state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in the wetlands.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within 60 calendar days of the date of this letter.

Thank you for having the site evaluated. Please phone me at 503-986-5236 if you have any questions.

Sincerely,

Sanet C. Morlan

Janet C. Morlan, PWS Wetlands Program Manager

Enclosures

cc: Fred Small, Pacific Habitat Services
City of Wilsonville, Planning Department
James Holm, Corps of Engineers
Mike McCabe, DSL

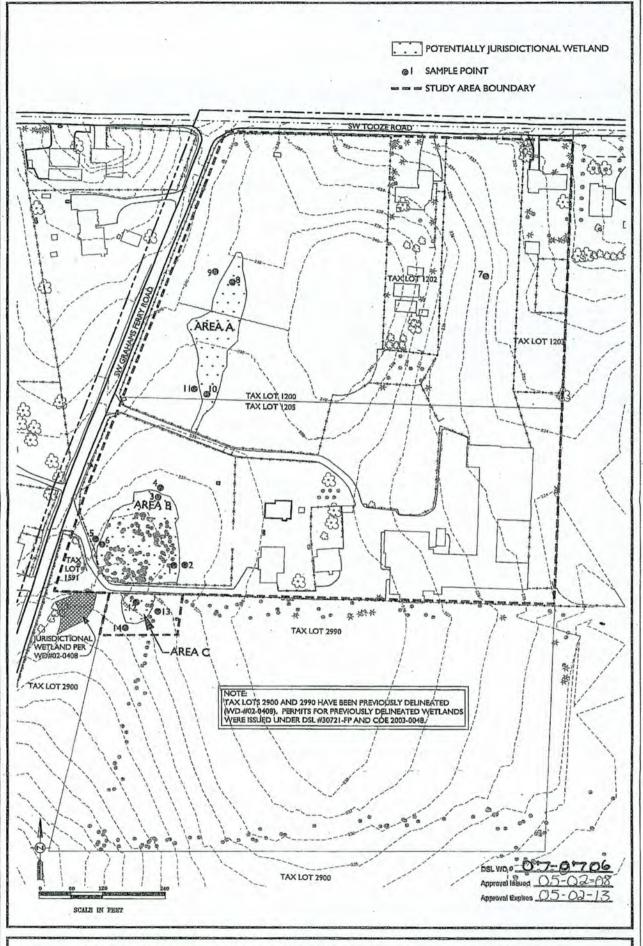
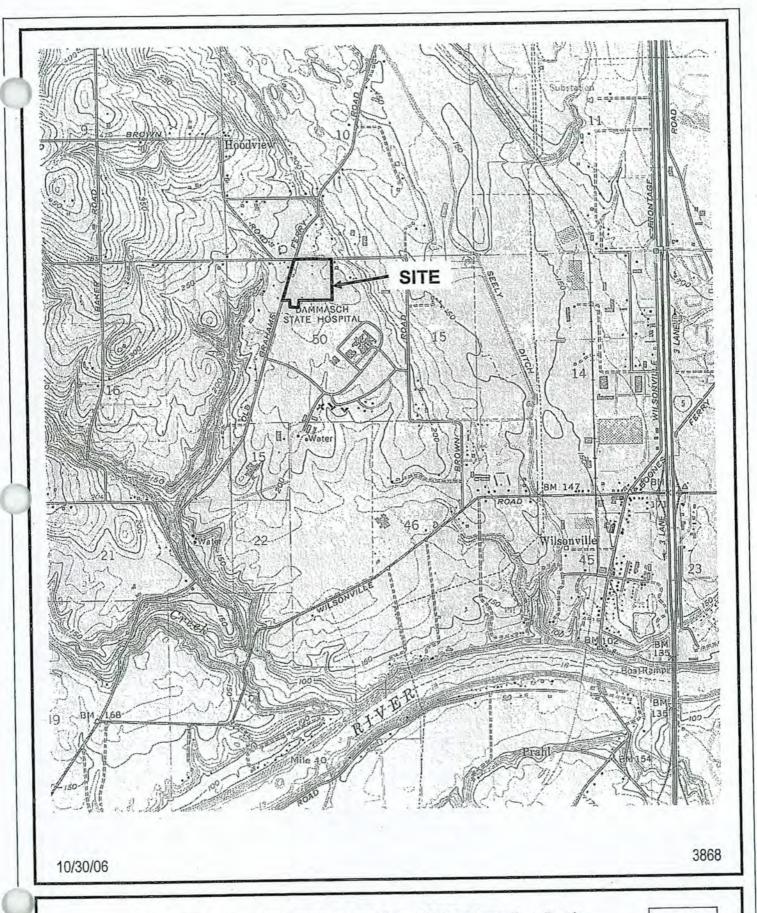


FIGURE 4

Potentially jurisdictional wetlands on a proposed residential subdivision on SW Grahams Ferry Road in Wilsonville, Oregon. Areas A and B professionally land surveyed by Alpha Engineering, Inc., 2003. Boundary of Area C is based on compass bearing and distance from surveyed points. Estimated accuracy of Area C is +/- 2 feet.

10/23/08



Location and general topography in the vicinity of SW Grahams Ferry Road in Wilsonville, Oregon (USGS, Sherwood, Oregon quadrangle, 1961, photorevised 1984).

FIGURE 1



WETLAND DELINEATION / DETERMINATION REPORT COVER FORM TATE LAMOS

This form constitutes a request for a jurisdictional determination by the Department of State Lands. It hiust be fully completed and signed, and attached to the front of reports submitted to the Department for review and approval.

Wetlands Program Manager/Oregon Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

☑ Applicant ☐ Owner Name, Firm and Address:	Business phone # 503-726-7031
West hills Development (Attn: Terry Kinney)	Home phone # (optional)
735 SW 158th Avenue	FAX#
Beaverton, OR 97006	E-mall: tkinney@arborhomes.com
Authorized Legal Agent, Name and Address:	Business phone # FAX #
	E-mail;
I either own the property described below or I have legal authorithe property for the purpose of confirming the information in the Typed/Printed Name: Tem P. Kinner Date: Special instructions regarding site acce	Signature:
Project and Site Information (for latitude & lon	ngitude, use centroid of site or start & end points of linear project)
Project Name: Villebois SAP North	Latitude: 45°18'59"N Longitude: 122°47'55"W
Proposed Use: Residential development	Tax Map # 3 1W 15
Project Street Address (or other descriptive location):	Township 3S Range 1W Section 15 QQ
Located SE of intersection of SW Grahams Ferry	Tax Lot (s) 1200, 1202, 1203, 1205, 1591, part of 2990
Road and SW Tooze Road	Waterway: River Mile:
City: Wilsonville County: Clackamas	NWI Quad(s): Sherwood
	neation Information
Wetland Consultant Name, Firm and Address: Pacific Habitat Services, Inc. (Attn: Fred Small) 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070	Phone # (503) 570-0800 FAX # (503) 570-0855 E-mail address: fes@pacifichabitat.com
The Information and conclusions on this form and in the attached Consultant Signature:	Date: 12/18/07
Primary Contact for report review and site access is	Consultant Applicant/Owner Authorized Agent
Wetland/Waters Present?	and Acreage: 0.96 ac
Delineation Purpose:	
☐ R-F permit application submitted with delineation	☐ Sale, purchase, lease etc.
☐ Mitigation bank site	☐ Partition, re-plat, lot line adjustment
☐ Industrial Land Certification Program site	☐ Habitat restoration project
☐ Road GA will be submitted within approx. 90 days	○ Other: Site development
Other Information:	Y N
Has previous delineation/application been made on parcel?	? □ ☑ If known, previous DSL#
Does LWI, if any, show wetland on parcel?	☐ ☑ LWI wetland code:
	fice Use Only
DSL Reviewer: PR Report Tier: □ 1	#2 □3 DSLWD# 2007- 0706
Date Delineation Received:// DSL Pro	oject# DSL Site #
Scanned: D Final Scan: D DSL W	

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APPENDIX C

Precipitation Data

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These data are preliminary and have not undergone final quality control by the National Climatic Data Center (NCDC). Therefore, these data are subject to revision. Final and certified climate data can be accessed at the NCDC - http://www.ncdc.noaa.gov.

Record Report

000 SXUS76 KPQR 032342 CCA RERPOR

RECORD EVENT REPORT NATIONAL WEATHER SERVICE PORTLAND OREGON 1215 PM PDT THU OCT 4 2013

... HISTORIC SEPTEMBER RAINFALL ACROSS THE REGION (CORRECTED)...

WITH THE RECENT HEAVY RAINFALL MANY OBSERVATIONS STATIONS HAVE REPORTED RECORD AMOUNTS OF RAINFALL FOR THE MONTH OF SEPTEMBER.

FOLLOWING ARE STATIONS WITH THE TOP 4 WETTEST SEPTEMBERS FOR EACH STATIONS (AND PERIOD OF RECORD).

```
ASTORIA (1890-2013)...
```

- 1. SEP 2013...... 10.70 INCHES *** RECORD ***
- 2. SEP 1906..... 8.66 INCHES
- 3. SEP 1920..... 8.55 INCHES
- 4. SEP 1905..... 7.38 INCHES CLIMATOLOGICAL NORMAL: 2.14 INCHES

PORTLAND AIRPORT (1940-2013)

- 1. SEP 2013..... 5.62 INCHES *** RECORD ***
- 2. SEP 1986..... 4.30 INCHES
- 3. SEP 1982..... 3.98 INCHES
- 4. SEP 1945..... 3.96 INCHES CLIMATOLOGICAL NORMAL: 1.47 INCHES

PORTLAND DOWNTOWN (1874-2013)...

- 1. SEP 2013...... 6.85 INCHES *** RECORD *** CORRECTED
- 2. SEP 1927..... 5.52 INCHES
- 3. SEP 1911..... 5.19 INCHES
- 4. SEP 1969...... 4.87 INCHES CLIMATOLOGICAL NORMAL: 1.54 INCHES

HILLSBORO (1929-2013) ...

- 1. SEP 2013...... 6.27 INCHES *** RECORD ***
- 2. SEP 1945..... 3.68 INCHES

	SEP 1982 SEP 1977 CLIMATOLOGICAL NORI	3.43 INCHES	S		
1. 2. 3.	(1892-2013) SEP 2013 SEP 1927 SEP 1911 SEP 1986 CLIMATOLOGICAL NOR	5.21 INCHES 4.91 INCHES 4.65 INCHES		RECORD	***
1. 2. 3.	(1892-2013) SEP 2013 SEP 1927 SEP 1911 SEP 1969	5.52 INCHES 5.19 INCHES 4.87 INCHES		RECORD	***
1. 2. 3.	VER, WA (1890-2013 SEP 2013 SEP 1911 SEP 1969 SEP 1925 SEP 1986 CLIMATOLOGICAL NOR	5.24 INCHES 4.88 INCHES 4.82 INCHES 4.46 INCHES 4.44 INCHES		RECORD	***
1. 2. 3.	VILLE (1894-2013) SEP 1996 SEP 2013 SEP 1901 SEP 1914 CLIMATOLOGICAL NOR	7.58 INCHES 6.19 INCHES 4.83 INCHES 4.28 INCHES	S		

CULLEN/ROCKEY

These data are preliminary and have not undergone final quality control by the National Climatic Data Center (NCDC). Therefore, these data are subject to revision. Final and certified climate data can be accessed at the NCDC - http://www.ncdc.noaa.gov.

Climatological Report (Daily)

000 CDUS46 KPQR 011142 CLIUAO

CLIMATE REPORT NATIONAL WEATHER SERVICE PORTLAND OREGON 441 AM PDT TUE OCT 1 2013

......

... THE AURORA STATE OR CLIMATE SUMMARY FOR SEPTEMBER 30 2013...

CLIMATE NORMAL PERIOD 1981 TO 2010 CLIMATE RECORD PERIOD 9999 TO 9999

WEATHER ITEM	OBSERVED VALUE	TIME (LS)		RECORD VALUE	YEAR	LAST YEAR
TEMPERATURE (F						
YESTERDAY	,					
MAXIMUM	59	1242	РМ	MM	MM	
MINIMUM		1159		MM	MM	
	(IN)					
YESTERDAY	0.38					0.00
MONTH TO DATE	E 7.39					0.12
SINCE OCT 1	43.72					41.31
SINCE JAN 1	20.97					29.97
DEGREE DAYS						
HEATING						
YESTERDAY	10					5
MONTH TO DATE	E 109					77
SINCE SEP 1	109					77
SINCE JUL 1	119					117
COOLING						
YESTERDAY	0					0

MONTH	TO I	DATE	64	43
SINCE	SEP	1	64	43
SINCE	JAN	1	426	294

WIND (MPH)

HIGHEST WIND SPEED 26 HIGHEST WIND DIRECTION S (180) HIGHEST GUST SPEED 32 HIGHEST GUST DIRECTION S (180) AVERAGE WIND SPEED 11.5

SKY COVER

AVERAGE SKY COVER 0.9

WEATHER CONDITIONS

THE FOLLOWING WEATHER WAS RECORDED YESTERDAY.

RAIN

LIGHT RAIN

FOG

RELATIVE HUMIDITY (PERCENT)

HIGHEST 96 600 AM 80 100 PM LOWEST 88

AVERAGE

SUNRISE AND SUNSET

OCTOBER 1 2013.....SUNRISE 710 AM PDT SUNSET 651 PM PDT OCTOBER 2 2013.....SUNRISE 711 AM PDT SUNSET 649 PM PDT

- INDICATES NEGATIVE NUMBERS.
- R INDICATES RECORD WAS SET OR TIED.

MM INDICATES DATA IS MISSING.

T INDICATES TRACE AMOUNT.

The U.S. Naval Observatory (USNO) computes astronomical data. Therefore, the NWS does not record, certify, or authenticate astronomical data. Computed times of sunrise, sunset, moonrise, moonset; and twilight, moon phases and other astronomical data are available from USNO's Astronomical Applications Department (http://www.usno.navy.mil). See http://www.usno.navy.mil/USNO/astronomical-applications/astronomical-information-center/litigation for information on using these data for legal purposes.

These data are preliminary and have not undergone final quality control by the National Climatic Data Center (NCDC). Therefore, these data are subject to revision. Final and certified climate data can be accessed at the NCDC - http://www.ncdc.noaa.gov.

Climatological Report (Daily)

000 CDUS46 KPQR 021141 CLIUAO

CLIMATE REPORT NATIONAL WEATHER SERVICE PORTLAND OREGON 440 AM PDT WED OCT 2 2013

... THE AURORA STATE OR CLIMATE SUMMARY FOR OCTOBER 1 2013...

CLIMATE NORMAL PERIOD 1981 TO 2010 CLIMATE RECORD PERIOD 9999 TO 9999

	WEATHER ITEM	OBSERVED		RECORD	YEAR	LAST
		VALUE	(LST)	VALUE		YEAR
	TEMPERATURE (F)					
	YESTERDAY	,				
	MAXIMUM	58	146 PM	MM	MM	
	MINIMUM	42	1159 PM	MM	MM	
	PRECIPITATION	(IN)				
	YESTERDAY	0.38				0.00
	MONTH TO DATE	E 0.38				0.00
	SINCE OCT 1	0.38				0.00
	SINCE JAN 1	21.35				29.97
	DEGREE DAYS					
	HEATING					
	YESTERDAY	15				0
	MONTH TO DATE	E 15				0
	SINCE SEP 1	124				77
	SINCE JUL 1	134				117
)	COOLING					
	YESTERDAY	0				1

SINCE SEP 1 64 44 SINCE JAN 1 426 295	
CINCE TAN 1 426	
SINCE JAN 1 426 295	

WIND (MPH)

HIGHEST WIND SPEED 14 HIGHEST WIND DIRECTION S (180)
HIGHEST GUST SPEED 18 HIGHEST GUST DIRECTION S (180)
AVERAGE WIND SPEED 4.0

SKY COVER

AVERAGE SKY COVER 0.6

WEATHER CONDITIONS

THE FOLLOWING WEATHER WAS RECORDED YESTERDAY.

RAIN

LIGHT RAIN

FOG

RELATIVE HUMIDITY (PERCENT)

HIGHEST 93 400 AM LOWEST 62 200 PM AVERAGE 78

......

SUNRISE AND SUNSET

OCTOBER 2 2013.....SUNRISE 711 AM PDT SUNSET 649 PM PDT OCTOBER 3 2013.....SUNRISE 712 AM PDT SUNSET 647 PM PDT

- INDICATES NEGATIVE NUMBERS.

R INDICATES RECORD WAS SET OR TIED.

MM INDICATES DATA IS MISSING.

T INDICATES TRACE AMOUNT.

These data are preliminary and have not undergone final quality control by the National Climatic Data Center (NCDC). Therefore, these data are subject to revision. Final and certified climate data can be accessed at the NCDC - http://www.ncdc.noaa.gov.

Climatological Report (Daily)

000 CDUS46 KPQR 091147 CLIUAO

CLIMATE REPORT
NATIONAL WEATHER SERVICE PORTLAND OREGON
446 AM PDT WED OCT 9 2013

... THE AURORA STATE OR CLIMATE SUMMARY FOR OCTOBER 8 2013...

CLIMATE NORMAL PERIOD 1981 TO 2010 CLIMATE RECORD PERIOD 9999 TO 9999

WEATHER ITEM	OBSERVED	TIME		RECORD	YEAR	LAST	
	VALUE	(LSI	1)	VALUE		YEAR	
TEMPERATURE (F)							
YESTERDAY				3.2.4	2.22		
MUMIXAM	57	412		MM	MM		
MINIMUM	41	1143	PM	MM	MM		
PRECIPITATION	(IN)						
YESTERDAY	0.02					0.00	
MONTH TO DATE	0.65					0.00	
SINCE OCT 1	0.65					0.00	
SINCE JAN 1	21.62					29.97	
DEGREE DAYS							
HEATING							
YESTERDAY	16					12	
MONTH TO DATE	101					42	
SINCE SEP 1	210					119	
SINCE JUL 1	220					159	
COOLING							
YESTERDAY	0					0	

MONTH	TO	DATE	0	1
SINCE	SEP	1	64	44
SINCE	JAN	1	426	295

WIND (MPH)

HIGHEST WIND SPEED 13 HIGHEST WIND DIRECTION N (350)
HIGHEST GUST SPEED 18 HIGHEST GUST DIRECTION S (180)
AVERAGE WIND SPEED 5.3

SKY COVER

AVERAGE SKY COVER 0.8

WEATHER CONDITIONS

THE FOLLOWING WEATHER WAS RECORDED YESTERDAY.

LIGHT RAIN

FOG

HAZE

RELATIVE HUMIDITY (PERCENT)

100 1100 PM HIGHEST 67 400 PM LOWEST AVERAGE 84

SUNRISE AND SUNSET

OCTOBER 9 2013.....SUNRISE 720 AM PDT SUNSET 636 PM PDT OCTOBER 10 2013.....SUNRISE 721 AM PDT SUNSET 634 PM PDT

- INDICATES NEGATIVE NUMBERS.

R INDICATES RECORD WAS SET OR TIED.

MM INDICATES DATA IS MISSING.

T INDICATES TRACE AMOUNT.

Explanation of the Preliminary Monthly Climate Data (F6) Product

These data are preliminary and have not undergone final quality control by the National Climatic Data Center (NCDC). Therefore, these data are subject to revision. Final and certified climate data can be accessed at the NCDC - http://www.ncdc.noaa.gov.

WFO Monthly/Daily Climate Data

000 CXUS55 KPQR 091230 CF6UAO

PRELIMINARY LOCAL CLIMATOLOGICAL DATA (WS FORM: F-6)

STATION: AURORA STATE OR

OCTOBER MONTH: YEAR: 2013 LATITUDE: 45 15 N LONGITUDE: 122 46 W

7	CEMPE	RAT	JRE :	IN F	:		:PCPN:	5	SNOW:	WIN	D	9	SUNS	SHINE	: SK	Y	:PK	WND
1	2	3	4	5	6A	6B	7	8	9 12Z	10 AVG	11 MX	12 2MIN	13	14	15	16	5 17	18
DY	MAX	MIN	AVG	DEP	HDD	CDD	WTR	SNW	DPTH	SPD	SPD	DIR	MIN	PSBL	S-S	WX	SPD	DR
1	58	42	50	-9	15	0	0.38	М	0	4.0	14	180	М	М	6	1	18	180
2	53	41	47	-11	18	0	0.11	M	0	1.9	9	180	M	M	6	12	13	170
3	59	42	51	-7	14	0	0.00	0.0	0	0.6	8	80	M	M	7	12	9	60
4	65	39	52	-6	13	0	0.00	0.0	0	1.7	8	20	M	M	3	12	9	10
5	72	39	56	-1	9	0	0.00	M	0	0.7	7	20	M	M	0	1	9	20
6	73	40	57	0	8	0	0.00	0.0	0	2.8	12	180	M	M	4	12	15	180
7	62	51	57	1	8	0	0.14	0.0	0	5.4	15	260	M	M	9	1	22	250
8	57	41	49	-7	16	0	0.02	M	0	5.3	13	350	M	M	8	18	18	180
SM	499	3:	35		101	0	0.65		0.0	22.4			M		43			
AV	62.4	41	. 9		====	====	=====	=====	====:	2.8		STST	M	M	5		MAX (MP	
								MISC		-> #	15	260				#	22 25	0

NOTES:

LAST OF SEVERAL OCCURRENCES

COLUMN 17 PEAK WIND IN M.P.H.

PRELIMINARY LOCAL CLIMATOLOGICAL DATA (WS FORM: F-6) , PAGE 2

STATION: AURORA STATE OR

MONTH: OCTOBER 2013 YEAR:

LATITUDE: 45 15 N LONGITUDE: 122 46 W

[TEMPERATURE DATA] [PRECIPITATION DATA]

SYMBOLS USED IN COLUMN 16

AVERAGE MONTHLY: 52.1 TOTAL FOR MONTH: 0.65 1 = FOG OR MIST

[REMARKS]

	DPTR FM NORMAL: -0.02	
HIGHEST: 73 ON 6	GRTST 24HR 0.47 ON 30- 1	
LOWEST: 39 ON 5,	•	3 = THUNDER
	SNOW, ICE PELLETS, HAIL	4 = ICE PELLETS
	TOTAL MONTH: 0.0 INCH	5 = HAIL
	GRTST 24HR 0.0	6 = FREEZING RAIN OR DRIZZLE
		7 = DUSTSTORM OR SANDSTORM:
		VSBY 1/2 MILE OR LESS
		8 = SMOKE OR HAZE
INO. OF DAYS WITH!	[WEATHER - DAYS WITH]	9 = BLOWING SNOW
ino. or bine warm		X = TORNADO
MAX 32 OR BELOW: 0	0.01 INCH OR MORE: 4	
	0.10 INCH OR MORE: 3	
MIN 32 OR BELOW: 0	0.50 INCH OR MORE: 0	
MIN 0 OR BELOW: 0	1.00 INCH OR MORE: 0	
[HDD (BASE 65)]		
TOTAL THIS MO. 101	CLEAR (SCALE 0-3) 1	
DPTR FM NORMAL 38	PTCLDY (SCALE 4-7) 6	
TOTAL FM JUL 1 220	CLOUDY (SCALE 8-10) 1	
DPTR FM NORMAL 11		
[CDD (BASE 65)]		
TOTAL THIS MO. 0		
DPTR FM NORMAL 0	[PRESSURE DATA]	
TOTAL FM JAN 1 426	HIGHEST SLP M ON M	
DPTR FM NORMAL 92	LOWEST SLP 29.96 ON 6	

Explanation of the Preliminary Monthly Climate Data (F6) Product

These data are preliminary and have not undergone final quality control by the National Climatic Data Center (NCDC). Therefore, these data are subject to revision. Final and certified climate data can be accessed at the NCDC - http://www.ncdc.noaa.gov.

WFO Monthly/Daily Climate Data

000 CXUS55 KPQR 011230 CF6UAO PRELIMINARY LOCAL CLIMATOLOGICAL DATA (WS FORM: F-6)

STATION: AURORA STATE OR

MONTH: SEPTEMBER YEAR: 2013 LATITUDE: 45 15 N LONGITUDE: 122 46 W

-	remp1	ERATI	JRE :	IN F	:		PCPN:	5	: WOM	MIN	ID		:SUNS	SHINE	: SK	Y	:PK T	NND
1	2	3	4	5	6A	6B	7	8	9 12Z	10 AVG	11 MX	12 2MIN	13	14	15	16	17	18
DY	MAX	MIN	AVG	DEP	HDD	CDD	WTR	SNW	DPTH	SPD	SPD	DIR	MIN	PSBL	S-S	WX	SPD	DR
==:								====				====	====		====		=====	
1	83	57	70	4	0	5	0.00	0.0	0	2.8	3 10	180	М	М	1		15	190
2	79	61	70	4	0	5	0.02	0.0	0	2.7	1 12	230	M	M	7	3	17	240
3	79	59	69	3	0	4	0.08	0.0	0	1.2	10	350	M	M	3	13	14	340
4	76	59	68	2	0	3	0.10	0.0	0	2.3	8	340	M	M	7	13	10	350
5	66	58	62	-4	3	0	1.21	0.0	0	3.9	22	170	M	M	9	13	29	170
6	71	58	65	-1	0	0	0.78	0.0	0	7.3	3 15	190	M	M	10	1	22	200
7	81	55	68	3	0	3	0.00	0.0	0	4.1	10	360	M	M	4	12	14	360
8	86	57	72	7	0	7	0.00	0.0	0	5.0	15	20	M	M	0		18	10
9	85	58	72	7	0	7	0.00	0.0	0	3.8	3 10	30	M	M	2		14	30
10	92	60	76	11	0	11	0.00	0.0	0	6.0	14	360	M	M	0		18	360
11	93	59	76	11	0	11	0.00	0.0	0	2.9	9	250	M	M	0		12	230
12	80	56	68	4	0	3	0.00	0.0	0	2.3	3 7	160	M	M	1		9	150
13	76	57	67	3	0	2	0.00	0.0	0	1.6	5 9			M	4	1	12	20
14	78	58	68	4	0	3	0.00	0.0	0	2.9			M	M	5	1	10	360
15	69	59	64	0	1	0	0.02	0.0	0	5.3	3 12	190	M	M	9	13	15	190
16	71	59	65	2	0	0	0.00	0.0	0	6.1	L 14	190	M	M	10	8	20	220
17	68	54	61	-2	4	0	0.29	0.0	0	2.3		20	M	M	7	1	14	20
18	72	51	62	-1	3	0	0.01	0.0	0	2.6	5 9	30	M	M	4		12	20
19	78	45	62	0	3	0	0.00	0.0	0	0.7	7	230	M	M	0	8	10	240
20	75	48	62	0	3	0	0.02	M	0	4.1	18	190	M	M	4		24	180
21	66	54	60	-2	5	0	0.08	0.0	0	3.1	1 12	250	M	M	8	1	18	260
22	61	54	58	-4	7	0	0.57	0.0	0	10.6	5 28	180	M	M	9	1	39	170
23	62	53	58	-3	7	0	0.71	M	M	5.3	3 15	170	M	M	9	1	21	170
24	60	50	55	-6	10	0	0.26	M	M	3.5	5 13	170	M	M	10	1	16	190
25	60	47	54	-7	11	0	0.04	M	0	1.8	3 8	50	M	M	8	1	9	50
26	64	46	55	-5	10	0	0.03	M	0	0.6	5 10	300	M	M	7	12	14	310
27	57	43	50	-10	15	0	0.22	M	0	10.1	1 22	190	M	M		12	31	
28	65	52	59	-1	6	0	1.05	0.0	0	16.7	7 31	190	M	M	10	1	39	
29	57	51	54	-5	11	0	1.52	0.0	0	14.9	9 30	180	M	M	9	1	38	
30	59	50	55	-4	10	0	0.38	0.0	0	11.5	5 26	180	M	M	9	1	32	180

SM 2169 1628	109	64	7.39	0	.0	148.	0			M	1	L75			
AV 72.3 54.3					===	4.	9	FAS	STST	 М	 M	6		MAX	(MPH)
			M	IISC		->	#	31	190				#	39	170

NOTES:

LAST OF SEVERAL OCCURRENCES

COLUMN 17 PEAK WIND IN M.P.H.

PRELIMINARY LOCAL CLIMATOLOGICAL DATA (WS FORM: F-6) , PAGE 2

STATION: AURORA STATE OR

SEPTEMBER MONTH:

YEAR: 2013

LATITUDE: 45 15 N LONGITUDE: 122 46 W

[TEMPERATURE DATA] [PREC	CIPITATION DATA]	SYMBOLS USED IN COLUMN 16
LOWEST: 43 ON 27 SNOW, TOTAL	FM NORMAL: 5.66 24HR 1.97 ON 5-6 ICE PELLETS, HAIL MONTH: 0.0 INCH	2 = FOG REDUCING VISIBILITY TO 1/4 MILE OR LESS 3 = THUNDER 4 = ICE PELLETS 5 = HAIL
GRTST		6 = FREEZING RAIN OR DRIZZLE 7 = DUSTSTORM OR SANDSTORM: VSBY 1/2 MILE OR LESS 8 = SMOKE OR HAZE
[NO. OF DAYS WITH] [WEAT		9 = BLOWING SNOW X = TORNADO
MAX 32 OR BELOW: 0 0.01 MAX 90 OR ABOVE: 2 0.10 MIN 32 OR BELOW: 0 0.50 MIN 0 OR BELOW: 0 1.00	INCH OR MORE: 11 INCH OR MORE: 6	
[HDD (BASE 65)] TOTAL THIS MO. 109 CLEAR DPTR FM NORMAL 10 PTCLE TOTAL FM JUL 1 119 CLOUE DPTR FM NORMAL -27	OY (SCALE 4-7) 10	
[CDD (BASE 65)] TOTAL THIS MO. 64 DPTR FM NORMAL 20 [PRES TOTAL FM JAN 1 426 HIGHE DPTR FM NORMAL 92 LOWES	ST SLP 30.19 ON 27	

[REMARKS] #FINAL-09-13# These data are preliminary and have not undergone final quality control by the National Climatic Data Center (NCDC). Therefore, these data are subject to revision. Final and certified climate data can be accessed at the NCDC - http://www.ncdc.noaa.gov.

Climatological Report (Monthly)

000 CXUS56 KPQR 011525 CLMUAO

CLIMATE REPORT NATIONAL WEATHER SERVICE PORTLAND OREGON 825 AM PDT SUN SEP 1 2013

... THE AURORA STATE OR CLIMATE SUMMARY FOR THE MONTH OF AUGUST 2013...

CLIMATE NORMAL PERIOD 1981 TO 2010 CLIMATE RECORD PERIOD 9999 TO 9999

	WEATHER	OBSERVE	D	NORMAL	DEPART	LAST Y	EAR'S
		VALUE	DATE(S)	VALUE	FROM NORMAL	VALUE	DATE(S)
	TEMPERATURE (F)						
	HIGHEST	93				101	
	LOWEST	52				44	08/24
	AVG. MAXIMUM	81.7		81.8	-0.1	83.3	
	AVG. MINIMUM	57.4		54.7	2.7	54.6	
	MEAN	69.6		68.3	1.3	68.9	
	DAYS MAX >= 90	4		5.1	-1.1	9	
	DAYS MAX <= 32	0		0.0	0.0	0	
	DAYS MIN <= 32	0		0.0	0.0	0	
	DAYS MIN <= 0	0		0.0	0.0	0	
	PRECIPITATION	(INCHES)					
	RECORD						
	MAXIMUM	MM	MM				
	MINIMUM	MM	MM				
	TOTALS	0.61		0.66	-0.05	T	
	DAYS >= .01	7		MM	MM	0	
	DAYS >= .10	2		MM	MM	0	
	DAYS >= .50	0		MM	MM	0	
ï	DAYS >= 1.00	0		MM	MM	0	
1	GREATEST						
		0.28	08/28 TO	08/29			
	ZA IIV. TOTAL	0.20	00/20 10	00/25			

DEGREE DAYS					
HEATING TOTAL	5	22	-17	15	
SINCE 7/1	10	47	-37	40	
COOLING TOTAL	154	123	31	147	
SINCE 1/1	362	290	72	251	

WIND (MPH)

AVERAGE WIND SPEED 3.4

RESULTANT WIND SPEED/DIRECTION 1/044

HIGHEST WIND SPEED/DIRECTION 21/170 DATE 08/26

HIGHEST GUST SPEED/DIRECTION 26/190 DATE 08/26

SKY COVER

POSSIBLE SUNSHINE (PERCENT) MM AVERAGE SKY COVER 0.30

AVERAGE RH (PERCENT) 66

WEATHER CONDITIONS. NUMBER OF DAYS WITH

0	MIXED PRECIP	0
0	RAIN	2
7	FREEZING RAIN	0
0	HAIL	0
0	SNOW	0
0	SLEET	0
4	FOG W/VIS <= 1/4 MILE	0
0		
	0 0 7 0 0 0 4	0 RAIN 7 FREEZING RAIN 0 HAIL 0 SNOW 0 SLEET

⁻ INDICATES NEGATIVE NUMBERS.

R INDICATES RECORD WAS SET OR TIED.

MM INDICATES DATA IS MISSING.

T INDICATES TRACE AMOUNT.

These data are preliminary and have not undergone final quality control by the National Climatic Data Center (NCDC). Therefore, these data are subject to revision. Final and certified climate data can be accessed at the NCDC - http://www.ncdc.noaa.gov.

Climatological Report (Monthly)

000 CXUS56 KPQR 011510 CLMUAO

CLIMATE REPORT
NATIONAL WEATHER SERVICE PORTLAND OREGON
810 AM PDT THU AUG 1 2013

... THE AURORA STATE OR CLIMATE SUMMARY FOR THE MONTH OF JULY 2013...

CLIMATE NORMAL PERIOD 1981 TO 2010 CLIMATE RECORD PERIOD 9999 TO 9999

WEATHER	OBSERVED)	NORMAL	DEPART	LAST Y	EAR`S
	VALUE	DATE(S)	VALUE	FROM NORMAL	VALUE	DATE(S)
TEMPERATURE (F)						
HIGHEST	92				90	07/08
LOWEST	48				45	07/04
AVG. MAXIMUM	83.7		80.9	2.8	78.9	
AVG. MINIMUM	54.4		55.1	-0.7	54.5	
MEAN	69.1		68.0	1.1	66.7	
DAYS MAX >= 90	7		5.1	1.9	1	
DAYS MAX <= 32	0		0.0	0.0	0	
DAYS MIN <= 32	0		0.0	0.0	0	
DAYS MIN <= 0	0		0.0	0.0	0	
PRECIPITATION (INCHES)					
RECORD						
MAXIMUM	MM	MM				
MINIMUM	MM	MM				
TOTALS	0.01		0.68	-0.67	0.54	
DAYS >= .01	1		MM	MM	7	
DAYS >= .10	0		MM	MM	1	
DAYS >= .50	0		MM	MM	0	
DAYS >= 1.00 GREATEST	0		MM	MM	0	

24 HR. TOTAL	0.01	07/16 TO 07/15 TO 07/16 TO	07/16			
DEGREE DAYS		0,710 10	0.720			
HEATING TOTAL	5		25	-20	25	
SINCE 7/1	5		25	-20	25	
COOLING TOTAL	139		118	21	84	
SINCE 1/1	208		167	41	104	

WIND (MPH)

AVERAGE WIND SPEED 5.1

RESULTANT WIND SPEED/DIRECTION 4/025

HIGHEST WIND SPEED/DIRECTION 17/360 DATE 07/26

HIGHEST GUST SPEED/DIRECTION 31/020 DATE 07/12

SKY COVER

POSSIBLE SUNSHINE (PERCENT) MM AVERAGE SKY COVER 0.10

AVERAGE RH (PERCENT) 60

WEATHER CONDITIONS. NUMBER OF DAYS WITH 0 THUNDERSTORM 0 MIXED PRECIP HEAVY RAIN 0 RAIN 0 LIGHT RAIN 0 FREEZING RAIN 0 0 LT FREEZING RAIN HAIL 0 HEAVY SNOW 0 SNOW 0 0 LIGHT SNOW SLEET FOG 0 FOG W/VIS <= 1/4 MILE HAZE

⁻ INDICATES NEGATIVE NUMBERS.

R INDICATES RECORD WAS SET OR TIED.

MM INDICATES DATA IS MISSING.

T INDICATES TRACE AMOUNT.

WETS Station: N WILLAMETTE EXP STN, OR6151 Creation Date: 09/09/2002
Latitude: 4517 Longitude: 12245 Elevation: 00150
Ctate FIPS/County(FIPS): 41005 County Name: Clackamas

irt yr. - 1971 End yr. - 2000

Temperature Precipitation

		(Degrees	F.)	(Inches)						
					30% cl	avg # of days	avg			
Month	avg daily max	avg daily min	avg	avg	less than	more than	w/.1 or more	snow fall		
January	47.0	33.5	40.2	6.04	4.05	7.23	1 13	0.5		
February	51.1	34.9	43.0	5.24	3.90	6.13	12	0.3		
March	56.1	37.3	46.7	4.28	3.30	4.96	12	0.0		
April	60.6	40.2	50.4	3.14	2.15	3.74	9	0.0		
May	67.0	45.1	56.0	2.50	1.64	3.00	7	0.0		
June	73.3	49.9	61.6	1.76	1.03	2.14	4	0.0		
July	80.3	53.3	66.8	0.73	0.22	0.88	1	0.0		
August	80.8	53.0	66.9	0.83	0.21	0.98	2	0.0		
September	75.8	48.9	62.3	1.79	0.85	2.25	4	0.0		
October	64.4	41.9	53.2	3.36	1.77	4.10	7	0.0		
November	52.5	37.7	45.1	6.48	4.50	7.71	13	0.1		
December	45.8	32.8	39.3	6.44	4.09	7.76	12	0.6		
Annual					37.11	46.19				
Average	62.9	42.4	52.6							
Total				42.58			96	1.4		

GROWING SEASON DATES

		Temperature	
Probability	24 F or higher	28 F or higher	32 F or higher
		nning and Ending I owing Season Lengt	
50 percent *	1/27 to 340 days	3/ 2 to 11/21 264 days	4/14 to 10/28 197 days
70 percent *	> 365 days > 365 days	2/22 to 11/30 282 days	4/ 7 to 11/ 4 212 days

^{*} Percent chance of the growing season occurring between the Beginning and Ending dates.

total 1963-2002 prcp

Station : OR6151, N WILLAMETTE EXP STN

----- Unit = inches

yr	jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec	annl
63M	1.14	4.02	6.48		4.34	1.62	0.81	0.36	1.11	3.09	5.86	4.45	33.28
6411	1.36	0.83	2.93	1.21	0.94	1.67	0.74	0.58	1.49	1.52	7.21	13.84	44.32

66 7.84 1.92 5.96 1.22 0.93 1.18 1.16 0.31 1.41 2.97 5.62 6.57 37.09 6.77 1.53 4.79 2.58 2.12 0.72 0.00 0.00 0.02 5.58 2.04 5.65 32.04 4.68 8.20 3.06 2.04 2.99 2.34 0.98 4.17 M2.75 M6.88 7.02M12.46 57.57 69 7.51 M3.03 M1.45 2.99 1.76 M3.20 0.11 0.08 3.42 M4.69 2.94 M8.53 39.71 7011.72 M5.12 M2.30 2.36 1.30 M0.31 0.07 0.00 1.38 3.49 6.94 8.92 43.91 71 7.59 3.49 5.59 3.71 1.77 2.92 0.08 0.43 3.51 3.69 6.49 M8.02 47.29 72 6.59 4.78 5.77 3.61 2.65 0.60 0.47 0.65 3.50 0.87 5.07 8.81 43.37 73 4.50 1.96 M2.67 1.28 1.56 1.47 0.01 0.82 2.58 2.94 13.04 10.02 42.85 74 8.24 5.48 6.28 2.23 1.98 0.96 2.31 0.02 0.26 1.62 6.56 6.53 42.47 75 6.84 4.24 2.22 2.46 1.86 1.27 0.65 2.53 0.00 5.61 4.37 6.66 38.71 76 6.32 6.68 2.82 3.00 1.48 0.57 0.95 2.41 1.18 0.85 M1.67 1.48 29.41 71.37 M2.80 4.26 0.64 3.82 1.54 0.83 2.69 3.23 2.45 6.61 10.52 40.76 78 5.35 3.59 4.68 3.29 3.35 2.36 0.47 0.82 0.82 3.25 5.35 3.77 6.75 40.97 80 9.99 4.68 3.59 4.07 1.23 2.52 0.14 0.49 1.69 1.67 6.87 11.90 48.84 81 2.01 4.11 3.48 2.29 2.23 4.27 0.19 0.03 2.68 4.14 M5.39 10.27 41.09 82 6.24 6.94 3.12 4.78 0.89 0.86 0.34 0.99 3.61 3.74 5.04 8.92 45.47 84 3.05 4.69 4.46 4.09 4.59 5.35 0.00 0.03 1.25 0.80 2.25 9.04 6.33 55.47 84 3.05 4.69 4.46 4.09 4.59 5.35 0.00 0.03 1.29 5.78 12.90 3.68 50.61 85 0.45 3.49 4.54 1.42 0.97 2.48 0.45 0.99 3.61 3.74 5.04 8.92 45.47 84 3.05 4.69 4.46 4.09 4.59 5.35 0.00 0.03 1.29 5.78 12.90 3.68 50.61 85 0.45 3.49 4.54 1.42 0.97 2.48 0.45 0.99 3.61 3.74 5.00 8.83 3.91 0.27 41.09 82 6.24 6.94 3.12 4.78 0.89 0.86 0.34 0.99 3.61 3.74 5.00 8.93 4.94 5.55 2.19 1.66 0.30 2.00 0.03 1.25 0.20 9.88 3.28 37.91 89 4.24 3.16 7.02 1.24 2.27 0.91 0.52 1.37 1.34 2.15 3.72 4.15 3.90 9.91 2.83 3.69 4.39 4.62 2.22 1.71 2.94 0.54 1.99 0.50 M6.18 5.00 3.39 40.94 9.12 2.81 6.70 4.88 4.88 1.71 3.73 4.63 2.55 2.55 0.21 0.03 1.25 0.20 9.88 3.28 3.91 0.27 44.53 9.99 9.55 3.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 3.74 9.99 9.55 3.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 3.74 9.99 9.55 3.34 5.23 1.46 4.28 0.19 0.63 1.31 0.	CF 0 F1	MO 07	1 00	2 22	1 20	0.66	0 22	0 00	0.05	2.79	6.63	6 70	24 22
6.77 1.53 4.79 2.58 2.12 0.72 0.00 0.00 0.26 5.58 2.04 5.65 32.04 4.68 8.20 3.06 2.04 2.99 2.34 0.98 4.17 M2.75 M6.88 7.02M12.46 57.57 69 7.51 M3.03 M1.45 2.99 1.76 M3.20 0.11 0.08 3.42 M4.69 2.94 M8.53 39.71 7011.72 M5.12 M2.30 2.36 1.30 M0.31 0.07 0.00 1.38 3.49 6.94 8.92 43.91 71 7.59 3.49 5.59 3.71 1.77 2.92 0.08 0.43 3.51 3.69 6.49 M8.02 47.29 72 6.59 4.78 5.77 3.61 2.65 0.60 0.47 0.65 3.50 0.87 5.07 8.81 43.37 73 4.50 1.96 M2.67 1.28 1.56 1.47 0.01 0.82 2.58 2.94 13.04 10.02 42.85 74 8.24 5.48 6.28 2.23 1.98 0.96 2.31 0.02 0.26 1.62 6.56 6.56 6.56 4.53 42.47 75 6.84 4.24 2.22 2.46 1.86 1.27 0.65 2.53 0.00 5.61 4.37 6.66 38.71 76 6.32 6.68 2.82 3.00 1.48 0.57 0.95 2.41 1.18 0.85 M1.67 1.48 29.41 77 1.37 M2.80 4.26 0.64 3.82 1.54 0.83 2.69 3.23 2.45 6.61 10.52 40.76 78 5.35 3.59 1.69 3.50 4.52 1.69 0.90 2.08 2.74 0.37 4.92 M3.54 34.89 79 3.45 7.36 3.22 3.35 2.36 0.47 0.82 0.82 3.25 5.35 3.77 6.75 40.97 80 9.99 4.68 3.59 4.07 1.23 2.52 0.14 0.49 1.69 1.67 6.87 11.90 48.84 81 2.01 4.11 3.48 2.29 2.23 4.27 0.19 0.03 2.68 4.14 M5.39 10.27 41.09 48.84 81 2.01 4.11 3.48 2.29 2.23 4.27 0.19 0.03 2.68 4.14 M5.39 10.27 41.09 48.84 83 7.57 9.54 7.18 2.77 2.13 2.60 2.68 2.52 0.86 2.25 9.04 6.33 55.47 83 7.57 9.54 7.18 2.77 2.13 2.60 2.68 2.52 0.86 2.25 9.04 6.33 55.47 84 3.05 4.69 4.46 4.09 4.59 5.35 0.00 0.03 1.99 5.78 12.90 3.68 50.61 85 0.45 3.49 4.54 1.42 0.97 2.48 0.45 0.79 1.93 3.17 5.00 2.46 27.15 86 5.83 7.65 2.95 2.09 2.74 0.38 1.28 0.04 2.93 2.81 6.71 4.13 3.95 4 6.94 4.54 1.42 0.97 2.48 0.45 0.79 1.93 3.17 5.00 2.46 27.15 86 5.83 7.65 2.95 2.09 2.74 0.38 1.28 0.04 2.93 2.81 6.71 4.13 3.95 4 6.94 4.54 1.42 0.97 2.48 0.45 0.79 1.93 3.17 5.00 2.46 27.15 86 5.83 7.65 2.95 2.09 2.74 0.38 1.28 0.04 2.93 2.81 6.71 4.13 3.95 4 6.94 4.54 1.42 0.97 0.96 0.52 1.37 1.34 2.15 3.72 4.15 32.09 90 8.98 4.97 3.42 2.22 1.71 2.94 0.54 0.05 1.28 0.04 2.93 2.81 6.71 4.13 3.95 4 6.94 4.54 4.28 0.19 0.60 3.00 0.00 1.35 1.25 0.20 9.88 3.28 37.91 9.90 3.60 3.58 1.90 0.60 3.58 1.28 0.00 0.00 1.35 1.39 6.90 3.367 7.00 3.59 1.20 0.00			1.09	3.23	1.30		0.23	0.99					
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81 2.01 4.11 3.48 2.29 2.23 4.27 0.19 0.03 2.68 4.14 M5.39 10.27 41.09 82 6.24 6.94 3.12 4.78 0.89 0.86 0.34 0.99 3.61 3.74 5.04 8.92 45.47 83 7.57 9.54 7.18 2.77 2.13 2.60 2.68 2.52 0.86 2.25 9.04 6.33 55.47 84 3.05 4.69 4.46 4.09 4.59 5.35 0.00 0.03 1.99 5.78 12.90 3.68 50.61 85 0.45 3.49 4.54 1.42 0.97 2.48 0.45 0.79 1.93 3.17 5.00 2.46 27.15 86 5.83 7.65 2.95 2.09 2.74 0.38 1.28 0.04 2.93 2.81 6.71 4.13 39.54 87 6.75 4.94 5.55 2.19 1.66 0.30 2.00 0.10 0.53 0.23 2.40 10.55 37.20 88 7.88 1.71 3.73 4.63 2.56 2.55 0.21 0.03 1.25 0.20 9.88 3.28 37.91 89 4.24 3.16 7.02 1.24 2.27 0.91 0.52 1.37 1.34 2.15 3.72 4.15 32.09 90 8.98 4.97 3.42 2.22 1.71 2.94 0.54 1.09 0.50 M6.18 5.00 3.39 40.94 91 2.83 3.69 4.39 4.62 4.58 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 5.111 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0.621 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80	79 3.45	7.36	3.22	3.35	2.36	0.47	0.82	0.82	3.25	5.35	3.77	6.75	40.97
82 6.24 6.94 3.12 4.78 0.89 0.86 0.34 0.99 3.61 3.74 5.04 8.92 45.47 83 7.57 9.54 7.18 2.77 2.13 2.60 2.68 2.52 0.86 2.25 9.04 6.33 55.47 84 3.05 4.69 4.46 4.09 4.59 5.35 0.00 0.03 1.99 5.78 12.90 3.68 50.61 85 0.45 3.49 4.54 1.42 0.97 2.48 0.45 0.79 1.93 3.17 5.00 2.46 27.15 86 5.83 7.65 2.95 2.09 2.74 0.38 1.28 0.04 2.93 2.81 6.71 4.13 39.54 87 6.75 4.94 5.55 2.19 1.66 0.30 2.00 0.10 0.53 0.23 2.40 10.55 37.20 88 7.88 1.71 3.73 4.63 2.56 2.55 0.21 0.03 1.25 0.20 9.88 3.28 37.91 89 4.24 3.16 7.02 1.24 2.27 0.91 0.52 1.37 1.34 2.15 3.72 4.15 32.09 90 8.98 4.97 3.42 2.22 1.71 2.94 0.54 1.09 0.50 M6.18 5.00 3.39 40.94 91 2.83 3.69 4.39 4.62 4.58 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98 M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0 6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80	80 9.99	4.68	3.59	4.07	1.23	2.52	0.14	0.49	1.69	1.67	6.87	11.90	48.84
83 7.57 9.54 7.18 2.77 2.13 2.60 2.68 2.52 0.86 2.25 9.04 6.33 55.47 84 3.05 4.69 4.46 4.09 4.59 5.35 0.00 0.03 1.99 5.78 12.90 3.68 50.61 85 0.45 3.49 4.54 1.42 0.97 2.48 0.45 0.79 1.93 3.17 5.00 2.46 27.15 86 5.83 7.65 2.95 2.09 2.74 0.38 1.28 0.04 2.93 2.81 6.71 4.13 39.54 87 6.75 4.94 5.55 2.19 1.66 0.30 2.00 0.10 0.53 0.23 2.40 10.55 37.20 88 7.88 1.71 3.73 4.63 2.56 2.55 0.21 0.03 1.25 0.20 9.88 3.28 37.91 89 4.24 3.16 7.02 1.24 2.27 0.91 0.52 1.37 1.34 2.15 3.72 4.15 32.09 90 8.98 4.97 3.42 2.22 1.71 2.94 0.54 1.09 0.50 M6.18 5.00 3.39 40.94 91 2.83 3.69 4.39 4.62 4.58 0.16 0.75 0.30 3.70 7.31 5.53 37.86 92 5.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0.621 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80	81 2.01	4.11	3.48	2.29	2.23	4.27	0.19	0.03	2.68	4.14	M5.39	10.27	41.09
84 3.05 4.69 4.46 4.09 4.59 5.35 0.00 0.03 1.99 5.78 12.90 3.68 50.61 85 0.45 3.49 4.54 1.42 0.97 2.48 0.45 0.79 1.93 3.17 5.00 2.46 27.15 86 5.83 7.65 2.95 2.09 2.74 0.38 1.28 0.04 2.93 2.81 6.71 4.13 39.54 87 6.75 4.94 5.55 2.19 1.66 0.30 2.00 0.10 0.53 0.23 2.40 10.55 37.20 88 7.88 1.71 3.73 4.63 2.56 2.55 0.21 0.03 1.25 0.20 9.88 3.28 37.91 89 4.24 3.16 7.02 1.24 2.27 0.91 0.52 1.37 1.34 2.15 3.72 4.15 32.09 90 8.98 4.97 3.42 2.22 1.71 2.94 0.54 1.09 0.50 M6.18 5.00 3.39 40.94 91 2.83 3.69 4.39 4.62 4.58 0.16 0.75 0.30 3.70 7.31 5.53 37.86 92 5.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0.6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 0.621 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 0.621 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 0.621 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 0.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 0.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 0.20 0.20 0.20 0.20 0.20 0.20 0.20 0	82 6.24	6.94	3.12	4.78	0.89	0.86	0.34	0.99	3.61	3.74	5.04	8.92	45.47
85 0.45 3.49 4.54 1.42 0.97 2.48 0.45 0.79 1.93 3.17 5.00 2.46 27.15 86 5.83 7.65 2.95 2.09 2.74 0.38 1.28 0.04 2.93 2.81 6.71 4.13 39.54 87 6.75 4.94 5.55 2.19 1.66 0.30 2.00 0.10 0.53 0.23 2.40 10.55 37.20 88 7.88 1.71 3.73 4.63 2.56 2.55 0.21 0.03 1.25 0.20 9.88 3.28 37.91 89 4.24 3.16 7.02 1.24 2.27 0.91 0.52 1.37 1.34 2.15 3.72 4.15 32.09 90 8.98 4.97 3.42 2.22 1.71 2.94 0.54 1.09 0.50 M6.18 5.00 3.39 40.94 91 2.83 3.69 4.39 4.62 4.58 0.16 0.75 0.30 3.70 7.31 5.53 37.86 92 5.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0 6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80	83 7.57	9.54	7.18	2.77	2.13	2.60	2.68	2.52	0.86	2.25	9.04	6.33	55.47
86 5.83 7.65 2.95 2.09 2.74 0.38 1.28 0.04 2.93 2.81 6.71 4.13 39.54 87 6.75 4.94 5.55 2.19 1.66 0.30 2.00 0.10 0.53 0.23 2.40 10.55 37.20 88 7.88 1.71 3.73 4.63 2.56 2.55 0.21 0.03 1.25 0.20 9.88 3.28 37.91 89 4.24 3.16 7.02 1.24 2.27 0.91 0.52 1.37 1.34 2.15 3.72 4.15 32.09 90 8.98 4.97 3.42 2.22 1.71 2.94 0.54 1.09 0.50 M6.18 5.00 3.39 40.94 91 2.83 3.69 4.39 4.62 4.58 0.16 0.75 0.30 3.70 7.31 5.53 37.86 92 5.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0 6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80	84 3.05	4.69	4.46	4.09	4.59	5.35	0.00	0.03	1.99	5.78	12.90	3.68	50.61
87 6.75	85 0.45	3.49	4.54	1.42	0.97	2.48	0.45	0.79	1.93	3.17	5.00	2.46	27.15
88 7.88 1.71 3.73 4.63 2.56 2.55 0.21 0.03 1.25 0.20 9.88 3.28 37.91 89 4.24 3.16 7.02 1.24 2.27 0.91 0.52 1.37 1.34 2.15 3.72 4.15 32.09 90 8.98 4.97 3.42 2.22 1.71 2.94 0.54 1.09 0.50 M6.18 5.00 3.39 40.94 91 2.83 3.69 4.39 4.62 4.58 0.16 0.75 0.30 3.70 7.31 5.53 37.86 92 5.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0.6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80	86 5.83	7.65	2.95	2.09	2.74	0.38	1.28	0.04	2.93	2.81	6.71	4.13	39.54
89 4.24 3.16 7.02 1.24 2.27 0.91 0.52 1.37 1.34 2.15 3.72 4.15 32.09 90 8.98 4.97 3.42 2.22 1.71 2.94 0.54 1.09 0.50 M6.18 5.00 3.39 40.94 91 2.83 3.69 4.39 4.62 4.58 0.16 0.75 0.30 3.70 7.31 5.53 37.86 92 5.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0 6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80	87 6.75	4.94	5.55	2.19	1.66	0.30	2.00	0.10	0.53	0.23	2.40	10.55	37.20
89 4.24 3.16 7.02 1.24 2.27 0.91 0.52 1.37 1.34 2.15 3.72 4.15 32.09 90 8.98 4.97 3.42 2.22 1.71 2.94 0.54 1.09 0.50 M6.18 5.00 3.39 40.94 91 2.83 3.69 4.39 4.62 4.58 0.16 0.75 0.30 3.70 7.31 5.53 37.86 92 5.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0 6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80	88 7.88	1.71	3.73	4.63	2.56	2.55	0.21	0.03	1.25	0.20	9.88	3.28	37.91
90 8.98 4.97 3.42 2.22 1.71 2.94 0.54 1.09 0.50 M6.18 5.00 3.39 40.94 91 2.83 3.69 4.39 4.62 4.58 0.16 0.75 0.30 3.70 7.31 5.53 37.86 92 5.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0 6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80	89 4.24	3.16	7.02				0.52	1.37	1.34	2.15	3.72	4.15	32.09
91 2.83 3.69 4.39 4.62 4.58 0.16 0.75 0.30 3.70 7.31 5.53 37.86 92 5.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0 6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80											5.00	3.39	40.94
92 5.34 5.23 1.46 4.28 0.19 0.63 1.31 0.48 1.88 4.83 5.15 6.71 37.49 93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0 6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80							0.16	0.75			7.31	5.53	37.86
93M2.96 M0.26 5.32 6.30 4.25 M2.20 2.44 0.30 0.00 1.35 1.39 6.90 33.67 94 4.78 6.93 3.58 1.88 1.63 1.57 0.06 0.02 1.12 6.94 8.32 7.70 44.53 7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 3.9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0 6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80						0.63	1.31		1.88				
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7.65 M4.45 4.42 5.14 1.84 2.07 M0.60 1.55 1.52 5.63 10.18 7.66 52.71 9.09M12.04 3.91 6.76 4.63 1.05 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0 6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80												7.70	44.53
97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 0.14 3.06 5.51 11.39 15.72 74.10 97 9.55 3.34 8.59 4.59 2.47 2.97 0.80 1.11 M3.38 M6.25 4.65 3.41 51.11 98M8.98 5.73 4.91 1.42 5.57 1.27 0.22 0.25 0.90 4.69 10.96 0.54 45.44 99 7.58 9.08 4.68 1.35 2.53 1.23 0.18 0.47 0.05 2.47 7.68 4.35 41.65 0 6.21 5.15 3.46 2.15 2.39 1.40 0.01 0.00 3.21 3.04 3.16 30.18 1 1.55 1.28 3.51 M0.69 1.05 1.67 0.73 1.19 0.69 3.80 16.16													
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1 1.55 1.28 3.51 MO.69 1.05 1.67 0.73 1.19 0.69 3.80 16.16													
									0.69		-,	5.20	
	2	1.20	3.31		2.00	2.07	y.,,		0.00	5.50			

APPENDIX D

Wetland Determination Data Sheets

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Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville / 0	Clackamas Sampling Date: 10/1/2013
Applicant/Owner: Polygon Northwest Com	pany			State: OR Sampling Point: P1
Investigator(s): C. Mirth Walker, Stacy B	Benjamin, Stacey Reed	Section, T	ownship, Range	e: 15, 3S, 1W
Landform (hillslope, terrace, etc.): Terrace			Local relief	(concave, convex, none): concave Slope (%):
Subregion (LRR): A, Northwest Forests and	d Coast	_at:	Long	g: Datum:
	oam, 3-6% slopes			NWI classification: None
Are climatic / hydrologic conditions on the si	ite typical for this time	of year?	Ye	s No X (If no, explain in Remarks
Are Vegetation,Soil				re "Normal Circumstances" present? Yes X No
	, or Hydrology			f needed, explain any answers in Remarks.)
SUMMARY OF FINDINGS - Attac	ch site map show	ing sampling	point locat	ions, transects, important features, etc.
Hydrophytic Vegetation Present?	Yes X	No	The second	
Hydric Soil Present?	Yes X	No	Is the Samp	
Wetland Hydrology Present?	Yes X	No	within a We	tland? Yes X No
Remarks: NA means Not Applicable (Wetter than usual. (0.38 inch rain day of site	used on plowed and pl	anted agricultura	I crop sites in re	
VEGETATION	Aberba	Developed	Indiantas	Descious Testurado best
Tree Stratum (Plot size: 30' r)	Absolute	Dominant	Indicator	Dominance Test worksheet:
1	% Cover	Species?	Status	Number of Dominant Species
Fraxinus latifolia	90%	Yes	FACW	That Are OBL, FACW, or FAC:3 (A)
3.			,	
4.				Total Number of Dominant
•				Species Across All Strata: 3 (B)
Conline/Chruib Stratum (Diet size) 1		Total Cover		
Sapling/Shrub Stratum (Plot size: 1	0.50			Percent of Dominant Species
Fraxinus latifolia	5%	Yes	FACW	That Are OBL, FACW, or FAC: 100% (A/E
2.				Prevalence Index worksheet:
3.				Total % Cover of: Multiply by:
4.				OBL species 0 x1 = 0
5.				FACW species 95 x 2 = 190
	5% =	Total Cover		FAC species 5 x 3 = 15
Herb Stratum (Plot size: 5' r)				FACU species 0 x 4 = 0
1. Poa palustris	5%	Yes	FAC	UPL species 0 x 5 = 0
2. Vicia species	1%	No	FAC to UPL	Column Totals: 100 (A) 205
3.				Prevalence Index = B/A = 2.05
4.				Hydrophytic Vegetation Indicators:
5.				1 - Rapid Test for Hydrophytic Vegetation
3.				X 2 - Dominance Test is >50%
7.			-	3 - Prevalence Index is ≤3.0 ¹
В.			/	4 - Morphological Adaptations ¹ (Provide suppo
9.				data in Remarks or on a separate sheet)
				5 - Wetland Non-Vascular Plants ¹
10.				
T				Problematic Hydrophytic Vegetation ¹ (Explain)
11.		Total Cover		Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology mube present.
11. Woody Vine Stratum (Plot size: 1		Total Cover		¹ Indicators of hydric soil and wetland hydrology mu be present.
11. Woody Vine Stratum (Plot size: 1	0'r_)	_		¹ Indicators of hydric soil and wetland hydrology mu be present. Hydrophytic
Woody Vine Stratum (Plot size: 1 1 2.	0'r_)	Total Cover		¹ Indicators of hydric soil and wetland hydrology mu be present.

Dry above. Also have geomorphic position and FAC-Neutral test, and more than superficial ORC. Water marks at 14" on trees. Soils pugged from horses.

Project/Site: Rumpf Property in Villebois		City/County	: Wilsonville / C	Clackamas Sampling Date: 10/1/2013
Applicant/Owner: Polygon Northwest Com	pany	_		State: OR Sampling Point: P2
Investigator(s): C. Mirth Walker, Stacy B	Benjamin, Stacey Reed	Section,	Township, Range	
Landform (hillslope, terrace, etc.): Terrace		_		concave, convex, none): sl. convex Slope (%): <3
Subregion (LRR): A, Northwest Forests and	d Coast L	.at:		g: Datum:
	oam, 3-6% slopes			NWI classification: None
Are climatic / hydrologic conditions on the si		of year?	Yes	
Are Vegetation,Soil	, or Hydrology	significantly	disturbed? A	re "Normal Circumstances" present? Yes X No
Are Vegetation ,Soil	, or Hydrology	naturally pro	oblematic? (li	f needed, explain any answers in Remarks.)
SUMMARY OF FINDINGS - Attac	ch site map showi	ng sampling	g point locati	ons, transects, important features, etc.
Hydrophytic Vegetation Present?	Yes X	No		
Hydric Soil Present?	Yes	No X	Is the Sampl	
Wetland Hydrology Present?	Yes	No X	within a Wet	land? Yes No X
Precipitation prior to fieldwork: 3.61" las Remarks: NA means Not Applicable (VEGETATION				18" last 2 weeks (Aurora); 5.66" above normal ference to the vegetation).
	Absolute	Dominant	Indicator	Dominance Test worksheet:
Tree Stratum (Plot size: 30' r)	% Cover	Species?	Status	Number of Dominant Species
1.	7.7			That Are OBL, FACW, or FAC: 2 (A)
2.				
3.		-		Total Number of Dominant
4.				Species Across All Strata: 2 (B)
	0% =	Total Cover	-	
Sapling/Shrub Stratum (Plot size: 1				Percent of Dominant Species
1.				That Are OBL, FACW, or FAC: 100% (A/B)
2.			-	Prevalence Index worksheet:
3.		-		Total % Cover of:Multiply by:
4.			_	OBL species 0 x1= 0
5.		-		FACW species 0 x2= 0
· ·	0% =	Total Cover		FAC species 71 x 3 = 213
Herb Stratum (Plot size: 5' r)		Total Cover		FACU species 32 x 4 = 128
Festuca arundinacea	40%	Yes	FAC	UPL species 0 x 5 = 0
Agrostis capillaris	30%	Yes	FAC	Column Totals: 103 (A) 341 (B)
Hypochaeris radicata	10%	No	FACU	Prevalence Index = B/A = 3.31
4. Poa compressa	10%	No	FACU	Hydrophytic Vegetation Indicators:
Taraxacum officinale	5%	No	FACU	1 - Rapid Test for Hydrophytic Vegetation
6. Plantago lanceolata	5%	No	FACU	X 2 - Dominance Test is >50%
7. Prunella vulgaris	2%	No	FACU	3 - Prevalence Index is ≤3.0 ¹
8. Vicia species	2%	No	FAC to UPL	4 - Morphological Adaptations ¹ (Provide supporting
9. Ranunculus repens	1%	No	FAC	data in Remarks or on a separate sheet)
10.				5 - Wetland Non-Vascular Plants ¹
11.		-		Problematic Hydrophytic Vegetation ¹ (Explain)
Woody Vine Stratum (Plot size: 1		Total Cover		¹ Indicators of hydric soil and wetland hydrology must be present.
2.		Total Cover	_	Hydrophytic Vegetation Yes X No
% Bare Ground in Herb Stratum0	%			Present?
Remarks:				Entered by: CMW QC by: SAR

rks: No secondary indicators.

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville / 0	Clackamas	Sampling Date: 10/1/2013
Applicant/Owner: Polygon Northwest Company				State: OR	Sampling Point: P3
Investigator(s): C. Mirth Walker, Stacy Benjami	in, Stacey Reed	Section, To	ownship, Range	e: 15, 3S, 1W	
Landform (hillslope, terrace, etc.): Terrace			Local relief	(concave, convex, none):	concave Slope (%):
Subregion (LRR): A, Northwest Forests and Coas	t La	t:	Long	g:	Datum:
Soil Map Unit Name: 1B Aloha silt loam, 3	A STATE OF THE STA			NWI	classification: None
Are climatic / hydrologic conditions on the site typic		year?	Ye	s No	X (If no, explain in Remarks)
Are Vegetation,Soil,	or Hydrology	_significantly	disturbed? A	re "Normal Circumstar	nces" present? Yes X No _
	or Hydrology	_naturally prob			answers in Remarks.)
SUMMARY OF FINDINGS - Attach site	e map showin	g sampling	point locat	ions, transects, i	mportant features, etc.
Hydrophytic Vegetation Present? Ye		0			
Hydric Soil Present? Ye	s X N	00	Is the Samp		
Wetland Hydrology Present? Ye	sN	oX	within a We	tland? Yes	No X
Remarks: NA means Not Applicable (used o					ora); 5.66" above normal ion).
VEGETATION			1-11-1-1	la	
Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species 2	Indicator	Dominance Test w	
1	% Cover	Species?	Status	Number of Dominar	
2.				That Are OBL, FAC	W, or FAC: 2 (A)
3.				T-4-1N	
4.				Total Number of Do	
		4-1-0		Species Across All	Strata: 2 (B)
Sapling/Shrub Stratum (Plot size: 10' r)	= To	otal Cover		Persont of Dominer	at Chanian
1.				Percent of Dominar	
2.				That Are OBL, FAC	111 01 1 1 10 1
3.				Prevalence Index v	
4.				OBL species	0 x1= 0
5				FACW species	0 x2 = 0
Hart Otation (Plot size: 5'r	= To	otal Cover		The second second second	90 x 3 = 270
Herb Stratum (Plot size: 5' r)				FACU species UPL species	10 x 4 = 40
1. Festuca arundinacea	50%	Yes	FAC	The state of the s	$0 \times 5 = 0$
2. Alopecurus pratensis	20%	Yes	FAC		$\frac{100}{x} = B/A = \frac{310}{3.10}$ (E
3. Holcus lanatus	10%	No	FAC	Prevalence Inde	9-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3
4. Hypochaeris radicata	10%	No	FACU	Hydrophytic Veget	
5. Ranunculus repens	5%	No	FAC		or Hydrophytic Vegetation
6. Trifolium repens	5%	No	FAC	X 2 - Dominance	
7.				3 - Prevalence I	
8.					al Adaptations ¹ (Provide supporti
9.					arks or on a separate sheet)
10.				20 - 200	n-Vascular Plants ¹
11.					drophytic Vegetation ¹ (Explain)
Woody Vine Stratum (Plot size: 10' r)	100% = To	otal Cover		19 10 10 10 10 10 10 10 10 10 10 10 10 10	soil and wetland hydrology must
Woody Vine Stratum (Plot size: 10° r) 1.				be present.	
2.				Hydrophytic	
	0% = To	otal Cover		Vegetation	Yes X No
% Bare Ground in Herb Stratum 0%				Present?	
Remarks:					ed by: CMW QC by: SAR

Depth	Matrix		Redox F	eatures			
(inches) Color (mo	oist) %	Color (moist)	%	Type ¹	Loc ²	Texture	Remarks
0-6 10YR 3	95	7.5YR 3/4	5	C	PL	SiL	few ORC 0-3
6-13 10YR 4	1/1 90	5YR 3/4	10	C	M	SiL	
13-24 10YR 5	85	7.5YR 4/6	15	C	M	SiCL	
							-
		_	-				-
				10 10 1	2,	DI - D 11-1 14-	
Type: C=Concentration, D= lydric Soil Indicators: (Ap				d Sand Grains.		PL=Pore Lining, M= for Problematic Hy	
	plicable to all E					uck (A10)	une sons .
Histic Epipedon (A2)		Sandy Redox Stripped Matr			_	rent Material (TF2)	
Black Histic (A3)			Mineral (F1) (ex	cent MI RA 1)		allow Dark Surface	(TF12)
Hydrogen Sulfide (A4)		Loamy Gleye			_	Explain in Remarks)	
X Depleted Below Dark Si	urface (A11)	X Depleted Mat				- Francisco (
Thick Dark Surface (A1)		X Redox Dark S			3Indicators	of hydrophytic veget	ation and
Sandy Mucky Mineral (S			k Surface (F7)		wetland hy	drology must be pr	esent,
Sandy Gleyed Matrix (S		Redox Depre				turbed or problema	
Restrictive Layer (if preser	nt):						
Type:							
						The state of the s	
Depth (inches):				H	ydric Soil Pre	sent? Yes	No
fine roots throughout p		= loam or loamy; co = ed. Surface ORC likel		vf = very fine; +	= heavy (mor		
Fine roots throughout p HYDROLOGY Wetland Hydrology Indicate	orofile, not oxidiz	ed. Surface ORC likel	ly from compaction	vf = very fine; +	= heavy (mor	e clay); - = light (les	s clay)
Primary Indicators (minimum	orofile, not oxidiz	ed. Surface ORC likel	y from compaction	vf = very fine; +	= heavy (mor	e clay); - = light (les	s clay)
Fine roots throughout p HYDROLOGY Wetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1)	orofile, not oxidiz	check all that apply) Water-Staine	y from compaction	vf = very fine; +	= heavy (mor	e clay); - = light (les	s clay)
Primary Indicators (Minimum Surface Water (A1) High Water Table (A2)	orofile, not oxidiz	check all that apply) Water-Staine 1, 2, 4A, and	dy from compaction of the comp	vf = very fine; +	= heavy (mor	e clay); - = light (les	s clay)
Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3)	orofile, not oxidiz	check all that apply) Water-Staine 1, 2, 4A, au Salt Crust (B	d Leaves (B9) (e:	vf = very fine; +	= heavy (mor	ndicators (2 or more stained Leaves (B9) and 4B) e Patterns (B10)	e required) (MLRA 1, 2,
Primary Indicators (Main Water Marks (B1) Primary Indicators (Main Water Marks (B1) Water Marks (B1)	orofile, not oxidiz	check all that apply) Water-Staine 1, 2, 4A, at Salt Crust (B	d Leaves (B9) (eand 4B) 11) tebrates (B13)	vf = very fine; +	= heavy (mor	e clay); - = light (less ndicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) ason Water Table (C	e required) (MLRA 1, 2,
Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2)	orofile, not oxidiz	check all that apply) Water-Staine 1, 2, 4A, at Salt Crust (B' Aquatic Invertiged) Hydrogen Su	d Leaves (B9) (e: nd 4B) 11) tebrates (B13)	vf = very fine; + on due to horses xcept MLRA	= heavy (mor	e clay); - = light (less ndicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial	e required) (MLRA 1, 2,
Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3)	orofile, not oxidiz	check all that apply) Water-Staine 1, 2, 4A, an Salt Crust (B' Aquatic Inver Hydrogen Su Oxidized Rhiz	d Leaves (B9) (e: nd 4B) 11) tebrates (B13) lfide Odor (C1) zospheres along	vf = very fine; + on due to horses xcept MLRA Living Roots (C3	= heavy (mor	ndicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial rephic Position (D2)	e required) (MLRA 1, 2,
Print Proposits (B2) Algal Mat or Crust (B4) Print Proposits (B4) Algal Mat or Crust (B4)	orofile, not oxidiz	water-Staine 1, 2, 4A, an Salt Crust (B Aquatic Inver Hydrogen Su Oxidized Rhiz	d Leaves (B9) (eand 4B) 11) tebrates (B13) lfide Odor (C1) zospheres along (Reduced Iron (C4)	vf = very fine; + on due to horses xcept MLRA Living Roots (C3	Secondary Water-S 4A, a Drainag Dry-Sea Saturati Shallow	e clay); - = light (less ndicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) eson Water Table (Con Visible on Aerial rphic Position (D2) Aquitard (D3)	e required) (MLRA 1, 2,
Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5)	tors:	water-Staine 1, 2, 4A, at Salt Crust (B' Aquatic Inverty Hydrogen Sut Oxidized Rhiz Recent Iron F	d Leaves (B9) (eand 4B) 11) tebrates (B13) Iffide Odor (C1) zospheres along to Reduced Iron (C4) Reduction in Tilled	vf = very fine; + on due to horses xcept MLRA Living Roots (C3 4) d Soils (C6)	Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomor Shallow FAC-Ne	e clay); - = light (less ndicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) eson Water Table (Con Visible on Aerial rephic Position (D2) Aquitard (D3)	e required) (MLRA 1, 2,
Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6)	tors: n of one required	check all that apply) Water-Staine 1, 2, 4A, an Salt Crust (B' Aquatic Inver Hydrogen Sul Oxidized Rhiz Presence of B Recent Iron F Stunted or St	d Leaves (B9) (e: nd 4B) 11) tebrates (B13) lfide Odor (C1) zospheres along (Reduced Iron (C4) Reduction in Tilled ressed Plants (D	vf = very fine; + on due to horses xcept MLRA Living Roots (C3 4) d Soils (C6)	= heavy (mor	ndicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) eson Water Table (Con Visible on Aerial rephic Position (D2) Aquitard (D3) sutral Test (D5) Ant Mounds (D6) (L	e required) (MLRA 1, 2,
Primarks: s = sand; si fine roots throughout primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Ad	tors: n of one required b) erial Imagery (B7	water-Staine 1, 2, 4A, an Salt Crust (B' Aquatic Inver Hydrogen Su Oxidized Rhiz Presence of I Recent Iron F Stunted or St Other (Explai	d Leaves (B9) (eand 4B) 11) tebrates (B13) Iffide Odor (C1) zospheres along to Reduced Iron (C4) Reduction in Tilled	vf = very fine; + on due to horses xcept MLRA Living Roots (C3 4) d Soils (C6)	= heavy (mor	e clay); - = light (less ndicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) eson Water Table (Con Visible on Aerial rephic Position (D2) Aquitard (D3)	e required) (MLRA 1, 2,
Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Ac	tors: n of one required b) erial Imagery (B7	water-Staine 1, 2, 4A, an Salt Crust (B' Aquatic Inver Hydrogen Su Oxidized Rhiz Presence of I Recent Iron F Stunted or St Other (Explai	d Leaves (B9) (e: nd 4B) 11) tebrates (B13) lfide Odor (C1) zospheres along (Reduced Iron (C4) Reduction in Tilled ressed Plants (D	vf = very fine; + on due to horses xcept MLRA Living Roots (C3 4) d Soils (C6)	= heavy (mor	ndicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) eson Water Table (Con Visible on Aerial rephic Position (D2) Aquitard (D3) sutral Test (D5) Ant Mounds (D6) (L	e required) (MLRA 1, 2,
Primarks: s = sand; si fine roots throughout primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Active Sparsely Vegetated Control of the	tors: n of one required S) erial Imagery (B7 ncave Surface (B	water-Staine 1, 2, 4A, an Salt Crust (B' Aquatic Inver Hydrogen Su Oxidized Rhiz Presence of B Recent Iron F Stunted or St Other (Explains)	d Leaves (B9) (eand 4B) 11) Itebrates (B13) Iffide Odor (C1) zospheres along to Reduced Iron (C4) Reduction in Tilled tressed Plants (Denomination of the Remarks)	vf = very fine; + on due to horses xcept MLRA Living Roots (C3 4) d Soils (C6) 1) (LRR A)	= heavy (mor	ndicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) eson Water Table (Con Visible on Aerial rephic Position (D2) Aquitard (D3) sutral Test (D5) Ant Mounds (D6) (L	e required) (MLRA 1, 2,
Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Active Sparsely Vegetated Consultations: Surface Water Present?	tors: n of one required b) construction of one required constru	water-Staine 1, 2, 4A, an Salt Crust (B- Aquatic Inver- Hydrogen Su Oxidized Rhiz Presence of B Recent Iron F Stunted or St Other (Explains) No X	d Leaves (B9) (eand 4B) 11) tebrates (B13) lifide Odor (C1) zospheres along to Reduced Iron (C4) Reduction in Tilled ressed Plants (Den in Remarks) Depth (inches)	vf = very fine; + on due to horses xcept MLRA Living Roots (C3 4) d Soils (C6) 1) (LRR A)	= heavy (more) Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomore Shallow FAC-Ne Raised Frost-He	e clay); - = light (less ndicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial rphic Position (D2) Aquitard (D3) autral Test (D5) Ant Mounds (D6) (Leave Hummocks (D	e required) (MLRA 1, 2, C2) Imagery (C9) RR A) 7)
Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Ac Sparsely Vegetated Confield Observations: Surface Water Present? Water Table Present?	tors: n of one required b) c) c) c) c) c) c) c) c) c)	check all that apply) Water-Staine 1, 2, 4A, an Salt Crust (Brandard Crust) Aquatic Inverty Hydrogen Suradized Rhiz Presence of Freecent Iron Freecen	d Leaves (B9) (eand 4B) 11) tebrates (B13) lfide Odor (C1) zospheres along (C4) Reduced Iron (C4) Reduced Iron (C4) Reduced Plants (Don in Remarks) Depth (inches)	vf = very fine; + on due to horses xcept MLRA Living Roots (C3 1) d Soils (C6) 1) (LRR A)	= heavy (more) Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomore Shallow FAC-Ne Raised Frost-He	ndicators (2 or more stained Leaves (B9) and 4B) e Patterns (B10) eson Water Table (Con Visible on Aerial rephic Position (D2) Aquitard (D3) eutral Test (D5) Ant Mounds (D6) (Leave Hummocks (D)	s clay) e required) (MLRA 1, 2, C2) Imagery (C9) RR A) 7)
Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Active Sparsely Vegetated Coil Field Observations: Surface Water Present? Water Table Present?	tors: n of one required b) construction of one required constru	water-Staine 1, 2, 4A, an Salt Crust (B- Aquatic Inver- Hydrogen Su Oxidized Rhiz Presence of B Recent Iron F Stunted or St Other (Explains) No X	d Leaves (B9) (eand 4B) 11) tebrates (B13) lifide Odor (C1) zospheres along to Reduced Iron (C4) Reduction in Tilled ressed Plants (Den in Remarks) Depth (inches)	vf = very fine; + on due to horses xcept MLRA Living Roots (C3 1) d Soils (C6) 1) (LRR A)	= heavy (more) Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomore Shallow FAC-Ne Raised Frost-He	e clay); - = light (less ndicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial rphic Position (D2) Aquitard (D3) autral Test (D5) Ant Mounds (D6) (Leave Hummocks (D	e required) (MLRA 1, 2, C2) Imagery (C9) RR A) 7)
Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Active Sparsely Vegetated Consultations: Surface Water Present?	tors: In of one required S) erial Imagery (B7 ncave Surface (B7 Yes Yes Yes	check all that apply) Water-Staine 1, 2, 4A, an Salt Crust (B. Aquatic Inver Hydrogen Su Oxidized Rhiz Presence of B Recent Iron B Stunted or St Other (Explains) No X No X No X	d Leaves (B9) (eand 4B) 11) Itebrates (B13) Ifide Odor (C1) zospheres along la Reduced Iron (C4 Reduction in Tilled ressed Plants (D n in Remarks) Depth (inches) Depth (inches)	vf = very fine; + on due to horses xcept MLRA Living Roots (C3 4) d Soils (C6) 1) (LRR A)	= heavy (more) Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomore Shallow FAC-Ne Raised Frost-He	ndicators (2 or more stained Leaves (B9) and 4B) e Patterns (B10) eson Water Table (Con Visible on Aerial rephic Position (D2) Aquitard (D3) eutral Test (D5) Ant Mounds (D6) (Leave Hummocks (D)	s clay) e required) (MLRA 1, 2, C2) Imagery (C9) RR A) 7)
Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Active Sparsely Vegetated Constitution (Present? Water Table Present? Water Table Present? Saturation Present? (includes capillary fringe)	tors: In of one required S) erial Imagery (B7 ncave Surface (B7 Yes Yes Yes	check all that apply) Water-Staine 1, 2, 4A, an Salt Crust (B. Aquatic Inver Hydrogen Su Oxidized Rhiz Presence of B Recent Iron B Stunted or St Other (Explains) No X No X No X	d Leaves (B9) (eand 4B) 11) Itebrates (B13) Ifide Odor (C1) zospheres along la Reduced Iron (C4 Reduction in Tilled ressed Plants (D n in Remarks) Depth (inches) Depth (inches)	vf = very fine; + on due to horses xcept MLRA Living Roots (C3 4) d Soils (C6) 1) (LRR A)	= heavy (more) Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomore Shallow FAC-Ne Raised Frost-He	ndicators (2 or more stained Leaves (B9) and 4B) e Patterns (B10) eson Water Table (Con Visible on Aerial rephic Position (D2) Aquitard (D3) eutral Test (D5) Ant Mounds (D6) (Leave Hummocks (D)	e required) (MLRA 1, 2, (X2) Imagery (C9) RR A) 7) nt? No X

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville / 0	Clackamas	Sampling Date: 10/1/2	013
Applicant/Owner: Polygon Northwest Company				State: OR	Sampling Point:	P4
Investigator(s): C. Mirth Walker, Stacy Benjam	in, Stacey Reed	Section, T	ownship, Rang	e: 15, 3S, 1W		
Landform (hillslope, terrace, etc.): Terrace			Local relief	(concave, convex, none):	convex Slope (%	5): <
Subregion (LRR): A, Northwest Forests and Coa	st L	at:	Lon	g:	Datum:	
Soil Map Unit Name: 1B Aloha silt loam,				NWI	classification: None	
Are climatic / hydrologic conditions on the site typ		f year?	Ye	s No	X (If no, explain in R	emarks)
Are Vegetation,Soil,	or Hydrology	significantly	disturbed? A	Are "Normal Circumstan	nces" present? Yes	X No
	or Hydrology	naturally pro		If needed, explain any		
SUMMARY OF FINDINGS - Attach sit	e map showi	ng sampling	point locat	ions, transects, i	mportant features,	etc.
Hydrophytic Vegetation Present?	es X	No	5. 5.0.00			
Hydric Soil Present?	esI	No X	Is the Samp			
Wetland Hydrology Present?	es I	No X	within a We	tland? Yes	No X	
Remarks: NA means Not Applicable (used o					ora); 5.66" above normal ion).	
VEGETATION	V					
Tree Stratum (Plot size: 30' r)	Absolute	Dominant	Indicator	Dominance Test w		
1	% Cover	Species?	Status	Number of Dominar		
2.				That Are OBL, FAC	W, or FAC:2	(A)
3.	-					
4.		-		Total Number of Do		420
T			-	Species Across All	Strata: 2	(B)
Sapling/Shrub Stratum (Plot size: 10' r	= T	otal Cover				
				Percent of Dominar		
1.				That Are OBL, FAC		(A/B)
2.				Prevalence Index		0
3.				Carlotte of the Carlotte	of: Multiply by:	
4				OBL species	0 x1= (_
5.				FACW species)
(5)	0%= T	otal Cover			93 x 3 = 27	
Herb Stratum (Plot size: 5' r)				FACU species	5 x 4 = 2	
Alopecurus pratensis	60%	Yes	FAC	UPL species	0 x5=	
2. Festuca arundinacea	30%	Yes	FAC		98 (A) 29	
3. Hypochaeris radicata	5%	No	FACU	Prevalence Inde		1
4. Trifolium repens	3%	No	FAC	Hydrophytic Veget		
5					or Hydrophytic Vegetation	n
6.				X 2 - Dominance		
7.				3 - Prevalence I		
8.					al Adaptations ¹ (Provide	
9.					arks or on a separate sh	eet)
10.					n-Vascular Plants ¹	
11				Problematic Hy	drophytic Vegetation ¹ (E	xplain)
Woody Vine Stratum (Plot size: 10' r	98% = 7	otal Cover		¹ Indicators of hydric be present.	soil and wetland hydrolo	ogy must
1				Hydrophytic		
4.	0% = 7	otal Cover		Vegetation	Yes X No	
% Bara Ground in Harb Stratum 20/		otal Cover		Present?		-
% Bare Ground in Herb Stratum 2%				i leacht.		-

Depth (inches):

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

>22

Div. No secondary indicators. ORC in compacted surface layer.

Saturation Present?

rks.

(includes capillary fringe)

Yes

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville /	Clackamas Sampling Date: 10/1/2013	
Applicant/Owner: Polygon Northwest Company				State: OR Sampling Point: P5	
Investigator(s): C. Mirth Walker, Stacy Benjam	in, Stacey Ree	d Section, T	ownship, Rang	e: 15, 3S, 1W	-
Landform (hillslope, terrace, etc.): Terrace			Local relief	(concave, convex, none): convex Slope (%): <	
Subregion (LRR): A, Northwest Forests and Coa	st	Lat:	Lon	g: Datum:	-
Soil Map Unit Name: 1B Aloha silt loam,	ATTACH AND A CO.			NWI classification: None	
Are climatic / hydrologic conditions on the site typi	cal for this time	of year?	Ye	s No X (If no, explain in Remarks)
Are Vegetation,Soil,				Are "Normal Circumstances" present? Yes X No	
Are Vegetation,Soil,	_			If needed, explain any answers in Remarks.)	
	-	ving sampling	point locat	ions, transects, important features, etc.	
Hydrophytic Vegetation Present?	es X	No			
Hydric Soil Present?	es X	No	Is the Samp		
	es	No X	within a We	100	
Remarks: NA means Not Applicable (used o				.18" last 2 weeks (Aurora); 5.66" above normal eference to the vegetation).	
VEGETATION	A11-4-	Destant	lindle stee	Desired Test and debest	
Tree Stratum_ (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species	
1.	76 COVE	<u>opecies !</u>	Otatus		
2.				That Are OBL, FACW, or FAC:3(A)	
3.		-		Total Number of Dominant	
4.				Species Across All Strata: 3 (B)	
	0%	= Total Cover		opecies Across Air Strata.	
Sapling/Shrub Stratum (Plot size: 10' r		- Total Cover		Percent of Dominant Species	
1.				1000	
2.		-		That Are OBL, FACW, or FAC: 100% (A/B Prevalence Index worksheet:	
3.				Total % Cover of: Multiply by:	-
4.				OBL species 0 x1 = 0	
5.				FACW species 0 x2 = 0	
J	0%	= Total Cover		FAC species 100 x 3 = 300	
Herb Stratum (Plot size: 5' r)		- Total Cover		FACU species 0 x4 = 0	
Ranunculus repens	50%	Yes	FAC	UPL species 0 x 5 = 0	
2. Holcus lanatus	20%	Yes	FAC		(B)
3. Alopecurus pratensis	20%	Yes	FAC	Prevalence Index = B/A = 3.00	(-)
Festuca arundinacea	10%	No	FAC	Hydrophytic Vegetation Indicators:	
5.	1070		TAO	1 - Rapid Test for Hydrophytic Vegetation	
6.				X 2 - Dominance Test is >50%	
7.	_			3 - Prevalence Index is ≤3.0 ¹	
8.				4 - Morphological Adaptations ¹ (Provide suppor	ting
9.				data in Remarks or on a separate sheet)	9
10.		_		5 - Wetland Non-Vascular Plants ¹	
11.				Problematic Hydrophytic Vegetation ¹ (Explain)	
	100%	= Total Cover		¹Indicators of hydric soil and wetland hydrology mus	st
Woody Vine Stratum (Plot size: 10' r	10070	Total Gover		be present.	
1.			1		
2.		<u> </u>		Hydrophytic	
	0%	= Total Cover		Vegetation Yes X No	
	- 070			Present?	

Profile Describil			anded to dealines		ar confirm the	abconon of i			
	ALL ALL CASE OF THE PARTY OF TH		eeded to documen			absence of i	ndicators.)		
Depth	Matrix		0-1	Redox Fe		Loc ²	Tankan	Damada	
(inches)	Color (moist)	%	Color (moist)	%	Type ¹		Texture	Remarks	
-13	10YR 3/2	95	7.5YR 3/4	5	C	M	SiL	0-5 ORC	
13-23	10YR 4/2	80	7.5YR 4/6	20		M	SiCL	-	
								-	
							-	-	
ype: C=Concen	tration, D=Depletion	on, RM=Red	uced Matrix CS=Cov	vered or Coated	Sand Grains.	² Location:	PL=Pore Lining, M=M	latrix.	
ydric Soil Indica	ators: (Applicable	to all LRRs	s, unless otherwise	noted.)		Indicators	for Problematic Hydr	ic Soils ³ :	
Histosol (A1)			Sandy Redox (S	35)		2 cm M	uck (A10)		
Histic Epipedo	on (A2)		Stripped Matrix	(S6)		Red Pa	rent Material (TF2)		
Black Histic (A3) Loamy Mucky Mineral (F1) (except MLR				cept MLRA 1)	Very Sh	nallow Dark Surface (T	F12)		
Hydrogen Sulfide (A4) Loamy Gleyed Matrix (F2)						Other (F	Explain in Remarks)		
Depleted Belo	ow Dark Surface (A	A11)	Depleted Matrix	(F3)		2			
Thick Dark Surface (A12) X Redox Dark Surface (F6)						Indicators	of hydrophytic vegetati	on and	
Sandy Mucky	Mineral (S1)		Depleted Dark S	Surface (F7)		wetland h	ydrology must be pres	ent,	
Sandy Gleyed	d Matrix (S4)		Redox Depressi	ions (F8)		unless disturbed or problematic.			
Type: Depth (inches):	= sand; si = silt; c	= clay; I = lo	nam or loamy; co = c	oarse; f = fine;		ydric Soil Pre	esent? Yes X re clay); - = light (less	No	
Type: Depth (inches):	= sand; si = silt; c	= clay; l = lo	oam or loamy; co = c	oarse; f = fine;					
Type: Depth (inches): Pemarks: s	= sand; si = silt; c	= clay; I = Io	eam or loamy; co = c	oarse; f = fine;					
Type: Depth (inches): Cemarks: s HYDROLOGY Vetland Hydrolo	= sand; si = silt; c		eck all that apply)	oarse; f = fine;		= heavy (mor		clay)	
Type: Depth (inches): Cemarks: s HYDROLOGY Vetland Hydrolo	= sand; si = silt; c gy Indicators: s (minimum of one				vf = very fine; +	= heavy (mon	re clay); - = light (less	clay)	
Type: Depth (inches): smarks: s SYDROLOGY Vetland Hydrolo rimary Indicators	= sand; si = silt; c gy Indicators: s (minimum of one		eck all that apply)	Leaves (B9) (e x	vf = very fine; +	= heavy (mod	re clay); - = light (less of	clay)	
Type: Depth (inches): emarks: s HYDROLOGY Vetland Hydrolo rimary Indicators Surface Wate	= sand; si = silt; c gy Indicators: s (minimum of one er (A1)		eck all that apply) Water-Stained I	Leaves (B9) (ex	vf = very fine; +	= heavy (mod	re clay); - = light (less of light); - = light (clay)	
Type: Depth (inches): Smarks: s SYDROLOGY Vetland Hydrolo rimary Indicators Surface Wate High Water To	= sand; si = silt; c gy Indicators: s (minimum of one er (A1) table (A2)		eck all that apply) Water-Stained I 1, 2, 4A, and	Leaves (B9) (ex 4 B)	vf = very fine; +	Secondary Water-S 4A, a Drainag	Indicators (2 or more restained Leaves (B9) (Nand 4B)	required)	
Type: Depth (inches): Smarks: S SYDROLOGY Vetland Hydrolo rimary Indicators Surface Wate High Water To Saturation (A)	= sand; si = silt; c gy Indicators: s (minimum of one er (A1) able (A2) 3) (B1)		eck all that apply) Water-Stained I 1, 2, 4A, and Salt Crust (B11)	Leaves (B9) (ex 4B)) prates (B13)	vf = very fine; +	Secondary Water-\ 4A, a Drainag Dry-Sea	Indicators (2 or more restained Leaves (B9) (Nand 4B) ge Patterns (B10)	required) MLRA 1, 2,	
Type: Depth (inches): Pemarks: s SYDROLOGY Vetland Hydrolo rimary Indicators Surface Wate High Water To Saturation (A: Water Marks	= sand; si = silt; c gy Indicators: s (minimum of one er (A1) able (A2) 3) (B1) posits (B2)		Water-Stained I 1, 2, 4A, and Salt Crust (B11) Aquatic Invertel	Leaves (B9) (ex 4B)) prates (B13) de Odor (C1)	vf = very fine; +	Secondary Water-S 4A, a Drainag Dry-Sea	Indicators (2 or more restained Leaves (B9) (Normal of the Patterns (B10) ason Water Table (C2)	required) MLRA 1, 2,	
Type: Depth (inches): Pemarks: s HYDROLOGY Vetland Hydrolo rimary Indicators Surface Wate High Water To Saturation (A) Water Marks Sediment Dep	gy Indicators: (minimum of one er (A1) (able (A2) (B1) (posits (B2) (B3)		eck all that apply) Water-Stained I 1, 2, 4A, and Salt Crust (B11) Aquatic Invertet Hydrogen Sulfic	Leaves (B9) (ex 4B)) orates (B13) de Odor (C1) spheres along L	vf = very fine; +	Secondary Water-S 4A, a Drainag Dry-Sea Saturat B) Geomo	Indicators (2 or more restained Leaves (B9) (Note that the proof of th	required) MLRA 1, 2,	
Type: Depth (inches): Pemarks: s HYDROLOGY Vetland Hydrolo Primary Indicators Surface Wate High Water T. Saturation (A: Water Marks Sediment Deposits	gy Indicators: (minimum of one er (A1) (able (A2) (B1) posits (B2) (Crust (B4)		water-Stained I 1, 2, 4A, and Salt Crust (B11) Aquatic Invertet Hydrogen Sulfic	Leaves (B9) (ex 4B)) orates (B13) de Odor (C1) spheres along L duced Iron (C4	vf = very fine; +	Secondary Water-S 4A, a Drainag Dry-Sea Saturat S) Geomo	Indicators (2 or more restained Leaves (B9) (Nand 4B) ge Patterns (B10) gason Water Table (C2) ion Visible on Aerial Introhic Position (D2)	required) MLRA 1, 2,	
Type: Depth (inches): Pemarks: s HYDROLOGY Vetland Hydrolo Primary Indicators Surface Wate High Water To Saturation (A: Water Marks Sediment Deposits Algal Mat or (A:	gy Indicators: s (minimum of one er (A1) able (A2) 3) (B1) posits (B2) s (B3) Crust (B4) (B5)		Water-Stained I 1, 2, 4A, and Salt Crust (B11) Aquatic Invertel Hydrogen Sulfic Oxidized Rhizos Presence of Re	Leaves (B9) (ex 4B)) prates (B13) de Odor (C1) spheres along L duced Iron (C4 duction in Tilled	vf = very fine; + ccept MLRA iving Roots (C3) Soils (C6)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat B) Geomo Shallow FAC-Ne	Indicators (2 or more restained Leaves (B9) (Note that the second of the	required) MLRA 1, 2,	
Type: Depth (inches): Pemarks: s HYDROLOGY Vetland Hydrolo Primary Indicators Surface Wate High Water T. Saturation (A: Water Marks Sediment Deposits Algal Mat or (Iron Deposits Surface Soil (I	gy Indicators: s (minimum of one er (A1) able (A2) 3) (B1) posits (B2) s (B3) Crust (B4) (B5)	required; ch	water-Stained I 1, 2, 4A, and Salt Crust (B11) Aquatic Invertet Hydrogen Sulfic Oxidized Rhizos Presence of Re Recent Iron Rec	Leaves (B9) (ex 4B)) prates (B13) de Odor (C1) spheres along L duced Iron (C4 duction in Tilled	vf = very fine; + ccept MLRA iving Roots (C3) Soils (C6)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat Geomo Shallow FAC-Ne	Indicators (2 or more restained Leaves (B9) (Note that the second of the	required) MLRA 1, 2, nagery (C9)	
Type: Depth (inches): Pemarks: s SYDROLOGY Vetland Hydrolo rimary Indicators Surface Wate High Water To Saturation (A: Water Marks Sediment Deposits Algal Mat or C Iron Deposits Surface Soil C Inundation Visit	gy Indicators: (minimum of one er (A1) (able (A2) (B1) (posits (B2) (B3) (Crust (B4) (B5) (Cracks (B6)	required; ch	water-Stained I 1, 2, 4A, and Salt Crust (B11) Aquatic Invertet Hydrogen Sulfic Oxidized Rhizos Presence of Re Recent Iron Rec	Leaves (B9) (ex 4B)) prates (B13) de Odor (C1) spheres along L duced Iron (C4 duction in Tilled	vf = very fine; + ccept MLRA iving Roots (C3) Soils (C6)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat Geomo Shallow FAC-Ne	Indicators (2 or more restained Leaves (B9) (Note that the second of the	required) MLRA 1, 2, nagery (C9)	
Type: Depth (inches): Pemarks: s HYDROLOGY Vetland Hydrolo Primary Indicators Surface Wate High Water To Saturation (A) Water Marks Sediment Dep Drift Deposits Algal Mat or O Iron Deposits Surface Soil (Inundation Vis	gy Indicators: s (minimum of one er (A1) table (A2) 3) (B1) posits (B2) s (B3) Crust (B4) (B5) Cracks (B6) sible on Aerial Imaletated Concave S	required; ch	water-Stained I 1, 2, 4A, and Salt Crust (B11) Aquatic Invertet Hydrogen Sulfic Oxidized Rhizos Presence of Re Recent Iron Rec	Leaves (B9) (ex 4B)) prates (B13) de Odor (C1) spheres along L duced Iron (C4 duction in Tilled	vf = very fine; + ccept MLRA iving Roots (C3) Soils (C6)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat Geomo Shallow FAC-Ne	Indicators (2 or more restained Leaves (B9) (Note that the second of the	required) MLRA 1, 2, nagery (C9)	
Type: Depth (inches): Pemarks: s HYDROLOGY Vetland Hydrolo Primary Indicators Surface Wate High Water To Saturation (A: Water Marks Sediment Deposits Algal Mat or (Iron Deposits Surface Soil (Inundation Vis Sparsely Veg	gy Indicators: (minimum of one er (A1) (B1) (B3) (B3) (Crust (B4) (B5) (Cracks (B6) (Cra	required; ch	water-Stained I 1, 2, 4A, and Salt Crust (B11) Aquatic Invertet Hydrogen Sulfic Oxidized Rhizos Presence of Re Recent Iron Rec Stunted or Stree Other (Explain i	Leaves (B9) (ex 4B)) prates (B13) de Odor (C1) spheres along L duced Iron (C4 duction in Tilled	vf = very fine; + ccept MLRA iving Roots (C3) Soils (C6)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat Geomo Shallow FAC-Ne	Indicators (2 or more restained Leaves (B9) (Note that the second of the	required) MLRA 1, 2, nagery (C9)	
Type: Depth (inches): Pemarks: s HYDROLOGY Vetland Hydrolo Primary Indicators Surface Wate High Water T Saturation (A) Water Marks Sediment Deposits Algal Mat or C Iron Deposits Surface Soil C Inundation Vis Sparsely Veg Field Observatio Surface Water Pr	gy Indicators: (minimum of one er (A1) (B1) (B1) (posits (B2) (B3) (Crust (B4) (B5) (Cracks (B6) (Sible on Aerial Imagetated Concave Sines: resent? Yes	required; ch	water-Stained I 1, 2, 4A, and Salt Crust (B11) Aquatic Invertet Hydrogen Sulfic Oxidized Rhizos Presence of Re Recent Iron Rec Stunted or Stree Other (Explain i	Leaves (B9) (ex 4B) prates (B13) de Odor (C1) spheres along L duced Iron (C4 duction in Tilled ssed Plants (D1 n Remarks)	vf = very fine; + ccept MLRA iving Roots (C3) Soils (C6)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat Geomo Shallow FAC-Ne Raised Frost-H	Indicators (2 or more restained Leaves (B9) (Note that the second of the	required) MLRA 1, 2, nagery (C9)	
Type: Depth (inches): Pemarks: s HYDROLOGY Vetland Hydrolo Primary Indicators Surface Wate High Water To Saturation (A: Water Marks Sediment Deposits Algal Mat or C Iron Deposits Surface Soil C Inundation Vision	gy Indicators: (minimum of one er (A1) (able (A2) (B1) (B3) (Crust (B4) (B5) (Cracks (B6) (sible on Aerial Imagetated Concave S (resent? Yes (sent? Yes	required; ch	Water-Stained I 1, 2, 4A, and Salt Crust (B11) Aquatic Invertet Hydrogen Sulfic Oxidized Rhizos Presence of Re Recent Iron Rec Stunted or Stres Other (Explain i	Leaves (B9) (example) (a 4B) (b) (c) (de Odor (C1) (de Odor (C4) (duction in Tilled (duction in Tilled (duction in Remarks) (duction in Remarks)	vf = very fine; + ccept MLRA iving Roots (C3) Soils (C6) () (LRR A)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat Geomo Shallow FAC-Ne Raised Frost-H	Indicators (2 or more restained Leaves (B9) (Note and 4B) ge Patterns (B10) gason Water Table (C2) gion Visible on Aerial Interphic Position (D2) graphic Position (D2) graphic Aquitard (D3) gentral Test (D5) Ant Mounds (D6) (LR) graphic Hummocks (D7)	required) MLRA 1, 2, nagery (C9)	

Siigntly moist 17-23" in probe. No secondary indicators.

ks:

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville /	Clackamas	Sampling Date: 10/1/2013	
Applicant/Owner: Polygon Northwest Company				State: OR	Sampling Point: P6	
Investigator(s): C. Mirth Walker, Stacy Benjam	in, Stacey Ree	d Section, T	ownship, Rang	e: 15, 3S, 1W		-
Landform (hillslope, terrace, etc.): Terrace			Local relief	(concave, convex, none):	concave Slope (%):	
Subregion (LRR): A, Northwest Forests and Coast	t	Lat:	Lon	g:	Datum:	
Soil Map Unit Name: 1B Aloha silt loam, 3	-6% slopes			NWI	classification: None	
Are climatic / hydrologic conditions on the site typic			Ye	s No_	X (If no, explain in Remarks)
		significantly		Are "Normal Circumstar	nces" present? Yes X No	
		naturally pro		If needed, explain any		
SUMMARY OF FINDINGS – Attach site			point locat	tions, transects, i	mportant features, etc.	_
Hydrophytic Vegetation Present? Ye		No				
Hydric Soil Present? Ye		No	Is the Samp			
Wetland Hydrology Present? Ye		No	within a We	165	X No	
Precipitation prior to fieldwork: 3.61" last 2 we Remarks: NA means Not Applicable (used o Wetland B.					ora); 5.66" above normal ion).	
VEGETATION						
	Absolute	Dominant	Indicator	Dominance Test w	orksheet:	
Tree Stratum (Plot size: 30' r)	% Cover	Species?	Status	Number of Dominar	nt Species	
1. Fraxinus latifolia 2.	90%	Yes	FACW	That Are OBL, FAC	W, or FAC:4 (A)	
3.				Total Number of Do	minant	
4.				Species Across All		
-	90% =	= Total Cover		openes norces run	——— (b)	
Sapling/Shrub Stratum (Plot size: 10' r)		70101 00701		Percent of Dominan	t Species	
Fraxinus latifolia	40%	Yes	FACW	That Are OBL, FAC		-
2.	4070	163	TAOW	Prevalence Index		
3.				Total % Cover		_
4.				OBL species	0 x1= 0	
5.					30 x 2 = 260	
	40%	= Total Cover			80 x3 = 240	
Herb Stratum (Plot size: 5' r)		10101 00101		The second second	0 x4= 0	
Agrostis capillaris	40%	Yes	FAC		0 x5= 0	
Festuca arundinacea	20%	Yes	FAC	10 12 12 12 12 12 12 12 12 12 12 12 12 12		(B)
3. Alopecurus pratensis	15%	No	FAC	Prevalence Inde		
4. Carex leptopoda	5%	No	FAC	Hydrophytic Veget	ation Indicators:	
5.		-			or Hydrophytic Vegetation	
6.		-		X 2 - Dominance		
7.		-		3 - Prevalence I	ndex is ≤3.0 ¹	
8.		-			al Adaptations ¹ (Provide support	tina
9.					arks or on a separate sheet)	
10.			_		n-Vascular Plants ¹	
11.					drophytic Vegetation ¹ (Explain)	
	80% =	Total Cover		¹ Indicators of hydric	soil and wetland hydrology mus	t
Woody Vine Stratum (Plot size: 10' r) 1.				be present.	-	
2.				Hydrophytic		
	0% =	Total Cover		Vegetation	Yes X No	
% Bare Ground in Herb Stratum 20%				Present?		
Remarks:				Entoro	d by: CMW QC by: SAR	

OIL						Sampling Poin	
rofile Description: (Desc	ribe to the depth	needed to document			absence of it	ndicators.)	
Depth	Matrix		Redox Fe				
(inches) Color (mo	oist) %	Color (moist)	%	Type ¹	Loc ²	Texture	Remarks
-15 10YR 3/	/2 95	7.5YR 3/4			M	SiL	
			=				
ype: C=Concentration, D=				Sand Grains.		PL=Pore Lining, M=Ma	
ydric Soil Indicators: (App	plicable to all LR					or Problematic Hydric	c Soils":
_ Histosol (A1)		Sandy Redox (St				uck (A10)	
Histic Epipedon (A2)		Stripped Matrix (ent Material (TF2)	
Black Histic (A3)Loamy Mucky Mineral (F1) (except MLRA Hydrogen Sulfide (A4) Loamy Gleyed Matrix (F2)						allow Dark Surface (TF	12)
Hydrogen Sulfide (A4)		Other (E	explain in Remarks)				
Depleted Below Dark Su	urface (A11)	Depleted Matrix ((F3)		3		
_ Thick Dark Surface (A12	2)	X Redox Dark Surf	ace (F6)			of hydrophytic vegetation	
Sandy Mucky Mineral (S	51)	Depleted Dark St	urface (F7)		wetland hy	ydrology must be prese	ent,
Sandy Gleyed Matrix (Se	4)	Redox Depression	ons (F8)		unless dis	turbed or problematic.	
Type: Compacted Depth (inches): 15 Comarks: s = sand; si		loam or loamy; co = co	earse; f = fine; v		ydric Soil Pre		No
Depth (inches): 15 Comarks: s = sand; si	= silt; c = clay; l =	loam or loamy; co = co	earse; f = fine; v				
Depth (inches): 15 Depth (inches): 15 Depth (inches): 15 Separks: s = sand; si HYDROLOGY Vetland Hydrology Indicate	= silt; c = clay; l =		earse; f = fine; v		= heavy (more		lay)
Depth (inches): 15 Depth (inches): 15 Depth (inches): 15 Separks: s = sand; si HYDROLOGY Vetland Hydrology Indicate	= silt; c = clay; l =			f = very fine; +	= heavy (more	e clay); - = light (less cl	equired)
Depth (inches):15 Pararks: s = sand; si HYDROLOGY Vetland Hydrology Indicate rimary Indicators (minimum Surface Water (A1)	= silt; c = clay; l =	check all that apply)Water-Stained Lo	eaves (B9) (exc	f = very fine; +	= heavy (more	e clay); - = light (less cl	equired)
Depth (inches):	= silt; c = clay; l =	check all that apply)	eaves (B9) (exc	f = very fine; +	= heavy (more	e clay); - = light (less classes); - = light	equired)
Depth (inches): 15 Departs: s = sand; si HYDROLOGY Vetland Hydrology Indicate trimary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3)	= silt; c = clay; l =	check all that apply) Water-Stained Lo	eaves (B9) (ex o	f = very fine; +	= heavy (more	e clay); - = light (less clay); - = light (less clay); - modicators (2 or more restained Leaves (B9) (Mod 4B)	equired)
Depth (inches): 15 HYDROLOGY Vetland Hydrology Indicate Inimary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) X Water Marks (B1)	= silt; c = clay; l = tors: n of one required;	check all that apply) Water-Stained Lo 1, 2, 4A, and o Salt Crust (B11) Aquatic Invertebr	eaves (B9) (exc 4B) rates (B13)	f = very fine; +	Secondary I Water-S 4A, a Drainag Dry-Sea	e clay); - = light (less clay); - = light (le	equired)
Depth (inches): 15 Departs: s = sand; si HYDROLOGY Vetland Hydrology Indicate trimary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3)	= silt; c = clay; l = tors: n of one required;	Check all that apply) Water-Stained Lo 1, 2, 4A, and o Salt Crust (B11) Aquatic Invertebre Hydrogen Sulfide	eaves (B9) (exe 4B) rates (B13) e Odor (C1)	f = very fine; +	Secondary I Water-S 4A, a Drainag Dry-Sea Saturati	e clay); - = light (less classes); - = light	equired)
Depth (inches):15 HYDROLOGY Vetland Hydrology Indicate in	= silt; c = clay; l = tors: n of one required;	Check all that apply) Water-Stained Lo 1, 2, 4A, and o Salt Crust (B11) Aquatic Invertebre Hydrogen Sulfide	eaves (B9) (exc 4B) rates (B13) e Odor (C1) pheres along Li	f = very fine; +	Secondary Water-S 4A, a Drainag Dry-Sea Saturati	e clay); - = light (less clay); - = light (le	equired)
Depth (inches):15 HYDROLOGY Vetland Hydrology Indicate Inimary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) X Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4)	= silt; c = clay; l = tors: n of one required;	water-Stained Le 1, 2, 4A, and a Salt Crust (B11) Aquatic Inverteb Hydrogen Sulfide Oxidized Rhizos	eaves (B9) (exe 4B) rates (B13) e Odor (C1) oheres along Li luced Iron (C4)	f = very fine; +	Secondary I Water-S 4A, a Drainag Dry-Sea Saturati 3) X Geomor	Indicators (2 or more restained Leaves (B9) (Mond 4B) e Patterns (B10) ason Water Table (C2) on Visible on Aerial Imprice Position (D2)	equired)
Depth (inches):	= silt; c = clay; l =	Check all that apply) Water-Stained Lot 1, 2, 4A, and of Salt Crust (B11) Aquatic Invertebre Hydrogen Sulfide Oxidized Rhizost	eaves (B9) (exe 4B) rates (B13) e Odor (C1) pheres along Li luced Iron (C4) uction in Tilled	f = very fine; + cept MLRA ving Roots (C3	Secondary I Water-S 4A, a Drainag Dry-Sea Saturati X Geomor Shallow X FAC-Ne	e clay); - = light (less clay); - = light (le	equired) LRA 1, 2, agery (C9)
Depth (inches):	= silt; c = clay; l =	Check all that apply) Water-Stained Lot 1, 2, 4A, and at Crust (B11) Aquatic Invertebre Hydrogen Sulfide Oxidized Rhizose Presence of Red Recent Iron Red	eaves (B9) (exe 4B) rates (B13) e Odor (C1) pheres along Li luced Iron (C4) uction in Tilled sed Plants (D1)	f = very fine; + cept MLRA ving Roots (C3	Secondary I Water-S 4A, a Drainag Dry-Sea Saturati X Geomor Shallow X FAC-Ne Raised	e clay); - = light (less clay); - = light (le	equired) LRA 1, 2, agery (C9)
Depth (inches):15 BYDROLOGY Vetland Hydrology Indicate in imary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) X Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on A6	= silt; c = clay; l = tors: n of one required; definition of the second	Check all that apply) Water-Stained Lot 1, 2, 4A, and of Salt Crust (B11) Aquatic Invertebre Hydrogen Sulfide Oxidized Rhizost Presence of Red Recent Iron Red Stunted or Strest Other (Explain in	eaves (B9) (exe 4B) rates (B13) e Odor (C1) pheres along Li luced Iron (C4) uction in Tilled sed Plants (D1)	f = very fine; + cept MLRA ving Roots (C3	Secondary I Water-S 4A, a Drainag Dry-Sea Saturati X Geomor Shallow X FAC-Ne Raised	e clay); - = light (less clay); - e light (le	equired) LRA 1, 2, agery (C9)
Depth (inches):	= silt; c = clay; l = tors: n of one required; definition of the second	Check all that apply) Water-Stained Lot 1, 2, 4A, and of Salt Crust (B11) Aquatic Invertebre Hydrogen Sulfide Oxidized Rhizost Presence of Red Recent Iron Red Stunted or Strest Other (Explain in	eaves (B9) (excepts) rates (B13) e Odor (C1) oheres along Lifuced Iron (C4) uction in Tilled sed Plants (D1)	f = very fine; + cept MLRA ving Roots (C3	Secondary I Water-S 4A, a Drainag Dry-Sea Saturati X Geomor Shallow X FAC-Ne Raised	e clay); - = light (less clay); - e light (le	equired) LRA 1, 2, agery (C9)
Depth (inches):	= silt; c = clay; l = tors: n of one required; silt; c = clay; l =	Check all that apply) Water-Stained Letter 1, 2, 4A, and 4 Salt Crust (B11) Aquatic Invertebre 1 Hydrogen Sulfider 2 Oxidized Rhizost 2 Presence of Red 2 Recent Iron Red 3 Stunted or Stress 2 Other (Explain in	eaves (B9) (exe 4B) rates (B13) e Odor (C1) pheres along Li luced Iron (C4) uction in Tilled sed Plants (D1)	f = very fine; + cept MLRA ving Roots (C3	Secondary I Water-S 4A, a Drainag Dry-Sea Saturati X Geomor Shallow X FAC-Ne Raised	e clay); - = light (less clay); - e light (le	equired) LRA 1, 2, agery (C9)
Depth (inches):	= silt; c = clay; l = tors: n of one required; d s) erial Imagery (B7) ncave Surface (B8) Yes	Check all that apply) Water-Stained Letter 1, 2, 4A, and 4 Salt Crust (B11) Aquatic Invertebret 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	eaves (B9) (exe 4B) rates (B13) e Odor (C1) oheres along Li luced Iron (C4) uction in Tilled sed Plants (D1) Remarks)	f = very fine; + cept MLRA ving Roots (C3	Secondary I Water-S 4A, a Drainag Dry-Sea Saturati X Geomor Shallow X FAC-Ne Raised Frost-He	e clay); - = light (less clay); - e light (le	equired) LRA 1, 2, agery (C9)
Depth (inches): 15 Pemarks: s = sand; si HYDROLOGY Wetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) X Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on A6	= silt; c = clay; l = tors: n of one required; silt; c = clay; l =	Check all that apply) Water-Stained Letter 1, 2, 4A, and 4 Salt Crust (B11) Aquatic Invertebre 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	eaves (B9) (exe 4B) rates (B13) e Odor (C1) pheres along Li luced Iron (C4) uction in Tilled sed Plants (D1)	f = very fine; + cept MLRA ving Roots (C3 Soils (C6)) (LRR A)	Secondary I Water-S 4A, a Drainag Dry-Sea Saturati X Geomor Shallow X FAC-Ne Raised Frost-He	e clay); - = light (less clay); - = light (le	equired) LRA 1, 2, agery (C9)
Depth (inches):	= silt; c = clay; l = tors: n of one required; definition of the second	Check all that apply) Water-Stained Lot 1, 2, 4A, and of Salt Crust (B11) Aquatic Invertebre Hydrogen Sulfide Oxidized Rhizosy Presence of Red Recent Iron Red Stunted or Stress Other (Explain in	eaves (B9) (executed (B13) executes (B13) executes (B13) execute (C1) execute (C4)	f = very fine; + cept MLRA ving Roots (C3 Soils (C6)) (LRR A) >15 >15	Secondary I Water-S 4A, a Drainag Dry-Sea Saturati X Geomor Shallow X FAC-Ne Raised Frost-He	e clay); - = light (less clay); - = light (le	equired) LRA 1, 2, agery (C9)
Depth (inches):	= silt; c = clay; l = tors: n of one required; definition of the second	Check all that apply) Water-Stained Lot 1, 2, 4A, and of Salt Crust (B11) Aquatic Invertebre Hydrogen Sulfide Oxidized Rhizosy Presence of Red Recent Iron Red Stunted or Stress Other (Explain in	eaves (B9) (executed (B13) executes (B13) executes (B13) execute (C1) execute (C4)	f = very fine; + cept MLRA ving Roots (C3 Soils (C6)) (LRR A) >15 >15	Secondary I Water-S 4A, a Drainag Dry-Sea Saturati X Geomor Shallow X FAC-Ne Raised Frost-He	e clay); - = light (less clay); - = light (le	equired) LRA 1, 2, agery (C9)

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville /	Clackamas	Sampling Date: 10/1/20	13
Applicant/Owner: Polygon Northwest Company				State: OR	Sampling Point:	P7
Investigator(s): C. Mirth Walker, Stacy Benjamin	n, Stacey Ree	d Section, T	ownship, Rang	e: 15, 3S, 1W		-
Landform (hillslope, terrace, etc.): Terrace			Local relief	(concave, convex, none):	concave Slope (%): _ <
Subregion (LRR): A, Northwest Forests and Coast	t	Lat:	Lon	g:	Datum:	
Soil Map Unit Name: 1B Aloha silt loam, 3-				NWI	classification: None	
Are climatic / hydrologic conditions on the site typic			Ye	s No	X (If no, explain in Re	emarks)
		significantly			nces" present? Yes >	No
	r Hydrology _			A STATE OF THE PARTY OF THE PAR	answers in Remarks.)	-05.
SUMMARY OF FINDINGS - Attach site			point locat	tions, transects, i	mportant features,	etc.
Hydrophytic Vegetation Present? Yes		No	I- 45- C	and Area		
Hydric Soil Present? Yes		No	Is the Samp			
Wetland Hydrology Present? Yes		No	within a We	165	X No	
Precipitation prior to fieldwork: 3.61" last 2 wee Remarks: NA means Not Applicable (used or Wetland B.					ora); 5.66" above normal ion).	
VEGETATION				1	TENTO IS	
T Ott (D) 1 001)	Absolute	Dominant	Indicator	Dominance Test w		
Tree Stratum (Plot size: 30' r)	% Cover	Species?	Status	Number of Dominar		
Fraxinus latifolia 2.	90%	Yes	FACW	That Are OBL, FAC	W, or FAC: 4	_(A)
3.				Total Number of Do	minant	
4.				Species Across All	Strata: 4	(B)
	90% =	Total Cover		1		- 12.0
Sapling/Shrub Stratum (Plot size: 10' r)				Percent of Dominar	nt Species	
Fraxinus latifolia	10%	Yes	FACW	That Are OBL, FAC	W, or FAC: 100%	(A/B)
Crataegus douglasii	5%	Yes	FAC	Prevalence Index		<u> </u>
3.				Total % Cover	of: Multiply by:	_ ~
4.		-		OBL species	0 x1= 0	
5.				FACW species	100 x 2 = 20	0
	15% :	= Total Cover		FAC species	11 x3= 33	3
Herb Stratum (Plot size: 5' r)				FACU species	0 x4= 0	
Agrostis capillaris	5%	Yes	FAC	UPL species	0 x5= 0	
Carex leptopoda	1%	No	FAC	Column Totals:	111 (A) 23	3 (B)
3.				Prevalence Inde	x = B/A = 2.10	
4.				Hydrophytic Veget	ation Indicators:	
5.				1 - Rapid Test f	or Hydrophytic Vegetatio	n
6.				X 2 - Dominance	Test is >50%	
7.				3 - Prevalence	Index is ≤3.0 ¹	
8.				4 - Morphologic	al Adaptations ¹ (Provide	supporting
9.		-		data in Rem	arks or on a separate she	eet)
10.		-		5 - Wetland No	n-Vascular Plants ¹	
11.				Problematic Hy	drophytic Vegetation ¹ (Ex	oplain)
	6%	= Total Cover			soil and wetland hydrolo	
Woody Vine Stratum (Plot size: 10' r)	-			be present.		200
1.						
2.	1000	-		Hydrophytic	V V D	
	0%:	= Total Cover		Vegetation Present?	Yes X No	_
% Bare Ground in Herb Stratum 94%						

Profile Description	: (Describe to t	he depth n	eeded	to docun	nent the indicato	or confirm th	e absence of ir	ndicators.)		
Depth	Matrix				Redox F	eatures				
_	Color (moist)	%	Co	lor (moist		Type ¹	Loc ²	Texture	Remarks	
0-6	10YR 3/2	90		7.5YR 3/4		С	M	SiL	few ORC 0-6	
6-16	10YR 4/2	90		7.5YR 4/6	10	С	M	SiCL		
			_							
_			_				-			
Type: C=Concentra						d Sand Grains		PL=Pore Lining, M=I		
lydric Soil Indicate	ors: (Applicable	to all LRRs						or Problematic Hyd	ric Soils":	
Histosol (A1) Sandy Redox Histic Epipedon (A2) Stripped Matri							2 cm Mu			
								ent Material (TF2)	TE40\	
Black Histic (A3) Loamy Mucky Mineral (F1) (except MLRA Hydrogen Sulfide (A4) Loamy Gleyed Matrix (F2)						cept WLRA 1)		allow Dark Surface (11-12)	
		11)					Other (E	xplain in Remarks)		
X Depleted Below Thick Dark Surfa		.11)		pleted Ma	Surface (F6)		3Indicators o	f hydrophytic vegeta	tion and	
Sandy Mucky M			_		ark Surface (F7)		wetland hydrology must be present,			
Sandy Gleyed N			_		essions (F8)			urbed or problemation		
Amarks: s =	sand; si = silt; c	= clay; I = Io	am or	loamy; co	= coarse; f = fine;	vr = very rine;	+ = neavy (more	e clay); - = light (less	clay)	
Vetland Hydrology	/ Indicators:		_							
Primary Indicators (r		required; ch	eck all	that apply	()		Secondary I	ndicators (2 or more	required)	
Surface Water ((A1)		W	ater-Stain	ed Leaves (B9) (e	xcept MLRA		tained Leaves (B9) (
High Water Tab				1, 2, 4A,		•		nd 4B)	Age very play	
Saturation (A3)			Sa	alt Crust (E	311)		Drainage	e Patterns (B10)		
Water Marks (B	1)		Ac	quatic Inve	ertebrates (B13)		Dry-Sea	son Water Table (Ca	2)	
Sediment Depo	sits (B2)		Hy	drogen S	ulfide Odor (C1)		Saturation Visible on Aerial Imagery (C9)			
Drift Deposits (E	B3)		O	kidized Rh	izospheres along	Living Roots (C	(C3) X Geomorphic Position (D2)			
Algal Mat or Cru	ust (B4)		Pr	esence of	Reduced Iron (C4	1)	Shallow	Aquitard (D3)		
Iron Deposits (E	35)		Re	ecent Iron	Reduction in Tille	d Soils (C6)		utral Test (D5)		
Surface Soil Cra	acks (B6)		St	unted or S	Stressed Plants (D	1) (LRR A)				
Inundation Visit	ole on Aerial Ima	gery (B7)	Ot	her (Expla	ain in Remarks)		Frost-He	eave Hummocks (D7	")	
Sparsely Veget	ated Concave St	ırface (B8)								
ield Observations	:									
Surface Water Pres	sent? Yes_		No_	X	Depth (inches)	:				
Water Table Preser	nt? Yes_		No_	X	Depth (inches)	: >16	Wetland	Hydrology Presen	it?	
			No	X	Depth (inches)	: >16		Yes X	No	

rks:

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville / 0	Clackamas	Sampling Date: 10/1/2	2013
Applicant/Owner: Polygon Northwest Company	1			State: OR	Sampling Point:	P8
Investigator(s): C. Mirth Walker, Stacy Benja	min, Stacey Ree	d Section, T	ownship, Rang	e: 15, 3S, 1W		
Landform (hillslope, terrace, etc.): Terrace			Local relief	(concave, convex, none):	convex Slope (%): <
Subregion (LRR): A, Northwest Forests and Co	ast	Lat:	Lon	g:	Datum:	
Soil Map Unit Name: 1B Aloha silt loam		200	-		classification: None	
Are climatic / hydrologic conditions on the site ty		of year?	Ye		X (If no, explain in F	Remarks)
이 없는 그들은 것은 것은 그들은 것은 없는 사람들이 없는 사람들이 되었다면 하지만 하지만 되었다. 그렇게 되었다면 하다 하다 하다 그렇게 되었다면 하다면 하다면 하다면 하다면 하다면 하다면 하다면 하다면 하다면 하	, or Hydrology		disturbed? A		nces" present? Yes	
Are Vegetation ,Soil	, or Hydrology		blematic? (If needed, explain any	answers in Remarks.)	
SUMMARY OF FINDINGS - Attach s	ite map show	ving sampling	point locat	tions, transects, i	mportant features	, etc.
Hydrophytic Vegetation Present?	Yes X	No				
	Yes X	No	Is the Samp	led Area		
	Yes	No X	within a We	tland? Yes	No X	
			al for month, 5	.18" last 2 weeks (Auro	ra); 5.66" above norma	1
Remarks: NA means Not Applicable (used 6-12" higher than P7.						
VEGETATION				T		
Tree Stratum (Plot size: 30' r)	Absolute	Dominant	Indicator	Dominance Test w		
Tree Stratum (Plot size: 30' r)	% Cover	Species?	Status	Number of Dominar		
1.				That Are OBL, FAC	W, or FAC: 3	(A)
2.						
3.				Total Number of Do	minant	
4.				Species Across All	Strata: 3	(B)
	0%	= Total Cover				
Sapling/Shrub Stratum (Plot size: 10' r				Percent of Dominan	t Species	
Rubus armeniacus	3%	No	FACU	That Are OBL, FAC	W, or FAC: 100%	(A/B)
2.				Prevalence Index v	worksheet:	
3.				Total % Cover	of: Multiply by:	
4.				OBL species	0 x1=	0
5.				FACW species	0 x2=	0
*	3%	= Total Cover		FAC species 1	00 x3= 3	00
Herb Stratum (Plot size: 5' r)				FACU species	4 × 4 =	16
Festuca arundinacea	40%	Yes	FAC	UPL species	0 x5=	0
2. Alopecurus pratensis	30%	Yes	FAC	Column Totals: 1	04 (A) 3	16 (B)
3. Holcus lanatus	20%	Yes	FAC	Prevalence Inde		4
4. Agrostis capillaris	10%	No	FAC	Hydrophytic Veget	ation Indicators:	
Cirsium vulgare	1%	No	FACU		or Hydrophytic Vegetati	on
6.				X 2 - Dominance		
7.				3 - Prevalence I		
8.		-	-		al Adaptations ¹ (Provide	eunnorting
9.		-			arks or on a separate s	
·					n-Vascular Plants ¹	icet)
10.						
11.					drophytic Vegetation ¹ (E	
Woody Vine Stratum (Plot size: 10' r		= Total Cover		A CONTRACTOR OF THE RESIDENCE OF THE PARTY O	soil and wetland hydro	logy must
Troody Tino Stratum				be present.		
1				Hydrophytic		
-	0%	= Total Cover		Vegetation	Yes X No	
% Bare Ground in Herb Stratum 0%		, , , , , , , , , , , , , , , , , , , ,		Present?		-
75 Daio Ordana in Horb Ordaldin 070						

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

(includes capillary fringe)

Dry. No secondary indicators.

rks:

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville /	Clackamas	Sampling Date: 10/1/201	3
Applicant/Owner: Polygon Northwest Company				State: OR	Sampling Point:	P9
Investigator(s): C. Mirth Walker, Stacy Benjam	nin, Stacey Reed	Section, T	ownship, Rang	e: 15, 3S, 1W		
Landform (hillslope, terrace, etc.): Terrace			Local relief	(concave, convex, none):	concave Slope (%):	-
Subregion (LRR): A, Northwest Forests and Coa	st	Lat:	Lon	g:	Datum:	
Soil Map Unit Name: 1B Aloha silt loam,	3-6% slopes			NWI	classification: None	
Are climatic / hydrologic conditions on the site typ	ical for this time	of year?	Ye	s No	X (If no, explain in Ren	narks)
Are Vegetation,Soil,	or Hydrology _	significantly	disturbed? A	Are "Normal Circumsta	ances" present? Yes X	No
100 100 100 100 100 100 100 100 100 100	_	naturally pro	Mary Control of the C		answers in Remarks.)	
SUMMARY OF FINDINGS - Attach sit	te map show	ing sampling	point locat	ions, transects, i	important features, e	tc.
Hydrophytic Vegetation Present?	es X	No		2012		
Hydric Soil Present?	es X	No	Is the Samp			
	es ?	No	within a We	165	X No	
Precipitation prior to fieldwork: 3.61" last 2 we Remarks: NA means Not Applicable (used c~15 feet north of fence in 5-foot wide very subtle l	on plowed and p	anted agricultural	crop sites in re		ora); 5.66" above normal tion).	
VEGETATION						
	Absolute	Dominant	Indicator	Dominance Test v	vorksheet:	
Tree Stratum (Plot size: 30' r)	% Cover	Species?	Status	Number of Domina	nt Species	
1.				That Are OBL, FAC	CW, or FAC: 1	(A)
2.						
3.				Total Number of Do	ominant	
4.				Species Across All	Strata: 1	(B)
	=	Total Cover				
Sapling/Shrub Stratum (Plot size: 10' r))			Percent of Domina		
1.				That Are OBL, FAC	CW, or FAC: 100%	(A/B)
2.				Prevalence Index		
3.				Total % Cover	r of: Multiply by:	_
4.				OBL species	0 x1 = 0	
5.				FACW species	0 x2= 0	
	0%=	Total Cover		FAC species	100 x 3 = 300	
Herb Stratum (Plot size: <u>5' r</u>)				FACU species	0 x 4 = 0	
Agrostis capillaris	98%	Yes	FAC	UPL species	0 x5= 0	
Parentucellia viscosa	1%	No	FAC	The second second second second	100 (A) 300	(B)
3. Rumex crispus	1%	No	FAC	Prevalence Inde		
4.				Hydrophytic Vege		
5.					for Hydrophytic Vegetation	
6.				X 2 - Dominance		
7.				3 - Prevalence		
8.					cal Adaptations ¹ (Provide su	
9.			-		narks or on a separate shee	t)
10.				The state of the s	n-Vascular Plants ¹	
11				Problematic Hy	drophytic Vegetation ¹ (Exp	lain)
(Dist sizes 40) s	100% =	Total Cover			c soil and wetland hydrology	y must
Woody Vine Stratum (Plot size: 10' r				be present.		
1				Hydrophytic		
	0% =	Total Cover		Vegetation	Yes X No	
% Bare Ground in Herb Stratum 0%		, Juli Govoi		Present?		
70 Date Orderia in Field Stratuill U/0						

Siigntly moist 8-20" bgs. Only one secondary indicator. PHS reports drainage patterns in their Plot 10.

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys and Coast Region Project/Site: Rumpf Property in Villebois City/County: Wilsonville / Clackamas Sampling Date: 10/1/2013 Applicant/Owner: Polygon Northwest Company State: OR Sampling Point: P10 C. Mirth Walker, Stacy Benjamin, Stacey Reed Section, Township, Range: 15, 3S, 1W Investigator(s): Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): Subregion (LRR): A, Northwest Forests and Coast Datum: Lat: 1B Aloha silt loam, 3-6% slopes Soil Map Unit Name: NWI classification: None No X (If no, explain in Remarks) Are climatic / hydrologic conditions on the site typical for this time of year? Yes , or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No Are Vegetation .Soil Are Vegetation ,Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.) SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc. Hydrophytic Vegetation Present? Yes X Is the Sampled Area Hydric Soil Present? No within a Wetland? ? Wetland Hydrology Present? Yes No No 3.61" last 2 weeks (Portland); 4.15" above normal for month. 5.18" last 2 weeks (Aurora); 5.66" above normal Precipitation prior to fieldwork: NA means Not Applicable (used on plowed and planted agricultural crop sites in reference to the vegetation). Remarks: PHS Wetland A. VEGETATION Absolute Dominant Indicator **Dominance Test worksheet:** Tree Stratum (Plot size: 30'r) % Cover Status **Number of Dominant Species** Species? That Are OBL, FACW, or FAC: 3. Total Number of Dominant Species Across All Strata: 0% = Total Cover Sapling/Shrub Stratum (Plot size: 10'r) Percent of Dominant Species 100% That Are OBL, FACW, or FAC: (A/B) Prevalence Index worksheet: 3. Total % Cover of: Multiply by: **OBL** species 0 x1= 0 **FACW** species 0 x2= 0 FAC species 100 x3= 0% = Total Cover 300 (Plot size: 5'r) FACU species Herb Stratum x4= 0 **UPL** species x 5 = 0 Agrostis capillaris 80% Yes FAC Column Totals: (B) Holcus lanatus 10% FAC 100 (A) 300 3. Prevalence Index = B/A = 3.00 Alopecurus pratensis 10% No FAC Hydrophytic Vegetation Indicators: 1 - Rapid Test for Hydrophytic Vegetation 6. X 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.01 8. 4 - Morphological Adaptations (Provide supporting 9. data in Remarks or on a separate sheet) 10. 5 - Wetland Non-Vascular Plants1 Problematic Hydrophytic Vegetation¹ (Explain)

100% = Total Cover

= Total Cover

0%

Woody Vine Stratum

Remarks:

% Bare Ground in Herb Stratum

(Plot size: 10' r

be present.

Hydrophytic Vegetation

Present?

Indicators of hydric soil and wetland hydrology must

Yes X No

OIL	-11 4- 411	- 41		an anniform than			
rofile Description: (Desc		oth needed to docu			absence of I	ndicators.)	
Depth	Matrix	_	Redox Fe		. 2		
Color (mc	oist) %	Color (moi		Type ¹	Loc2	Texture	Remark
-20 10YR 3	/2 90				M	SiL	ORC 0-5
ype: C=Concentration, D=				Sand Grains.		PL=Pore Lining, M=	
ydric Soil Indicators: (Ap	plicable to all	LRRs, unless othe	rwise noted.)			or Problematic Hyd	dric Soils ³ :
Histosol (A1)		Sandy Red	dox (S5)			uck (A10)	
Histic Epipedon (A2)		Stripped N	latrix (S6)			ent Material (TF2)	
Black Histic (A3)		Loamy Mu	cky Mineral (F1) (exc	ept MLRA 1)	Very Sh	allow Dark Surface ((TF12)
Hydrogen Sulfide (A4)		Loamy Gle	eyed Matrix (F2)		Other (E	xplain in Remarks)	
Depleted Below Dark St	urface (A11)	Depleted I	Matrix (F3)				
Thick Dark Surface (A12	2)	X Redox Da	rk Surface (F6)		³ Indicators of	of hydrophytic vegeta	ation and
Sandy Mucky Mineral (S	51)	Depleted [Dark Surface (F7)		wetland hy	drology must be pre	esent,
Sandy Gleyed Matrix (Se	4)	Redox De	pressions (F8)		unless dis	turbed or problemati	ic.
Type: Depth (inches):	nt):	I = loam or loamy:	= coarse f = fine: v		ydric Soil Pre		
Depth (inches): 2 arks: s = sand; si		I = loam or loamy; o	- co = coarse; f = fine; v				
Depth (inches): 2	= silt; c = clay;	I = loam or loamy; o	eo = coarse; f = fine; v				
Depth (inches): Parks: s = sand; si HYDROLOGY Vetland Hydrology Indicate	= silt; c = clay;				= heavy (mor		s clay)
Depth (inches): Second	= silt; c = clay;	ed; check all that ap		rf = very fine; +	= heavy (mor	e clay); - = light (less	s clay)
Depth (inches): Second 1:	= silt; c = clay;	ed; check all that ap	oly)	rf = very fine; +	= heavy (mor	e clay); - = light (less	s clay)
Depth (inches): Symptotic strict of the str	= silt; c = clay;	ed; check all that ap	oly) ined Leaves (B9) (exc a, and 4B)	rf = very fine; +	= heavy (mor	e clay); - = light (less indicators (2 or more Stained Leaves (B9)	s clay)
Depth (inches): Seconds: s = sand; si HYDROLOGY Vetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2)	= silt; c = clay;	ed; check all that app Water-Sta 1, 2, 4A Salt Crust	oly) ined Leaves (B9) (exc a, and 4B)	rf = very fine; +	Secondary Water-S 4A, a Drainag	e clay); - = light (less indicators (2 or more stained Leaves (B9) ind 4B)	e required) (MLRA 1, 2,
Depth (inches): Second	= silt; c = clay; fors: n of one require	ed; check all that app Water-Sta 1, 2, 4A Salt Crust Aquatic In	oly) ined Leaves (B9) (ex o a, and 4B) (B11)	rf = very fine; +	Secondary Water-S 4A, a Drainag Dry-Sea	ndicators (2 or more Stained Leaves (B9) nd 4B) e Patterns (B10)	e required) (MLRA 1, 2,
Depth (inches): Seconds: s = sand; si HYDROLOGY Vetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1)	= silt; c = clay; fors: n of one require	ed; check all that app — Water-Sta 1, 2, 4A — Salt Crust — Aquatic In — Hydrogen	ined Leaves (B9) (exc , and 4B) (B11) vertebrates (B13)	of = very fine; +	Secondary Water-S 4A, a Drainag Dry-Sea	ndicators (2 or more Stained Leaves (B9) nd 4B) e Patterns (B10) ason Water Table (C	e required) (MLRA 1, 2,
Depth (inches): Seconds: s = sand; si HYDROLOGY Wetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2)	= silt; c = clay; fors: n of one require	wd; check all that app Water-Sta 1, 2, 4A Salt Crust Aquatic In Hydrogen Oxidized F	oly) ined Leaves (B9) (exc a, and 4B) (B11) vertebrates (B13) Sulfide Odor (C1)	of = very fine; +	Secondary Water-S 4A, a Drainag Dry-Sea Saturati	e clay); - = light (less indicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial	e required) (MLRA 1, 2,
Depth (inches): Parks: s = sand; si HYDROLOGY Vetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4)	= silt; c = clay; fors: n of one require	water-Sta 1, 2, 4A Salt Crust Aquatic In Hydrogen Oxidized F Presence	ined Leaves (B9) (exc , and 4B) (B11) vertebrates (B13) Sulfide Odor (C1) Rhizospheres along Li	of = very fine; +	Secondary Water-S 4A, a Drainag Dry-Sea Saturati S) Geomor	e clay); - = light (less indicators (2 or more stained Leaves (B9) ind 4B) e Patterns (B10) ison Water Table (Con Visible on Aerial rphic Position (D2)	e required) (MLRA 1, 2,
Depth (inches): Parks: s = sand; si HYDROLOGY Vetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3)	= silt; c = clay; fors: n of one require	ed; check all that app Water-Sta 1, 2, 4A Salt Crust Aquatic In Hydrogen Oxidized F Presence Recent Iro	ined Leaves (B9) (exc a, and 4B) (B11) vertebrates (B13) Sulfide Odor (C1) Rhizospheres along Li of Reduced Iron (C4)	of = very fine; + cept MLRA iving Roots (C3	Secondary Water-S 4A, a Drainag Dry-Sea Saturati B) Geomor	ndicators (2 or more Stained Leaves (B9) nd 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial rphic Position (D2)	e required) (MLRA 1, 2,
Depth (inches): Parks: s = sand; si HYDROLOGY Vetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5)	= silt; c = clay; cors: n of one require	Water-Sta 1, 2, 4A Salt Crust Aquatic In Hydrogen Oxidized F Presence Recent Iro Stunted or	oly) ined Leaves (B9) (exc., and 4B) (B11) vertebrates (B13) Sulfide Odor (C1) Rhizospheres along Li of Reduced Iron (C4) on Reduction in Tilled	of = very fine; + cept MLRA iving Roots (C3	Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomoi Shallow FAC-Ne	e clay); - = light (less indicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial rephic Position (D2) Aquitard (D3) eutral Test (D5)	e required) (MLRA 1, 2, 2) Imagery (C9)
Depth (inches): Service: S = sand; si HYDROLOGY Vetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6)	= silt; c = clay; cors: n of one require s) erial Imagery (E	water-Sta 1, 2, 4A Salt Crust Aquatic In Hydrogen Oxidized F Presence Recent Iro Stunted or Other (Exp	ined Leaves (B9) (exc , and 4B) (B11) vertebrates (B13) Sulfide Odor (C1) Rhizospheres along Li of Reduced Iron (C4) on Reduction in Tilled	of = very fine; + cept MLRA iving Roots (C3	Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomoi Shallow FAC-Ne	e clay); - = light (less indicators (2 or more stained Leaves (B9) ind 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial rephic Position (D2) Aquitard (D3) autral Test (D5) Ant Mounds (D6) (Li	e required) (MLRA 1, 2, 2) Imagery (C9)
Depth (inches): Seconds: s = sand; si HYDROLOGY Vetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on A6 Sparsely Vegetated Core	= silt; c = clay; cors: n of one require s) erial Imagery (E	water-Sta 1, 2, 4A Salt Crust Aquatic In Hydrogen Oxidized F Presence Recent Iro Stunted or Other (Exp	ined Leaves (B9) (exc , and 4B) (B11) vertebrates (B13) Sulfide Odor (C1) Rhizospheres along Li of Reduced Iron (C4) on Reduction in Tilled	of = very fine; + cept MLRA iving Roots (C3	Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomoi Shallow FAC-Ne	e clay); - = light (less indicators (2 or more stained Leaves (B9) ind 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial rephic Position (D2) Aquitard (D3) autral Test (D5) Ant Mounds (D6) (Li	e required) (MLRA 1, 2, 2) Imagery (C9)
Depth (inches): S = sand; si	= silt; c = clay; cors: n of one require s) erial Imagery (Encave Surface	Water-Sta 1, 2, 4A Salt Crust Aquatic In Hydrogen Oxidized F Presence Recent Iro Stunted or Other (Exp.	ined Leaves (B9) (exc a, and 4B) (B11) vertebrates (B13) Sulfide Odor (C1) Rhizospheres along Li of Reduced Iron (C4) on Reduction in Tilled r Stressed Plants (D1)	of = very fine; + cept MLRA iving Roots (C3	Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomoi Shallow FAC-Ne	e clay); - = light (less indicators (2 or more stained Leaves (B9) ind 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial rphic Position (D2) Aquitard (D3) autral Test (D5) Ant Mounds (D6) (Li	e required) (MLRA 1, 2, 2) Imagery (C9)
Depth (inches): Seconds: s = sand; si HYDROLOGY Wetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on A6 Sparsely Vegetated Considered Consi	= silt; c = clay; cors: n of one require s) erial Imagery (Encave Surface	Water-Sta 1, 2, 4A Salt Crust Aquatic In Hydrogen Oxidized F Presence Recent Irc Stunted or Other (Exp	oly) ined Leaves (B9) (exect, and 4B) (B11) vertebrates (B13) Sulfide Odor (C1) Rhizospheres along Li of Reduced Iron (C4) on Reduction in Tilled or Stressed Plants (D1) colain in Remarks) Depth (inches):	of = very fine; +	Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomol Shallow FAC-Ne Raised Frost-He	e clay); - = light (less indicators (2 or more stained Leaves (B9) nd 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial rphic Position (D2) Aquitard (D3) eutral Test (D5) Ant Mounds (D6) (Lieave Hummocks (D)	e required) (MLRA 1, 2, 2) Imagery (C9) RR A)
Depth (inches): S = sand; si HYDROLOGY Wetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on A6 Sparsely Vegetated Cor Field Observations: Surface Water Present?	= silt; c = clay; cors: n of one require s) erial Imagery (Encave Surface	Water-Sta 1, 2, 4A Salt Crust Aquatic In Hydrogen Oxidized F Presence Recent Iro Stunted or Other (Exp.	ined Leaves (B9) (exc a, and 4B) (B11) vertebrates (B13) Sulfide Odor (C1) Rhizospheres along Li of Reduced Iron (C4) on Reduction in Tilled r Stressed Plants (D1)	of = very fine; + cept MLRA iving Roots (C3	Secondary Water-S 4A, a Drainag Dry-Sea Saturati Geomol Shallow FAC-Ne Raised Frost-He	e clay); - = light (less indicators (2 or more stained Leaves (B9) ind 4B) e Patterns (B10) ason Water Table (Con Visible on Aerial rphic Position (D2) Aquitard (D3) autral Test (D5) Ant Mounds (D6) (Li	e required) (MLRA 1, 2, 2) Imagery (C9) RR A) 7)
Depth (inches): S = sand; si HYDROLOGY Wetland Hydrology Indicate Primary Indicators (minimum Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on A6 Sparsely Vegetated Cor Field Observations: Surface Water Present? Water Table Present?	= silt; c = clay; fors: In of one require Silve and si	Water-Sta 1, 2, 4A Salt Crust Aquatic In Hydrogen Oxidized F Presence Recent Iro Stunted or Other (Ext	ined Leaves (B9) (exc., and 4B) (B11) vertebrates (B13) Sulfide Odor (C1) Rhizospheres along Li of Reduced Iron (C4) on Reduction in Tilled or Stressed Plants (D1) clain in Remarks) Depth (inches): Depth (inches):	of = very fine; + cept MLRA diving Roots (C3 Soils (C6)) (LRR A)	Secondary I Secondary I Water-S 4A, a Drainag Dry-Sea Saturati Geomor Shallow FAC-Ne Raised Frost-He	e clay); - = light (less indicators (2 or more stained Leaves (B9) ind 4B) e Patterns (B10) ison Water Table (Con Visible on Aerial riphic Position (D2) Aquitard (D3) isotral Test (D5) Ant Mounds (D6) (Li eave Hummocks (D)	e required) (MLRA 1, 2, 2) Imagery (C9) RR A) 7)

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville /	Clackamas	Sampling Date: 10/1/2013
Applicant/Owner: Polygon Northwest Company				State: OR	Sampling Point: P11
Investigator(s): C. Mirth Walker, Stacy Benjar	min, Stacey Reed	Section, T	ownship, Rang	e: 15, 3S, 1W	
Landform (hillslope, terrace, etc.): Terrace			Local relief	(concave, convex, none):	concave Slope (%): <
Subregion (LRR): A, Northwest Forests and Coa	ast La	at:	Lon	g:	Datum:
Soil Map Unit Name: 1B Aloha silt loam,	3-6% slopes			NWI	classification: None
Are climatic / hydrologic conditions on the site type	oical for this time of	year?	Ye	s No	X (If no, explain in Remarks)
	or Hydrology	significantly	disturbed? A	Are "Normal Circumsta	nces" present? Yes X No
	or Hydrology	naturally pro		If needed, explain any	
SUMMARY OF FINDINGS – Attach si		ng sampling	point locat	ions, transects, i	mportant features, etc.
Hydrophytic Vegetation Present?		No			
Hydric Soil Present?		No	Is the Samp		
, 0,		No	within a We	165	X No
Precipitation prior to fieldwork: 3.61" last 2 w Remarks: NA means Not Applicable (used PHS Wetland A.					ora); 5.66" above normal ion).
VEGETATION					
	Absolute	Dominant	Indicator	Dominance Test w	orksheet:
Tree Stratum (Plot size: 30' r)	% Cover	Species?	Status	Number of Dominar	nt Species
1,				That Are OBL, FAC	W, or FAC:1 (A)
2.					
3.				Total Number of Do	minant
4.				Species Across All	Strata: 1 (B)
		otal Cover			
Sapling/Shrub Stratum (Plot size: 10' r)			Percent of Dominar	t Species
1.				That Are OBL, FAC	W, or FAC: 100% (A/B)
2.				Prevalence Index	worksheet:
3.				Total % Cover	of: Multiply by:
4.				OBL species	1 x1= 1
5.				FACW species	0 x 2 = 0
	0% = T	otal Cover		FAC species	69 x 3 = 207
Herb Stratum (Plot size: 5' r)				FACU species	0 x 4 = 0
Agrostis capillaris	68%	Yes	FAC	UPL species	0 x 5 = 0
Rorippa curvisiliqua	1%	No	OBL	Column Totals:	70 (A) 208 (I
Alopecurus pratensis	1%	No	FAC	Prevalence Inde	$x = B/A = \frac{2.97}{}$
4				Hydrophytic Veget	ation Indicators:
5				1 - Rapid Test f	or Hydrophytic Vegetation
6.				X 2 - Dominance	Test is >50%
7.				3 - Prevalence I	ndex is ≤3.0 ¹
8.				4 - Morphologic	al Adaptations ¹ (Provide supporti
9.				data in Rema	arks or on a separate sheet)
10.				5 - Wetland Nor	n-Vascular Plants ¹
11.				Problematic Hye	drophytic Vegetation ¹ (Explain)
		otal Cover		¹ Indicators of hydric	soil and wetland hydrology must
Woody Vine Stratum (Plot size: 10' r)			be present.	
1.		-			
2.		-1-1.0	_	Hydrophytic	Vos V No
W Dave County in 11 to County	= T	otal Cover		Vegetation Present?	Yes X No
% Bare Ground in Herb Stratum 30%	_				
Remarks:				Entere	d by: CMW QC by: SAR

SOIL Sampling Point: P11 Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.) Redox Features Matrix Depth Type¹ Loc2 Remarks % Color (moist) % Texture (inches) Color (moist) SiL C M -10 10YR 3/2 90 7.5YR 3/4 10 SICL C 10-17 10YR 4/1 80 7.5YR 4/6 20 M Type: C=Concentration, D=Depletion, RM=Reduced Matrix CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix. Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) Indicators for Problematic Hydric Soils3: Histosol (A1) Sandy Redox (S5) 2 cm Muck (A10) Stripped Matrix (S6) Red Parent Material (TF2) Histic Epipedon (A2) Loamy Mucky Mineral (F1) (except MLRA 1) Very Shallow Dark Surface (TF12) Black Histic (A3) Hydrogen Sulfide (A4) Loamy Gleyed Matrix (F2) Other (Explain in Remarks) Depleted Below Dark Surface (A11) X Depleted Matrix (F3) ³Indicators of hydrophytic vegetation and X Redox Dark Surface (F6) Thick Dark Surface (A12) Depleted Dark Surface (F7) wetland hydrology must be present, Sandy Mucky Mineral (S1) unless disturbed or problematic. Redox Depressions (F8) Sandy Gleyed Matrix (S4) Restrictive Layer (if present): Type: Hydric Soil Present? Yes Depth (inches): s = sand; si = silt; c = clay; l = loam or loamy; co = coarse; f = fine; vf = very fine; + = heavy (more clay); - = light (less clay) Romarks: HYDROLOGY Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) Secondary Indicators (2 or more required) Water-Stained Leaves (B9) (MLRA 1, 2, Water-Stained Leaves (B9) (except MLRA Surface Water (A1) 4A, and 4B) High Water Table (A2) 1, 2, 4A, and 4B) Drainage Patterns (B10) Salt Crust (B11) Saturation (A3) Dry-Season Water Table (C2) Water Marks (B1) Aquatic Invertebrates (B13) Saturation Visible on Aerial Imagery (C9) Hydrogen Sulfide Odor (C1) Sediment Deposits (B2) Oxidized Rhizospheres along Living Roots (C3) X Geomorphic Position (D2) Drift Deposits (B3) Algal Mat or Crust (B4) Presence of Reduced Iron (C4) Shallow Aguitard (D3) Recent Iron Reduction in Tilled Soils (C6) X FAC-Neutral Test (D5) with subdominants Iron Deposits (B5) Stunted or Stressed Plants (D1) (LRR A) Raised Ant Mounds (D6) (LRR A) Surface Soil Cracks (B6) Frost-Heave Hummocks (D7) Inundation Visible on Aerial Imagery (B7) Other (Explain in Remarks) Sparsely Vegetated Concave Surface (B8) Field Observations: Surface Water Present? Depth (inches): >17 Wetland Hydrology Present? Water Table Present? Depth (inches): Yes X No Saturation Present? Depth (inches): >17 (includes capillary fringe) Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Entered by: CMW QC by: SAR rks. Small area of surface saturation from recent rain. PHS wetland.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region Rumpf Property in Villebois City/County: Wilsonville / Clackamas Sampling Date: 10

Applicant/Owner: Polygon Northwest Cor				Clackamas	Sampling Date: 10/1/2	
Application of the Polygon Northwest Col	mpany			State: OR	Sampling Point:	P12
Investigator(s): C. Mirth Walker, Stacy	Benjamin, Stacey Reed	Section,	Township, Range	e: 15, 3S, 1W		_
Landform (hillslope, terrace, etc.): Terrac	ce		Local relief	(concave, convex, none):	none Slope (%):
Subregion (LRR): A, Northwest Forests a	and Coast	Lat:	Long	g:	Datum:	
Soil Map Unit Name: 1B Aloha sil	t loam, 3-6% slopes			NWI	classification: None	
Are climatic / hydrologic conditions on the	site typical for this time	of year?	Yes	sNo	X (If no, explain in I	Remarks)
	, or Hydrology			re "Normal Circumsta	nces" present? Yes_	X No
	, or Hydrology				answers in Remarks.)	
SUMMARY OF FINDINGS – Atta		ing sampling	g point locat	ions, transects, i	mportant features	s, etc.
Hydrophytic Vegetation Present?	Yes X	No				
Hydric Soil Present?	Yes	No X	Is the Samp		200	
Wetland Hydrology Present?	Yes	No X	within a We	165	No X	
Precipitation prior to fieldwork: 3.61" I Remarks: NA means Not Applicable	last 2 weeks (Portland); e (used on plowed and p					il
VEGETATION						
	Absolute	Dominant	Indicator	Dominance Test w	orksheet:	
Tree Stratum (Plot size: 30' r)	% Cover	Species?	Status	Number of Dominar	nt Species	
1.				That Are OBL, FAC	W, or FAC: 1	(A)
2.						
3.				Total Number of Do	minant	
4.				Species Across All	Strata: 1	(B)
		Total Cover				
Sapling/Shrub Stratum (Plot size:	<u>10' r</u>)			Percent of Dominar	t Species	
1.	<u>10' r</u>)			Percent of Dominar That Are OBL, FAC		(A/B)
1.	10'r_)	_		That Are OBL, FAC	W, or FAC: 100% worksheet:	(A/B)
1.	10'r_)	\equiv	\equiv	That Are OBL, FAC Prevalence Index of Total % Cover	W, or FAC: 100%	(A/B)
1. 2. 3. 4.	10'r)			That Are OBL, FAC Prevalence Index Total % Cover OBL species	W, or FAC: 100% worksheet:	(A/B)
1. 2. 3.	10'r)	\equiv	\equiv	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species	W, or FAC: 100% worksheet: of: Multiply by: 0	
1. 2. 3. 4. 5.		Total Cover		That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FAC species	W, or FAC: 100% worksheet: of: Multiply by: 0 x1 = 0 x2 = 96 x3 = 2	0 0 288
1. 2. 3. 4.		Total Cover		That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FAC species FACU species	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris	0% =	Total Cover Yes	FAC	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FAC species FACU species UPL species	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0 0 288 24
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea	0% =		FAC FAC	That Are OBL, FAC Prevalence Index Total % Cover OBL species FACW species FAC species FACU species UPL species Column Totals:	W, or FAC: 100% worksheet: of: Multiply by: 0 x 1 = 0 x 2 = 96 x 3 = 2 6 x 4 = 0 x 5 = 102 (A) 3	0 0 0 2888 224 0 312 (B)
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus	0% = 80% 10% 5%	Yes		That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FAC species FACU species UPL species Column Totals: Prevalence Index	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0 0 2888 224 0 312 (B)
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata	0% = 80% 10% 5%	Yes No No No	FAC FAC	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: Prevalence Index Hydrophytic Veget	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0 0 288 224 0 812 (B)
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata 5. Plantago lanceolata	0% = 80% 10% 5% 5% 1%	Yes No No	FAC FACU FACU	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: Prevalence Inde Hydrophytic Veget 1 - Rapid Test f	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0 0 288 224 0 812 (B)
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata 5. Plantago lanceolata 6. Rumex crispus	0% = 80% 10% 5% 5% 1% 1%	Yes No No No	FAC FAC	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: 1 Prevalence Inde Hydrophytic Veget 1 - Rapid Test for X 2 - Dominance	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0 0 288 224 0 812 (B)
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata 5. Plantago lanceolata 6. Rumex crispus 7. Vicia species	0% = 80% 10% 5% 5% 1%	Yes No No No No	FAC FACU FACU	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: Prevalence Index 1 - Rapid Test for X 2 - Dominance of X 2 - Prevalence Index 3 - Prevalence Index	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0 0 288 224 0 812 (B)
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata Plantago lanceolata 6. Rumex crispus 7. Vicia species 8.	0% = 80% 10% 5% 5% 1% 1%	Yes No No No No No No	FAC FACU FACU FACU	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: 1 Prevalence Inde Hydrophytic Veget 1 - Rapid Test ff X 2 - Dominance 1 3 - Prevalence I 4 - Morphologic	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0 0 2888 24 0 312 (B)
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata 5. Plantago lanceolata 6. Rumex crispus 7. Vicia species 8. 9.	0% = 80% 10% 5% 5% 1% 1%	Yes No No No No No No	FAC FACU FACU FACU	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: 1 Prevalence Inde Hydrophytic Veget 1 - Rapid Test for X 2 - Dominance of Yerovalence Inde 4 - Morphologic data in Remarks	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0 0 2888 24 0 312 (B)
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata 5. Plantago lanceolata 6. Rumex crispus 7. Vicia species 8. 9. 10.	0% = 80% 10% 5% 5% 1% 1%	Yes No No No No No No	FAC FACU FACU FACU	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: Prevalence Inde Hydrophytic Veget 1 - Rapid Test for X 2 - Dominance 3 - Prevalence I 4 - Morphologic data in Remits 5 - Wetland Nor	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0 0 288 224 0 812 (B) 66
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata 5. Plantago lanceolata 6. Rumex crispus 7. Vicia species 8. 9.	0% = 80% 10% 5% 5% 1% 1%	Yes No No No No No No	FAC FACU FACU FACU	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: Prevalence Inde Hydrophytic Veget 1 - Rapid Test ff X 2 - Dominance 3 - Prevalence I 4 - Morphologic data in Remans 5 - Wetland Nor Problematic Hydroper Problematic Hydroper 1 - Rapid Test ff X 2 - Dominance I 4 - Morphologic data in Remans 5 - Wetland Nor Problematic Hydroper 1 - Rapid Test ff X 2 - Dominance I 4 - Morphologic Description of the Problematic Hydroper Problematic Hydroper 1 - Rapid Test ff 1 - Rapid Test ff 2 - Dominance I 4 - Morphologic Description of the Problematic Hydroper Problematic Hydroper 1 - Rapid Test ff 1 - Rapid Test ff 2 - Prevalence I 4 - Morphologic Description of the Problematic Hydroper Problematic Hydroper 1 - Rapid Test ff 2 - Prevalence I 4 - Morphologic Description of the Problematic Hydroper 1 - Rapid Test ff 2 - Prevalence I 4 - Prevalence I 5 - Prevalence I 4 - Prevalence I 4 - Prevalence II 4 - Prevalence I 4 - Prevalence I 4 - Prevalence I 4 - Prevalence I 5 - Prevalence I 4 - Prevalence I 4 - Prevalence I 4 - Prevalence I 5 - Prevalence I 6 - Prevalence I 7 - Prevalence I 8 - Prevalence I 9 - Prev	worksheet: of: Multiply by: 0	0 0 0 2888 224 0 312 (B) 66 ion e supporting heet)
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata 5. Plantago lanceolata 6. Rumex crispus 7. Vicia species 8. 9. 10. 11. Woody Vine Stratum (Plot size:	0% = 80% 10% 5% 5% 1% 1% 1%	Yes No No No No No No	FAC FACU FACU FACU	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: Prevalence Inde Hydrophytic Veget 1 - Rapid Test ff X 2 - Dominance 3 - Prevalence I 4 - Morphologic data in Remans 5 - Wetland Nor Problematic Hydroper Problematic Hydroper 1 - Rapid Test ff X 2 - Dominance I 4 - Morphologic data in Remans 5 - Wetland Nor Problematic Hydroper 1 - Rapid Test ff X 2 - Dominance I 4 - Morphologic Description of the Problematic Hydroper Problematic Hydroper 1 - Rapid Test ff 1 - Rapid Test ff 2 - Dominance I 4 - Morphologic Description of the Problematic Hydroper Problematic Hydroper 1 - Rapid Test ff 1 - Rapid Test ff 2 - Prevalence I 4 - Morphologic Description of the Problematic Hydroper Problematic Hydroper 1 - Rapid Test ff 2 - Prevalence I 4 - Morphologic Description of the Problematic Hydroper 1 - Rapid Test ff 2 - Prevalence I 4 - Prevalence I 5 - Prevalence I 4 - Prevalence I 4 - Prevalence II 4 - Prevalence I 4 - Prevalence I 4 - Prevalence I 4 - Prevalence I 5 - Prevalence I 4 - Prevalence I 4 - Prevalence I 4 - Prevalence I 5 - Prevalence I 6 - Prevalence I 7 - Prevalence I 8 - Prevalence I 9 - Prev	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0 0 2888 24 0 312 (B) 66 ion
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata 5. Plantago lanceolata 6. Rumex crispus 7. Vicia species 8. 9. 10. 11. Woody Vine Stratum 1. (Plot size:	0% = 80% 10% 5% 5% 1% 1% 1%	Yes No No No No No No	FAC FACU FACU FACU	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: Prevalence Inde Hydrophytic Veget 1 - Rapid Test for X 2 - Dominance 3 - Prevalence Index of Amorphologic data in Remains 5 - Wetland Non-Problematic Hydric be present.	worksheet: of: Multiply by: 0	0 0 0 2888 24 0 312 (B) 66 ion
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata 5. Plantago lanceolata 6. Rumex crispus 7. Vicia species 8. 9. 10. 11. Woody Vine Stratum 1. (Plot size:	0% = 80% 10% 5% 5% 1% 1% 1% 1%	Yes No No No No No Total Cover	FAC FACU FACU FACU	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: Prevalence Inde Hydrophytic Veget 1 - Rapid Test ff X 2 - Dominance 3 - Prevalence I 4 - Morphologic data in Remains 5 - Wetland Nor Problematic Hydrophytic hydrophytic Hydrophytic	worksheet: of: Multiply by: 0	0 0 0 2888 224 0 312 (B) 66 ion e supporting heet)
1. 2. 3. 4. 5. Herb Stratum (Plot size: 5' r) 1. Agrostis capillaris 2. Festuca arundinacea 3. Holcus lanatus 4. Hypochaeris radicata 5. Plantago lanceolata 6. Rumex crispus 7. Vicia species 8. 9. 10. 11. Woody Vine Stratum 1. 2.	0% = 80% 10% 5% 5% 1% 1% 1% 1%	Yes No No No No No No	FAC FACU FACU FACU	That Are OBL, FAC Prevalence Index of Total % Cover OBL species FACW species FACU species UPL species Column Totals: Prevalence Inde Hydrophytic Veget 1 - Rapid Test for X 2 - Dominance 3 - Prevalence Index of Amorphologic data in Remains 5 - Wetland Non-Problematic Hydric be present.	W, or FAC: 100% worksheet: of: Multiply by: 0	0 0 0 2888 224 0 312 (B) 66 ion e supporting heet)

SOIL Sampling Point: P12 Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.) Redox Features Depth Matrix Loc2 Remarks Type¹ Texture inches) Color (moist) % Color (moist) % PL SiL)-6 10YR 3/2 95 7.5YR 3/3 5 C SiL 98 7.5YR 3/4 2 C M 6-15 10YR 3/2 SICL 10 C M 15-24 10YR 4/2 90 7.5YR 4/6 Type: C=Concentration, D=Depletion, RM=Reduced Matrix CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining, M=Matrix. Indicators for Problematic Hydric Soils3: Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) Sandy Redox (S5) 2 cm Muck (A10) Histosol (A1) Stripped Matrix (S6) Red Parent Material (TF2) Histic Epipedon (A2) Loamy Mucky Mineral (F1) (except MLRA 1) Very Shallow Dark Surface (TF12) Black Histic (A3) Loamy Gleyed Matrix (F2) Other (Explain in Remarks) Hydrogen Sulfide (A4) Depleted Matrix (F3) Depleted Below Dark Surface (A11) ³Indicators of hydrophytic vegetation and Redox Dark Surface (F6) Thick Dark Surface (A12) wetland hydrology must be present, Depleted Dark Surface (F7) Sandy Mucky Mineral (S1) unless disturbed or problematic. Sandy Gleyed Matrix (S4) Redox Depressions (F8) Restrictive Layer (if present): Type: Hydric Soil Present? Yes Depth (inches): s = sand; si = silt; c = clay; I = loam or loamy; co = coarse; f = fine; vf = very fine; + = heavy (more clay); - = light (less clay) P arks: too faint in 0-6 and too few in 6-15. HYDROLOGY Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) Secondary Indicators (2 or more required) Water-Stained Leaves (B9) (except MLRA Water-Stained Leaves (B9) (MLRA 1, 2, Surface Water (A1) 4A, and 4B) High Water Table (A2) 1, 2, 4A, and 4B) Drainage Patterns (B10) Salt Crust (B11) Saturation (A3) Dry-Season Water Table (C2) Aquatic Invertebrates (B13) Water Marks (B1) Saturation Visible on Aerial Imagery (C9) Hydrogen Sulfide Odor (C1) Sediment Deposits (B2) Geomorphic Position (D2) Oxidized Rhizospheres along Living Roots (C3) Drift Deposits (B3) Presence of Reduced Iron (C4) Shallow Aguitard (D3) Algal Mat or Crust (B4) FAC-Neutral Test (D5) Recent Iron Reduction in Tilled Soils (C6) Iron Deposits (B5) Raised Ant Mounds (D6) (LRR A) Stunted or Stressed Plants (D1) (LRR A) Surface Soil Cracks (B6) Frost-Heave Hummocks (D7) Other (Explain in Remarks) Inundation Visible on Aerial Imagery (B7) Sparsely Vegetated Concave Surface (B8) Field Observations: Surface Water Present? Depth (inches): No Wetland Hydrology Present? Depth (inches): >24 Water Table Present? No X No Depth (inches): >24 Yes Saturation Present? Yes (includes capillary fringe) Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Entered by: CMW QC by: SAR Dry throughout. Does not meet FAC-Neutral test with subdominants.

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville /	Clackamas Sampling Date: 10/1/2013
Applicant/Owner: Polygon Northwest Compar	ny			State: OR Sampling Point: P13
Investigator(s): C. Mirth Walker, Stacy Ben		d Section, T	ownship, Rang	
Landform (hillslope, terrace, etc.): Terrace				(concave, convex, none): none Slope (%):
Subregion (LRR): A, Northwest Forests and C	coast	Lat:	Lon	g: Datum:
Soil Map Unit Name: 1B Aloha silt loar			_	NWI classification: None
Are climatic / hydrologic conditions on the site		of year?	Ye	es No X (If no, explain in Remarks)
		significantly		Are "Normal Circumstances" present? Yes X No
the state of the s		naturally pro		If needed, explain any answers in Remarks.)
	-			tions, transects, important features, etc.
Hydrophytic Vegetation Present?	Yes X	No		
Hydric Soil Present?	Yes X	No	Is the Samp	oled Area
Wetland Hydrology Present?	Yes ?	No	within a We	tland? Yes X No
		-	nal for month, 5	.18" last 2 weeks (Aurora); 5.66" above normal
Remarks: NA means Not Applicable (use PHS Wetland A.				
VEGETATION				
	Absolute	Dominant	Indicator	Dominance Test worksheet:
Tree Stratum (Plot size: 30' r)	% Cover	Species?	Status	Number of Dominant Species
1,				That Are OBL, FACW, or FAC: 2 (A)
2.				
3.				Total Number of Dominant
4				Species Across All Strata: 2 (B)
	0% =	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10' r	_)			Percent of Dominant Species
1.				That Are OBL, FACW, or FAC: 100% (A/B)
2.				Prevalence Index worksheet:
3.				Total % Cover of: Multiply by:
4.		-		OBL species 0 x1 = 0
5.				FACW species 5 x2 = 10
-	0% =	= Total Cover		FAC species 95 x 3 = 285
Herb Stratum (Plot size: 5' r)		1000		FACU species 0 x 4 = 0
Agrostis capillaris	50%	Yes	FAC	UPL species 0 x 5 = 0
Holcus lanatus	30%	Yes	FAC	Column Totals: 100 (A) 295 (B)
3. Alopecurus pratensis	15%	No	FAC	Prevalence Index = B/A = 2.95
Phalaris arundinacea	5%	No	FACW	Hydrophytic Vegetation Indicators:
5.	5%	140	FACVV	1 - Rapid Test for Hydrophytic Vegetation
6.				X 2 - Dominance Test is >50%
7.				3 - Prevalence Index is ≤3.0¹
8.				4 - Morphological Adaptations ¹ (Provide supporting
9.				data in Remarks or on a separate sheet)
10.				5 - Wetland Non-Vascular Plants ¹
11.				Problematic Hydrophytic Vegetation ¹ (Explain)
Woody Vine Stratum (Plot size: 10' r		= Total Cover		¹ Indicators of hydric soil and wetland hydrology must be present.
1				
2.				Hydrophytic
	0% =	= Total Cover		Vegetation Yes X No
% Bare Ground in Herb Stratum 0%				Present?
Remarks:				Entered by: CMW QC by: SAR

Profile Description: (Described Depth Color (moiss 10-9 10YR 3/2 9-24 10YR 4/2 10YR 10YR 10YR 10YR 10YR 10YR 10YR 10YR	Matrix 90 80 epletion, RM=R	Color (moist) 7.5YR 3/4 7.5YR 4/6	Redox Fea % 10 20 erred or Coated S	tures Type¹ C C	Loc² M M	Texture SiL SiCL	Remarks ORC 0-5
Type: C=Concentration, D=Deleted Below Dark Surface	90 80 80 epletion, RM=R	7.5YR 3/4 7.5YR 4/6 Reduced Matrix CS=Cov	% 10 20 20 20 20 20 20 20 20 20 20 20 20 20	Type ¹ C C	M	SiL SiCL	
D-9 10YR 3/2 9-24 10YR 4/2 Type: C=Concentration, D=Di Hydric Soil Indicators: (Applii Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa	90 80 80 epletion, RM=R	7.5YR 3/4 7.5YR 4/6 Reduced Matrix CS=Cov	10 20 erred or Coated S	C	M	SiL SiCL	
9-24 10YR 4/2 Type: C=Concentration, D=Deleted Below Dark Surface 9-24 10YR 4/2	80 epletion, RM=R	7.5YR 4/6 Reduced Matrix CS=Covers, unless otherwise	20 ered or Coated S	С	M	SiCL	ORC 0-5
Type: C=Concentration, D=De Hydric Soil Indicators: (Appli Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa	epletion, RM=R	reduced Matrix CS=Cov	ered or Coated S				
Hydric Soil Indicators: (Applii Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa		Rs, unless otherwise		Sand Grains.			
Hydric Soil Indicators: (Applii Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa		Rs, unless otherwise		Sand Grains.			
Hydric Soil Indicators: (Applii Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa		Rs, unless otherwise		Sand Grains.			
Hydric Soil Indicators: (Applii Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa		Rs, unless otherwise		Sand Grains.			-
Hydric Soil Indicators: (Applii Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa		Rs, unless otherwise		Sand Grains.			-
Hydric Soil Indicators: (Applii Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa		Rs, unless otherwise		Sand Grains.	-		
Hydric Soil Indicators: (Applii Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa		Rs, unless otherwise		did Ciulio.	Location:	PL=Pore Lining, M=I	Matrix
Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa						or Problematic Hyd	
Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa			5)			ıck (A10)	
Black Histic (A3) Hydrogen Sulfide (A4) X Depleted Below Dark Surfa		Stripped Matrix			_	ent Material (TF2)	
Hydrogen Sulfide (A4) X Depleted Below Dark Surfa			ineral (F1) (exce	pt MLRA 1)	_	allow Dark Surface (TF12)
X Depleted Below Dark Surfa		Loamy Gleyed N			_	xplain in Remarks)	
	ace (A11)	X Depleted Matrix			_		
		X Redox Dark Sur			3Indicators	of hydrophytic vegeta	ition and
Sandy Mucky Mineral (S1)		Depleted Dark S			wetland hy	drology must be pre	esent,
Sandy Gleyed Matrix (S4)		Redox Depressi			unless dis	turbed or problemati	c.
Restrictive Layer (if present)							
Type:							
Depth (inches):	-	-		н	ydric Soil Pre	sent? Yes X	No
	70						o olovi)
P arks: s = sand; si =	siit; c = clay; i =	loam or loamy; co = c	barse; f = fine; vi	= very fine; +	- neavy (mor	e clay), light (less	(clay)
HYDROLOGY							
Wetland Hydrology Indicator							
Primary Indicators (minimum o	f one required;	check all that apply)		a fed-dr	_ Secondary I	ndicators (2 or more	required)
Surface Water (A1)		Water-Stained I	eaves (B9) (exce	ept MLRA	Water-S	Stained Leaves (B9)	(MLRA 1, 2,
High Water Table (A2)		1, 2, 4A, and	4B)		4A, a	nd 4B)	
Saturation (A3)		Salt Crust (B11)			Drainag	e Patterns (B10)	
Water Marks (B1)		Aquatic Inverteb	orates (B13)		Dry-Sea	son Water Table (C	2)
Sediment Deposits (B2)		Hydrogen Sulfid	e Odor (C1)		Saturati	on Visible on Aerial	magery (C9)
Drift Deposits (B3)		Oxidized Rhizos	pheres along Liv	ing Roots (C3	B) Geomoi	rphic Position (D2)	
Algal Mat or Crust (B4)		Presence of Re	duced Iron (C4)		Shallow	Aquitard (D3)	
Iron Deposits (B5)		Recent Iron Rec	luction in Tilled S	oils (C6)	X FAC-Ne	eutral Test (D5)	with subdominant
Surface Soil Cracks (B6)		Stunted or Stres	sed Plants (D1)	(LRR A)	Raised	Ant Mounds (D6) (LF	RR A)
Inundation Visible on Aeria	al Imagery (B7)	Other (Explain i	n Remarks)		Frost-H	eave Hummocks (D7	")
Sparsely Vegetated Conce	ave Surface (B	3)					
Field Observations:							
Surface Water Present?	Yes	No X	Depth (inches):				
Water Table Present?	Yes		Depth (inches):	>24	Wetlan	d Hydrology Preser	it?
Saturation Present?	Yes		Depth (inches):	>24	100	Yes ?	
(includes capillary fringe)	am gauge, moi	nitoring well, aerial phot	os, previous insp	ections), if av	railable:		
(includes capillary fringe) Describe Recorded Data (stre							
A STATE OF THE PARTY OF THE PAR						Entered by: CMW	OC by: SAD

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville / C	lackamas	Sampling Date: 10/1/2013
Applicant/Owner: Polygon Northwest Company				State: OR	Sampling Point: P14
Investigator(s): C. Mirth Walker, Stacy Benjamin	, Stacey Reed	Section, To	ownship, Range	: 15, 3S, 1W	
Landform (hillslope, terrace, etc.): Terrace			Local relief (c	concave, convex, none):	none Slope (%):
Subregion (LRR): A, Northwest Forests and Coast	Lat		Long		Datum:
Soil Map Unit Name: 1B Aloha silt loam, 3-6	6% slopes			NWI	classification: None
Are climatic / hydrologic conditions on the site typical	al for this time of y	rear?	Yes	No	X (If no, explain in Remarks)
Are Vegetation ,Soil , or	Hydrology	significantly of	disturbed? Ar	e "Normal Circumstar	nces" present? Yes X No
	Hydrology	_naturally prob			answers in Remarks.)
SUMMARY OF FINDINGS – Attach site		g sampling	point location	ons, transects, i	mportant features, etc.
Hydrophytic Vegetation Present? Yes					
Hydric Soil Present? Yes	X No		Is the Sample		
Wetland Hydrology Present? Yes			within a Wetl	165	NoX
Precipitation prior to fieldwork: 3.61" last 2 wee Remarks: NA means Not Applicable (used on					ra); 5.66" above normal ion).
VEGETATION					
	Absolute	Dominant	Indicator	Dominance Test w	
Tree Stratum (Plot size: 30' r)	% Cover	Species?	Status	Number of Dominar	t Species
1.				That Are OBL, FAC	W, or FAC:1 (A)
2.					
3.				Total Number of Do	minant
4.				Species Across All S	Strata:1 (B)
	= To	tal Cover			
Sapling/Shrub Stratum (Plot size: 10' r)				Percent of Dominan	t Species
1.				That Are OBL, FAC	W, or FAC: 100% (A/B)
2.				Prevalence Index v	
3.				Total % Cover	of: Multiply by:
4.				OBL species	0 x 1 = 0
5				FACW species	0 x 2 = 0
	= To	tal Cover		FAC species	35 x 3 = 255
Herb Stratum (Plot size: 5' r)				FACU species	16 x 4 = 64
Agrostis capillaris	65%	Yes	FAC	UPL species	1 x 5 = 5
Hypochaeris radicata	10%	No	FACU	Column Totals: 1	02 (A) 324 (B)
3. Alopecurus pratensis	10%	No	FAC	Prevalence Index	x = B/A = <u>3.18</u>
Festuca arundinacea	5%	No	FAC	Hydrophytic Veget	
5. Trifolium repens	5%	No	FAC	1 - Rapid Test fo	or Hydrophytic Vegetation
6. Taraxacum officinale	5%	No	FACU	X 2 - Dominance	Γest is >50%
7. Plantago lanceolata	1%	No	FACU	3 - Prevalence I	ndex is ≤3.0 ¹
8. Convolvulus arvensis	1%	No	NOL	4 - Morphologica	al Adaptations ¹ (Provide supporting
9.				data in Rema	arks or on a separate sheet)
10.				5 - Wetland Nor	n-Vascular Plants ¹
11.				Problematic Hyd	drophytic Vegetation ¹ (Explain)
Woody Vine Stratum (Plot size: 10' r)	102% = To	tal Cover		¹ Indicators of hydric be present.	soil and wetland hydrology must
1.				Hydronhydia	
2	00/ - 7-	tal Caver		Hydrophytic Vegetation	Yes X No
% Bare Ground in Herb Stratum 0%	= To	tal Cover		Present?	
% Bare Ground in Herb Stratum 0%				I I CSCIIL!	- 6

OIL						Sampling Poin	t: P14
rofile Description: (Desc	ribe to the depth	needed to docume	nt the indicator o	r confirm th	e absence of in	ndicators.)	
Depth Matrix Color (moist) %			Redox Fea	atures			
(inches) Color (mo	oist) %	Color (moist)	%	Type ¹	Loc ²	Texture	Remarks
J-12 10YR 3	/2 100					SiL	
12-20 10YR 4	/2 80	7.5YR 4/6	15	С	M	SiL	0
		7.5YR 3/4	5	С	M		
							-
Type: C=Concentration, D=			The second second second	Sand Grains.		PL=Pore Lining, M=Ma	
ydric Soil Indicators: (Ap	plicable to all LR	Rs, unless otherwis	e noted.)		Indicators for	or Problematic Hydri	c Soils*:
Histosol (A1)		Sandy Redox ((S5)		2 cm Mu		
Histic Epipedon (A2)		Stripped Matrix			_	ent Material (TF2)	
Black Histic (A3)		Loamy Mucky	Mineral (F1) (exce	ept MLRA 1)		allow Dark Surface (TF	12)
Hydrogen Sulfide (A4)		Loamy Gleyed	Matrix (F2)		Other (E	xplain in Remarks)	
X Depleted Below Dark St	urface (A11)	Depleted Matri	x (F3)		3		2000
Thick Dark Surface (A1:	2)	Redox Dark St				f hydrophytic vegetation	
Sandy Mucky Mineral (S	51)	Depleted Dark	Surface (F7)			drology must be prese	ent,
Sandy Gleyed Matrix (S	4)	Redox Depress	sions (F8)		unless dist	urbed or problematic.	
HYDROLOGY Vetland Hydrology Indicat	ors:						
Primary Indicators (minimun		check all that apply)			Secondary I	ndicators (2 or more re	equired)
Surface Water (A1)		Water-Stained	Leaves (B9) (exc	ept MLRA	Water-S	tained Leaves (B9) (M	LRA 1, 2,
High Water Table (A2)		1, 2, 4A, and			4A, aı	nd 4B)	
Saturation (A3)		Salt Crust (B1			Drainage	e Patterns (B10)	
Water Marks (B1)		Aquatic Inverte			Dry-Sea	son Water Table (C2)	
Sediment Deposits (B2)		Hydrogen Sulfi			Saturation	on Visible on Aerial Im	agery (C9)
Drift Deposits (B3)		Oxidized Rhizo	spheres along Liv	ing Roots (C	Geomor	phic Position (D2)	
Algal Mat or Crust (B4)		Presence of R	educed Iron (C4)		Shallow Aquitard (D3) FAC-Neutral Test (D5)		
Iron Deposits (B5)		Recent Iron Re	eduction in Tilled S	Soils (C6)			
Surface Soil Cracks (B6	3)	Stunted or Stre	essed Plants (D1)	(LRR A)	Raised A	Ant Mounds (D6) (LRR	(A)
Inundation Visible on A	erial Imagery (B7)	Other (Explain	in Remarks)		Frost-He	eave Hummocks (D7)	
Sparsely Vegetated Co	ncave Surface (B8	3)					
ield Observations:							
Surface Water Present?		No X	Depth (inches):				
bullado trator i robolit.	Yes						
Water Table Present?	Yes	_	Depth (inches):	>20	Wetland	Hydrology Present?	
	Yes	No X	Depth (inches):	>20	Wetland	Hydrology Present?	
Water Table Present? Saturation Present?		_	Depth (inches): Depth (inches):	>20	Wetland	Hydrology Present? Yes	No X

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville /	Clackamas	Sampling Date: 10/1/2013
Applicant/Owner: Polygon Northwest Company	y			State: OR	Sampling Point: P15
Investigator(s): C. Mirth Walker, Stacy Benja		d Section, T	ownship, Rang		
Landform (hillslope, terrace, etc.): Terrace		_		(concave, convex, none):	none Slope (%):
Subregion (LRR): A, Northwest Forests and Co	past	Lat:	Lon	a:	Datum:
Soil Map Unit Name: 1A Aloha silt loam			-		classification: None
Are climatic / hydrologic conditions on the site ty		of year?	Ye		X (If no, explain in Remarks)
Are Vegetation,Soil	, or Hydrology	significantly	disturbed? A	The second secon	nces" present? Yes X No
Are Vegetation,Soil	, or Hydrology	naturally pro	blematic? (If needed, explain any	answers in Remarks.)
SUMMARY OF FINDINGS - Attach s	ite map show	ving sampling	point locat	tions, transects, in	mportant features, etc.
Hydrophytic Vegetation Present?	Yes X	No			
Hydric Soil Present?	Yes	No X	Is the Samp		
Wetland Hydrology Present?	Yes	No X	within a We	tland? Yes	No X
Precipitation prior to fieldwork: 3.61" last 2 to Remarks: NA means Not Applicable (used					ra); 5.66" above normal on).
VEGETATION					
Topic Stratum (Distriction COL)	Absolute	Dominant	Indicator	Dominance Test w	
Tree Stratum (Plot size: 30' r)	% Cover	Species?	Status	Number of Dominar	t Species
1.				That Are OBL, FAC	W, or FAC: (A)
2.					
3.				Total Number of Do	minant
4.				Species Across All	Strata: 2 (B)
Conline/Chruib Stratum /District 401		= Total Cover		200000000000000000000000000000000000000	and the same of th
Sapling/Shrub Stratum (Plot size: 10' r	_)			Percent of Dominan	
1.				That Are OBL, FAC	W, or FAC: 100% (A/B)
2.	· ·			Prevalence Index v	
3.					of: Multiply by:
4.					0 x1= 0
5.					0 x 2 = 0
(Blataland Ele)	0%=	= Total Cover			35 x 3 = 255
Herb Stratum (Plot size: 5' r)					15 x 4 = 60
Agrostis capillaris	60%	Yes	FAC		0 x 5 = 0
2. Alopecurus pratensis	20%	Yes	FAC	The state of the s	00 (A) 315 (B)
Hypochaeris radicata	10%	No	FACU	Prevalence Index	
4. Plantago lanceolata	5%	No	FACU	Hydrophytic Veget	
5. Trifolium repens	5%	No	FAC	_	or Hydrophytic Vegetation
6.	-			X 2 - Dominance	
7.				3 - Prevalence I	
8.					al Adaptations ¹ (Provide supporting
9.		-			arks or on a separate sheet)
10.					-Vascular Plants ¹
11.					drophytic Vegetation ¹ (Explain)
Woody Vine Stratum (Plot size: 10' r		Total Cover		¹ Indicators of hydric be present.	soil and wetland hydrology must
2.				Hydrophytic	
% Bare Ground in Herb Stratum 0%	0% =	Total Cover		Vegetation Present?	Yes X No No
	_				d but CMM OO but SAD
Remarks:				Entere	d by: CMW QC by: SAR

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys and Coast Region Project/Site: Rumpf Property in Villebois City/County: Wilsonville / Clackamas Sampling Date: 10/8/2013 Applicant/Owner: Polygon Northwest Company Sampling Point: State: OR P16 C. Mirth Walker and Stacey Reed Section, Township, Range: 15, 3S, 1W Investigator(s): Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Subregion (LRR): A, Northwest Forests and Coast Lat: Datum: Soil Map Unit Name: 1B Aloha silt loam, 3-6% slopes NWI classification: None Are climatic / hydrologic conditions on the site typical for this time of year? No (If no, explain in Remarks) Yes Are Vegetation .Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No Are Vegetation ,Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.) SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc. Hydrophytic Vegetation Present? Yes X No Is the Sampled Area Hydric Soil Present? Yes No within a Wetland? X Yes No Yes Portland 0.84" prior week (3.61" previous week); Aurora 0.65" prior week (3.24" previous week) 0.15 / 0.02 day of NA means Not Applicable (used on plowed and planted agricultural crop sites in reference to the vegetation).

Wetland Hydrology Present? Precipitation prior to fieldwork: Paired plot to P2 (rechecked P1 and plot was dry to 23 inches bgs). VEGETATION Absolute Dominant Indicator **Dominance Test worksheet:** Tree Stratum (Plot size: 30'r) % Cover Species? Status Number of Dominant Species Fraxinus latifolia 90% Yes **FACW** That Are OBL, FACW, or FAC: 2. 3. **Total Number of Dominant** Species Across All Strata: (B) 90% = Total Cover Sapling/Shrub Stratum (Plot size: 10' r Percent of Dominant Species Fraxinus latifolia 20% Yes **FACW** That Are OBL, FACW, or FAC: 100% (A/B) Crataegus monogyna 1% No FAC Prevalence Index worksheet: 3. Total % Cover of: Multiply by: OBL species x 1 = 0 0 FACW species 110 x2= 220 21% FAC species = Total Cover x 3 = 48 (Plot size: 5'r) Herb Stratum FACU species 0 x4 =UPL species Poa palustris 5% Yes FAC x5= 0 Agrostis capillaris 5% Yes FAC Column Totals: 126 (A) 268 (B) 3. Festuca rubra Prevalence Index = B/A = 2.13 5% Yes FAC Hydrophytic Vegetation Indicators: 5. 1 - Rapid Test for Hydrophytic Vegetation 6. X 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.01 8. 4 - Morphological Adaptations (Provide supporting 9. data in Remarks or on a separate sheet) 10. 5 - Wetland Non-Vascular Plants1 Problematic Hydrophytic Vegetation¹ (Explain) 15% = Total Cover Indicators of hydric soil and wetland hydrology must (Plot size: 10' r Woody Vine Stratum be present. Hydrophytic = Total Cover Vegetation Yes X No Present? % Bare Ground in Herb Stratum 85% Remarks: Entered by: cmw QC by: sar

Grass grazed, trampled.

Depth	N	atrix		Redox F	eatures			
(inches)	Color (moist)		Color (moist)		Type ¹	Loc ²	Texture	Remark
J-12	10YR 3/2	80	7.5YR 3/4	20	С	М	SiL	no ORC
12-17	10YR 4/2	80	7.5YR 3/4	10	С	М	SiL+	
1 11 11			7.5YR 4/6	10	С	М		
una: C=Cana	ntration D=De	olotion PM=P	educed Matrix CS=	Covered or Coate	Sand Grains	21 ocation:	PL=Pore Lining, M=N	Matrix
			Rs, unless otherw		d Sand Grains.		for Problematic Hydr	
Histosol (A1	the contract of the contract of	abio to all Liv	Sandy Redo				uck (A10)	ic cons .
Histic Epipe			Stripped Mat			_	rent Material (TF2)	
Black Histic				y Mineral (F1) (ex	cept MLRA 1)	_	nallow Dark Surface (T	F12)
Hydrogen S				ed Matrix (F2)		_	Explain in Remarks)	1774
	elow Dark Surfa	ce (A11)	Depleted Ma					
	Surface (A12)		X Redox Dark			3Indicators	of hydrophytic vegetat	ion and
	ky Mineral (S1)			rk Surface (F7)		wetland h	ydrology must be pres	sent,
Sandy Gleye	ed Matrix (S4)		Redox Depre	essions (F8)		unless dis	sturbed or problematic	
Type: Depth (inches)	er (if present):		loam or loamy; co	= coarse; f = fine;		ydric Soil Pro	esent? Yes X re clay); -= light (less	No
Type: Depth (inches) arks: marks at 4	er (if present): s = sand; si = s 4" on fencepost		loam or loamy; co	= coarse; f = fine;				
Type: Depth (inches) arks: marks at 4	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators		loam or loamy; co			= heavy (mor	re clay); - = light (less	clay)
Type: Depth (inches) arks: marks at 4 IYDROLOG fetland Hydrol rimary Indicato	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ers (minimum of		check all that apply)	vf = very fine; +	= heavy (mon	re clay); - = light (less	clay)
Type: Depth (inches) arks: marks at 4 YDROLOG fetland Hydrol rimary Indicato Surface Wa	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ors (minimum of		check all that applyWater-Staine) ed Leaves (B9) (e x	vf = very fine; +	= heavy (mod	re clay); - = light (less	clay)
Type: Depth (inches) arks: marks at a YDROLOG fetland Hydrol rimary Indicato Surface Wa High Water	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ers (minimum of eter (A1) Table (A2)		check all that apply) ed Leaves (B9) (e x	vf = very fine; +	Secondary Water-S 4A, a	Indicators (2 or more) Stained Leaves (B9) (Indicator)	clay)
Type: Depth (inches) arks: marks at 4 YDROLOG fetland Hydrol rimary Indicato Surface Wa	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ors (minimum of oter (A1) Table (A2) A3)		check all that apply Water-Stains 1, 2, 4A, a Salt Crust (E) ed Leaves (B9) (e x	vf = very fine; +	Secondary Water-S 4A, a	re clay); - = light (less	required)
Type: Depth (inches) arks: marks at a YDROLOG fetland Hydrol rimary Indicato Surface Wa High Water Saturation (a Water Marks	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ors (minimum of oter (A1) Table (A2) A3)		check all that apply Water-Staine 1, 2, 4A, a Salt Crust (B) ed Leaves (B9) (e) and 4B)	vf = very fine; +	Secondary Water-S 4A, a Drainag	Indicators (2 or more of Stained Leaves (B9) (Indicators (B10))	required) WLRA 1, 2,
Type: Depth (inches) arks: marks at a YDROLOG fetland Hydrol rimary Indicato Surface Wa High Water Saturation (a Water Marks	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ors (minimum of oter (A1) Table (A2) A3) s (B1) eposits (B2)		check all that apply Water-Staine 1, 2, 4A, a Salt Crust (E Aquatic Inve	ed Leaves (B9) (exand 4B) 111) Intebrates (B13) Idfide Odor (C1)	vf = very fine; +	Secondary Water-S 4A, a Drainag Dry-Sea	Indicators (2 or more) Stained Leaves (B9) (Ind 4B) Ge Patterns (B10) George Patterns (B10) George Patterns (B20) George Patterns (B	required) WLRA 1, 2,
rype: Depth (inches) arks: marks at a second final Hydrol Final Hydrol Final Water Saturation (inches) Water Marks Sediment D	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ors (minimum of oter (A1) Table (A2) A3) s (B1) eposits (B2) ts (B3)		water-Staine 1, 2, 4A, a Salt Crust (E Aquatic Inve Hydrogen St	ed Leaves (B9) (exand 4B) 111) Intebrates (B13) Idfide Odor (C1)	vf = very fine; +	Secondary Water- 4A, a Drainag Dry-Sea Saturat 3) X Geomo	Indicators (2 or more) Stained Leaves (B9) (Indicators (B10)) Report Patterns (B10) Report Patterns (B20) Repo	required) WLRA 1, 2,
Type: Depth (inches) arks: marks at 4 YDROLOG fetland Hydrol rimary Indicato Surface Wa High Water Saturation (inches) X Water Marks Sediment D Drift Deposit	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ors (minimum of ter (A1) Table (A2) A3) s (B1) eposits (B2) ts (B3) r Crust (B4)		Check all that apply Water-Staine 1, 2, 4A, a Salt Crust (E Aquatic Inve Hydrogen Staine Oxidized Rhi	ed Leaves (B9) (exand 4B) s11) rtebrates (B13) ulfide Odor (C1) izospheres along L	vf = very fine; + ccept MLRA Living Roots (C3)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat S) X Geomo	Indicators (2 or more of Stained Leaves (B9) (Indicators (B10)) By Patterns (B10)	required) WLRA 1, 2,
rype: Depth (inches) arks: marks at a series at a ser	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ors (minimum of ter (A1) Table (A2) A3) s (B1) eposits (B2) ts (B3) r Crust (B4)		check all that apply Water-Staine 1, 2, 4A, a Salt Crust (B Aquatic Inve Hydrogen Su Oxidized Rhi Presence of Recent Iron	ed Leaves (B9) (example) and 4B) and 4B) and 4B) artebrates (B13) alfide Odor (C1) azospheres along L Reduced Iron (C4)	vf = very fine; + ccept MLRA Living Roots (C3) I Soils (C6)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat X Geomo X FAC-Ne	Indicators (2 or more of Stained Leaves (B9) (Ind 4B) The Patterns (B10) The Patterns (B10) The Patterns (B10) The Position (D2) The Aquitard (D3)	required) MLRA 1, 2,
Type: Depth (inches) arks: marks at 4 IYDROLOG Tetland Hydrol rimary Indicato Surface Wa High Water Saturation (inches) X Water Marks Sediment Deposit Algal Mat or Iron Deposit Surface Soil	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ors (minimum of oter (A1) Table (A2) A3) s (B1) reposits (B2) ts (B3) r Crust (B4) ts (B5)	; one required;	water-Staine 1, 2, 4A, a Salt Crust (E Aquatic Inve Hydrogen Su Oxidized Rhi Presence of Recent Iron Stunted or S	ed Leaves (B9) (exand 4B) 111) Intebrates (B13) Idfide Odor (C1) Izospheres along L Reduced Iron (C4) Reduction in Tilled	vf = very fine; + ccept MLRA Living Roots (C3) I Soils (C6)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat X Geomo Shallow X FAC-Na Raised	Indicators (2 or more of Stained Leaves (B9) (Indicators (B10)) By Patterns (B10) By Patterns (B10) By Patterns (B10) By Patterns (B10) By Patterns (B2) By Aquitard (D3) By Aquitard (D3) By Aquitard (D5)	required) MLRA 1, 2,) nagery (C9)
rype: Depth (inches) arks: marks at a section of the content of t	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ers (minimum of eter (A1) Table (A2) A3) s (B1) eposits (B2) ets (B3) r Crust (B4) ts (B5) I Cracks (B6)	: one required;	Check all that apply Water-Staine 1, 2, 4A, a Salt Crust (B Aquatic Inve Hydrogen Staine Oxidized Rhi Presence of Recent Iron Stunted or S Other (Explain	ed Leaves (B9) (exand 4B) stat) rebrates (B13) ulfide Odor (C1) izospheres along L Reduced Iron (C4 Reduction in Tilled tressed Plants (D2	vf = very fine; + ccept MLRA Living Roots (C3) I Soils (C6)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat X Geomo Shallow X FAC-Na Raised	Indicators (2 or more of Stained Leaves (B9) (Ind 4B) ge Patterns (B10) ason Water Table (C2) ion Visible on Aerial Interphic Position (D2) of Aquitard (D3) eutral Test (D5) Ant Mounds (D6) (LR	required) MLRA 1, 2,) nagery (C9)
rype: Depth (inches) arks: marks at a section of the content of t	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ors (minimum of oter (A1) Table (A2) A3) s (B1) reposits (B2) ots (B3) r Crust (B4) ts (B5) I Cracks (B6) Visible on Aerial egetated Concar	: one required;	Check all that apply Water-Staine 1, 2, 4A, a Salt Crust (B Aquatic Inve Hydrogen Staine Oxidized Rhi Presence of Recent Iron Stunted or S Other (Explain	ed Leaves (B9) (exand 4B) stat) rebrates (B13) ulfide Odor (C1) izospheres along L Reduced Iron (C4 Reduction in Tilled tressed Plants (D2	vf = very fine; + ccept MLRA Living Roots (C3) I Soils (C6)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat X Geomo Shallow X FAC-Na Raised	Indicators (2 or more of Stained Leaves (B9) (Ind 4B) ge Patterns (B10) ason Water Table (C2) ion Visible on Aerial Interphic Position (D2) of Aquitard (D3) eutral Test (D5) Ant Mounds (D6) (LR	required) MLRA 1, 2,) nagery (C9)
Type: Depth (inches) arks: marks at a second secon	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ors (minimum of oter (A1) Table (A2) A3) s (B1) reposits (B2) ts (B3) r Crust (B4) ts (B5) I Cracks (B6) Visible on Aerial ogetated Concar ons:	: one required;	Check all that apply Water-Staine 1, 2, 4A, a Salt Crust (B Aquatic Inve Hydrogen Staine Oxidized Rhi Presence of Recent Iron Stunted or S Other (Explain	ed Leaves (B9) (exand 4B) stat) rebrates (B13) ulfide Odor (C1) izospheres along L Reduced Iron (C4 Reduction in Tilled tressed Plants (D2	vf = very fine; + ccept MLRA Living Roots (C3) I Soils (C6) I) (LRR A)	Secondary Water-S 4A, a Drainag Dry-Sea Saturat X Geomo Shallow X FAC-Na Raised	Indicators (2 or more of Stained Leaves (B9) (Ind 4B) ge Patterns (B10) ason Water Table (C2) ion Visible on Aerial Interphic Position (D2) of Aquitard (D3) eutral Test (D5) Ant Mounds (D6) (LR	required) MLRA 1, 2,) nagery (C9)
rype: Depth (inches) arks: marks at a series arks: Surface Water Marks: Sediment D. Drift Deposit Algal Mat or Iron Deposit Surface Soil Inundation N. Sparsely Veield Observati	er (if present): s = sand; si = s 4" on fencepost Y logy Indicators ors (minimum of oter (A1) Table (A2) A3) s (B1) eposits (B2) ots (B3) r Crust (B4) ots (B5) I Cracks (B6) Visible on Aerial egetated Concar ons: Present?	one required; one required; Imagery (B7)	Check all that apply Water-Staine 1, 2, 4A, a Salt Crust (B Aquatic Inve Hydrogen Staine Oxidized Rhi Presence of Recent Iron Stunted or S Other (Explain	ed Leaves (B9) (exand 4B) 111) Intebrates (B13) Indifide Odor (C1) It is cospheres along Leaduced Iron (C4) Reduced Iron in Tilled tressed Plants (D1) In in Remarks)	vf = very fine; + ccept MLRA Living Roots (C3) I Soils (C6) I) (LRR A)	Secondary Water-s 4A, a Drainag Dry-Sei Saturat X Geomo Shallow X FAC-Nei Raised Frost-H	Indicators (2 or more of Stained Leaves (B9) (Ind 4B) ge Patterns (B10) ason Water Table (C2) ion Visible on Aerial Interphic Position (D2) of Aquitard (D3) eutral Test (D5) Ant Mounds (D6) (LR	required) MLRA 1, 2,) magery (C9)

Project/Site: Rumpf Property in Villebois		City/County:	Wilsonville /	Clackamas	Sampling Date: 10	0/8/2013
Applicant/Owner: Polygon Northwest Company				State: OR	Sampling Poi	nt: P17
Investigator(s): C. Mirth Walker and Stacey Re	ed	Section, T	ownship, Rang	e: 15, 3S, 1W		
Landform (hillslope, terrace, etc.): Terrace			Local relief	(concave, convex, none):	None Slo	pe (%):<
Subregion (LRR): A, Northwest Forests and Coast	st	Lat:	Lon	g:	Datum:	
Soil Map Unit Name: 1B Aloha silt loam, 3	3-6% slopes			NWI	classification: None	,
Are climatic / hydrologic conditions on the site typi	cal for this tim	e of year?	Ye	s X No	(If no, explain	n in Remarks)
Are Vegetation,Soil,	or Hydrology	significantly		Are "Normal Circumsta		
Are Vegetation ,Soil ,				If needed, explain any		
SUMMARY OF FINDINGS – Attach sit	A CHANGE OF THE		point locat	ions, transects, i	mportant featu	res, etc.
	es	No X	Is the Samp	led Area		
	s X		within a We	41		
Wetland Hydrology Present?		No X	Se Marine Control	103	No X	_
Precipitation prior to fieldwork: Portland 0.84" Remarks: NA means Not Applicable (used o Triangle tax lot south of entrance driveway.				orior week (3.24" previ eference to the vegeta		12 day of
VEGETATION						
	Absolute	Dominant	Indicator	Dominance Test w	orksheet:	
Tree Stratum (Plot size: 30' r)	% Cover	Species?	Status	Number of Domina	nt Species	
1. Fraxinus latifolia	60%	Yes	FACW	That Are OBL, FAC	W, or FAC:	2 (A)
2. Salix scouleriana	20%	Yes	FAC			
3.				Total Number of Do	minant	
4.				Species Across All	Strata:	5 (B)
	80%	= Total Cover				
Sapling/Shrub Stratum (Plot size: 10' r)				Percent of Dominar	nt Species	
Rubus armeniacus	60%	Yes	FACU	That Are OBL, FAC	W, or FAC: 4	0% (A/B
2. Rosa pisocarpa	10%	No	FAC	Prevalence Index		0
3.				Total % Cover	of: Multiply by:	
4.				OBL species	0 x 1 =	0
5.				FACW species	60 x 2 =	120
	70%	= Total Cover		The state of the s	30 x 3 =	90
Herb Stratum (Plot size: 5' r)				FACU species	65 x 4 =	260
Hedera helix	20%	Yes	NOL	UPL species	20 x 5 =	100
2. Rubus ursinus	5%	Yes	FACU		175 (A)	570 (B)
3.				Prevalence Inde		3.26
4.				Hydrophytic Vege		
5.					for Hydrophytic Veg	etation
6.				2 - Dominance		
7.				3 - Prevalence		
8.					al Adaptations ¹ (Pro	
9.					arks or on a separa	te sheet)
10.					n-Vascular Plants ¹	Total Control
11.					drophytic Vegetation	
Woody Vine Stratum (Plot size: 10' r)	25%	= Total Cover		Indicators of hydrid be present.	soil and wetland hy	ydrology must
1	100	-		Hydrophytic		
	0%	= Total Cover		Vegetation	Yes No	X
% Bare Ground in Herb Stratum 75%				Present?		
Remarks:				Entere	ed by: cmw QC b	by: sar

APPENDIX E

Ground-Level Site Photographs

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(503) 941-9484

Oct. 7, 13 - 9:26 AM 12

395-027

Rumpf Property Wetland Delii a SWCA Project No. 2108/.11 Appendix E



Photo A. View southwest in vicinity of wetland Plot 1 in the south Wetland B, with high water marks on trees and fence posts.



Photo B. View south of buried culvert under entrance driveway.

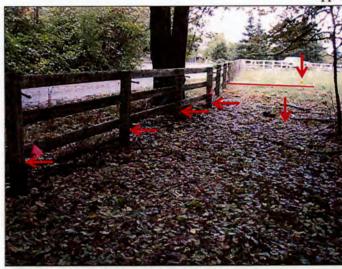


Photo C. View west of water marks on fence posts gradually decreasing; vertical arrows point to wetland Plot 16 in foreground and upland Plot 2 in background.



Photo D. View west of upland Plot 8 in foreground (higher elevation w/ blackberry) and wetland Plot 7in background.

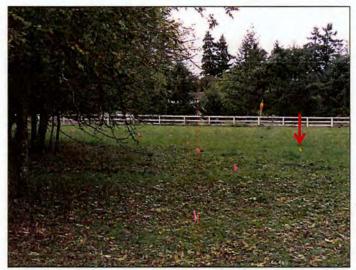


Photo E. View west of upland Plot 5 and wetland boundary.



Photo F. View north of upland Plot 5, Plot 3, and Plot 4, respectively.



Photo G. View south into Wetland B near Plot 6.



Photo H. View south in Wetland A towards wetland Plot 10 in foreground and Plot 9 in background.

Rumpf Property Wetland De ion SWCA Project No. 21087.11 Appendix E



Photo I. View of Wetland Plot 11 in Wetland A.



Photo J. View south of large Oregon ash tree in upland, south of driveway.



Photo K. View west of upland Plot 17, south of driveway.



Photo L. View east into horse pasture from entrance driveway.

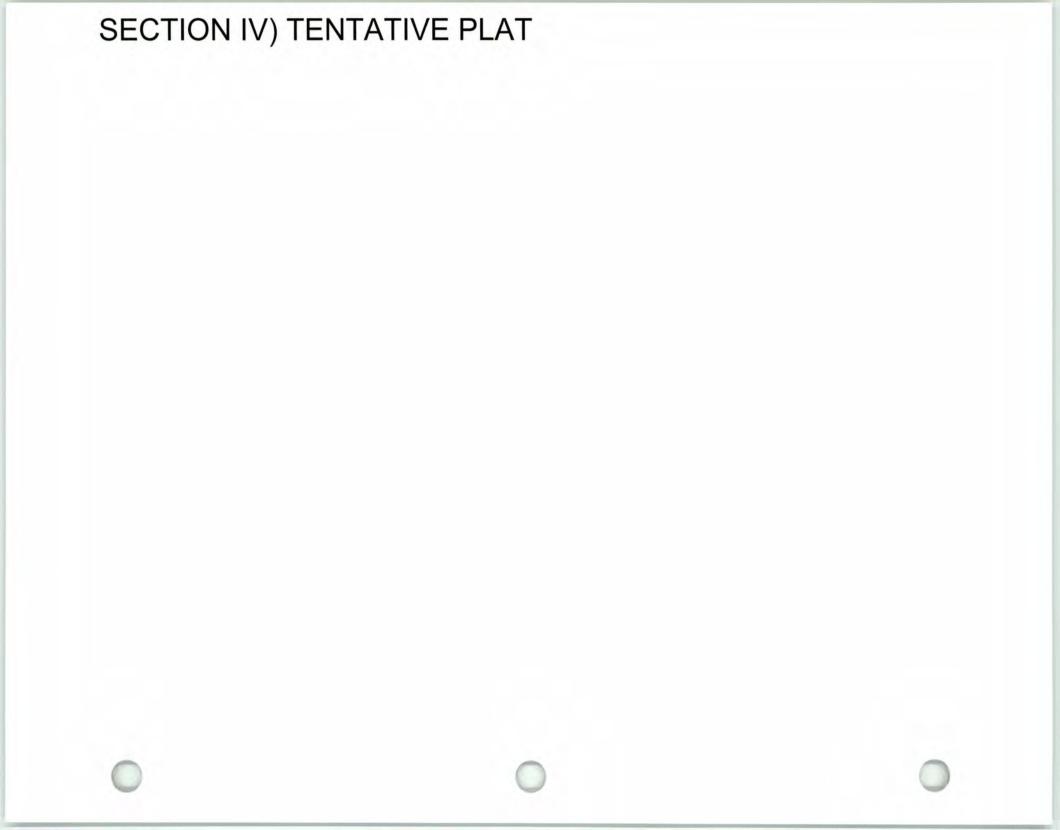
APPENDIX F

Literature Cited and References Used

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SUPPORTING COMPLIANCE REPORT TENTATIVE PLAT PDP 3 North

SECTION IVA

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I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.125. VILLAGE (V) ZONE

(.02) PERMITTED USES

Examples of principle uses that are typically permitted:

- A. Single Family Detached Dwellings
- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

Response: The Tentative Plat (see Notebook Section IVB) shows that the proposed Tentative Plat will create lots for development of single family dwellings and tracts for parks and open space. All proposed uses within the subject area are permitted pursuant to this section.

(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE

All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:

- A. Block, Alley, Pedestrian and Bicycle Standards:
 - Maximums Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.

<u>Response:</u> These standards are addressed within the PDP Compliance Report (see Notebook Section IIIA).

 Maximum spacing between streets for local access: 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard.

<u>Response:</u> These standards are addressed within the PDP Compliance Report (see Notebook Section IIIA).

3. If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.

<u>Response:</u> These standards are addressed within the PDP Compliance Report (see Notebook Section IIIA).

B. Access: All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.

<u>Response:</u> All of the lots within the proposed PDP that have frontage on a public street and an alley will take vehicular access from an alley to a garage or parking area.

Table V-1 Development Standards

<u>Response:</u> The attached *Tentative Plat* (see Notebook Section IIIB) depicts proposed lot sizes and dimensions. All of the lots will be developed with single family dwelling units. All of the lots meet applicable requirements, as addressed below. No buildings are proposed with this application. Final compliance with these standards will be reviewed at building permit submittal.

Single-Family Dwellings

Minimum lot size: 2,250 square feet

Minimum lot width: 35 feet Minimum lot depth: 50 feet

Response: All lots within the proposed tentative plat meet the minimum lot size requirement and meet the minimum lot width and depth specified for Small, Medium, Standard, and Large lots in the approved SAP North Architectural Pattern Book, with allowed variations for site features, such as road alignment or site topography.

Allowed variations are requested for Lots 8, 9, and 54, where road curvatures limit the width of lot frontage. Lot 8 has 58 feet of street frontage and Lot 9 has 44.3 feet of street frontage, resulting from the street corner knuckle effect on the front of these lots. However, lot width at the front building elevation will be at least 60 feet as future dwellings on these lots will be 50 feet in width with 5-foot minimum side yard setbacks. In addition, at the rear lot line, the width of these lots exceeds 60 feet. Lot 54 has approximately 56 of street frontage, as it is a corner lot located at the intersection of an angled street; SW Belfast Avenue is angled with a southwestern to northeastern orientation and intersects with SW Barcelona that has a west to east orientation. As a result, Lot 54 has a narrower lot width at the front lot line than the rear lot line (lot width at the rear is 91.6 feet wide). However, Lot 54 will have approximately 64 feet of distance between side lot lines at the front building elevation.

In addition, Small lots utilize the +/-32-40' typical lot width specified in the SAP North Pattern Book. Lots 38 and 39 are approximately 46 feet in width as they utilize the typical 10-foot street side yard in addition to the +/-32-40' typical lot width standard for Smalls, as shown in the SAP North Pattern Book.

(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING

Table V-2: Off-Street Parking Requirements

Category	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short Term	Bicycle Long Term
Single Family Detached Dwelling Units	1.0 / DU	NR	NR	NR

<u>Response:</u> Each of the homes will provide a minimum of a two-car garage in compliance with this standard.

(.08) OPEN SPACE

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.
- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage. See SROZ provisions, Section 4.139.10.
- C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.

Response: The Parks Master Plan for Villebois states that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres within Villebois, approximately 33%. SAP North includes parks and open space areas consistent with Master Plan. PDP 3N includes parks and open space areas consistent with the Master Plan and the SAP North Amendment, as described in more detail in the PDP compliance report (see Section IIIA).

(.09) STREET & ACCESS IMPROVEMENT STANDARDS

A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:

1. General Provisions:

a. All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan and the following standards:

<u>Response:</u> The street alignment and access improvements are consistent with the *Villebois Village Master Plan* and the concurrent SAP North Amendment.

 All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.

Response: All street improvements within this Preliminary Development Plan will comply with the applicable Public Works Standards. The street system within this Preliminary Development Plan is designed to provide for the continuation of streets within Villebois and to adjoining development according to the Master Plan. The street system is illustrated on Sheet 7 - Circulation Plan in Notebook Section IIIB.

ii. All streets shall be developed with curbs, landscape strips, bikeways or pedestrian pathways, according to the Master Plan.

<u>Response:</u> All streets within this Preliminary Development Plan will be developed with curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways as depicted on *Sheet 7 - Circulation Plan* in Notebook Section IIIB and in accordance with the *Master Plan*.

2. Intersections of streets

- a. Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- b. Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety

(90) degrees shall require approval by the City Engineer after consultation with the Fire District.

<u>Response:</u> The <u>Tentative Plat</u> located in Section IVB of this Notebook demonstrates that all proposed streets will intersect at angles consistent with the above standards. See also Notebook Section IIIB - Reduced Drawings.

- c. Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - i. 1000 ft. for major arterials
 - ii. 600 ft. for minor arterials
 - iii. 100 ft. for major collector
 - iv. 50 ft. for minor collector

<u>Response:</u> The *Tentative Plat* located in Notebook Section IIIB demonstrates that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created.

d. Curb Extensions:

- i. Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F), below, and shall:
- ii. Not obstruct bicycle lanes on collector streets.
- iii. Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.

Response: Curb extensions are shown on Sheet 7 - Circulation Plan in Notebook Section IIIB. PDP 3N does not include any collector streets or bike lanes. The attached drawings illustrate that all street intersections will have a minimum 20 foot wide clear distance between curb extensions on all local residential street intersections.

3. Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.

<u>Response:</u> Sheet 5 - Grading Plan in Notebook Section IIIB demonstrates that proposed streets can comply with this standard.

4. Centerline Radius Street Curves:

The minimum centerline radius street curves shall be as follows:

- a. Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- b. Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- c. Local streets: 75 feet

<u>Response:</u> The *Tentative Plat* (see Notebook Section IVB) demonstrates that all streets will comply with the above standards.

5. Rights-of-way:

a. See (.09) (A), above.

<u>Response:</u> Proposed rights-of-way are shown on the *Tentative Plat*, located in Section IVB of this Notebook. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

6. Access drives.

- a. See (.09) (A), above.
- b. 16 feet for two-way traffic.

Response: Access drives (alleys) will be paved at least 16-feet within a 20-foot tract, as shown on Sheet 7 - Circulation Plan in Notebook Section IIIB. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.

7. Clear Vision Areas

a. See (.09) (A), above.

<u>Response:</u> Clear vision areas will be provided and maintained in compliance with the Section 4.177.

8. Vertical clearance:

a. See (.09) (A), above.

<u>Response:</u> Vertical clearance will be provided and maintained in compliance with the Section 4.177.

Interim Improvement Standard:

a. See (.09) (A), above.

Response: An interim street section improvement will be provided on Grahams Ferry Road to create consistency with the street improvements previously completed

with phased development of SAP North and SAP South. Additionally, improvements on SW Tooze Road are planned to be provided by the City. No other interim street improvements are proposed.

(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS

- G. <u>Preliminary Development Plan Approval Process:</u>
 - An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:
 - f) Include a preliminary land division (concurrently) per Section 4.400, as applicable.

<u>Response</u>: This request is for a Tentative Subdivision Plat. This section includes a Supporting Compliance Report, the proposed Tentative Plat, draft CC&R's, a copy of the certification of liens & assessments form, and the subdivision name approval from the County Surveyor's Office.

SECTION 4.177. STREET IMPROVEMENT STANDARDS

Response: Proposed rights-of-way are shown on the *Tentative Plat* in Notebook Section IIIB. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with the final plat.

Reduced drawings located in Notebook Section IIIB demonstrate that all proposed access drives (alleys) within the Preliminary Development Plan area will have a minimum improvement width of 16 feet and will provide two-way travel. All access drives (alleys) will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.

Clear vision areas will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

LAND DIVISIONS

SECTION 4.210. APPLICATION PROCEDURE

A. Preparation of Tentative Plat. The Planning Staff shall provide information regarding procedures and general information having a direct influence on the proposed development, such as elements of the Comprehensive Plan, existing and proposed streets, road and public utilities. The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of each surveyor or engineer shall be furnished as part of the submittal. <u>Response:</u> A <u>Tentative Plat</u> has been prepared by an Oregon licensed professional engineer as required. The <u>Tentative Plat</u> can be seen in Section IVB of this Notebook. Improvement plans can be seen in Notebook Section IIIB. The Introductory Narrative located in Section IA includes a listing of the services provided by each design team member.

- B. Tentative Plat Submission. The purpose of the Tentative Plat is to present a study of the proposed subdivision to the Planning Department and Development Review Board and to receive approval recommendations for revisions before preparation of a final Plat. The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:
 - Site development application form completed and signed by the owner of the land or a letter of authorization signed by the owner. A preliminary title report or other proof of ownership is to be included with the application form.
 - 2. Application fees as established by resolution of the City Council.

<u>Response:</u> Copies of the application form and the application fee are included in Notebook Sections IB and IC, respectively.

3. Ten (10) copies and one (1) sepia or suitable reproducible tracing of the Tentative Plat shall be submitted with the application. Paper size shall be eighteen inch (18") by twenty-four inch (24"), or such other size as may be specified by the City Engineer.

<u>Response:</u> The balance of the 10 copies of the *Tentative Plat* (see Notebook Section IIIB) will be provided when the application is determined complete; three (3) of which have been provided with initial submittal.

 Name of the subdivision. No subdivision shall duplicate or resemble the name of any other subdivision in Clackamas or Washington County. Names may be checked through the county offices.

<u>Response:</u> The name of the proposed subdivision of PDP 3N is "Calais at Villebois" (see Notebook Section IVE for documentation of subdivision name approval from the Clackamas County Surveyor's Office).

Names, address, and telephone numbers of the owners and applicants, and engineer or surveyor.

<u>Response:</u> The names, addresses and telephone numbers of the owner, applicant, engineer and surveyor are listed in the Introductory Narrative, which can be seen in Notebook Section IA, and are listed on the *Cover Sheet* in Notebook Section IIIB.

6. Date, north point and scale drawing.

- Location of the subject property by Section, Township, and Range.
- Legal road access to subject property shall be indicated as City, County, or other public roads.
- Vicinity map showing the relationship to the nearest major highway or street.
- Lots: Dimensions of all lots, minimum lot size, average lot size, and proposed lot and block numbers.
- 11. Gross acreage in proposed plat.

<u>Response:</u> The above information is provided on the plan sheets located in Notebook Section IIIB. The location of the subject property by Section, Township and Range and the gross acreage of the proposed plat are also listed in the Introductory Narrative, located in Notebook Section IA, and are listed on the *Cover Sheet* in Notebook Section IIIB.

12. Proposed uses of the property, including sits, if any, for multifamily dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses.

<u>Response:</u> The proposed plat does not include any multi-family dwelling sites, shopping centers, churches, or industries. Park and open space areas are indicated on the plan sheets located in Notebook Section IIIB. Proposed uses within the subject park and open space areas are detailed on the FDP Plans included in Notebook Section VIIB.

13. Improvements: Statement of the improvements to be made or installed including streets, sidewalks, lighting, tree planting, and times such improvements are to be made or completed.

Response: Proposed improvements are shown on the plan sheets in Notebook Section IIIB. Sheet 7 - Circulation Plan & Street Sections shows proposed streets and sidewalks. Sheet 11 - Street Tree/Lighting Plan shows proposed street trees and proposed street lights.

14. Trees. Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.

Response: The requirements of Section 4.600 can be seen in Section VI of this Notebook. Additionally, *Sheet 10 - Tree Preservation Plan* in Notebook Section IIIB shows existing tree locations, types, sizes and general conditions, pursuant to the requirements of Section 4.600.

15. Utilities such as electrical, gas, telephone, on and abutting the tract.

<u>Response:</u> Sheet 6 - Composite Utility Plan in Notebook Section IIIB shows existing and proposed utilities.

- 16. Easements: Approximate width, location, and purpose of all existing and proposed easements on, and known easements abutting the tract.
- 17. Deed Restrictions: Outline of proposed deed restrictions, if any.
- 18. Written Statement: Information which is not practical to be shown on the maps may be shown in separate statements accompanying the Tentative Plat.
- 19. If the subdivision is to be a "Planned Development," a copy of the proposed Home Owners Association By-Laws must be submitted at the time of submission of the application. The Tentative Plat shall be considered as the Stage I Preliminary Plan. The proposed By-Laws must address the maintenance of any parks, common areas, or facilities.

Response: Sheet 2 - Existing Conditions (see Notebook Section IIIB) shows the approximate width, location, and purpose of all existing easements. The attached Tentative Plat (see Notebook Section IVB) shows proposed easements as applicable to the subject site. No deed restrictions are proposed at this time. A draft of the CC&R's are attached as Notebook Section IVC.

20. Any plat bordering a stream or river shall indicate areas subject to flooding and shall comply with the provisions of Section 4.172.

Response: The proposed plat areas do not border a stream or river.

21. Proposed use or treatment of any property designated as open space by the City of Wilsonville.

<u>Response:</u> The proposed plat includes a portion of Open Space 2 and a separate open space area in the southwestern site corner. These areas will be retained in tracts that will be owned and maintained by the homeowners association. Proposed use of the open space tracts is shown in the FDP plans included in Section VIIB of this Notebook.

22. A list of the names and addresses of the owners of all properties within 250 feet of the subject property, printed on self-adhesive mailing labels. The list shall be taken from the latest available property ownership records of the Assessor's Office of the affected county.

<u>Response:</u> The required mailing list has been submitted with this application. A copy is provided in Notebook Section ID.

23. A completed "liens and assessments" form, provided by the City Finance Department.

Response: A copy of this form is provided in Notebook Section IVD.

24. Locations of all areas designated as a Significant Resource Overlay Zone by the City, as well as any wetlands shall be shown on the tentative plat.

<u>Response:</u> Sheet 2 - Existing Conditions in Notebook Section IIIB shows the location of the SROZ and Impact Area boundaries. The SROZ will be retained with Open Space 2 in a tract as shown on the attached *Tentative Plat* (see Notebook Section IVB), which will be owned and maintained by the homeowners association.

25. Locations of all existing and proposed utilities, including but not limited to domestic water, sanitary sewer, storm drainage, streets, and any private utilities crossing or intended to serve the site. Any plans to phase the construction or use of utilities shall be indicated.

Response: Sheet 2 - Existing Conditions shows all existing utilities. Sheet 6 - Composite Utility Plan shows all proposed utilities. Sheet 5 - Grading Plan shows proposed streets and storm drainage facilities. These plan sheets can be seen in Notebook Section IIIB.

26. A traffic study, prepared under contract with the City, shall be submitted as part of the tentative plat application process, unless specifically waived by the Community Development Director.

Response: A copy of the Traffic Impact Analysis is attached in Notebook Section IIID.

- C. Action on proposed tentative plat:
 - 1. Consideration of tentative subdivision plat. The Development Review Board shall consider the tentative plat and the reports of City staff and other agencies at a regular Board meeting no more than ninety (90) days after tentative plat application has been accepted as complete by the City. Final action on the proposed tentative plat shall occur within the time limits specified in Section 4.013. The tentative plat shall be approved if the Development Review Board determines that the tentative plat conforms in all respects to the requirements of this Code.

<u>Response:</u> The *Tentative Plat* (see Notebook Section IVB) is included with this application for review by the Development Review Board.

 Consideration of tentative partition plat. The Planning Director shall review and consider any proposed land partition plat through the procedures for Administrative Reviews specified in Section 4.030 and 4.035.

<u>Response:</u> This request is for a Tentative Subdivision Plat. This code section does not apply.

The Board shall, by resolution, adopt its decision, together with findings and a list of all Conditions of Approval or required changes to be reflected on the Final Plat

<u>Response:</u> Any Conditions of Approval adopted by the Board shall be reflected on the Final Plat.

4. Board may limit content of deed restrictions. In order to promote local, regional and state interests in affordable housing, the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential subdivision or condominium development, the Board may prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions or manufactures housing, etc.

<u>Response:</u> The applicant recognizes the authority of the Board to limit the content of the deed restrictions or covenants.

5. Effect of Approval. After approval of a tentative plat, the applicant may proceed with final surveying, improvement construction and preparation of the final plat. Approval shall be effective for a period of two (2) years, and if the final plat is not submitted to the Planning Department within such time, the tentative plat shall be submitted again and the entire procedure shall be repeated for consideration of any changes conditions which may exist. Except, however, that the Development Review Board may grant a time extension as provided in Section 4.023.

<u>Response:</u> After approval of the Tentative Plat, a final plat will be prepared and submitted to the Planning Department within two years if an extension is not provided.

D. Land division phases to be shown. Where the applicant intends to develop the land in phases, the schedule for such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.

Response: The PDP is proposed to be executed in one (1) phase.

E. Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all effected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.

<u>Response:</u> The *Tentative Plat* (see Notebook Section IVB) illustrates the entirety of effected property is included in lots and tracts.

SECTION 4.236. GENERAL REQUIREMENTS - STREETS.

(.01) Conformity to the Master Plan Map: Land divisions shall conform to and be in harmony with the Transportation Master Plan (Transportation Systems Plan), the bicycle and Pedestrian Master Plan, the Parks and Recreation Master Plan, the Official Plan or Map and especially to the Master Street Plan.

<u>Response:</u> The proposed land division complies with the concurrent Specific Area Plan - North Amendment and generally complies with the *Villebois Village Master Plan*, as demonstrated in the PDP Compliance Report (see Notebook Section IIIA), and thereby conforms to the applicable Master Plans.

(.02) Relation to Adjoining Street System.

- A. A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan.
- B. Where the plat submitted covers only a part of the applicant's tract, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the part submitted shall be considered in the light of adjustments and connections with the street system of the part not submitted.
- C. At any time when an applicant proposes a land division and the Comprehensive Plan would allow for the proposed lots to be further divided, the city may require an arrangement of lots and streets such as to permit a later resubdivision in conformity to the street plans and other requirements specified in these regulations.

<u>Response:</u> Plan sheets in Notebook Section IIIB illustrate street design will meet the minimum requirements set forth by this Section. The street system within PDP 3 North will provide connections to principle streets of adjoining areas. The Tentative Plat covers the entirety of PDP 3 North.

(.03) All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.

<u>Response:</u> Previous sections of this report have demonstrated compliance with the standards of Section 4.177 and the applicable block size requirements.

(.04) Creation of Easements: The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required. Also, within a Planned Development, cluster settlements may have easement driveways for any number of dwelling units when approved by the Planning Director or Development Review Board.

Response: Any necessary easements will be identified on the final plat.

(.05) <u>Topography</u>: The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.

<u>Response:</u> Sheet 5 - Grading Plan in Notebook Section IIIB demonstrates that the layout of streets has given recognition to surrounding topographic conditions.

- (.06) Reserve Strips: The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary:
 - A. To prevent access to abutting land at the end of a street in order to assure the proper extension of the street pattern and the orderly development of land lying beyond the street; or
 - B. To prevent access to the side of a street on the side where additional width is required to meet the right-of-way standards established by the City; or
 - C. To prevent access to land abutting a street of the land division but not within the tract or parcel of land being divided; or
 - D. To prevent access to land unsuitable for building development.

Response: Reserve strips will be provided as appropriate.

(.07) Future Expansion of Street: When necessary to give access to, or permit a satisfactory future division of, adjoining land, streets shall be extended to the boundary of the land division and the resulting dead-end street may be approved without a turn-around. Reserve strips and street plugs shall be required to preserve the objective of street extension.

<u>Response:</u> Streets that will be expanded in the future will occur in compliance with this standard.

(.08) Existing Streets: Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan. <u>Response:</u> Rights-of-way will be dedicated in accordance with the *Villebois Village Master Plan* and the Transportation System Plan.

(.09) <u>Street Names</u>: No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer.

Response: No street names will be used that duplicate or could be confused with the names of existing streets. Street names and numbers will conform to the established name system in the City, as approved by the City Engineer.

SECTION 4.237. GENERAL REQUIREMENTS - OTHER.

(.01) Blocks:

- A. The length, width, and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated, consideration of needs for convenient access, circulation, control, and safety of pedestrian, bicycle, and motor vehicle traffic, and recognition of limitations and opportunities of topography.
- B. Sizes: Blocks shall not exceed the sizes and length specified for the zone in which they are located unless topographical conditions or other physical constraints necessitate larger blocks. Larger blocks shall only be approved where specific findings are made justifying the size, shape, and configuration.

<u>Response:</u> The PDP Compliance Report (see Notebook Section IIIA) demonstrates compliance with the applicable block requirements. The street system proposed in this land division conforms to the street system in the concurrent SAP North Amendment.

(.02) Easements:

- A. Utility lines. Easements for sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director. All the utility lines within and adjacent to the site shall be installed with underground services within the street and to any structures. All utilities shall have appropriate easements for construction and maintenance purposes.
- B. Water Courses. Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for

maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.

Response: The final plat will include the appropriate easements.

- (.03) Pedestrian and bicycle pathways. An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.
 - A. Pathways shall be required to connect to cul-de-sacs to pass through unusually shaped blocks.
 - B. Pathways required by this subsection shall have a minimum width of ten (10) feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six (6) feet.

<u>Response:</u> Any mid-block pathways required due to block size will be provided in conformance with this standard.

(.04) Tree planting. Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planning is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.

<u>Response:</u> Sheet 10 - Street Tree/Lighting Plan in Notebook Section IIIB shows proposed street tree planting.

- (.05) Lot Size and shape. The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.
 - A. In areas that are not served by public sewer, an on-site sewage disposal permit is required from the City. If the soil structure is adverse to on-site sewage disposal, no development shall be permitted until sewer service can be provided.
 - B. Where property is zoned or deeded for business or industrial use, other lot widths and areas may be permitted at the discretion of the Development Review Board. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
 - C. In approving an application for a Planned Development, the Development Review Board may waive the requirements of this section and lot size, shape, and density shall conform to the Planned Development conditions of approval.

Response: Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed development and are in conformance with the Village Zone requirements as demonstrated by this report.

- (.06) Access. The division of land shall be such that each lot shall have a minimum frontage on a public street, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:
 - A. A lot on the outer radius of a curved street or facing the circular end of a cul-de-sac shall have frontage of not less than twenty-five (25) feet upon a street, measured on the arc.
 - B. The Development Review Board may waive lot frontage requirements where in its judgment the waiver of frontage requirements will not have the effect of nullifying the intent and purpose of this regulation or if the Board determines that another standard is appropriate because of the characteristics of the overall development.

Response: The proposed lots comply with the applicable access requirements of the Village Zone as demonstrated in previous sections of this report.

(.07) Through lots. Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, across which there shall be no access, may be required along the line of lots abutting such a traffic artery or other disadvantageous use. Through lots with planting screens shall have a minimum average depth of one hundred (100) feet. The Development Review Board may require assurance that such screened areas be maintained as specified in Section 4.176.

Response: No through lots are proposed by this application.

(.08) <u>Lot side lines</u>. The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street upon which the lots face.

Response: All side lines of lots will run at right angles to the street upon which the lots face.

(.09) <u>Large lot land divisions</u>. In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary.

Response: This request does not include any tracts which may be divided at a future time.

(.10) <u>Building line</u>. The Planning Director or Development Review Board may establish special building setbacks to allow for the future redivision or other development of the property or for other reasons specified in the findings supporting the decision. If special building setbacks lines are established for the land division, they shall be shown on the final plat.

Response: No building lines are proposed by this application.

(.11) Build-to line. The Planning Director or Development Review Board may establish special build-to lines for the development, as specified in the findings and conditions of approval for the decision. If special build-to lines are established for the land division, they shall be shown on the final plat.

Response: No build-to lines are proposed by this application.

(.12) Land for public purposes. The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.

<u>Response:</u> This land division does not include land to be dedicated for public purposes except for the dedication of street right-of-way.

(.13) Corner lots. Lots on street intersections shall have a corner radius of not less than ten (10) feet.

Response: All lots on street intersections will have a corner radius of not less than ten (10) feet. This is demonstrated on the *Tentative Plat* in Notebook Section IVB.

SECTION 4.262. IMPROVEMENTS - REQUIREMENTS.

(.01) <u>Streets</u>. Streets within or partially within the development shall be graded for the entire right-of-way width, constructed and surfaced in accordance with the Transportation Systems Plan and City Public Works Standards. Existing streets which abut the development shall be graded, constructed, reconstructed, surfaced or repaired as determined by the City Engineer.

<u>Response:</u> Sheet 5 - Grading Plan in Notebook Section IIIB of this Notebook, shows compliance with this standard.

(.02) <u>Curbs</u>. Curbs shall be constructed in accordance with standards adopted by the City.

Response: Curbs will be constructed in accordance with City standards.

(.03) <u>Sidewalks</u>. Sidewalks shall be constructed in accordance with standards adopted by the City.

Response: Sidewalks will be constructed in accordance with City standards.

(.04) Sanitary sewers. When the development is within two hundred (200) feet of an existing public sewer main, sanitary sewers shall be installed to serve each lot or parcel in accordance with standards adopted by the City. When the development is more than two hundred (200) feet from an existing public sewer main, the City Engineer may approve an alternate sewage disposal system.

<u>Response:</u> Sheet 6 - Composite Utility Plan in Notebook Section IIIB illustrates proposed sanitary sewer lines.

(.05) <u>Drainage</u>. Storm drainage, including detention or retention systems, shall be provided as determined by the City Engineer.

<u>Response:</u> Sheet 5 - Grading Plan (see Notebook Section IIIB) illustrates the proposed storm drainage facilities. A supporting utility report is provided (see Notebook Section IIIC) that demonstrates that the proposed storm drainage facilities will meet City standards.

(.06) Underground utility and service facilities. All new utilities shall be subject to the standards of Section 4.300 (Underground Utilities). The developer shall make all necessary arrangements with the serving utility to provide the underground services in conformance with the City's Public Works Standards.

<u>Response:</u> Proposed utilities will be placed underground pursuant to Section 4.300 and City Public Works Standards.

(.07) <u>Streetlight standards</u>. Streetlight standards shall be installed in accordance with regulations adopted by the City.

<u>Response:</u> Proposed streetlights are shown on <u>Sheet 10 - Street Tree/Lighting Plan</u> in Notebook Section IIIB. Streetlights will be installed in accordance with City standards.

(.08) <u>Street signs</u>. Street name signs shall be installed at all street intersections and dead-end signs at the entrance to all dead-end streets and cul-de-sacs in accordance with standards adopted by the City. Other signs may be required by the City Engineer.

Response: Street name and dead-end signs will be installed in accordance with City standards.

(.09) Monuments. Monuments shall be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points and shall be of such material, size, and length as required by State Law. Any monuments that are disturbed before all improvements are completed by the developer and accepted by the City shall be replaced to conform to the requirements of State Law.

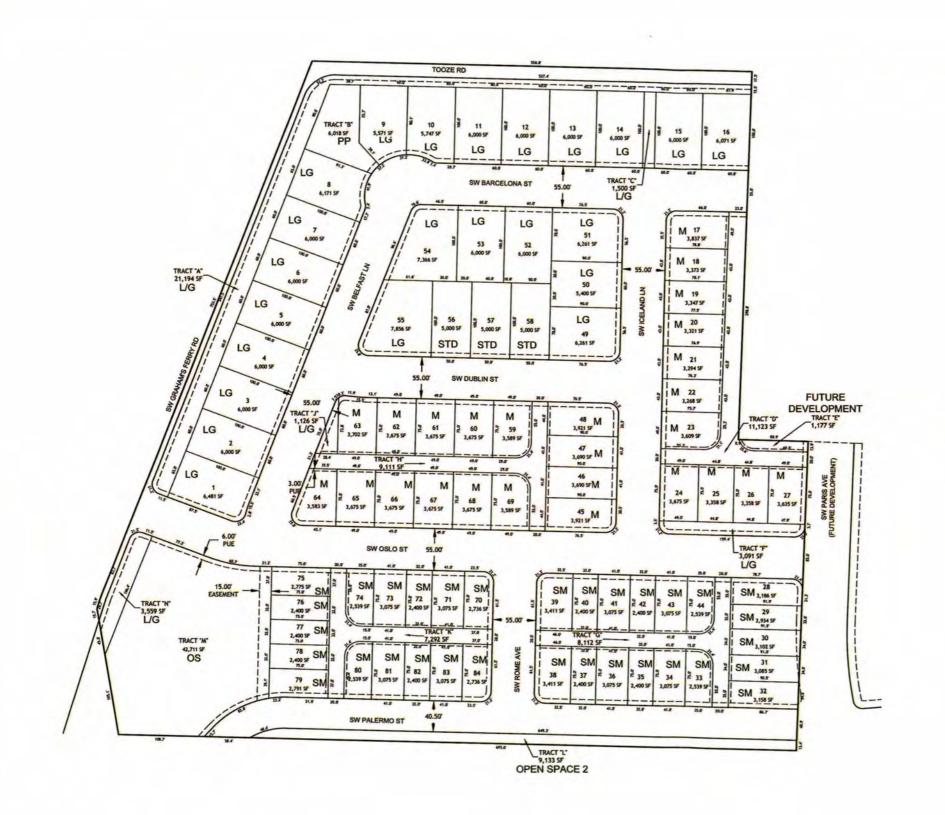
<u>Response:</u> Monuments will be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points and will be of such material, size, and length as required by State Law.

(.10) <u>Water</u>. Water mains and fire hydrants shall be installed to serve each lot in accordance with City standards.

<u>Response:</u> Sheet 6 - Composite Utility Plan in Notebook Section IIIB illustrates that water mains and fire hydrants will be installed to serve each lot in accordance with City standards.

II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Tentative Subdivision Plat. Therefore, the applicant respectfully requests approval of this application.



LEGEND:

SM SMALL LOTS
M MEDIUM LOTS
STD STANDARD LOTS
LG LARGE LOTS
OS OPEN SPACE
L/G LINEAR GREEN
PP POCKET PARK





POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PDP 3N VILLEBOIS

Preliminary Development Plan

> Preliminary Plat

DATE

1/31/

4

P Drawings\03 Planning\Sheets-PDP\395027.(4)PPLAT.dwg - S

After Recording Return To: Ball Janik LLP 101 SW Main Street, Suite 1100 Portland, OR 97204-3219 Attn.: Barbara Radler

time.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR

	THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
1	is made and executed on this day of 20
by	,a
County planned of the n	Declarant is the owner of the real property located in the City of Wilsonville, Clackamas Oregon and legally described on the attached Exhibit A. Declarant desires to establish a community on the property known as "," which shall also be part laster planned development known as "Villebois," which was established and is governed Master Plan approved by the City of Wilsonville.
attache	NOW THEREFORE, Declarant hereby declares that the real property described on the lexibit A shall be held, sold and conveyed subject to the covenants, conditions and ons declared below, which shall run with the real property and shall benefit and be upon all parties having or acquiring any right, title or interest in the real property or any reof.
1.	DEFINITIONS
Declara	The terms specified below shall have the following meanings when used in this tion:
	1.1 ACC. "ACC" shall mean the Architectural Control Committee of the Association pursuant to Section 12.
	1.2 Articles. "Articles" shall mean the Articles of Incorporation of the Association

1.3 <u>Assessment</u>. "Assessment" shall mean any assessment levied against one or more Owners by the Association for payment of expenses relating to the Property and shall include Regular Assessments, Special Assessments, Limited Assessments and Reserve Assessments as those terms are defined herein.

filed with the Corporation Division of the Oregon Secretary of State, as amended from time to

- 1.4 <u>Association</u>. "Association" shall mean <u>Homeowners</u>
 Association, an Oregon nonprofit mutual benefit corporation, formed for the purposes set forth in this Declaration, the Bylaws and the Articles.
- 1.5 Association Landscaping. "Association Landscaping" shall mean all landscaping and all irrigation systems and utilities pertaining to landscaping located in the Common Areas and the front yard areas of the Lots, including all grass, sod, ground cover, flower and plant beds, planter strips, trees, shrubs, bushes and other plantings located in the front yard areas of the Lots, but excluding all sidewalks, driveways, fencing and other non-landscaping improvements located in the front yard areas of the Lots. The front yard areas of the Lots include those portions of the Lots located between the front of the Homes and any public or private street.
- 1.6 <u>Board</u>. "Board" shall mean the duly elected Board of Directors of the Association.
- 1.7 <u>Bylaws</u>. "Bylaws" shall mean the Bylaws of the Association, as amended from time to time. The Bylaws shall be adopted pursuant to ORS 94.625 and recorded in the official records of Clackamas County, Oregon.
 - 1.8 <u>City</u>. "City" shall mean the City of Wilsonville, Oregon.
- 1.9 <u>Common Areas</u>. "Common Areas" shall mean those portions of the Property legally described on the attached <u>Exhibit B</u> which shall be owned by the Association for the common benefit of the Owners.
- 1.10 Common Maintenance Areas. "Common Maintenance Areas" shall mean the Common Areas and any other property that the Association is required to maintain pursuant to this Declaration or that the Board deems necessary or appropriate for the Association to maintain for the common benefit of the Owners, including without limitation, those areas described in Section 11.1.
- 1.11 Declarant. "Declarant" shall mean ________, and its successors and assigns who are designated as such in writing by Declarant and who consent in writing to the transfer or assumption of any rights or obligations of Declarant under this Declaration or the Bylaws. If less than all of Declarant's rights and obligations under this Declaration or the Bylaws are transferred to a successor or assign, then the successor or assign shall only be deemed a Declarant with respect to those rights or obligations that are specifically assigned or assumed by the successor or assign. One or more persons or entities may be a Declarant.
- 1.12 <u>Declaration</u>. "Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions for ______, as amended from time to time in accordance with its terms.

- 1.13 <u>Design Guidelines</u>. "Design Guidelines" shall mean the design guidelines described in Section 13.
- 1.14 <u>Home</u>. "Home" shall mean a dwelling unit located on a Lot and any associated Improvements.
- 1.15 <u>Improvement</u>. "Improvement" shall mean every structure or improvement of any kind, including without limitation, buildings, sidewalks, driveways, fences, walls, works of art, trees, hedges, plantings and other landscaping, changes in exterior color or shape, site work (such as, without limitation, excavation, grading and utility improvements), and all other product of construction efforts (such as, without limitation, alterations, renovations and reconstruction) on or with respect to the Property or any portion thereof.
- 1.16 <u>Limited Assessment</u>. "Limited Assessment" shall mean an assessment levied against an Owner by the Association for costs and expenses incurred by the Association for corrective action performed pursuant to this Declaration that is required as a result of the willful or negligent actions or omissions of the Owner or the Owner's tenants, family members, guests, contractors, or invitees. "Limited Assessment" also includes assessments for a common expense or any part of a common expense that benefits fewer than all of the Lots, as determined in the sole discretion of the Board.
- 1.17 Lot. "Lot" shall mean each of Lots 1 through 81, inclusive, as depicted on the Plat.
- 1.18 <u>Master Plan</u>. "Master Plan" shall mean the Master Plan of Villebois approved by the City.
- 1.19 Member. "Member" shall mean each member of the Association and shall include every Owner of a Lot. There shall be two (2) classes of membership in the Association, Class A and Class B, as described in Section 3.3 below.
- 1.20 Nonprofit Corporation Act. "Nonprofit Corporation Act" shall mean the Oregon Nonprofit Corporation Act (ORS 65.001 to 65.990), as amended from time to time.
- 1.21 Operation and Maintenance Agreement. "Operation and Maintenance Agreement" shall mean the Villebois Operation and Maintenance Agreement between the City and Declarant executed in connection with the recordation of the Plat.
- 1.22 Owner. "Owner" shall mean any person or entity, including Declarant, at any time owning a Lot, including any vendee under a recorded land sale contract to whom possession has passed, but does not include a tenant or holder of a leasehold interest, a person holding only a security interest in a Lot or a vendor under a recorded land sale contract who has surrendered possession.

- 1.23 <u>Pattern Book</u>. "Pattern Book" shall mean the design requirements for each area within Villebois adopted and applied by the City and which will be a condition to the City's approving building permits.
- 1.24 <u>Planned Community Act</u>. "Planned Community Act" shall mean the Oregon Planned Community Act (ORS 94.550 to 94.783), as amended from time to time.
- 1.25 Plat. "Plat" shall mean the Plat of ______ recorded in the official records of Clackamas County, Oregon on ______, 20___ as Document No. _____ and any amendments thereto.
- 1.26 Property. "Property" shall mean the real property located in the City of Wilsonville, Clackamas County, Oregon and legally described on the attached Exhibit A.
- 1.27 <u>Regular Assessment</u>. "Regular Assessment" shall mean an assessment by the Association against all Owners to provide for the payment of all estimated normal expenses of the Association for the performance of the Association's duties as provided in this Declaration or the Bylaws.
- 1.28 <u>Reserve Assessment</u>. "Reserve Assessment" shall mean an assessment by the Association against all Owners to establish and maintain the reserve funds pursuant to Section 6.
- 1.29 <u>Special Assessment</u>. "Special Assessment" shall mean an assessment against all Owners in the event that the Regular Assessment for any particular year is or will become inadequate to meet the expenses of the Association.
- 1.30 Special Declarant Rights. "Special Declarant Rights" shall mean those rights reserved for Declarant in Section 15.
- 1.31 <u>Turnover Meeting</u>. "Turnover Meeting" shall mean the meeting of the Owners called pursuant to the Bylaws for the purpose of turning over control of the Association to the Class A Members.
 - 1.32 Villebois. "Villebois" shall mean all of the property subject to the Master Plan.

2. DECLARATION

- 2.1 <u>Property Covered</u>. The property that is covered by and is hereby made subject to this Declaration is the Property.
- 2.2 <u>Purpose</u>. The purpose of this Declaration is to provide for the maintenance, restoration, repair, improvement and upkeep of the Common Maintenance Areas and to set forth other terms and conditions governing the use and enjoyment of the Property.

2.3 <u>Declaration</u> . The Property shall be subject to all of	the conditions, covenants,
restrictions, and provisions contained in this Declaration, which sl	
Lot and all other portions of the Property. Such conditions, coven	ants, restrictions, and
provisions shall be binding on all parties having any right, title or	interest in or to the Property,
or any part thereof, and each of their respective heirs, personal rep	
assigns. The Property shall be a Class I planned community as de	fined in the Planned
Community Act and shall be subject to all of the terms and provis	ions of the Planned
Community Act. The Property shall be known as "	**

2.4 <u>Improvements</u>. Declarant does not agree to build any particular Improvements on the Property, but may elect, at Declarant's option, to build any such Improvements. Declarant elects not to limit Declarant's rights to add Improvements not described in this Declaration.

THE ASSOCIATION

- 3.1 Organization. Declarant shall, concurrently with the execution and recording of this Declaration, organize the Association as a nonprofit mutual benefit corporation pursuant to the Nonprofit Corporation Act under the name "________ Homeowners Association" The Articles shall provide for the Association's perpetual existence, but in the event the Association is at any time dissolved, whether inadvertently or deliberately, it shall automatically be succeeded by an unincorporated association of the same name. All of the property, powers and obligations of the Association existing immediately prior to its dissolution shall thereupon automatically vest in the successor unincorporated association. Such vesting shall thereafter be confirmed as evidenced by appropriate conveyances and assignments by the Association to the successor unincorporated association. To the greatest extent possible, any successor unincorporated association shall be governed by the Articles and Bylaws as if they had been drafted to constitute the governing documents of the unincorporated association.
- 3.2 <u>Membership</u>. Every Owner of a Lot shall, immediately upon creation of the Association and thereafter during the entire period of such Owner's ownership of a Lot, be a Member of the Association. Such membership shall commence, exist and continue simply by virtue of such ownership, shall expire automatically upon termination of such ownership, and need not be confirmed or evidenced by any certificate or acceptance of membership.
- 3.3 <u>Voting Rights</u>. The Association shall have the following two (2) classes of voting membership:
- 3.3.1 <u>Class A Members</u>. Class A Members shall be all Owners other than Declarant (except that beginning on the date on which the Class B membership is converted to Class A membership, and thereafter, Class A Members shall be all Owners, including Declarant). Class A Members shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in a Lot, all such persons shall be Members. However, only one (1) vote shall be exercised for the Lot. The vote for the Lot shall be exercised as the Owners of the Lot

determine among themselves. If the Owners of the Lot cannot agree upon how to exercise the vote, then the vote for that Lot shall be disregarded in determining the proportion of votes with respect to the particular matter at issue.

- 3.3.2 <u>Class B Members</u>. The Class B Member shall be Declarant. The Class B Member shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the election in writing by Declarant to terminate the Class B membership.
- 3.4 <u>Powers and Obligations</u>. The Association shall have, exercise and perform all of the following powers, duties and obligations:
- 3.4.1 <u>Declaration</u>. The powers, duties and obligations granted to the Association by this Declaration, including, without limitation, the authority to levy Assessments against the Owners for the costs of operating and managing the Association and performing the Association's responsibilities under this Declaration and the Bylaws, as well as the operating costs and expenses of the ACC.
- 3.4.2 <u>Statutory Powers</u>. The powers and obligations of a nonprofit corporation pursuant to the Nonprofit Corporation Act, and of a homeowners association pursuant to ORS 94.630, as either may be amended from time to time, except as provided otherwise by this Declaration or the Bylaws.
- 3.4.3 General. Any additional or different powers, duties and obligations necessary or desirable for the purpose of carrying out the functions of the Association pursuant to this Declaration and the Bylaws or otherwise promoting the general benefit of the Members. The powers and obligations of the Association may from time to time be amended, repealed, enlarged or restricted by changes to this Declaration made in accordance with the provisions herein, accompanied by changes to the Articles or Bylaws made in accordance with such instruments, as applicable, and with the Planned Community Act and Nonprofit Corporation Act.
- 3.5 <u>Liability</u>. Neither the Association, members of the Board, officers of the Association nor members of committees established under or pursuant to the Bylaws shall be liable to any Owner for any damage, loss, injury or prejudice suffered or claimed on account of any action or failure to act by the Association or any Board member, officer or committee member, provided that the Association, Board member, officer or committee member acted or failed to act, in good faith, within the scope of his or her authority, and in a manner reasonably believed to be in the best interest of the Association and its Members, with regard to the act or omission at issue.
- 3.6 <u>Interim Board.</u> Declarant shall have the right to appoint an interim Board consisting of one (1) to three (3) directors, who shall serve as the Board until replaced by Declarant or until their successors have been elected by the Owners at the Turnover Meeting.

- 3.7 <u>Transitional Advisory Committee</u>. Declarant shall form a transitional advisory committee as provided in the Bylaws to provide for the transition of administrative responsibility for the Association from Declarant to the Class A Members.
- 3.8 Association Rules and Regulations. The Board from time to time may adopt, modify, or revoke such rules and regulations governing the conduct of persons and the operation and use of the Lots and Common Areas as it may deem necessary or appropriate in order to assure the safe, peaceful and orderly use and enjoyment of the Property, without unduly infringing on the privacy or enjoyment of any Owner or occupant of any part of the Property. A copy of the rules and regulations, upon adoption, and a copy of each amendment, modification or revocation thereof, shall be delivered by the Board promptly to each Owner and shall be binding upon all Owners and occupants of all Lots upon the date of delivery. The method of adoption of such rules shall be as provided in the Bylaws.

4. ALLOCATION OF COMMON PROFITS AND EXPENSES

- 4.1 <u>Method of Allocation</u>. The common profits of the Association shall be distributed among, and the common expenses of the Association shall be charged to, the Lots on an equal basis, except as provided in Section 5.4 below. The common expenses of the Association may be assessed on a monthly, quarterly or annual basis as determined by the Board.
- 4.2 <u>No Exception</u>. No Owner may claim exemption from liability for contribution toward the common expenses of the Association by waiving his or her use or enjoyment of the Common Areas or by abandoning his or her Lot. No Owner may claim an offset against such liability for failure of the Association or the Board to perform its obligations.

ASSESSMENTS

Lot it owns, does hereby covenant, and each Owner of a Lot by acceptance of a conveyance thereof, whether or not so expressed in the conveyance, shall be deemed to covenant to pay to the Association all Assessments or other charges as may be fixed, established and collected from time to time in the manner provided in this Declaration or the Bylaws. Such Assessments and charges, together with any interest, expenses or attorneys' fees imposed pursuant to Section 7.4, shall be a charge on the land and shall be a continuing lien upon the Lot against which the Assessment or charge is made. Assessments, charges and other costs shall also be the personal obligation of the person who was the Owner of the Lot at the time when the Assessment or charge becomes due. Such liens and personal obligations shall be enforced in the manner set forth in Section 7 below.

5.2 Regular Assessments.

- 5.2.1 <u>Commencement</u>. Regular Assessments for each Lot shall commence upon the sale of the Lot to an Owner other than a Declarant. Regular Assessments shall not be levied against Declarant-owned Lots.
- 5.2.2 <u>Amount of Regular Assessments</u>. The Regular Assessments shall be based upon an annual budget prepared by the Board with respect to projected expenses of the Association, including, without limitation, the following:
- (a) maintenance, repair, replacement, and upkeep of the Common Maintenance Areas;
- (b) premiums for all insurance policies that the Association is required or permitted to maintain pursuant to the Bylaws;
- (c) any deficits remaining from the previous fiscal year of the Association;
- (d) reserves for the major maintenance, repair and replacement of the Common Maintenance Areas and the Improvements located thereon for which the Association has maintenance responsibility and such other reasonable contingency reserves as may be established from time to time at the discretion of the Board;
- (e) costs related to the preparation, review and update of the reserve study and maintenance plan described in Section 6; and
- (f) such other and further costs, expenses, obligations, and liabilities as the Board, in its discretion, may incur for the management, operation, and maintenance of the Property and the Association in accordance with this Declaration and the Bylaws.
- 5.2.3 <u>Allocation of Regular Assessments</u>. The Regular Assessments shall be allocated equally among all Lots subject to assessment pursuant to Section 5.2.1.
- 5.3 Special Assessments. In addition to the Regular Assessments, the Association shall have the authority to levy Special Assessments to satisfy any actual or projected deficiency between the expenses of the Association and the amounts realized through Regular Assessments; provided, however, that prior to the Turnover Meeting, any special assessment for capital improvements or additions shall be approved by not less than fifty percent (50%) of the total voting power of the Association, determined on the basis of one vote per Lot notwithstanding the special voting rights of Declarant under Section 3.3.2 hereof. Special Assessments shall be allocated equally among all Lots. Special Assessments are payable as the Board may from time to time determine, but no sooner than thirty (30) days after mailing notice thereof to the Owners.

- Owner a Limited Assessments. The Association shall have the authority levy against any Owner a Limited Assessment equal to the costs and expenses incurred by the Association, including legal fees, for corrective action performed pursuant to this Declaration or the Bylaws that is required as a result of the willful or negligent actions or omissions of the Owner or the Owner's tenants, family members, guests, contractors, or invitees, or for a common expense or any part of a common expense that benefits a particular Lot or Lots rather than all the Lots, as determined in the sole discretion of the Board.
- Assessments necessary to fund the reserve account created under Section 6. The Reserve Assessments for each Lot shall commence upon the sale of the Lot to an Owner other than a Declarant. Reserve Assessments shall not be levied against Declarant-owned Lots. The Reserve Assessments shall be allocated equally among all Lots subject to assessment pursuant to this Section 5.5.
- 5.6 Statement of Account. Upon the request of an Owner or an Owner's agent, for the benefit of a prospective purchaser, the Board shall make and deliver a written statement of any unpaid Assessments against the Owner's Lot through the date specified in the statement and the purchaser in that case shall not be liable for any unpaid assessments against the Lot that are not included in the statement provided by the Board. The Association is not required to provide a statement of outstanding Assessments if the Association has commenced litigation by filing a complaint against the Owner and the litigation is pending when the statement would otherwise be due.

6. RESERVE ACCOUNT; RESERVE STUDY AND MAINTENANCE PLAN

Reserve Account. Declarant shall establish a reserve account in the name of the Association for the major maintenance, repair and replacement, in whole or in part, of the Common Maintenance Areas and any Improvements located in, on, or under the Common Maintenance Areas for which the Association has maintenance responsibility pursuant to this Declaration, including exterior painting, if the Common Maintenance Areas include any exterior painted surfaces, that will normally require major maintenance, repair or replacement in more than one (1) year and fewer than thirty (30) years. The reserve account need not include those items that could reasonably be funded from the maintenance fund or for which one or more Owners are responsible for maintenance or replacement under this Declaration or the Bylaws. The reserve account shall be funded by the Reserve Assessments. The reserve funds shall be kept separate from other funds of the Association and may be used only for maintenance, repair, and replacement of the Common Maintenance Areas for which reserves have been established as specified in this Section 6.1. However, after the Turnover Meeting, the Board may borrow funds from the reserve account to meet high seasonal demands on the regular operating funds or to meet other unexpected increases in expenses. Funds borrowed to meet unexpected increases in expenses under this Section shall be repaid from Regular or Special Assessments if the Board has adopted a resolution, which may be an annual continuing resolution, authorizing the

borrowing of funds. Not later than the adoption of the budget for the following year, the Board shall adopt by resolution a written payment plan providing for repayment of the borrowed funds within a reasonable period. The Board shall administer the reserve fund and may adjust the amount of the Reserve Assessments to reflect changes in current maintenance, repair or replacement costs over time as indicated by the reserve study or update (as discussed in Section 6.2 below), and may provide for other reserve items that the Board, in its discretion, deems appropriate. If, after reviewing the reserve study or reserve study update, the Board determines that the reserve account will be adequately funded for the following year, then the Board may vote to reduce or eliminate funding of the reserve account for that particular year. Additionally, following the Turnover Meeting, on an annual basis, the Board, with the approval of all Owners, may elect not to fund the reserve account for the following year regardless of whether or not the reserve account is fully funded. Any funds established for any of the purposes mentioned in this Section shall be deemed to be a reserve fund notwithstanding that it may not be so designated by the Board. The amount of the reserve fund shall constitute an asset of the Association and shall not be refunded or distributed to any Owner. An Owner may treat his or her outstanding share of the reserve fund as a separate item in a sales contract.

- 6.2 Reserve Study. The Board shall annually conduct a reserve study, or review and update an existing study, of the Common Maintenance Areas and other reserve items set forth in Section 6.1 to determine the requirements of the reserve fund described in Section 6.1. The reserve study shall: (a) identify all items for which reserves are or will be established; (b) include the estimated remaining useful life of each item as of the date of the reserve study; and (c) include for each item, as applicable, an estimated cost of maintenance, repair and replacement at the end of the item's useful life.
- 6.3 Maintenance Plan. The Board shall prepare a maintenance plan for the maintenance, repair and replacement of all property for which the Association has maintenance, repair or replacement responsibility under this Declaration, the Bylaws or the Planned Community Act. The maintenance plan shall: (a) describe the maintenance, repair and replacement to be conducted; (b) include a schedule for the maintenance, repair and replacement; (c) be appropriate for the size and complexity of the maintenance, repair and replacement responsibility of the Association; and (d) address issues that include, but are not limited to, warranties and the useful life of the items for which the Association has maintenance, repair and replacement responsibility. The Board shall review and update the maintenance plan as necessary.

7. ENFORCEMENT

7.1 <u>Default in Payment of Assessments; Enforcement of Lien</u>. If an Assessment or any other charge levied under this Declaration or the Bylaws is not paid within ten (10) days after its due date, such Assessment or charge shall become delinquent and shall bear interest from the due date until paid at the rate set forth in Section 7.4 below and, in addition, the

Association may exercise any or all of the following remedies as allowed under the Planned Community Act:

- 7.1.1 <u>Lien</u>. The Association shall have a lien against each Lot for any Assessment levied against the Lot and any fines or other charges imposed under this Declaration or the Bylaws against the Owner of the Lot from the date on which the Assessment, fine or charge is due. The provisions regarding the attachment, notice, recordation and duration of liens established on real property under ORS 94.709 shall apply to the Association's lien. The lien shall be foreclosed in accordance with the provisions regarding the foreclosure of liens under ORS 94.709 through 94.719. The Association, through its duly authorized agents, may bid on the Lot at a foreclosure sale, and may acquire and hold, lease, mortgage and convey the Lot.
- 7.1.2 Suit or Action. The Association may bring an action to recover a money judgment for unpaid Assessments, fines and charges under this Declaration without foreclosing or waiving the lien described in Section 7.1.1. Recovery on any such action, however, shall operate to satisfy the lien, or the portion thereof, for which recovery is made.
- 7.1.3 Fines. In addition to any other remedies available to the Association hereunder and subject to the requirements of ORS 94.630(1)(n), the Association shall have the right to impose reasonable fines upon an Owner who violates the Declaration, Bylaws or any rules and regulations of the Association, in the manner and amount the Board deems appropriate in relation to the violation.
- 7.1.4 Other Remedies. The Association shall have any other remedy available to it by law or in equity.
- 7.2 Notification of First Mortgagee. Upon the advance written request of the first mortgagee of any Lot, the Board shall notify the first mortgagee of any default in the performance of the terms of this Declaration by the Lot's Owner that is not cured within sixty (60) days.
- 7.3 Subordination of Lien to First Mortgages. The Association's lien for the Assessments and other charges provided for in this Declaration shall be subordinate to the lien of any first mortgage or deed of trust of record. The sale or transfer of any Lot shall not affect the Association's lien. However, the sale or transfer of a Lot pursuant to the foreclosure of a first mortgage lien or the execution of a deed in lieu of foreclosure of a first mortgage lien shall extinguish the Association's lien with respect to Assessments and other charges that became due prior to such sale or transfer. No sale, foreclosure or transfer of a Lot shall extinguish the personal obligation of the Owner who owned the Lot at the time the Assessment or other charge became due.
- 7.4 Interest, Expenses and Attorneys' Fees. Any amount not paid to the Association when due in accordance with this Declaration shall bear interest from the due date until paid at a

rate of twelve percent (12%) per annum, or at such other rate as may be established by the Board, but not to exceed the lawful rate of interest under the laws of the State of Oregon. A late charge may be charged for each delinquent Assessment in an amount established from time to time by resolution of the Board. If the Association files a notice of lien, the lien amount shall also include the recording fees associated with filing the notice, and a fee for preparing the notice of lien established from time to time by resolution of the Board. If the Association brings any suit or action to enforce this Declaration, or to collect any money due hereunder or to foreclose a lien, the defaulting Owner shall pay to the Association all costs and expenses incurred by the Association in connection with such suit or action, including a foreclosure title report, and the prevailing party in such suit or action shall recover such amount as the court may determine to be reasonable as attorneys' fees at trial and upon any appeal or petition for review thereof.

7.5 Nonexclusiveness and Accumulation of Remedies. An election by the Association to pursue any remedy provided in this Section 7 for a violation of this Declaration shall not prevent the concurrent or subsequent exercise of any other remedy permitted hereunder. The remedies provided in this Declaration are not exclusive, but shall be in addition to all other remedies, including actions for damages and suits for injunctions and specific performance, that are available under applicable law to the Association. In addition, any aggrieved Owner may bring an action against another Owner or the Association to recover damages or to enjoin, abate, or remedy any violation of this Declaration by appropriate legal proceedings.

8. PROPERTY RIGHTS AND EASEMENTS

- 8.1 Owners' Use and Occupancy. Except as otherwise expressly provided in this Declaration, the Bylaws, the Plat or any easement, covenant or any other instrument of record, the Owner of a Lot shall be entitled to the exclusive use and benefit of his or her Lot. Declarant and any representative of the Association authorized by the Association may at any reasonable time, upon reasonable notice to the Owner, enter upon any Lot for the purpose of determining whether or not the use of and/or the Improvements on the Lot are then in compliance with this Declaration, the Bylaws, the Design Guidelines or the rules and regulations of the Association. No such entry shall be deemed to constitute a trespass or otherwise create any right of action in the Owner of the Lot. Declarant or the Association may grant or assign easements over or with respect to any Lot to municipalities or other utilities performing utility services and to communications companies.
- 8.2 Owners' Easements of Enjoyment. Subject to any restrictions contained in this Declaration, the Bylaws, the Plat, the Operation and Maintenance Agreement or any easement, covenant or other instrument of record, every Owner and the Owner's family members, tenants, guests, and invitees shall have a right and easement of enjoyment in and to the Common Areas, which easement shall be appurtenant to and shall pass with the title to every Lot. Use of the Common Areas shall not result in unreasonable disturbance of the Owners and occupants of the

other Lots and shall be subject to the rules and regulations as may be adopted by the Board from time to time pursuant to Section 3.8.

- 8.3 <u>Title to Common Areas</u>. Declarant shall convey fee title to the Common Areas to the Association free and clear of liens and encumbrances no later than the Turnover Meeting.
- 8.4 Extent of Owners' Rights. The rights and use of enjoyment in the Property shall be subject to the following easements and all other provisions of this Declaration:
- 8.4.1 Association's and Owners' Easements. Declarant reserves for itself and grants to the Association and the Board and their duly authorized agents and representatives for the benefit of the Association and all Owners of Lots within the Property the following easements:
- (a) An easement under and upon the Common Areas, for installation and maintenance of power, gas, electric, sewer, water and other utility and communication lines and other utility and communication lines and services installed by Declarant or with the approval of the Board;
- (b) An easement under and upon the Common Areas, for construction, maintenance, repair, and use of the Common Areas and any Improvements thereon;
- (c) The right to have access to the Common Areas and to all Lots as may be necessary for the installation, maintenance, repair, upkeep or replacement of the Common Maintenance Areas, for determining whether or not the use of and/or the Improvements on a Lot are then in compliance with this Declaration, the Bylaws, the Design Guidelines or the rules and regulations of the Association, or to make emergency repairs thereon necessary for the public safety or to prevent damage to the Common Maintenance Areas or to another Lot or Home. In case of an emergency originating in or threatening any Lot or Home or the Common Maintenance Areas, each Owner hereby grants the right of entry to any person authorized by the Board or the Association, whether or not the Owner is present at the time;
- (d) Such easements as are necessary to perform the duties and obligations of the Association set forth in this Declaration, the Bylaws and Articles, as the same may be amended or supplemented;
- (e) Each Lot shall have an easement over any adjoining Lot as may be required to perform maintenance, repair or reconstruction of the Home located on the benefited Lot. The Owner of the benefited Lot shall be responsible for restoring any damage to the burdened Lot resulting from such use and shall indemnify and hold harmless the owner of the burdened Lot for, from and against any damage, claim, loss or liability resulting from such use; and

- Areas shall have an easement over all adjoining Lots, Homes and the Common Areas for the purpose of accommodating any present or future encroachment as a result of engineering errors, construction, reconstruction, repairs, settlement, shifting, or movement of any portion of the Property, or any other similar cause, and any encroachment due to building overhang or projection. There shall be valid easements for the maintenance of the encroaching Lots, Homes and the Common Areas so long as the encroachments shall exist, and except as otherwise provided, the rights and obligations of Owners shall not be altered in any way by the encroachment, nor shall the encroachment be construed to be encumbrances affecting the marketability of title to any Lot, Home or Common Areas.
- 8.4.2 <u>Declarant's Easements</u>. So long as Declarant owns any Lot, and in addition to any other easements to which Declarant may be entitled, Declarant reserves an easement over, under and across the Common Areas in order to carry out development, construction, sales and rental activities necessary or convenient for the development of the Property or the sale or rental of Lots and for such other purposes as may be necessary or convenient for discharging Declarant's obligations or for exercising any of Declarant's rights hereunder.
- 8.4.3 <u>Utility and Other Municipal Easements</u>. Declarant or the Association may (and, to the extent required by law, shall) grant or assign easements to municipalities or other utilities performing utility services and to communications companies, and the Association may grant free access thereon to police, fire, and other public officials and to employees of utility companies and communications companies serving the Property.
- 8.4.4 <u>Villebois Easements</u>. All Common Area parks and trail systems with the Property may be used and enjoyed by the owners and occupants of other portions of Villebois on the same basis as the Owners. Such use shall be subject to all conditions and restrictions set forth in this Declaration, which may be enforced as provided in this Declaration. Such owners and occupants shall pay, indemnify and hold harmless the Association and all Owners for, from and against any damage, loss, claim or liability arising out of such use.
- 8.4.5 Transfer of the Common Areas. The Association may not sell, transfer or grant a security interest in any portion of the Common Areas unless the Owners holding at least eighty percent (80%) of the total voting power of the Association, including eighty percent (80%) of the votes not held by Declarant, and the Class B Member, if any, approve the sale, transfer or grant of security interest. A sale, transfer or grant of security interest in any portion of the Common Areas in accordance with this Section 8.4.5 may provide that the Common Areas so conveyed shall be released from any restrictions imposed on such Common Areas by this Declaration or the Bylaws. No such sale, transfer, or grant of security interest may, however, deprive any Lot of such Lot's right of access or support without the written consent of the Owner of such Lot.

- 8.4.6 Authority to Grant Easements and Other Property Interests in Common Areas. The Association may execute, acknowledge and deliver leases, easements, rights of way, licenses, and other similar interests affecting the Common Areas and consent to vacation of roadways within and adjacent to the Common Areas. Except for those matters described in ORS 94.665(4)(b), which the Board may approve without Owner consent, the granting of any interest pursuant to this Section 8.4.6 must be approved by at least seventy-five percent (75%) of the Owners present at a meeting of the Association or with the consent of at least seventy-five percent (75%) of all Owners solicited by any means the Board determines is reasonable. If a meeting is held to conduct the vote, the meeting notice shall include a statement that the approval of the granting of an interest in the Common Areas will be an item of business on the agenda of the meeting.
- 8.5 <u>Maintenance and Reconstruction Easements</u>. An easement is hereby reserved in favor of the Association and its successors, assigns, contractors, agents, and employees over and across each Lot, for purposes of accomplishing the repair and restoration of the Common Maintenance Areas pursuant to Section 14.

9. GENERAL PROVISIONS FOR AND RESTRICTIONS ON USE OF LOTS

- 9.1 Each Lot, including the Home and all other Improvements located thereon, shall be maintained in a clean and attractive condition, in good repair, and in such a manner as not to create a fire hazard.
- 9.2 No Lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any Lot other than one detached single-family dwelling and a private garage or carport. The Home and any other Improvements on a Lot shall comply with all applicable City height restrictions.
- 9.3 A greenhouse of noncommercial type, or a garden tool shed or other residential accessory buildings or improvements, may be erected, provided that these types of Improvements are of an acceptable architectural design (as determined by the ACC in accordance with Section 12), shall have the exterior painted and, if such structure is separate from the Home, shall be located within the fenced-in patio or courtyard. Such accessory buildings or improvements shall comply with applicable requirements of the City. All Homes shall provide a garage or carport sufficient to accommodate a minimum of two (2) vehicles.
- 9.4 All garbage, trash, cuttings, refuse, garbage and refuse containers, oil tanks, clothes lines or other service facilities, stored trailers, and recreational vehicles ("RV's") shall be screened from the view of neighboring Homes and from the Common Areas in a manner approved by the ACC. No RV's shall be visibly parked on a Lot for more than five (5) continuous days in a calendar month. The intent of this provision is to minimize the negative visual impact caused by the visible parking or storage of RV's.

- 9.5 No noxious or offensive activity shall take place on any Lot, nor shall anything be done or placed on any Lot that interferes with or jeopardizes enjoyment of other Lots or within the Property.
- 9.6 If any tree, shrub, or other vegetation blocks or substantially obscures the view from any Home, the Owner of the Home may petition the ACC for the trimming, topping, or removal of such tree, shrub, or other vegetation. Upon receipt of such petition, the ACC shall investigate the matter and make a determination in writing whether such view is actually blocked or substantially obscured. If the ACC makes such a determination, the Owner of the offending tree, shrub, or other vegetation shall have ten (10) days from the date the ACC made such determination to elect whether the offending tree, shrub, or other vegetation should be trimmed, topped, or entirely removed. If the offending tree, shrub, or other vegetation is not part of the Association Landscaping, then the Owner of the Lot on which the offending tree, shrub, or other vegetation is located shall bear sole responsibility for the entire cost of such trimming, topping, or removal and shall be solely responsible for obtaining any approvals from the City prior to proceeding with topping or removal.
- 9.7 The maintenance and replacement (if removed) of trees planted in the rear and side yards of all Lots shall be the responsibility of each Owner; provided, that no tree may be removed without the prior approval of the ACC and any required governmental approvals. Customary trimming and pruning in accordance with professional arboriculture industry standards of trees shall be permitted in the rear and side yards of the Lots without prior approval.
- 9.8 All fences, walls, hedges, landscaping and other Improvements installed on any Lot shall comply with the City vision clearance requirements and height restrictions. Owners who desire a fence are encouraged to use the same or similar material in style as fencing in the areas near the Property. Prior to construction, design of all fences, hedges or walls must be approved in writing by the ACC.

GENERAL RESTRICTIONS ON USE OF PROPERTY

- 10.1 <u>Common Areas</u>. No person shall construct or reconstruct any Improvements, or alter or refinish any Improvements, make any excavation or fill, make any change in the natural or existing surface drainage, or install a utility line in the Common Areas without the prior written approval of the Board or a duly appointed committee to which the Board has delegated such responsibility and, if required, the City.
- 10.2 <u>Association Landscaping</u>. No person shall remove, alter, modify or replace any Association Landscaping without the prior written approval of the Board or a duly appointed committee to which the Board has delegated such responsibility and, if required, the City.

11. MAINTENANCE OBLIGATIONS

- 11.1 <u>Association Maintenance Obligations</u>. The Association shall be responsible for the maintenance, repair, upkeep and replacement of the following Common Maintenance Areas:
- (a) Tracts A, C, D, E, G, J and L, as shown on the Plat, including all paved street surfaces, mountable curbs, street signs, lighting, landscaping, irrigation systems and other Improvements located thereon, to be maintained as private streets and/or alleys;
- (b) Tracts B, F, H, I, K, M and N, as shown on the Plat, including all landscaping, irrigation systems, sidewalks, lighting and other Improvements located thereon, to be maintained as a recreational areas, parks, open space tracts and/or linear/buffer tracts;
 - (c) The Association Landscaping;
 - (d) [Include City-owned park tract to be maintained by Association??];
- (e) All entry monument signage for the Property, including any landscaping, lighting and irrigation systems related thereto;
 - (f) All cluster mailboxes serving the Lots; and
- (g) Any other area determined by the Board to be in the interest of the Association to maintain.

The Association shall regularly inspect, maintain, repair and keep the Common Maintenance Areas in good condition and provide for all necessary services and cause all acts to be done which may be necessary or proper to assure the maintenance of the Common Maintenance Areas. The Association shall perform all maintenance obligations set forth in this Declaration or the Bylaws, any maintenance manual provided by Declarant or the maintenance plan described Section 6 above and shall employ all other commonly accepted maintenance practices intended to prolong the life of the materials and construction of Improvements within the Common Maintenance Areas. Additionally, the Association shall be responsible for performing all maintenance required of the "Obligor" under the Operation and Maintenance Agreement.

11.2 Owner's Maintenance Obligations. Except to the extent Association Landscaping is maintained by the Association, each Owner shall maintain his or her Lot and the Improvements located thereon in a clean and attractive condition, in good repair and in such a fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting or staining, repair, replacement and care of roofs, gutters, downspouts, surface water drainage, walks, driveways, landscaping and other exterior Improvements. In addition, each Owner shall keep his or her Lot free of trash and other unsightly materials. The provisions of the preceding sentence include the areas between the property line of any Lot and

the nearest curb, including sidewalks and street trees unless otherwise included in the Association Landscaping.

11.3 <u>Damage or Destruction By Owner</u>. If damage to the Common Maintenance Areas, including any Improvements located thereon, beyond ordinary wear and tear is directly attributable to an Owner or the family members, invitees, licensee, or guest of an Owner, then that Owner shall be responsible for the cost of repairing the damage and the Association may levy a Limited Assessment against the Owner for the repair cost.

12. ARCHITECTURAL CONTROL COMMITTEE

- 12.1 <u>Creation of Committee</u>. The ACC with the powers and authority described in this Section 12 shall be created as a committee of the Association. The ACC shall have three (3) members, who shall be appointed by Declarant until the Turnover Meeting, after which the ACC members shall be appointed by the Board and shall serve at the pleasure of the Board. Members of the ACC must be Owners. Board members may also serve as ACC members. Appointed members of the ACC shall remain in office until new members are appointed by the Board unless they sooner resign or are disqualified.
- 12.2 Operations. The members of the ACC shall elect a chairperson, who shall conduct all meetings and shall provide for reasonable notice to each member of the ACC prior to any meeting. The notice shall set forth the time and place of the meeting. Notice may be waived by any member.
- 12.3 <u>Majority Action</u>. The affirmative vote of a majority of the members of the ACC shall govern its actions and constitute the act of the ACC. A quorum of the ACC shall consist of a majority of the ACC members. The ACC may render its decision only by written instrument setting forth the action taken by the members consenting thereto.
- of plans and specifications within thirty (30) days after such complete plans and specifications have been submitted, approval of the ACC shall not be required and the related covenants shall be deemed to have been satisfied, unless within twenty (20) days of receipt of the complete plans and specifications, the ACC notifies the Owner of the ACC's intention to extend the approval period by an additional fifteen (15) days to a total of forty-five (45) days after receipt of complete plans and specifications. The ACC shall, from time to time, adopt application forms and rules specifying those requirements necessary to constitute a complete application.
- 12.5 Approval of Plans by ACC. No Home, building, garage, structure, or other Improvement of any kind or nature, including, without limitation, landscaping, shall be commenced, erected, placed, or altered on any Lot until the construction plans and specifications, and a plan showing the nature, shape, height, materials, and colors, together with detailed plans showing the proposed location of the same on the particular building site and

proposed landscaping has been submitted to and approved in writing by the ACC. All such Improvements and alterations shall be in conformance with the Design Guidelines, the Pattern Book adopted by the City for each area within Villebois and all other applicable governmental laws, ordinances, conditions of approval, rules and regulations. To the extent that the requirements contained in the Pattern Book or in any applicable governmental laws, ordinances, rules and regulations may be in conflict with the Design Guidelines, the more restrictive standard shall apply. Complete plans and specifications for approval by the ACC must include all material required by the rules of the ACC as provided in Section 12.4 above. In no case shall any plans and specifications be accepted for approval that are inconsistent with the requirements of Section 9.2. The ACC may approve or disapprove plans and specifications as submitted or may approve such plans and specifications with specific conditions to such approval.

- 12.6 <u>Damages Inadequate</u>. Damages are hereby declared to be inadequate compensation for any breach of the covenants, conditions, and restrictions imposed by this Declaration. Declarant, the ACC, or any Owner may, by appropriate proceedings, enjoin, abate, and remedy any such breach and the continuance
- 12.7 <u>Nuisance</u>. The result of every act of omission or commission or the violation thereof, whether such covenants, conditions, and restrictions are violated in whole or in part, shall constitute a nuisance, and every remedy allowed by law or equity against such nuisance, either public or private, shall be applicable against every such result and may be exercised by Declarant, the ACC, or by any Owner, and may be prohibited or enjoined.
- 12.8 <u>Non-Waiver</u>. The provisions contained in this Declaration shall inure to the benefit of and be enforceable by Declarant, the ACC, or any Owner, and each of their legal representatives, heirs, successors, and assigns. Failure by Declarant, the ACC or any Owner or their legal representatives, heirs, successors, and assigns to enforce any of the provisions contained herein shall in no event be deemed a waiver of the right to do so thereafter.
- 12.9 Estoppel Certificate. Within fifteen (15) business days after an Owner delivers a written request to the ACC, the ACC shall provide the Owner with an estoppel certificate executed by a member of the ACC. The estoppel certificate shall state whether or not the Improvements located on the Lot owned by the requesting Owner comply with the provisions of this Declaration. If the estoppel certificate indicates that the Improvements are not in compliance, then it shall identify the specific non-conforming Improvements and set forth with particularity the nature of the noncompliance. Any purchaser in due course from the Owner, and any mortgagee, beneficiary, or secured party having any interest in the Lot and any associated Improvements, may rely on the estoppel certificate with respect to the matters set forth therein, and the estoppel certificate shall be conclusive as between the ACC, all Owners, and such purchaser, mortgagee, beneficiary, or secured party.
- 12.10 <u>Defenses</u>. The issuance of an estoppel certificate as described in Section 12.9 shall constitute an absolute defense to claims brought against an Owner pursuant to this Section

12 with respect to matters within the purview of the ACC, where the Improvement at issue was in existence at the time of the issuance of the estoppel certificate.

- 12.11 Liability. The ACC shall use reasonable judgment in accepting or disapproving all plans and specifications submitted to it. Neither the ACC nor any individual ACC member shall be liable to any person for any official act of the ACC in connection with submitted plans and specifications, except to the extent the ACC or any individual ACC member acted with malice or wrongful intent. Approval by the ACC does not necessarily assure approval by any governmental authority. Notwithstanding that the ACC has approved plans and specifications, neither the ACC nor any of its members shall be responsible or liable to any Owner, occupant, builder, developer, or contractor with respect to any loss, liability, claim, or expense which may arise by reason of such approval. Review or analysis of structural, geophysical, engineering, or other similar considerations shall be outside the scope of the ACC's review. Neither the Board, the ACC, or any agent thereof, nor Declarant or any of its members, managers, employees, agents, or consultants, shall be responsible in any way for any defects in any plans or specifications submitted, revised, or approved in accordance with the provisions of this Declaration, nor for any structural or other defects in any work done according to such plans and specifications. The Association shall indemnify, hold harmless, and defend the ACC and its members in any suit or proceeding which may arise by reason of any of the ACC's decisions, provided that the ACC members acted in good faith, within the scope of their authority, and in a manner reasonably believed to be in the best interest of the Association and its Members. The Association shall use reasonable efforts to procure errors and omissions insurance coverage with respect to the ACC members, in accordance with the provisions of the Bylaws.
- 12.12 Activities of Declarant. This Section 12 shall not apply to the activities of Declarant or its affiliates.

DESIGN GUIDELINES

- 13.1 Paint Requirement. The exterior of any Home erected on a Lot shall be fully completed and painted within one (1) year after construction of the Home has commenced.
- 13.2 Designs, Materials, and Construction Quality. The external designs and materials of all Homes shall harmonize with each other and shall be reasonably harmonious with those employed on the Homes on other Lots. All auxiliary buildings on a Lot shall be of the same general design and materials as the Home on the Lot. The primary exterior color tone of all buildings shall blend with the natural environment. Bright, unnatural exterior colors are prohibited, except for limited use as trim and accent panels. All Homes, auxiliary buildings, fences, retaining walls, and other Improvements shall comply with the requirements of the Pattern Book and shall be constructed in a good, quality manner in accordance with locally accepted professional building practices.

- 13.3 <u>Home Size</u>. The ground floor area of each Home, exclusive of one story open porches, garages, and carports, shall not be less than that required by the City Building Code.
- 13.4 <u>Foundations</u>. All structures erected shall have full, concrete masonry or concrete or wooden piers and piling foundations as approved by the City and designed to accommodate the surrounding terrain. Foundations and exterior walls of all buildings shall be finished in a suitable and customary manner for each such type of building.
- 13.5 <u>Height Restrictions</u>. All Homes and other Improvements constructed on the Lots shall comply with the applicable City height restrictions. Any height adjustment granted by the City shall be approved by the ACC, unless the ACC determines that the building will unreasonably restrict the view of neighboring Lots.
- 13.6 <u>Environmental Conditions</u>. Owners shall insure that design and construction of structures in the Property shall properly withstand environmental conditions, including the protection of the flora on the Property.
- 13.7 <u>Factory Built Homes</u>. All Homes shall be constructed on the Lots. Mobile homes, factory built homes, or manufactured homes shall not be permitted. Notwithstanding the foregoing, panels constructed off-site but assembled on the Lot shall be permitted.
- 13.8 Additional Design Guidelines. The ACC shall have the authority, but not the obligation, to promulgate and issue, and thereafter to amend from time to time, additional design guidelines supplementing and/or interpreting, but not contradicting, the design guidelines set forth in this Section 13 or elsewhere in this Declaration. Such guidelines shall be supplied in writing to all Owners and shall be fully binding upon all parties as if set forth in this Declaration and shall be applied by the ACC in reviewing and approving or denying proposed improvements or modifications. The ACC shall take into account any proposed building site envelope in order to minimize any impact on neighboring Lots and shall have authority to establish and modify guidelines as necessary or convenient to further this purpose.
- 13.9 Activities of Declarant. This Section 13 shall not apply to the activities of Declarant or its affiliates.

14. CASUALTY AND CONDEMNATION

14.1 <u>Casualty</u>. The Owner of each Home shall repair, reconstruct, and rebuild the damaged or destroyed portions of his or her Home to substantially the same condition that existed prior to the damage or destruction. In the event of damage to or destruction of the Common Areas or Association Landscaping, the Association shall repair and restore the damaged portion of the Common Areas, unless the holders of at least 75% of the Class A Member voting power of the Association and the Class B Member, if any, agree that the damaged or destroyed portions shall not be repaired or restored. All repair, reconstruction,

rebuilding, or restoration shall begin within six (6) months following the damage or destruction and shall be diligently pursued to completion within twelve (12) months following the damage or destruction, unless work is delayed by causes beyond the reasonable control of the Owner or the Association, as the case may be. If the proceeds of the insurance policies held by the Association are insufficient to fund the full cost of repair and/or restoration of the Common Areas or Association Landscaping, the difference between the amount of such proceeds and such cost shall be charged to all Owners by means of a Special Assessment.

14.2 <u>Condemnation</u>. If any part of the Common Areas are taken by any authority having the power of condemnation or eminent domain (or shall be sold under threat of condemnation), each Owner shall be entitled to notice of such event. The Association shall represent the Owners in negotiations with the condemning authority. The condemnation award shall be applied first to restoration of the Common Areas not taken (unless holders of at least 75% of the Class A Member voting power of the Association and the Class B Member, if any, agree that the remaining Common Areas shall not be restored) and then to such other purposes as the Board may determine in its discretion (including payment to the Owners).

15. SPECIAL DECLARANT RIGHTS

- 15.1 Declarant shall have the following Special Declarant Rights:
- 15.1.1 Responsibility and control of the ACC and the Association until the Turnover Meeting, including the right to appoint, remove and replace members of the Board and the ACC.
 - 15.1.2 The right to maintain a sales and management office on the Property.
- 15.1.3 The right to reserve easement and access rights across the Common Areas for use of future development.
- 15.1.4 The right to construct Improvements in the Common Areas, whether or not such Improvements are described in this Declaration.
- 15.1.5 The right to approve amendments to this Declaration and the Bylaws prior to the Turnover Meeting and for a period of ten (10) years thereafter regardless of whether Declarant still owns a Lot.
- 15.1.6 The right to approve Special Assessments for capital improvements or additions for so long as Declarant owns a Lot.
- 15.1.7 The right to receive notice of and to attend all Owner meetings and Board meetings for a period of ten (10) years following the Turnover Meeting regardless of whether Declarant still owns a Lot. Meeting notices to Declarant shall be given in the same manner as notices to the Owners; provided, however, that any notice of a Board meeting that is posted at

the Property pursuant to the Bylaws must also be given to Declarant by mail or any other delivery method described in Section 17.4 within the time period prescribed in the Bylaws.

15.1.8 The right to review and make copies of all inspection, maintenance and other records of the Association regardless of whether the Turnover Meeting has occurred or Declarant still owns a Lot.

15.1.9 The rights of Declarant under the Planned Community Act, including but not limited to those under ORS 94.550(21), and all other rights reserved for Declarant elsewhere in this Declaration or in the Bylaws.

DISPUTE RESOLUTION.

- Required Procedure. To the fullest extent allowed by law, all claims, controversies, or disputes, whether they are statutory, contractual, tort claims, and/or counterclaims between or among Declarant, Declarant's successors and assigns, the Association, and/or Owner(s) (collectively, the "Parties" and individually, a "Party") which arise out of or are related to the Property, the Lots, the Homes, the Planned Community Act, this Declaration, the Bylaws, the Articles, the Design Guidelines or the rules and regulations of the Association, or which relate to the interpretation or breach of the Planned Community Act, this Declaration or the Bylaws, the Articles, the Design Guidelines or the rules and regulations of the Association (collectively referred to as "Claims") shall be resolved in accordance with the procedures specified herein. Except as otherwise required by the Planned Community Act, the following matters are excluded from this dispute resolution clause and do not constitute Claims: (i) judicial or non-judicial foreclosure or any other action or proceeding to enforce assessments, fines, interest or a trust deed, mortgage, Association lien, or land sale contract; (ii) a forcible entry and detainer action; (iii) actions by the Association or any Owner related to removal of a structure or other condition that violates this Declaration, the Bylaws, the Design Guidelines or any rules and regulations of the Association; (iv) actions for the appointment of a receiver; (v) provisional remedies such as injunctions or the filing of a lis pendens; or (vi) the filing or enforcement of a mechanic's lien. The filing of a notice of pending action (lis pendens) or the application to any court having jurisdiction thereof for the issuance of any provisional process remedy described in Rules 79 through 85 of the Oregon Rules of Civil Procedure (or corresponding federal statutory remedies), including a restraining order, attachment, or appointment of receiver, shall not constitute a waiver of the right to mediate or arbitrate under this Section, nor shall it constitute a breach of the duty to mediate or arbitrate. The proceeds resulting from the exercise of any such remedy shall be held by the Party obtaining such proceeds for disposition as may be determined by an agreement of the Parties pursuant to a mediation or by the arbitration award.
- 16.2 <u>Negotiated Resolution</u>. The Parties will seek a fair and prompt negotiated resolution of Claims and shall meet at least once to discuss and seek to resolve such Claims, but if this is not successful, all Claims shall be resolved by mediation, in small claims court, or by binding arbitration as set forth in Sections 16.3, 16.4 or 16.5, as applicable.

- disputes through the process set forth in Section 16.2 above. All Claims that are not resolved by such process shall be subject to mediation as a condition precedent to arbitration or the filing of a small claims complaint. The request for mediation may be made concurrently with the filing of a demand for arbitration as set forth in Section 16.5 below, but, in such event, mediation shall proceed in advance of arbitration, which shall be stayed pending mediation for a period of sixty (60) days from the date of filing, unless stayed for a longer period by agreement of the parties. All mediation shall be in Clackamas County, Oregon with any dispute resolution program available that is in substantial compliance with the standards and guidelines adopted under ORS 36.175, as it may be amended. The foregoing requirement does not apply to circumstances in which irreparable harm to a Party will occur due to delay or litigation or an administrative proceeding initiated to collect assessments, other than assessments attributable to fines.
- 16.4 <u>Small Claims</u>. All Claims that have not been resolved by mediation and which are within the jurisdiction of the Small Claims Department of the Circuit Court of the State of Oregon shall be brought and determined there, and all Parties shall be deemed to have waived their right to a jury trial with respect to such Claims.
- 16.5 Arbitration. Prior to arbitration of any Claim, the Parties shall endeavor to resolve disputes through the processes set forth in Section 16.2, 16.3 and 16.4 above, as applicable. All Claims that have not been resolved by such processes shall be resolved by binding arbitration. Such arbitration shall be conducted by and pursuant to the then effective arbitration rules of Construction Arbitration Services, Inc., or another reputable arbitration service selected by Declarant. If Declarant is not a Party to such dispute, the arbitration service shall be selected by the Board. Any judgment upon the award rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof.
- No Attorneys' Fees. Unless otherwise specifically provided for in this Declaration, the Bylaws or the Planned Community Act, no party in the arbitration, mediation or other proceeding shall be entitled to recover costs or attorneys' fees in connection therewith. To the fullest extent allowed by law and except for Claims in an amount less than or equal to \$7,500, no Claim shall be initiated by the Association without approval from the Owners holding seventy-five percent (75%) of the total voting power of the Association. The foregoing vote requirement shall not be required to institute or respond to the following: (i) actions to collect delinquent Assessments, fines or other charges under the Declaration, these Bylaws or any rules and regulations adopted by the Association; (ii) actions initiated by the Association prior to the Turnover Meeting; (iii) actions challenging ad valorem taxation or condemnation proceedings; (iv) actions initiated against any contractor or vendor hired by the Association or supplier of goods and services to the Association; (v) the defense of claims filed against the Association or the assertion of counterclaims in proceedings instituted against it (except for non-mandatory counterclaims); (vi) actions by the Association to appoint a receiver; or (vi) actions to summarily abate, enjoin and remove a structure or condition that violates this Declaration, the Bylaws, the Design Guidelines or any rules and regulations of the Association.

16.7 <u>Confidentiality</u>. The Parties shall keep all discussions of disputes, all settlements and arbitration awards and decisions confidential and shall not disclose any such information, whether directly or indirectly, to any third parties unless compelled to do so by an order of a court of competent jurisdiction. The Parties agree that if a Party breaches its confidentiality obligation then the other Party or Parties to the dispute shall be entitled to seek and obtain any and all equitable remedies, including injunctive relief and specific performance and each Party hereby waives any claim or defense that the other Party has an adequate remedy at law for any such breach and the Parties agree that the aggrieved Party shall not be required to post any bond or other security in connection with any such equitable relief.

17. MISCELLANEOUS

17.1 Term. The covenants, conditions and restrictions of this Declaration shall run for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years each, unless amended, modified or terminated by a vote of the Owners holding at least seventy-five percent (75%) of the total voting power of the Association.

17.2 Amendment and Repeal.

- 17.2.1 This Declaration, or any provision thereof, as from time to time in effect with respect to all or any part of the Property, may be amended or repealed by the vote or written consent of Owners holding at least seventy-five percent (75%) of the total voting power of the Association and the written consent of Declarant prior to the Turnover Meeting and for a period of ten (10) years thereafter. To the extent any amendment relates to the preservation or maintenance of the Common Areas, such amendment shall also be approved by the zoning administrator of the City.
- 17.2.2 Upon approval of an amendment as provided herein, the president and secretary of the Association shall execute an instrument amending this Declaration and certifying that the amendment was adopted in accordance with this Declaration and ORS 94.590, which certification shall be properly acknowledged in the manner of acknowledgment of deeds, and the Board, or other duly appointed and authorized persons, shall record the instrument amending this Declaration.
- 17.2.3 In no event shall an amendment to this Declaration create, limit or diminish any Special Declarant Rights without Declarant's written consent. Additionally, no amendment to this Declaration shall change the boundaries of a Lot, any uses to which a Lot is restricted, the method for determining liability for common expenses, the method for determining the right to common profits or the method of determining voting rights unless the Owners of the affected Lots unanimously consent to the amendment.

- 17.3 Regulatory Amendments. Notwithstanding the provisions of Section 17.2, until the Turnover Meeting, Declarant shall have the right to amend this Declaration or the Bylaws without any other Owner approval in order to comply with the requirements of any applicable statute, ordinance, regulation or guideline of the Federal Housing Administration, the Veterans Administration, the Farmers Home Administration of the United States, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, any department, bureau, board, commission or agency of the United States or the State of Oregon, or any corporation wholly owned, directly or indirectly, by the United States or the State of Oregon that insures, guarantees or provides financing for a planned community or lots in a planned community.
- 17.4 Notices. Any notices permitted or required to be delivered as provided herein shall be in writing and may be delivered by: (i) messenger service (or hand delivery); (ii) overnight courier service; (iii) regular U.S. Mail; or (iv) electronic mail, facsimile transmission or any other form of electronic communication acceptable to the Board and permissible under the Planned Community Act. Notices delivered by messenger service (or hand delivery), overnight courier service or regular U.S. Mail shall be sent to each Member's mailing address last appearing on the books of the Association. Notices delivered by facsimile or email shall be sent to the Member's email address or facsimile number last appearing on the books of the Association. Notwithstanding the foregoing, electronic mail, facsimile or other form of electronic communication may not be used to give notice of: (i) failure to pay an assessment; (ii) foreclosure of an Association lien under ORS 94.709; or (iii) an action the Association may take against a Member. Additionally, a Member may decline to receive notice by electronic mail, facsimile or other form of electronic communication by giving written notice thereof to the Board. Notices shall be deemed given on the date the notices are sent in accordance with the procedures outlined herein.
- 17.5 Right of Enforcement. Except as otherwise provided herein, each Owner of a Lot shall have the right to enforce any or all of the provisions of this Declaration. Additionally, the provisions of this Declaration relating to the preservation and maintenance of the Common Areas shall be deemed to be for the benefit of the City as well as the Association and Owners and the City may enforce such provisions by appropriate proceedings at law or in equity, or may cause such maintenance to be performed, the costs of which shall be a lien upon the Property.
- 17.6 <u>Remedies Cumulative</u>. Each remedy provided herein is cumulative and not exclusive.
- 17.7 <u>Joint Owners</u>. If two or more persons share the ownership of any Lot, regardless of the form of ownership, the responsibility of such persons to comply with this Declaration shall be a joint and several responsibility and the act or consent of any one or more of the co-Owners shall constitute the act or consent of the entire ownership interest; provided, however, that if the co-Owners disagree among themselves as to the manner in which any vote or right of consent held by them shall be exercised with respect to a pending matter, any co-Owner may deliver

written notice of such disagreement to the Association, and the vote or right of consent involved shall then be disregarded completely in determining the proportion of votes or consents given with respect to such matter.

- 17.8 <u>Lessees and Other Invitees</u>. Lessees, invitees, contractors, family members and other persons entering the Property under rights derived from an Owner shall comply with all of the provisions of this Declaration restricting or regulating the Owner's use, improvement or enjoyment of such Owner's Lot and other areas within the Property. The Owner shall be responsible for ensuring such compliance and shall be liable for any failure of compliance by such persons in the same manner and to the same extent as if the failure had been committed by the Owner.
- 17.9 <u>Non-Waiver</u>. The failure to enforce any of the provisions of this Declaration at any time shall not constitute a waiver of the right to subsequently enforce such provision.
- 17.10 <u>Restrictions Construed Together</u>. All of the provisions of this Declaration shall be liberally construed together to promote and effectuate the general plan and scheme of the Property.
- 17.11 <u>Restrictions Severable</u>. Each of the provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision.
- 17.12 <u>Singular Includes Plural</u>. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall each include the masculine, feminine and neuter.
- 17.13 <u>Captions</u>. All captions and titles used in this Declaration are intended solely for convenience of reference and shall not affect that which is set forth in any of the provisions hereof.

(Remainder of Page Intentionally Left Blank; Signature Page Follows)

PRELIMINARY DRAFT
TO BE MODIFIED
IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date first written above.

DECLARANT:		, a
	Title:	
STATE OF)		
) ss County of)	•	*
		edged before me on this day of, who is the
of		, on behalf of
said		
		•
	Notary Pr	ublic for
	My Com	mission Expires:

EXHIBIT A

Legal Description of Property

Lots 1 through 81, inclusive, and Trac	cts A th	rough N, inclusive,	of	
Clackamas County, Oregon, the plat of	of which	h was recorded in the	e official records of	Clackamas
County, Oregon on	, 20	as Document No	•	

EXHIBIT B

Legal Description of Common Areas

Tracts	A through N, inclusive,	, Clackamas County, Oregon, the plat of
which	was recorded in the official records of	Clackamas County, Oregon on,
20	as Document No	



Address: 109 E. 13th Street, Vancouver, WA 98660

Property Owner: Villebois, LLC

Address: 1022 SW Salmon Street, Ste 450

Portland, Oregon 97205

In reference to the above, the City of Wilsonville records show that the following amount



"It is the policy of the City of Wilsonville that no permits of any kind shall either be issued or application processed for any applicant who owes or for any property for which there is any payment which is past due owing to the City of Wilsonville until such time as said sums owed are paid." (Resolution #796)

Aka Tax Lot(s)	Tax Lot 1202 on Map(s) Township 3 South, Range 1 West,	Secti
Applicant:	Polygon Northwest Company (Fred Gast)	
Address:	109 E. 13th Street, Vancouver, WA 98660	
Property Owner:	Charles & Carolyn Taber	
Address:	11800 SW Tooze Road, Wilsonville, OR 97070	
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"It is the policy of the City of Wilsonville that no permits of any kind shall either be issued or application processed for any applicant who owes or for any property for which there is any payment which is past due owing to the City of Wilsonville until such time as said sums owed are paid." (Resolution #796)

Project/Property	Address:	ddress: 28100 SW Grahams Ferry Road (TL 1205);		
		No site address for	or TL 1200	
Aka Tax Lot(s)	Tax Lots	1200 & 1205	on Map(s)	Township 3 South, Range 1 West, Sect
Applicant:	Polygor	Northwest Compa	ny (Fred Gast)	
Address:	109 E	E. 13th Street, Vano	ouver, WA 98660	0.
Property Owner:	Villebo	is, LLC		
Address:	1022 5	W Salmon Street,	Ste 450	
+	Portlar	nd, Oregon 97205		- Control of the Cont
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Aka Tax Lot(s)	Tax Lot 1202	0	n Map(s) To	ownship 3 South, Range 1 Wes	t, Sec
Applicant:	Polygon Nor	hwest Company,(Fr	ed Gast)		
Address:	109 E. 13th	Street, Vancouver, V	VA 98660		
Property Owner:	Charles & Ca	rolyn Taber			
Address:	11800 SW Tooze Road, Wilsonville, OR 97070				
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In reference to the	above, the Cit	y of Wilsonville re	cords show th	nat the following amount	
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Principal Amnt Du Comments:		B biens a		Liza cancin	WHILE THE PARTY OF

Stacy Connery

From:

Fuller, Debbie [DebbieFul@co.clackamas.or.us]

Sent:

Wednesday, January 15, 2014 7:49 AM

To:

Stacy Connery

Subject:

RE: Plat Name Reservation Request for Calais at Villebois

Hello Stacy,

Your request to reserve the plat name of "Calais at Villebois" has been approved.

Debbie Fuller | Office Manager DTD - Engineering/County Surveyor Development Services Building

☎: 503-742-4492 | 愚: 503-742-4481 | ⊠: debbieful@co.clackamas.or.us

Office Hours: Monday - Friday, 7:30 am-4:30 pm

2nd and 3rd floor LOBBY HOURS are Monday-Friday 8:00 am-3:00 pm

From: Stacy Connery [mailto:stacy@pacific-community.com]

Sent: Monday, January 13, 2014 2:17 PM

To: Fuller, Debbie

Subject: Plat Name Reservation Request for Calais at Villebois

Hi Debbie,

Attached is a plat name reservation request for "Calais at Villebois" for the proposed development of tax lots 1200, 1202 & 1205 on tax map 3 1W 15. The subject property will be developed as part of Villebois and is located directly north of the "Tongiun Woods at Villebois" phases. The subject tax lots are circled in red on the attached tax map. Please let me know if you have any questions and whether this name can be approved for reservation.

Thank you, Stacy Connery, AICP (503) 828-5052



12564 SW Main Street Tigard, OR 97223



Please consider the environment before printing this e-mail

SECTION V) ZONE CHANGE

SUPPORTING COMPLIANCE REPORT ZONE CHANGE PDP 3 NORTH

SECTION VIA

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I. CITY OF WILSONVILLE COMPREHENSIVE PLAN

RESIDENTIAL DEVELOPMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 4.1.4

Response: The subject site is part of the Villebois Village Master Plan, which is comprised of a variety of housing opportunities of varying densities. There are 13 different housing types within Villebois Village, ranging from apartments to estate lots. Villebois Village includes opportunities for affordable, senior and community housing. Compliance with this Implementation Measures was addressed with the Villebois Village Master Plan. The land use plan for the subject area was determined to be consistent with the Villebois Village Master Plan as refined by the concurrent SAP North Amendment.

COMPACT URBAN DEVELOPMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 4.1.6.A

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.

Response: This application is submitted along with a Preliminary Development Plan for PDP 3N. PDP 3N (see Notebook Section III) demonstrates compliance with SAP North, which was determined to be generally consistent with the *Villebois Village Master Plan*. Section I of this report demonstrates compliance with the City of Wilsonville's Comprehensive Plan and Section II demonstrates compliance with Wilsonville's Land Development Code.

IMPLEMENTATION MEASURE 4.1.6.C

The "Village" Zone District shall be applied in all areas that carry the Residential - Village Plan Map Designation.

<u>Response:</u> This application proposes a zone change to "Village" for the subject property area, which is included in the "Residential-Village" Comprehensive Plan Map Designation (Area B).

IMPLEMENTATION MEASURE 4.1.6.D

The "Village" Zone District shall allow a wide range of uses that benefit and support an "urban village", including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses.

<u>Response:</u> The subject property is an area that is approximately 15.16 acres within Villebois Village. The plan for subject property includes single family residential lots and park and open space areas. The 'Introductory Narrative' (see Notebook Section IA) lists the proposed range of residential units which are interspersed to provide a mix of housing. The proposed residential land use and housing types in this area are

generally consistent with those portrayed in the Villebois Village Master Plan, which this regulation is intended to implement.

II. CITY OF WILSONVILLE LAND DEVELOPMENT ORDINANCE

SECTION 4.029 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN

If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the comprehensive plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development.

<u>Response:</u> This application is being requested concurrent with a PDP application and Tentative Plat for the site in conformance with the code. The PDP application materials are provided in Section III of this Notebook and the Tentative Plat application materials are provided in Section IV.

SECTION 4.110 ZONING - ZONES

- (.01) The following Base Zones are established by this Code:
 - H. Village, which shall be designated "V" [per Section 4.125 enabling amendments (File No. 02PC08)]

<u>Response:</u> A concurrent application has been submitted for annexation of the subject property from Clackamas County to the City. The area has a City of Wilsonville Comprehensive Plan designation of "Residential - Village." The site is currently zoned Rural Residential Farm Forest 5-Acre. This request is for a zone change to "Village," which is permitted within the area designated "Residential - Village" on the Comprehensive Plan Map.

SECTION 4.125 VILLAGE (V) ZONE

(.01) The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan designation as described in the Comprehensive Plan.

<u>Response:</u> The subject property lies within the area designated "Residential - Village" on the Comprehensive Plan Map. The property is a portion of Villebois Village. This request is for a zone change to V - Village to guide the development of PDP 3N.

(.02) Permitted Uses

Response: The Preliminary Development Plan (see Notebook Section III) proposes uses that are consistent with the permitted land uses within the Village zone. The PDP (see Notebook Section III) states that the proposed development will create lots for single family residential homes as well as parks and open spaces. These uses are permitted under the Village zone.

- (.18) Village Zone Development Permit Process
 - B. Unique Features and Processes of the Village (V) Zone
 - 2. ...Application for a zone change shall be made concurrently with an application for PDP approval...

<u>Response</u>: The application for a zone change is being made concurrent with an application for PDP approval (see Notebook Section III).

SECTION 4.197 ZONE CHANGES AND AMENDMENTS TO THIS CODE - PROCEDURES.

- (.02) In recommending approval or denial of a proposed zone map amendment, the Planning Commission or Development Review Board shall at a minimum, adopt findings addressing the following criteria:
 - 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; and

<u>Response:</u> This application has been submitted in accordance with the procedures set forth in Section 4.140, which requires that:

- All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of building permit: 1. Be zoned for planned development; and
- Zone change and amendment to the zoning map are governed by the applicable provisions of the Zoning Sections, inclusive of Section 4.197.

This zone change application will establish the appropriate zone for this development and will be governed by the appropriate Zoning Sections.

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; and

<u>Response:</u> The subject area is designated Residential Village on the Comprehensive Plan Map. Therefore, application of the Village Zone is consistent with the Comprehensive Plan. Compliance with the Comprehensive Plan is addressed in Section I of this Report.

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 Implementation Measure 4.1.4.b, d, e, q, and x of Wilsonville's Comprehensive Plan text; and

<u>Response:</u> Compliance with Implementation Measure 4.1.4 is addressed in Section I of this Report.

D. 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 <u>all</u> primary facilities are available and are adequately sized; and

Response: The Preliminary Development Plan compliance report and the plan sheets (see Notebook Section III) demonstrate that the existing primary public facilities are available and can be provided in conjunction with the project. Section IIIC of this Notebook includes supporting utility and drainage reports. A Traffic Impact Analysis is attached in Notebook Section IIID.

E. 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 about 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; and

Response: A SRIR was submitted and approved with PDP 2N for the proposed SROZ impacts. This application includes a SRIR Addendum (see Notebook Section IIIG), which verifies previously approved areas and includes information for two (2) additional impact areas. As demonstrated in the SRIR Addendum, the total amount of SROZ impacts remains in compliance with the SROZ standards and approved mitigation areas. Additionally, the PDP Supporting Compliance Report (see Notebook Section IIIA) addressed Section 4.139, indicating the proposed development does not have a significant adverse effect on the SROZ area. The site does not contain natural or geologic hazard areas.

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

<u>Response:</u> The applicant is committed to a schedule demonstrating that the development of the subject property is reasonably expected to commence within two (2) years of the initial approval of the zone change.

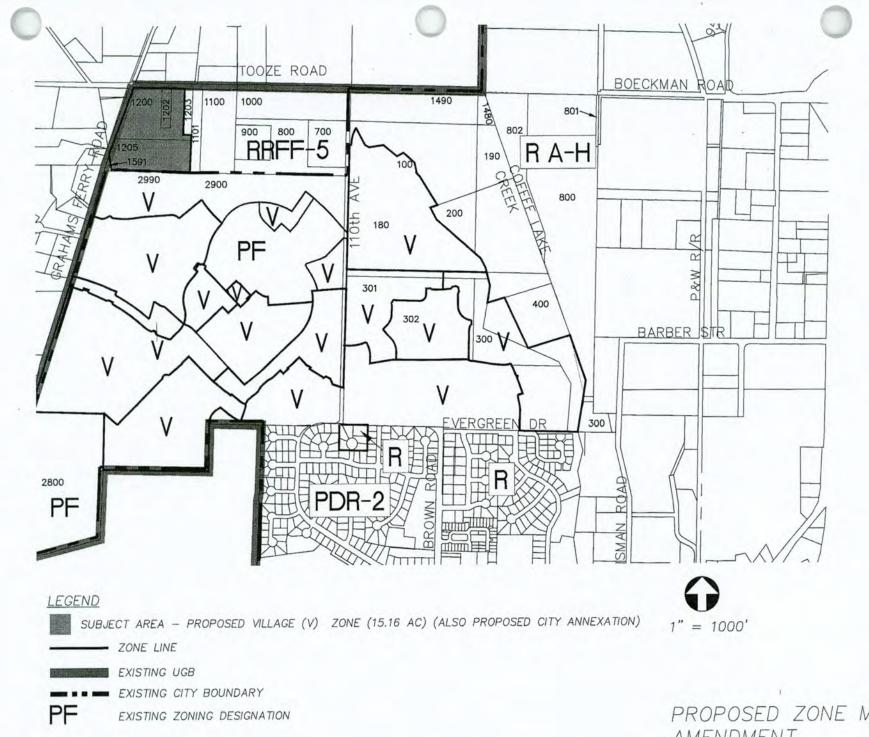
G. That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached to insure that the project development substantially conforms to the applicable development standards.

Response: The proposed development can be developed in compliance with the applicable development standards, as demonstrated by this report and the Preliminary

Development Plan (Notebook Section III) and Tentative Plat (Notebook Section IV) applications.

III. PROPOSAL SUMMARY & CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Zone Change. Therefore, the applicant requests approval of this application.



PROPOSED ZONE MAI **AMENDMENT**



EXHIBIT "A"

January 20, 2014

LEGAL DESCRIPTION

Job No. 395-027

The land described in Document No. 2007-047567 and Document No. 73-30403, Clackamas County Deed Records, being in the Northwest Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

COMMENCING at the Northeast corner of Tract "DD" of plat of "Tonquin Woods at Villebois No. 4";

thence along the northerly plat line of said plat, North 88°34'09" West, a distance of 37.22 feet to the POINT OF BEGINNING;

thence continuing along said northerly plat line, North 88°34'09" West, a distance of 862.08 feet to the Southeast corner of the property described in Document No. 2000-050326;

thence along the northeasterly line of said property, North 09°12'39" West, a distance of 166.59 feet to a point on the easterly right-of-way line of SW Grahams Ferry Road;

thence along said easterly right-of-way line, North 17°14'42" East, a distance of 15.88 feet to an angle point;

thence continuing along said easterly right-of-way line, North 21°00'47" East, a distance of 753.50 feet to a point on the southerly right-of-way line of SW Tooze Road;

thence along said southerly right-of-way line, South 88° 34'09" East, a distance of 558.80 feet to the Northwest corner of the property described in Document No. 73-30518;

thence along the westerly line of said property, South 02°14'46" West, a distance of 483.82 feet to the Southwest property corner of said property;

thence along the southerly line of said property, South 88°22'03" East, a distance of 89.82 feet to a point on the westerly line of Parcel 2, Partition Plat No. 1994-182;

thence along said westerly parcel line, South 02°14'46" West, a distance of 404.88 feet to the POINT OF BEGINNING.

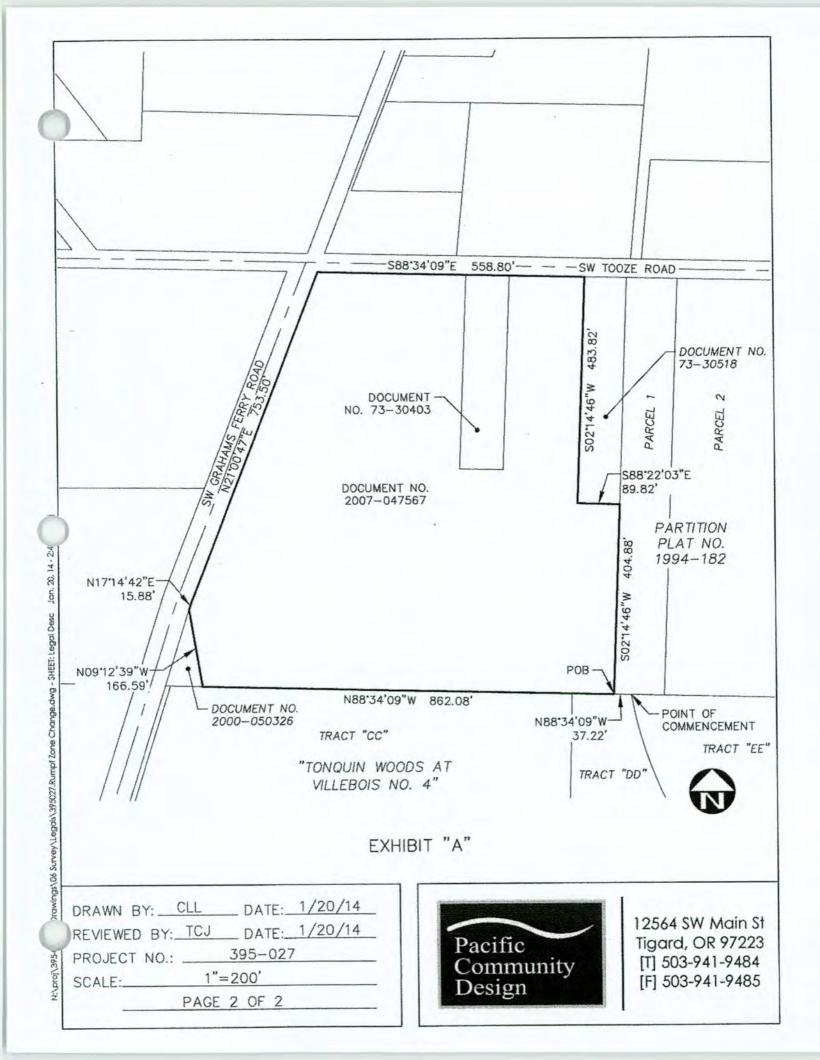
Containing 15.164 acres, more or less.

Basis of bearings being the plat of "Tonquin Woods at Villebois No. 4", Clackamas County Plat Records.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 2002 TRAVIS C. JANSEN 57751

RENEWS: 6/30/2015



SECTION VI) TREE REMOVAL PLAN

SUPPORTING COMPLIANCE REPORT TYPE "C" TREE REMOVAL PLAN/PERMIT PDP 3N

SECTION VIA

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I. WILSONVILLE PLANNING AND LAND DEVELOPMENT ORDINANCE

SECTION 4.610.10. STANDARDS FOR TREE REMOVAL, RELOCATION OR REPLACEMENT

- (.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:
 - A. Standard for the Significant Resource Overlay Zone. The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this chapter.

Response: Proposed tree removal is shown on the *Tree Preservation Plan* (see Notebook Section VIC) and described in the Tree Report (see Notebook Section VIB). The subject site includes Significant Resource Overlay Zone (SROZ) area along the southern property line. This report addresses compliance with the standards of WC 4.610 for trees inventoried within and outside of the SROZ areas within the subject site.

B. Preservation and Conservation. No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a principle shall be equal in concern and importance as other design principles.

<u>Response:</u> The attached Tree Report (see Notebook Section VIB), prepared by Morgan Holen of Morgan Holen & Associates LLC, includes a tree inventory indicating the common and species names, DBH, condition, and recommended treatment of onsite trees. Trees within the retained wetland were not included in the inventory as they are not impacted by the proposed development.

As shown on the *Existing Conditions Plan* (see Notebook Exhibit IIIB), the majority of the site is pasture with trees concentrated around existing residential dwellings, the northwestern site corner, and the retained wetland located in the southwestern site corner. Existing trees within these areas are preserved to the extent feasible while the locations of residential lots, street improvements, alleys, and utilities were generally planned within existing pasture areas. Trees located within the wetland area to be retained and within the SROZ area will be preserved within open space tracts. The majority of trees proposed for removal are in "Poor" condition or "Moderate" condition. Trees with a "Good" rating are retained to the extent feasible. No trees with a rating of "Important" are present within the subject site.

Proposed tree removal is shown on the *Tree Preservation Plan* (see Notebook Section VIC). The *Tree Preservation Plan* depicts the ranking of existing trees and whether they will be retained, removed, or likely removed. The determination to remove trees was based upon an assessment of which trees were necessary to remove due to the poor or hazardous health of the tree, whether or not they interfered with the health of other trees, and whether removal is necessary for utility work or the construction of residential dwellings. Trees proposed for removal are located in areas planned for residential lots, utilities, streets, and alleys.

C. Development Alternatives. Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options onsite for proposed buildings, structures or other site improvements.

Response: The preservation of existing on-site trees was carefully considered in the planning of site improvements. The *Tree Preservation Plan* (see Section VIC) depicts the trees that are to be retained, to be removed, and likely to be removed during construction. As described above, the majority of the site is pasture with trees located around existing residential dwellings, within the retained wetland in the southwestern site corner, and the northwestern site corner. Existing trees within these areas are preserved to the extent feasible while the locations of residential lots, street improvements, alleys, and utilities were generally planned within existing pasture areas.

D. Land Clearing. Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.

<u>Response:</u> The clearing of land will be limited to areas designated as dedicated right-of-way and areas necessary for the construction of streets, utilities, and residential buildings. *Sheet 5 - Grading Plan* in Notebook Section IIIB depicts the extent of grading activities proposed on the site.

E. Residential Development. Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.

Response: A Pattern Book was developed for the general design of residential structures within SAP - North. As guided by the Pattern Book, homes are designed to blend into the landscape as much as feasible. The design of homes within this phase will be developed in accordance with the Pattern Book for SAP - North. This is assured through review of compliance with the Pattern Book at the time of Building Permit application.

F. Compliance with Statutes and Ordinances. The proposed activity shall comply with all applicable statutes and ordinances.

Response: The development in PDP 3N will comply with all applicable statutes and ordinances.

G. Relocation or Replacement. The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not removed, in accordance with WC 4.620.10.

Response: No relocation of trees is proposed. Tree replacement will occur in accordance with the necessary provisions from WC 4.620.00 and WC 4.620.10, as addressed below. As shown in the Tree Report prepared by Morgan Holen of Morgan Holen & Associates LLC (see Section VIB), the tree mitigation proposed with the

planting of street trees and trees within park and open space areas exceeds the required amount of mitigation of one (1) tree replanted per each tree removed.

- H. Limitation. Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.
 - Necessary for Construction. Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to an existing or proposed building or structures, or creates unsafe vision clearance.
 - Disease, Damage, or Nuisance, or Hazard. Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 it seq., or creates unsafe vision clearance as defined in this code.
 - Interference. Where the tree interferes with the healthy growth
 of other trees, existing utility service or drainage, or utility work in
 a previously dedicated right-of-way, and it is not feasible to
 preserve the tree on site.
 - 4. Other. Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.

Response: Morgan Holen of Morgan Holen & Associates LLC has prepared a Tree Report (see Notebook Section VIB) for PDP 3N. The attached Tree Report includes a tree inventory, which indicates the tree common name and species name, DBH, condition, and recommended treatment (i.e. retain or remove). The determination to remove trees was based upon an assessment of what trees were necessary to remove due to the poor or hazardous health of the tree, whether or not they interfered with the health of other tree, and whether removal is necessary for utility work or the construction of residential dwellings.

The attached *Tree Preservation Plan* (see Notebook Section VIC) illustrates trees proposed to be removed, likely to be removed, and to be retained, and their respective rating of important, good, moderate, or poor condition. Where tree removal is "necessary for construction," tree removal is needed for site grading in areas where public utilities, street and sidewalk improvements, alleys, or residential lots are planned (see *Sheet 5 - Grading and Erosion Plan* in Notebook Section IIIB).

- I. Additional Standards for Type C Permits.
 - Tree Survey. For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40, and provide a Tree Maintenance and Protection Plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development.

<u>Response:</u> The *Tree Preservation Plan* (see Notebook Section VIC) and the Tree Report (see Notebook Section VIB) provide a tree survey with the location, species and health of each tree in the PDP area.

2. Platted Subdivisions. The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval.

Response: The final subdivision plat will include this information, as necessary.

3. Utilities. The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter.

Response: Sheet 6 - Composite Utility Plan (see Notebook Section IIIB) for the site has been designed to minimize the impact upon the environment to the extent feasible given existing conditions. Any trees to be removed due to the placement of utilities will be replaced and/or mitigated in accordance with the provisions in this subchapter.

J. Exemption. Type D permit applications shall be exempt from review under standards D, E, H and I of this subsection.

<u>Response:</u> This application requests a Type C Tree Removal Permit; therefore this standard is not applicable.

SECTION 4.610.40. TYPE C PERMIT

(.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of the subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. Removal Permit application will be reviewed in the Stage II development review process, and any changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.

<u>Response:</u> This application includes a request for approval of a Type "C" Tree Removal Plan for approval by the Development Review Board so that a Tree Removal Permit may be issued. Proposed tree removal is identified on the *Tree Preservation Plan* (see Notebook Section VIC).

- (.02) The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:
 - A. A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:
 - Property Dimensions. The shape and dimensions of the property, and the location of any existing and proposed structure or improvement.
 - 2. Tree Survey. The survey must include:
 - a) An accurate drawing of the site based on accurate survey techniques at a minimum scale of one inch (1") equals one hundred feet (100') and which provides a) the location of all trees having six inches (6") or greater d.b.h. likely to be impacted, b) the spread of canopy of those trees, c) the common and botanical name of those trees, and d) the approximate location and name of any other trees on the property.
 - b) A description of the health and condition of all trees likely to be impacted on the site property. In addition, for trees in a present or proposed public street or road right-of-way that are described as unhealthy, the description shall include recommended actions to restore such trees to full health. Trees proposed to remain, to be transplanted or to be removed shall be so designated. All trees to remain on the site are to be designated with metal tags that are to remain in place throughout the development. Those tags shall be numbered, with the numbers keyed to the tree survey map that is provided with the application.
 - c) Where a stand of twenty (20) or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line. Only those trees on the perimeter of the stand shall be tagged, as provided in "b", above.
 - d) All Oregon white oaks, native yews, and any species listed by either the state or federal government as rare or endangered shall be shown in the tree survey.
 - Tree Protection. A statement describing how trees intended to remain will be protected during development, and where protective barriers are necessary, that they will be erected

- before work starts. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers".
- Easements and Setbacks. Location and dimension of existing and proposed easements, as well as all setback required by existing zoning requirements.
- Grade Changes. Designation of grade proposed for the property that may impact trees.
- Cost of Replacement. A cost estimate for the proposed tree replacement program with a detailed explanation including the number, size, and species.
- Tree Identification. A statement that all trees being retained will be identified by numbered metal tags, as specified in subsection "A," above in addition to clear identification on construction documents.

Response: The Tree Preservation Plan (see Notebook Section VIC) identifies trees proposed for removal. The Tree Preservation Plan provides information required by WC 4.610.40(.02). In addition, Morgan Holen of Morgan Holen & Associates LLC has prepared a Tree Report (see Notebook Section VIB) that provides information required by WC 4.610.40(.02).

SECTION 4.620.00. TREE RELOCATION, MITIGATION, OR REPLACEMENT

(.01) Requirement Established. A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal.

Response: No relocation of trees is proposed. Tree replacement will occur in accordance with the necessary provisions from WC 4.620.00 and WC 4.620.10. The tree mitigation proposed with the planting of street trees and trees within park and open space areas complies with the required amount of mitigation.

(.02) Basis For Determining Replacement. The permit grantee shall replace removed trees on a basis of one (1) tree replaced for each tree removed. All replacement trees must measure two inches (2") or more in diameter. Alternatively, the Planning Director or Development Review board may require the permit grantee to replace removed trees on a per caliper inch basis, based on a finding that the large size of the trees being removed justifies an increase in the replacement trees required. Except, however, that the Planning Director or Development Review Board may allow the use of replacement Oregon white oaks and other uniquely valuable trees with a smaller diameter.

Response: The attached Tree Report (see Notebook Section VIB), prepared by Morgan Holen of Morgan Holen & Associates LLC, includes mitigation analysis for planting replacement trees. Trees to be removed will be replaced in accordance with this criterion.

- (.03) Replacement Tree Requirements. A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.
 - A. Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture nursery Grade No. 1 or better.
 - B. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-ininterest for two (2) years after the planting date.
 - C. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced.
 - D. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat.

<u>Response:</u> The attached Tree Report (see Notebook Section VIB), prepared by Morgan Holen of Morgan Holen & Associates LLC, includes mitigation analysis for planting replacement trees. All trees to be planted will meet the requirements of this standard.

(.04) All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade.

Response: All trees to be planted will meet the requirements of this standard.

- (.05) Replacement Tree Location.
 - A. City Review Required. The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation, and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed
 - B. Relocation or Replacement Off-Site. When it is not feasible or desirable to relocate or replace trees on-site, relocation or replacement may be made at another location - approved by the city.

<u>Response:</u> Trees will be replaced on-site within the same general area as the trees removed. Tree replacement areas are shown on the *Street Tree / Lighting Plan* (see Notebook Section IIIB).

(.06) <u>City Tree Fund.</u> Where it is not feasible to relocate or replace trees on site or at another approved location in the City, the Tree Removal Permit grantee shall pay into the City Tree Fund, which fund is hereby created, an amount of money approximately the value as defined by this subchapter, of the replacement trees that would otherwise be required by this subchapter. The City shall use the City Tree Fund for the purpose of producing, maintaining and preserving wooded areas and heritage trees, and for planting trees within the City.

<u>Response:</u> All trees removed will be replaced within PDP 3 North on a one-forone basis. Therefore, payment to the City Tree Fund is not necessary.

(.07) Exception. Tree replacement may not be required for applicants in circumstances where the Director determines that there is good cause to not so require. Good cause shall be based on a consideration of preservation of natural resources, including preservation of mature trees and diversity of ages of trees. Other criteria shall include consideration of terrain, difficulty of replacement and impact on adjacent property.

<u>Response:</u> No exception to the tree replacement requirements is requested with this application.

SECTION 4.620.10. TREE PROTECTION DURING CONSTRUCTION

- (.01) Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:
 - A. All trees required to be protected must be clearly labeled as such.
 - B. Placing Construction Materials Near Tree. No person may conduct any construction activity likely to be injurious to a tree designated to remain, including, but not limited to, placing solvents, building material, construction equipment, or depositing soil, or placing irrigated landscaping, within the drip line, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.
 - C. Attachments to Trees During Construction. Notwithstanding the requirement of WC 4.620.10(1)(A), no person shall attach any device or wire to any protected tree unless needed for tree protection.
 - D. Protective Barrier. Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the developer shall erect and maintain suitable barriers as identified by an arborist to protect remaining trees. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic Tape or similar forms of markers do not constitute "barriers". The most appropriate and protective barrier shall be utilized. Barriers are required for all trees designated to remain, except in the following cases.
 - 1. Rights-of-ways and Easements.
 - Any property area separate from the construction or land clearing area onto which no equipment may venture.

Response: Trees to be retained will be protected to the greatest extent possible during construction as described in the attached Tree Report (see Notebook Section VIB). Additional details about tree protection during construction will be provided with the construction drawings.

SECTION 4.620.20. MAINTENANCE AND PROTECTION STANDARDS

- (.01) The following standards apply to all activities affecting trees, including, but not limited to, tree protection as required by a condition of approval on a site development application brought under this chapter or as required by an approved Tree Maintenance and Protection Plan.
 - A. Pruning activities shall be guided by the most recent version of the ANSI 300 Standards for Tree, Shrub and Other Woody Plant Maintenance.
 - B. Topping is prohibited
 - Exception from this section may be granted under a Tree Removal Permit if necessary for utility work or public safety.

<u>Response:</u> The attached Tree Report (see Notebook Section VIB) addresses tree protection standards. If pruning or topping is determined to be necessary in the future, it will occur in accordance with WC 4.620.20.

SECTION 4.640.00. APPLICATION REVIEW PROCEDURES

(.03) Reviewing Authority

B. Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council.

<u>Response:</u> This application includes *Tree Preservation Plans*, located in Notebook Section VIC for review by the Development Review Board. The Applicant is requesting that the Development Review Board approve this plan so that a Tree Removal Permit may be issued.

II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable criteria of the City of Wilsonville Land Development Ordinance for the requested review of the Type "C" Tree Removal Plan and Permit. Therefore, the applicant respectfully requests approval of this application.



Consulting Arborists and Urban Forest Management

971.409.9354 3 Monroe Parkway, Suite P 220 Lake Oswego, Oregon 97035 morgan.holen@comcast.net

Villebois PDP 3 North – Wilsonville, Oregon Tree Maintenance and Protection Plan January 30, 2014

MHA1405

Purpose

This Tree Maintenance and Protection Plan for the Villebois Preliminary Development Plan (PDP) 3 North project located in Wilsonville, Oregon, is provided pursuant to City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on the project site, as well as recommendations for tree removal, retention, mitigation, and protection. This report is based on observations made by International Society of Arboriculture (ISA) Certified Arborist and Qualified Tree Risk Assessor Morgan Holen (PN-6145A) during a site visit conducted on January 28, 2014.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Polygon Northwest Company to visually assess existing trees measuring six inches in diameter and larger in terms of general condition and suitability for preservation with development, and to develop a tree maintenance and protection plan for the project. The site is planned for residential development. A site plan was provided by Pacific Community Design illustrating the location of trees and tree survey point numbers, and potential construction impacts.

Visual Tree Assessment (VTA¹) was performed on individual trees located across the site, except for a group of approximately 113 Oregon ash (*Fraxinus latifolia*) trees located with the wetland boundaries that are planned for preservation during construction. Trees were evaluated in terms species, size, general condition, and potential construction impacts, and treatment recommendations include retain, remove for construction or because of poor or hazardous condition, or likely to be removed due to construction impacts. Following the inventory fieldwork, we coordinated with Pacific Community Design to discuss and finalize treatment recommendations based on the proposed site plan.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The Villebois PDP 3 North project site includes the Rumpf and Taber properties located east of Graham's Ferry Road and south of Tooze Road. Both properties have existing homes and open pastures. The existing trees are scattered across the site, but numerous trees are found around the Taber's home and in the wetland on the Rumpf property.

In all, 41 trees measuring 6-inches and larger in diameter were inventoried including 18 tree species. Table 1 provides a summary of the count of trees by species. A complete description of individual trees is provided in the enclosed tree data.

Visual Tree Assessment (VTA): The standard process of visual tree inspection whereby the inspector visually assesses the tree

Table 1. Count of Trees by Species - Villebois PDP 3 North, Wilsonville, OR.

Common Name	Species Name	Total	%	
Atlas cedar	Cedrus atlantica	1	2.44%	
black locust	Robinia Pseudoacacia	1	2.44%	
blue spruce	Populus trichocarpa	1	2.44%	
dogwood	Cornus spp.	1	2.44%	
Douglas-fir	Pseudotsuga menziesii	9	21.95%	
English hawthorn	Crataegus monogyna	1	2.44%	
European white birch	Betula pendula	2	4.88%	
fruit	unknown	11	26.83%	
giant sequoia	Sequoiadendron giganteum	1	2.44%	
ginkgo	Ginkgo biloba	1	2.44%	
lodgepole pine	Pinus contorta	3	7.32%	
mimosa	Albizia julibrissin	1	2.44%	
Norway maple	Acer platanoides	1	2.44%	
Oregon white oak	Quercus garryana	1	2.44%	
ponderosa pine	Pinus ponderosa	3	7.32%	
Port-Orford-cedar	Chamaecyparis lawsoniana	1	2.44%	
red maple	Acer rubrum	1	2.44%	
western redcedar	Thuja plicata	1	2.44%	
Total	*	41	100%	

The tree inventory includes one (2.44%) Oregon white oak, but no native yews (*Taxus* spp.) or any species listed by either the state or federal government as rare or endangered were found on the site. The Oregon white oak, tree # 17236, is located in the northwest corner of the project site. This tree has codominant stems that are actively separating from one another; there is an obvious seam running from the open cavity to the ground and advanced stem and basal decay (photo 1).



Photo 1. Tree #17239, an Oregon white oak, has codominant stems actively separating from one another and a hollow with advanced decay.

Using the International Society of Arboriculture Best Management Practices for Tree Risk Assessment (2011), this tree has an *imminent* likelihood of failure and *high* likelihood of impacting a target, which means that the likelihood of failure and impact is *very likely*; considering that the consequences would be *significant*, this tree has *high* risk potential. Removal of this Oregon white oak is recommended because of hazardous condition and no reasonable risk abatement options are feasible. However, it is the property owner's responsibility to determine the threshold level of risk they are willing to accept and Polygon is planning to retain this tree.

Tree Plan Recommendations

As described in the enclosed tree inventory data, individual trees were assigned a general condition rating as defined by the Villebois Specific Area Plan North Community Elements Book:

P: Poor Condition

M: Moderate Condition

G: Good Condition

I: Important Condition

Note that none of the trees were classified as "Important", however trees #10478, a 61-inch diameter giant sequoia (*Sequoiadendron giganteum*), and #10499, a 27-inch diameter Douglas-fir, both classified in "Good" condition, were noted as being in excellent condition with long live crowns and no major defects.

In addition to the 113 non-inventoried Oregon ash trees located within the wetland boundaries that are planned for preservation, seven (17.1%) of the 41 inventoried trees are planned for preservation, 26 (63.4%) are planned for removal, and eight (19.5%) trees in good condition are likely to be removed. Table 2 provides a summary of the count of trees by general condition rating and treatment recommendation.

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

	Genera				
Treatment Recommendation	P	М	G	Total	
Retain		2	5	7 (17.1%)	
Remove	8	13	5	26 (63.4%)	
Likely to be Removed			8	8 (19.5%)	
Total	8 (19.5%)	15 (36.6%)	18 (43.9%)	41 (100%)	

Of the 26 trees planned for removal, 17 (65%) are recommended for removal because of condition and nine (35%) are recommended for removal for the purposes of construction, including five trees in good condition.

The eight trees classified as likely to be removed shall be accounted for as removed for the purposes of mitigation, but re-evaluated during construction in terms of long-term sustainability, and retained or removed at that time. These trees will be protected during construction, but if the arborist determines that a tree is not sustainable with construction impacts, the arborist shall submit a brief memorandum to the City documenting the change in treatment recommendation to seek written authorization to

proceed with removal and mitigation. If a tree likely to be removed is successfully protected throughout construction, no mitigation will be required for the tree.

Mitigation Requirements

All 41 inventoried trees are 6-inches or larger in diameter, including seven trees planned for retention with protection throughout construction and 34 trees planned for removal because of condition and/or construction or are likely to be removed because of construction. Removal of these 34 trees requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, 34 trees measuring at least 2-inch in diameter shall be planted as mitigation for tree removal.

Tree Protection Standards

Trees designated for retention will need special consideration to assure their protection during construction. We highly recommend a preconstruction meeting with the owner, contractors, and project arborist to review tree protection measures and address questions or concerns on site. Tree protection measures include:

- Fencing. Trees to remain on site shall be protected by installation of tree protection fencing to
 prevent injury to tree trunks or roots, or soil compaction within the root protection area, which
 generally coincides with tree driplines. Fences shall be 6-foot high steel on concrete blocks or
 orange plastic construction fencing on metal stakes. The project arborist shall determine the
 exact location and type of tree protection fencing. Trees located more than 30-feet from
 construction activity shall not require fencing.
- Tree Protection Zone. Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
 - Grade change or cut and fill;
 - 2. New impervious surfaces;
 - 3. Utility or drainage field placement;
 - 4. Staging or storage of materials and equipment; or
 - 5. Vehicle maneuvering.

Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

- Pruning. Pruning may be needed to provide for overhead clearance and to remove dead and
 defective branches for safety. The project arborist can help identify where pruning is necessary
 once trees recommended for removal have been removed and the site is staked and prepared
 for construction. Tree removal and pruning shall be performed by a Qualified Tree Service.
- Excavation. Excavation beneath the dripline of protected trees shall be avoided if alternatives are feasible. Otherwise, the project arborist shall provide on-site consultation during all excavation activities beneath the dripline of protected trees. Excavation immediately adjacent to roots larger than 2-inches in diameter within the root protection zone of retained trees shall be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots shall be protected by tunneling or other means to avoid destruction or damage. Exceptions can be made if, in the opinion of the project arborist, unacceptable damage will not occur to the tree. Where soil grade changes affect the root protection area, the grade

line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.

Surfacing. If surfacing is proposed beneath the dripline of protected trees, coordinate with the
project arborist to provide recommendations for adjustments to protection fencing and to
monitor construction in the tree protection zone. Avoid excavation and use a modified profile to
build up from existing grade (Figure 1). The profile includes a layer of permeable geotextile
fabric on the ground surface and crushed rock to raise the grade as needed. Surfacing may
include asphalt, concrete, or other materials. If excavation is necessary, work shall be performed
under arborist supervision.

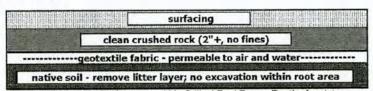


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

- Landscaping. Following construction and where landscaping is desired, apply approximately 3inches of mulch beneath the dripline of protected trees, but not directly against tree trunks.
 Shrubs and ground covers may be planted within tree protection areas. If irrigation is used, use
 drip irrigation only beneath the driplines of protected trees.
- Quality Assurance. The project arborist should supervise proper execution of this plan during
 construction activities that could encroach on retained trees. Tree protection site inspection
 monitoring reports should be provided to the Client and City on a regular basis throughout
 construction.

Summary

In summary, seven trees are planned for retention with construction (in addition to the approximately 113 Oregon ash trees located within the wetland boundaries), an additional eight trees will be protected but are likely to be removed during construction, and 26 trees are recommended for removal either because of condition or for the purposes of construction. The 26 trees planned for removal will require mitigation on a one-for-one basis and the eight trees likely to be removed will require mitigation if removed.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Villebois PDP 3 North project. Please contact us if you have questions or need any additional information.

Thank you,

Morgan Holen & Associates, LLC

Morgan E. Holen, Owner

ISA Certified Arborist, PN-6145A

ISA Tree Risk Assessment Qualified

Forest Biologist

Enclosures:

Villebois PDP 3 North - Tree Data 1-28-14



MHA1405 Villebois PDP 3 North - Tree Data 1-28-14 Page 1 of 2

Tree No.	Point No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
10442		Oregon white oak	Quercus garryana	60		М	codominant stems at 6' coming apart; advanced decay; high risk; remove for hazardous condition	retain
10443	17237	English hawthorn	Crataegus monogyna	16		М	invasive species, poor structure	remove - construction
10444	17238	black locust	Robinia pseudoacacia	18		G	invasive species, dead branches	remove - construction
10463		Douglas-fir	Pseudotsuga menziesii	45		М	poor crown structure, dead and broken branches	remove - construction
10464		Douglas-fir	Pseudotsuga menziesii	26	24	G	codom branches, some included bark, appears stable	retain
10465		ponderosa pine	Pinus ponderosa	19	12	М	poor crown structure; retain with adjacent trees only	retain
10466		Atlas cedar	Cedrus atlantica	27	20	G	numerous leaders	retain
10467		lodgepole pine	Pinus contorta	10		M	small crown, sequoia pitch moth	remove - condition
10468		lodgepole pine	Pinus contorta	9		P	poor crown structure, sequoia pitch moth	remove - condition
10469		lodgepole pine	Pinus contorta	9		Р	dead branches, poor crown structure, sequoia pitch moth	remove - condition
10470		ginkgo	Ginkgo biloba	8	8	G	no major defects	retain
10471		Douglas-fir	Pseudotsuga menziesii	32	16	G	few broken branches	likely to be removed
10472		blue spruce	Picea pungens	15		M	twig dieback, suspect adelgid	remove - condition
10473		Port-Orford-cedar	Chamaecyparis lawsoniana	12	11	G	no major defects	remove - construction
0473.1		dogwood	Cornus spp.	6	14	G	prune dominant trees for crown clearance if retained	likely to be removed
10474		ponderosa pine	Pinus ponderosa	21	12	G	multiple leaders, sequoia pitch moth	likely to be removed
10475		western redcedar	Thuja plicata	28	16	G	no major defects	likely to be removed
10476		ponderosa pine	Pinus ponderosa	21	10	М	multiple leaders, sequoia pitch moth, prune if retained	remove - construction
10477		Norway maple	Acer platanoides	20	22	G	invasive species	remove - construction

Morgan Holen & Associates, LLC

Consulting Arborists and Urban Forest Management 3 Monroe Parkway, Suite P220, Lake Oswego, Oregon 97035 morgan.holen@comcast.net | 971-409-9354



MHA1405 Villebois PDP 3 North - Tree Data 1-28-14 Page 2 of 2

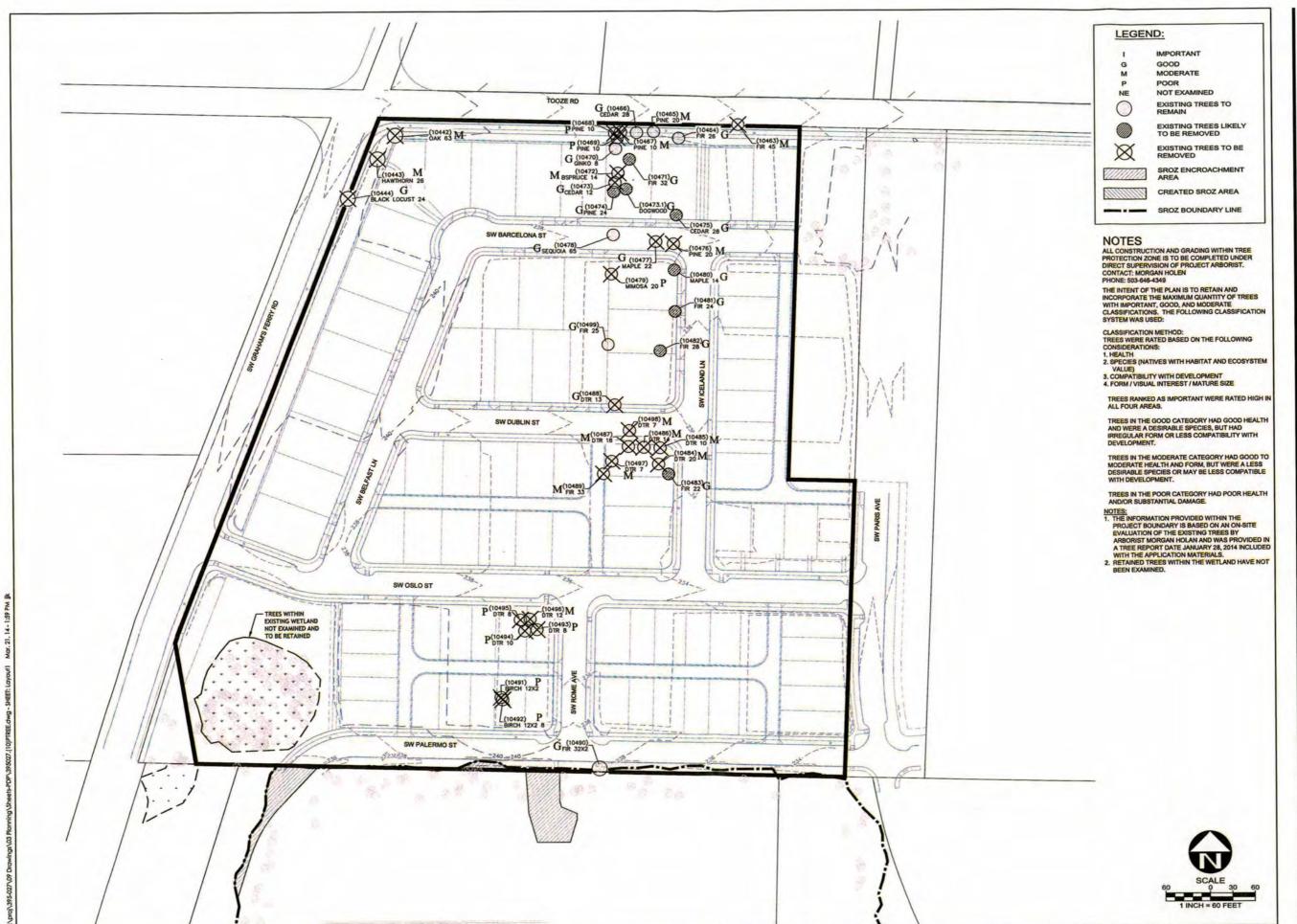
Tree No.	Point No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
10478	NO.	giant sequoia	Sequoiadendron giganteum	61	16		excellent condition, long live crown, no major defects	remove - construction
10479		mimosa	Albizia julibrissin	20		Р	codom stems at 1' coming apart, advanced basal and stem decay	remove - hazardous
10480		red maple	Acer rubrum	15	18	G	scaffold branch with included bark	likely to be removed
10481		Douglas-fir	Pseudotsuga menziesii	25	22	G	broken top	likely to be removed
10482		Douglas-fir	Pseudotsuga menziesii	27	18	G	few dead twigs	likely to be removed
10483		Douglas-fir	Pseudotsuga menziesii	22	16	G	no major defects	likely to be removed
10484		fruit	unknown	20		M	poor crown structure	remove - condition
10485		fruit	unknown	10		M	poor crown structure	remove - condition
10486		fruit	unknown	5,6,8,9		M	poor crown structure	remove - condition
10487		fruit	unknown	10,14		M	poor crown structure	remove - condition
10488		fruit	unknown	13		G	no major defects	remove - construction
10489		Douglas-fir	Pseudotsuga menziesii	33		M	codom stems, included bark, seam	remove - hazardous
10490		Douglas-fir	Pseudotsuga menziesii	2*32	24	G	codom at 4', some included bark, appears stable	retain
10491		European white birch	Betula pendula	2*12		Р	invasive species, poor structure	remove - condition
10492		European white birch	Betula pendula	8,2*12		Р	invasive species, poor structure	remove - condition
10493		fruit	unknown	8		Р	branch and stem decay	remove - condition
10494		fruit	unknown	10		Р	branch and stem decay	remove - condition
10495		fruit	unknown	8		Р	stem decay, small live crown	remove - condition
10496		fruit	unknown	12		М	no major defects	remove - constructio
10497		fruit	unknown	8		М	poor crown structure	remove - condition
10498		fruit	unknown	7		М	no major defects	remove - condition
10499		Douglas-fir	Pseudotsuga menziesii	27	20	G	excellent condition, long live crown, no major defects	retain

^{*}DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches); trees with multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated

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[^]C-Rad: Crown Radius, the distance from the center of the tree to the edge of the dripline (measured in feet)

^{*}Condition Codes: I-Important; G-Good; M-Moderate; P-Poor







POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

> PDP 3N VILLEBOIS

Preliminary Development Plan

> Tree Preservation Plan

DATE

1/31

10

SECTION VII) FINAL DEVELOPMENT PLAN

SUPPORTING COMPLIANCE REPORT FINAL DEVELOPMENT PLAN - 3 NORTH (INCLUDES CHILD PLAY AREA DEFERRED WITH PDP 2N)

SECTION VIIA

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I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.125. VILLAGE (V) ZONE

(.02) Permitted Uses

Examples of principle uses that typically permitted:

H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

<u>Response:</u> The parks and open space areas include non-commercial parks to be owned and operated by a homeowners association. Therefore, proposed park and open space uses within PDP 3N are permitted.

(.07) General Regulations - Off-Street Parking, Loading & Bicycle Parking

<u>Response:</u> Amenities planned within PDP 3N park and open areas do not require off-street parking. Therefore, this section does not apply.

(.08) Open Space.

<u>Response:</u> The PDP Compliance Report (see Notebook Section IIIA) demonstrates parks and open space areas comprise approximately 33% of Villebois and that PDP 3N is consistent with SAP North. This FDP is submitted concurrently with PDP 3N, and is therefore consistent with the parks and open space area in PDP 3N.

(.09) Street and Access Improvement Standards.

Response: The Supporting Compliance Report for the PDP (see Notebook Section IIIA) demonstrates that streets and access improvement standards are met. This code section does not apply to the proposed parks and open space areas, except to assure that vision clearance standards are met in proposed planting schemes for these areas. Proposed landscaping is sited to meet vision clearance standards (see Notebook Section VIIB).

(.10) Sidewalk and Pathway Improvement Standards.

Response: This code section refers directly to code Section 4.176, which is addressed in subsequent sections of this report.

(.11) Landscaping, Screening and Buffering

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
 - Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

<u>Response:</u> The applicable provisions of Section 4.176 are addressed in the subsequent sections of this report. The PDP provides information regarding street trees for the proposed streets (see Notebook Section IIIB). This FDP application reflects the provision of street trees consistent with that shown in the PDP application.

(.12) Master Signage and Wayfinding

Response: The SAP North Signage & Wayfinding Plan indicates the provision of Secondary Site Identifier at the site entrance from Grahams Ferry Road. The attached PDP plans (see Notebook Section IIIB) and FDP plans (see Notebook Section VIIB) show provision of the 'Secondary Site Identifier' with the future construction of the site entrance.

(.14) Design Standards Applying to the Village Zone

- A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:
 - 2. Building and site design shall include:
 - b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Design.

Response: The materials proposed for the parks of the subject PDP are consistent with the approved SAP North Community Elements Book as shown in the FDP Approval Criteria section of this report. The SAP - North Architectural Pattern Book is not applicable to the proposed park uses. The FDP plans (see Notebook Section VIIB) and PDP plans include the locations of mailbox kiosks. The design and location of mailbox kiosks will be consistent with the Community Elements Book. An alternate mailbox kiosk elevation is provided in Notebook Section VIIC.

 The protection of existing significant trees as identified in an approved Community Elements Book.

<u>Response:</u> The design of the parks will protect existing significant trees consistent with the Tree Protection component of the *Community Elements Book* and *Sheet 10 - Tree Preservation Plan* (see Notebook Section IIIB). The FDP plans (Notebook Section VIIB) show retention of existing significant trees.

g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

Response: A detailed landscape plan is provided with this FDP application in accordance with the requirements of Section 4.125 (.07) and (.11), 4.176(.09), and 4.440(.01)B (see attached plans in Notebook Section VIIB).

 Lighting and site furnishings shall be in compliance with the approved Community Elements Book. Response: Lighting and site furnishings as identified in the approved Community Elements Book for SAP - North are addressed in the FDP Approval Criteria section of this report. The FDP plans include the locations of mailbox kiosks (see Exhibit VIIB). Mailbox kiosks will be located and designed consistent with the SAP North Community Elements Book. An alternate mailbox kiosk elevation is provided in Notebook Section VIIC.

(.18) Village Zone Development Permit Process

- L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):
 - Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, within two (2) years after the approval of a PDP, an application for approval of a FDP shall:
 - a. Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the development Review Board, for a phase in the approved sequence.
 - Be made by the owner of all affected property or the owner's authorized agent.
 - c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution.
 - Set forth the professional coordinator and professional design team for the project.

Response: This application has been made by the owner and applicant of the affected property and has been filed on the prescribed form and accompanied by the prescribed fee (copies of the application form and fee payment are included in Notebook Sections IB and IC). The professional coordinator and professional design team for the project are listed in the Introductory Narrative (see Notebook Section IA).

M. FDP Application Submittal Requirements:

 An application for approval of a FDP shall be subject to the provisions of Section 4.034.

<u>Response:</u> Section 4.034(.08), states that "Applications for development approvals within the Village zone shall be reviewed in accordance with the standards and procedures set forth in Section 4.125." The proposed FDP is reviewed in accordance with the standards and procedures set forth in Section 4.125, as demonstrated by this report.

N. FDP Approval Procedures

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

<u>Response:</u> The provisions of Section 4.421 are addressed in the following sections of this report.

O. FDP Refinements to an Approved Preliminary Development Plan

Response: This FDP is submitted for review and approval concurrent with the PDP. Thus, the FDP is consistent with the PDP and does not propose any refinements or amendments to the PDP.

P. FDP Approval Criteria

 An application for approval of a FDP shall be subject to the provisions of Section 4.421.

<u>Response:</u> The provisions of Section 4.421 are addressed in the following sections of this report.

 An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Design and any other conditions of a previously approved PDP.

Response: This FDP addresses parks and landscaping within PDP 3N. The Architectural Pattern Book is not applicable to this FDP because no architecture is proposed. The Village Center Design is not applicable as the FDP is outside the Village Center. The FDP is submitted for review and approval concurrent with the PDP; therefore, there are no conditions of a previously approved PDP that apply to this request. Conformance of the proposed FDP with the Community Elements Book for SAP - North Phase 3 is demonstrated as follows.

LIGHTING MASTER PLAN

Response: The lighting shown on the attached plans (see Notebook Section VIIB) is consistent with the Lighting Master Plan Diagram shown on page 4 of the Community Elements Book for SAP North. The FDP is submitted for review and approval concurrent with the PDP; therefore, there are no conditions of a previously approved PDP that apply to this request.

CURB EXTENSIONS

<u>Response:</u> PDP 3N will be developed with curb extensions shown on the Curb Extension Concept Plan Diagram located on page 5 of the *Community Elements Book* for SAP - North. The FDP is submitted for review and approval concurrent with the PDP; therefore, there are no conditions of a previously approved PDP that apply to this request

STREET TREE MASTER PLAN

Response: The location and species of street trees shown on the attached plans (see Notebook Section VIIB) is consistent with the Street Tree Master Plan Diagram and List shown on pages 7-10 of the Community Elements Book. These tree species will be planted along the perimeter of the parks in the FDP where streets are located. The FDP is submitted for review and approval concurrent with the PDP;

therefore, there are no conditions of a previously approved PDP that apply to this request

SITE FURNISHINGS

Response: The furnishings shown on the attached plans (see Notebook Section VIIB) were selected to maintain the identity and continuity of Villebois. The site furnishings shown in the parks are consistent with those described in the Site Furnishings Concept shown on pages 13-15 of the Community Elements Book.

The FDP plans include the locations of mailbox kiosks (see Notebook Section VIIB). Mailbox kiosks will be located and designed consistent with the SAP - North Community Elements Book and other areas of SAP - North. An alternate mailbox kiosk elevation is provided in Notebook Section VIIC.

The FDP is submitted for review and approval concurrent with the PDP; therefore, there are no conditions of a previously approved PDP that apply to this request.

PLAY STRUCTURES

<u>Response:</u> The FDP plans include the location of the play structure within the proposed pocket park (see Notebook Section VIIB), which will be consistent with the design shown in the *Community Elements Book* on Page 17. The FDP is submitted for review and approval concurrent with the PDP; therefore, there are no conditions of a previously approved PDP that apply to this request.

TREE PROTECTION

Response: The Tree Protection component shown on page 18 of the Community Elements Book for SAP - North describes the goal, policies, and implementation measures that were used to promote the protection of existing trees in the design of the PDP area. Tree preservation and removal is shown in conjunction with the concurrent PDP and Tree Removal Plan applications (see Notebook Sections III and Section VI, respectively). The proposed FDP, which includes numerous landscape tracts, is consistent with the tree protection shown in PDP and Tree Removal Plan. The FDP is submitted for review and approval concurrent with the PDP; therefore, there are no conditions of a previously approved PDP that apply to this request.

PLANT LIST

Response: The Community Elements Book for SAP - North contains a Plant List (pages 19-21) of non-native and native trees, shrubs, and herbs/grasses for species to be used within Villebois. The attached plans (see Notebook Section VIIB) list the plants that will be planted in the proposed parks. The proposed plantings are consistent with the Plant List in the SAP - North Community Elements Book. Additionally, the FDP is submitted for review and approval concurrent with the PDP; therefore, there are no conditions of a previously approved PDP that apply to this request.

GENERAL DEVELOPMENT REGULATIONS

SECTION 4.156. SIGN REGULATIONS

Response: The amended SAP North Signage & Wayfinding Plan indicates the provision of 'Secondary Site Identifier' with the site entrance on Grahams Ferry Road. The attached PDP plans (see Notebook Section IIIB) and FDP plans (see Notebook Section VIIB) show the provision of the 'Secondary Site Identifier' with the future entrance construction.

SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING

(.02) Landscaping and Screening Standards.

<u>Response:</u> Parks will be landscaped as illustrated on the FDP plans (see Notebook Section VIIB). Streets and public right-of-way improvements, including street trees, are reviewed with the PDP (see Notebook Section III). This FDP consistently reflects street trees shown in the PDP.

(.03) Landscape Area.

Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

<u>Response:</u> FDP plans (see Notebook Section VIIB) illustrate compliance with this standard with landscaping provided in parks and open spaces and along streets and lot frontages.

(.04) Buffering and Screening.

Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

- A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.
- B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.
- C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

- D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.
- E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.
- F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.

<u>Response:</u> None of the above-listed areas or uses exist within the proposed parks. Therefore, no buffering or screening is required in relation to the FDP.

(.05) Sight-Obscuring Fence or Planting.

The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its installation. (See Sections 4.400 to 4.470 for additional requirements.)

Response: No sight-obscuring fence or planting is required in this FDP area.

(.06) Plant Materials.

- A. Shrubs and Ground Cover. All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three (3) years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plants areas.
 - Shrubs. All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10" to 12" spread.

<u>Response:</u> As shown on the attached plans (see Notebook Section VIIB) all shrubs will be equal to or better than 2-gallon size with a 10 to 12 inch spread. All shrubs will be well branched and typical of their type as described in current AAN standards.

 Ground cover. Shall be equal to or better than the following depending on the type of plant materials used: Gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum. No bare root planting shall be permitted. Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting. Where wildflower seeds are designated for use as a ground cover, the City may require annual re-seeding as necessary.

Response: As shown on the attached plans (see Notebook Section VIIB) all ground covers will be at least 4" pots and spaced appropriately. These plants will be installed as required.

3. Turf or lawn in non-residential developments. Shall not be used to cover more than ten percent (10%) of the landscaped area, unless specifically approved based on a finding that, due to site conditions and availability of water, a larger percentage of turf or lawn area is appropriate. Use of lawn fertilizer shall be discouraged. Irrigation drainage runoff from lawns shall be retained within lawn areas.

<u>Response:</u> The subject FDP area is within a residential development; therefore this criterion does not apply.

4. Plant materials under trees or large shrubs. Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

Response: FDP plans (see Notebook Section VIIB) show the provision of appropriate plant materials beneath canopies of trees and/or large shrubs, only within parks that are not SROZ areas in OS-2 or the retained wetland.

- B. Trees. All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:
 - Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.
 - Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1-3/4" to 2" caliper.
 - Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be 1-3/4" minimum caliper.
 - Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight (8) feet.

 Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six (5 to 6) feet.

Response: As shown on the attached plans (see Notebook Section VIIB), proposed tree species have been selected from the Villebois Plant List in the Community Elements Book. All proposed trees meet the minimum 2" caliper code requirement or the minimum height requirement for conifers as appropriate. All proposed trees will be well-branched, typical of their type as described in current AAN, and balled and burlapped.

C. Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Development Review Board may require larger or more mature plant materials:

<u>Response:</u> This standard does not apply to the subject FDP as no buildings are proposed in the parks.

D. Street Trees.

Response: Notebook Section III is the Preliminary Development Plan. Review of streets and rights-of-way, including street trees, occurs with the PDP. Street trees shown in the plans for this FDP are consistent with those shown in the PDP application. Additionally, compliance with the Street Tree Master Plan is demonstrated in the PDP Supporting Compliance Report (see Notebook Section IIIA).

E. Types of Plant Species.

 Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.

<u>Response:</u> As shown on the attached plans (see Notebook Section VIIB), there are existing trees in the FDP area to be retained. The existing trees will be protected and maintained during the construction phase and are incorporated into the landscaping as appropriate.

Selection of plant materials. Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics, maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.

<u>Response:</u> All proposed landscaping materials are selected from the Villebois Plant List in the *Community Elements Book*. Specific materials were selected to best meet the site characteristics of the subject property.

3. Prohibited plant materials. The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.

<u>Response:</u> No plant materials listed as "Prohibited Plant Species" on the Villebois Plant List are included in the proposed landscaping.

F. Tree Credit.

Response: Tree credits are not applicable to this FDP application.

- G. Exceeding Standards. Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.
- H. Compliance with Standards. The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Section.

<u>Response:</u> The attached plans (see Notebook Section VIIB) and this report demonstrate that the proposed landscaping complies with the standards of the Wilsonville Development Code and the *Community Elements Book*.

(.07) Installation and Maintenance.

- A. Installation. Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.
- B. Maintenance. Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.
- C. Irrigation. The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:

- A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.
- A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, sufficient to assure that the plants will become established and drought-tolerant.
- Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.
- 4. A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community Development Director. Additionally, the applicant shall provide the City with a written license or easement to enter the property and cause any failing plant materials to be replaced.

<u>Response:</u> Plants will be installed and maintained properly. A permanent-built-in irrigation system with an automatic controller will be installed underground to irrigate the proposed landscaping areas. Additional details about the irrigation system will be provided with construction plans.

D. Protection. All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

<u>Response:</u> The attached planting plans demonstrate that all landscape areas will be protected from potential damage by vehicle travel along streets and alleys.

(.08) Landscaping on Corner Lots.

All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

<u>Response:</u> All landscaping at corners will meet the vision clearance standards of Section 4.177.

(.09) Landscape Plans.

Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type,

installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

- A. High water usage areas (+/- two (2) inches per week): small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;
- B. Moderate water usage areas (+/- one (1) inch per week): large lawn areas, average water-using shrubs, and trees;
- C. Low water usage areas (Less than one (1) inch per week, or gallons per hour): seeded field grass, swales, native plantings, droughttolerant shrubs, and ornamental grasses or drip irrigated areas.
- D. Interim or unique water usage areas: areas with temporary seeding, aquatic plants, erosion control areas, areas with temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities. These categories shall be noted in general on the plan and on the plant material list.

<u>Response:</u> The attached plans (see Notebook Section VIIB) include the required information listed in Section 4.176(.09).

(.10) Completion of Landscaping.

The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.

Response: The applicant does not anticipate deferring the installation of plant materials. Should it be necessary to defer installation of plant materials, the applicant will apply for a temporary permit.

(.11) Street Trees Not Typically Part of Site Landscaping.

Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. Except, however, that the Development Review Board may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping. See subsection (.06), above, regarding street trees.

<u>Response:</u> Street trees are not counted toward the required standards of this Section.

(.12) Mitigation and Restoration Plantings.

<u>Response:</u> No additional tree removal is proposed with the FDP. The PDP includes a concurrent Tree Removal Plan (see Notebook Section VI), which addresses required tree mitigation.

SECTION 4.177. STREET IMPROVEMENT STANDARDS

- (.01) Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Street System Master Plan, together with the following standards:
 - H. Access drives and lanes.

Response: The proposed parks are accessible from the adjacent street rights-of way and/or pathways as shown on the attached plans. All streets and alleys accommodate 2-way traffic.

- Corner or clear vision area.
 - 1. A clear vision area shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. No structures, plantings, or other obstructions that would impede visibility between the height of 3- inches and 10 feet shall be allowed within said area. Measurements shall be made from the top of the curb, or, when there is no curb, from the established street center line grade. However, the following items shall be exempt:
 - a. Light and utility poles with a diameter less than 12 inches.
 - b. An existing tree, trimmed to the trunk, 10 feet above the curb.
 - c. Official warning or street sign.
 - d. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in an unreasonable hardship on the property owner or deteriorate the quality of the site.

Response: Landscaping at the corners of the parks will be less than 30 inches in height to assure that visibility is not blocked.

SECTION 4.178. SIDEWALK & PATHWAY STANDARDS

(.01) Sidewalks. All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.

<u>Response:</u> All sidewalks and pathways in the subject FDP area are at least 5 feet in width and concrete.

(.03) Pavement surface.

- A. All bike paths shall be paved with asphalt to provide a smooth riding surface. Where pathways are adjacent to and accessible from improved public streets, the Public Works Director may require a concrete surface. At a minimum the current AASHTO "Guide for the Development of Bicycle Facilities" and the State "Oregon Bicycle Plan" shall be used to design all bicycle facilities within the City of Wilsonville. Any deviation from the AASHTO, ODOT, and City standards will require approval from the City Engineer prior to implementation of the design.
- B. To increase safety, all street crossings shall be marked and should be designed with a change of pavement such as brick or exposed aggregate. All arterial crossings should be signalized.
- C. All pathways shall be clearly posted with standard bikeway signs.
- D. Pedestrian and equestrian trails may have a gravel or sawdust surface if not intended for all weather use.

<u>Response:</u> There are no bicycle pathways in this FDP area. Details about sidewalks in the public right-of-way were addressed in the PDP application (see Notebook Section III). No Major or Minor pathways are identified on the subject property. Nature trails in OS-2 will be consistent with this Section.

(.06) Pathway Clearance.

- A. Vertical clearance of at least 8 feet 6 inches shall be maintained above the surface of all pathways. The clearance above equestrian trails shall be a minimum of ten feet.
- B. All landscaping, signs and other potential obstructions shall be set back at least (1) foot from the edge of the pathway surface. No exposed rock should be permitted within two (2) feet of the path pavement and all exposed earth within two (2) feet of the pavement shall be planted with grass, sod or covered with 2" of barkdust.

<u>Response:</u> As shown on the attached plans, all potential obstructions are at least one foot from the edge of the pathway surfaces, and vertical clearance will be maintained.

SITE DESIGN REVIEW

SECTION 4.400. PURPOSE.

(.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefore.

Response: No buildings are proposed within park areas. The SAP North Signage & Wayfinding Plan indicates the provision of 'Secondary Site Identifier' with the site entrance from Grahams Ferry Road, as well as the continuation of Enhanced Full View or Partial View Fence with Landscaping along Grahams Ferry Road. The attached PDP plans (see Notebook Section IIIB) and FDP plans (see Notebook Section VIIB) show provision of the 'Secondary Site Identifier' with the future entrance construction. The FDP plans include the locations of mailbox kiosks (see Exhibit VIIB). Mailbox kiosks will be located and designed consistent with the SAP - North Community Elements Book and other areas of SAP - North. An alternate mailbox kiosk elevation is provided in Notebook Section VIIC.

The proposed landscaping within the parks is designed in compliance with the standards for the rest of Villebois, so the entire development will have a cohesive, harmonious appearance, creating a desirable place of residence and adding to the overall quality of life in the City.

- (.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:
 - A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.

<u>Response</u>: The parks in the FDP area have been designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment. The proposed landscaping and park design will add to the quality of the environment as well as the functioning of the site.

 Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;

<u>Response</u>: The FDP includes landscaping as shown on the attached plans (see Notebook Section VIIB), which will enhance the visual environment of the site. Pedestrian connections to sidewalks, trails, and adjacent residences will be provided to enhance the site's connectivity to surrounding uses.

Discourage monotonous, drab, unsightly, dreary and inharmonious developments;

<u>Response</u>: The FDP area will include landscaping as shown on the attached plans (see Notebook Section VIIB). Landscaping will consist of an appropriate mixture of ground cover, shrubs, and trees selected from the Villebois Plant List to create a

harmonious appearance throughout the larger Villebois development. The proposed landscaping will contribute to an interesting and aesthetically appealing development.

D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

<u>Response</u>: The parks will incorporate landscaping that makes sense for a Pacific Northwest community, while matching the City's natural beauty and visual character.

E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;

<u>Response</u>: The parks, along with their pedestrian connections to adjacent residences and streets, will help to maintain the appeal of Villebois as a unique and attractive community in which to live, work, and recreate. Residents of Villebois will stimulate the local economy by opening new businesses and thus creating jobs and by spending money in existing businesses.

 Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;

<u>Response</u>: The proposed parks will create neighborhood amenities that will help to maintain property values in this new community. A Home Owners Association will ensure that these areas are properly maintained over time.

G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.

Response: The process used to plan for Villebois incorporates a tiered system that originates at the Villebois Village Master Plan. The Master Plan shows how facilities, including parks and open space, are distributed and available to residents throughout Villebois. Figure 5 - Parks & Open Space Plan of the Master Plan shows that approximately 33% of Villebois will be in parks and open space. Phase 3 North is consistent with the amount of parks and open space originally shown for the subject site on SAP North, as demonstrated in the PDP (see Notebook Section III). This FDP is consistent with the PDP and SAP - North, and therefore, complies with this criterion.

H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;

<u>Response</u>: The *Villebois Village Master Plan* shows that the community will include a variety of housing options (living) and the Village Center will contain places for employment (working). This FDP shows a living environment in Phase 3 North that is enhanced by proximity to park and open space areas. Residents who will surround the parks and open spaces will provide on-going surveillance and control.

 Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;

Response: The design of the Villebois Village has been created to develop a community that is truly unique. The City, as well as the Applicant, has been working in partnership with nearby residents, property owners, and local and regional governments to create a complete, livable, pedestrian-oriented community that will be an asset to the City of Wilsonville and Portland region. This partnership has generated citizen participation in the project and the unique design shall foster civic pride and community spirit amongst the residents of Villebois.

J. Sustain the comfort, health, tranquillity and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.

Response: The design of the Villebois Village revolves around three guiding principles: connectivity, diversity, and sustainability. These principles are intended to sustain the comfort, health, tranquility, and contentment of Villebois residents, while also promoting and protecting the peace, health and welfare of the City. Connectivity refers to creating connections between Villebois neighborhoods and between Villebois and other parts of the City and region for multiple modes of transportation. Diversity includes multiple choices of housing styles, housing affordability, recreation, employment, goods and services, and infrastructure for transportation. Sustainability involves the protection of natural resources and open space, energy conservation, and storm and rainwater management.

SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS.

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the

Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

<u>Response:</u> As shown in the attached plans (see Notebook Section VIIB), proposed plant materials are drawn from the Villebois Plant List, which includes native species, to ensure consistency of general appearance within the Villebois community.

B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

Response: Chapter 3 of the Villebois Village Master Plan takes into account scenic views, topography, existing vegetation, and other natural features in the design and location of parks and open spaces in the Villebois development. The FDP conforms to the Villebois Village Master Plan with respect to the natural environment. The FDP area does not include any steep slopes or flood plains. A Significant Resource Impact Report was submitted with PDP 2N that included encroachments and mitigation within OS-2. A SRIR Addendum (see Notebook Section IIIG) is provided that verifies the FDP is consistent with the impacts previously reviewed and approved. Existing trees within the parks are largely retained, as reviewed in the concurrent PDP and Tree Removal Plan applications (see Notebook Sections III and VI, respectively).

C. Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

<u>Response:</u> No driveways or parking areas are proposed or required with this FDP. The parks included in the FDP are all accessible from adjacent streets and pathways, as shown on the FDP plans (see Notebook Section VIIB).

D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

<u>Response:</u> Surface water drainage is addressed in the PDP application (see Notebook Section III). The FDP is consistent with grading and drainage shown in the PDP. This system has been carefully designed so as not to adversely affect neighboring properties.

E. Utility Service. Any utility installations above ground shall be located so as to have an harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response: The PDP application addresses utility installation (see Notebook Section III). The FDP is consistent with the PDP.

F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Response: No advertising features are proposed in this FDP.

G. Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

<u>Response:</u> This FDP does not propose any exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures or other accessory areas and structures. Compliance with Section 4.176 is addressed earlier in this report.

(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

Response: No accessory buildings or structures are proposed.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

<u>Response:</u> Compliance with the purpose of Section 4.400 has been addressed earlier in this report.

SECTION 4.440. PROCEDURE.

(.01) Submission of Documents.

A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:

- A. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.
- B. A Landscape Plan, drawn to scale, showing the location and design of landscaped areas, the variety and sizes of trees and plant materials to be planted on the site, the location and design of landscaped areas, the varieties, by scientific and common name, and sizes of trees and plant materials to be retained or planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials. An inventory, drawn at the same scale as the Site Plan, of existing trees of 4" caliper or more is required. However, when large areas of trees are proposed to be retained undisturbed, only a survey identifying the location and size of all perimeter trees in the mass in necessary.
- C. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Floor plans shall also be provided in sufficient detail to permit computation of yard requirements based on the relationship of indoor versus outdoor living area, and to evaluate the floor plan's effect on the exterior design of the building through the placement and configuration of windows and doors.
- D. A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures. Also, a phased development schedule if the development is constructed in stages.
- E. A sign plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.
- F. The required application fee.

Response: Notebook Section VIIB includes FDP plans that meet the requirements of Section 4.440 (.01). A copy of the application fee submitted is included in Notebook Section IC. Architectural drawings, etc., and a color board are not required as no buildings are proposed with this FDP.

SECTION 4.450. INSTALLATION OF LANDSCAPING.

(.01) All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.

<u>Response:</u> The applicant understands that they must provide a security to guarantee installation of the proposed landscaping.

(.02) Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

<u>Response:</u> The applicant understands that changes to the landscape plan included in this application cannot be made without official action of the Planning Director or the Development Review Board.

(.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.

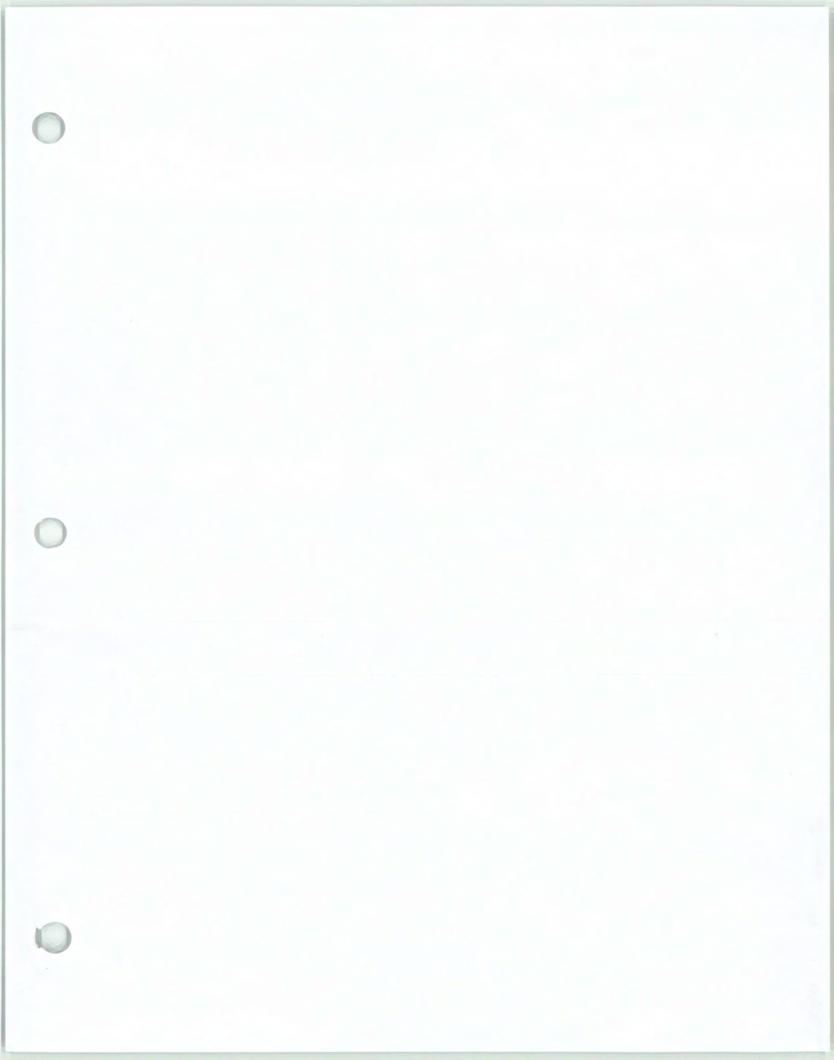
<u>Response:</u> The applicant understands that they are responsible for the ongoing maintenance of the proposed landscaping.

(.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.

<u>Response</u>: This FDP does not include the addition of landscaping for any existing development; therefore this criterion does not apply.

II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Final Development Plan. Therefore, the applicant requests approval of this application.



PHASE 3 NORTH VILLEBOIS FINAL DEVELOPMENT PLAN

TL 1200, 1202, 1205, & A PORTION OF 2995, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON

APPLICANT:

POLYGON NORTHWEST COMPANY 109 E. 13TH ST. VANCOUVER, WA 98660 [P] 503-221-1920 CONTACT: FRED GAST

PLANNER:

PACIFIC COMMUNITY DESIGN, INC 12564 SW Main Stret Tigard, OR 97223 [P] 503-941-9484 CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC 12564 SW Main Street TIGARD, OR 97223 [P] 503-941-9484 CONTACT: JESSIE KING, PE

SURVEYOR:

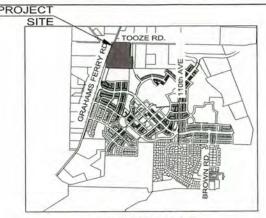
PACIFIC COMMUNITY DESIGN, INC 12564 SW Main Street TIGARD, OR 97223 [P] 503-941-9484 CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

OTTEN LANDSCAPE ARCHITECTS, INC.
3933 SW KELLY AVE, SUITE B
PORTLAND, OR 97239
[P] 503-972-0311
CONTACT: JANET OTTEN, LANDSCAPE ARCHITECT

GEOTECHNICAL ENGINEER:

GEODESIGN, INC. 15575 SW SEQUOIA PARKWAY, SUITE 100 PORTLAND, OR 97224 [P] 503-968-8787 CONTACT: CRAIG WARE, PE



VICINITY MAP

UTILITIES & SERVICES:

CITY OF WILSONVILLE WATER: STORM: CITY OF WILSONVILLE CITY OF WILSONVILLE SEWER: PORTLAND GENERAL ELECTRIC POWER: NORTHWEST NATURAL GAS: TUALATIN VALLEY FIRE & RESCUE FIRE: POLICE: CLACKAMAS COUNTY SHERIFF WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT SCHOOL: PARKS: CITY OF WILSONVILLE

PHONE: FRONTIER

WASTE DISPOSAL: UNITED DISPOSAL SERVICE CABLE: COMCAST

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

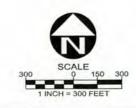
SHEET INDEX:

1 COVER SHEET L1.0 LANDSCAPE PLAN

L2.0 LANDSCAPE PLAN L3.0 LANDSCAPE PLAN

L4.0 LANDSCAPE PLAN

L5.0 LANDSCAPE DETAILS & SPECIFICATIONS







POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, IN GEODESIGN, INC

> PDP 3N VILLEBOIS

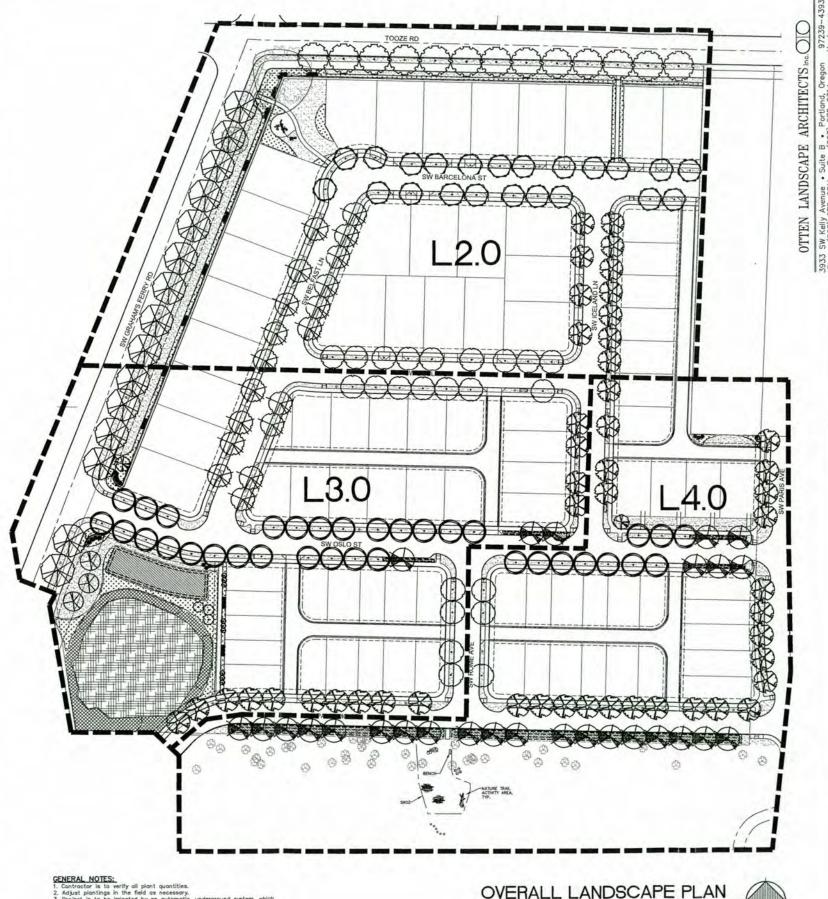
Final Development Plan

Cover Sheet

DATE

1/3

1





POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

> PHASE 3 NORTH **VILLEBOIS**

Preliminary Development Plan

> Landscape Plan

1/20/13

1 OF 5

3 Evergreen trees/ 1,000 SF 2 Deciduous trees/ 1,000 SF 30 Shrubs/ 1,000 SF

2 SF Pond Emergent Zone

1 Wetland Plant/

Trees: 6' ht./ 1.5" cal. Shrubs: 1 gal.

Aquatic Plants: Plugs

GENERAL NOTES:

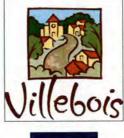
1. Contractor is to verify all plant quantities.

2. Adjust plantings in the field as necessory.

3. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/build by Landscope Contractor. Guarantee system for a minimum one year. Show drip systems as alterante bid only.

4. All plants are to be fully folloged, well branched and true to form.

SCALE 1" = 60'-0"





POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PHASE 3 NORTH VILLEBOIS

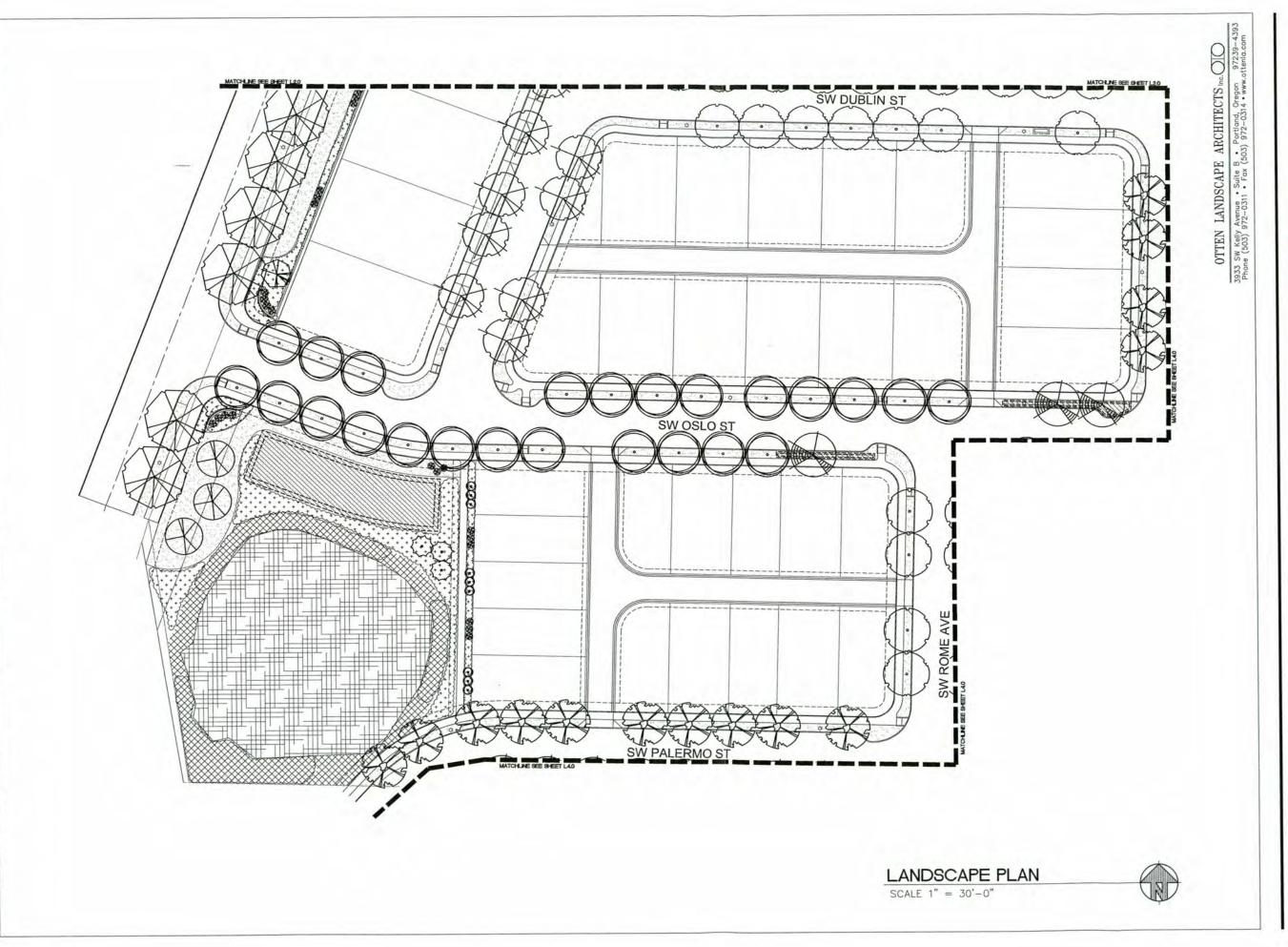
Preliminary Development Plan

> Landscape Plan

DATE

1/2

L2.0



Villebois



POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PHASE 3 NORTH VILLEBOIS

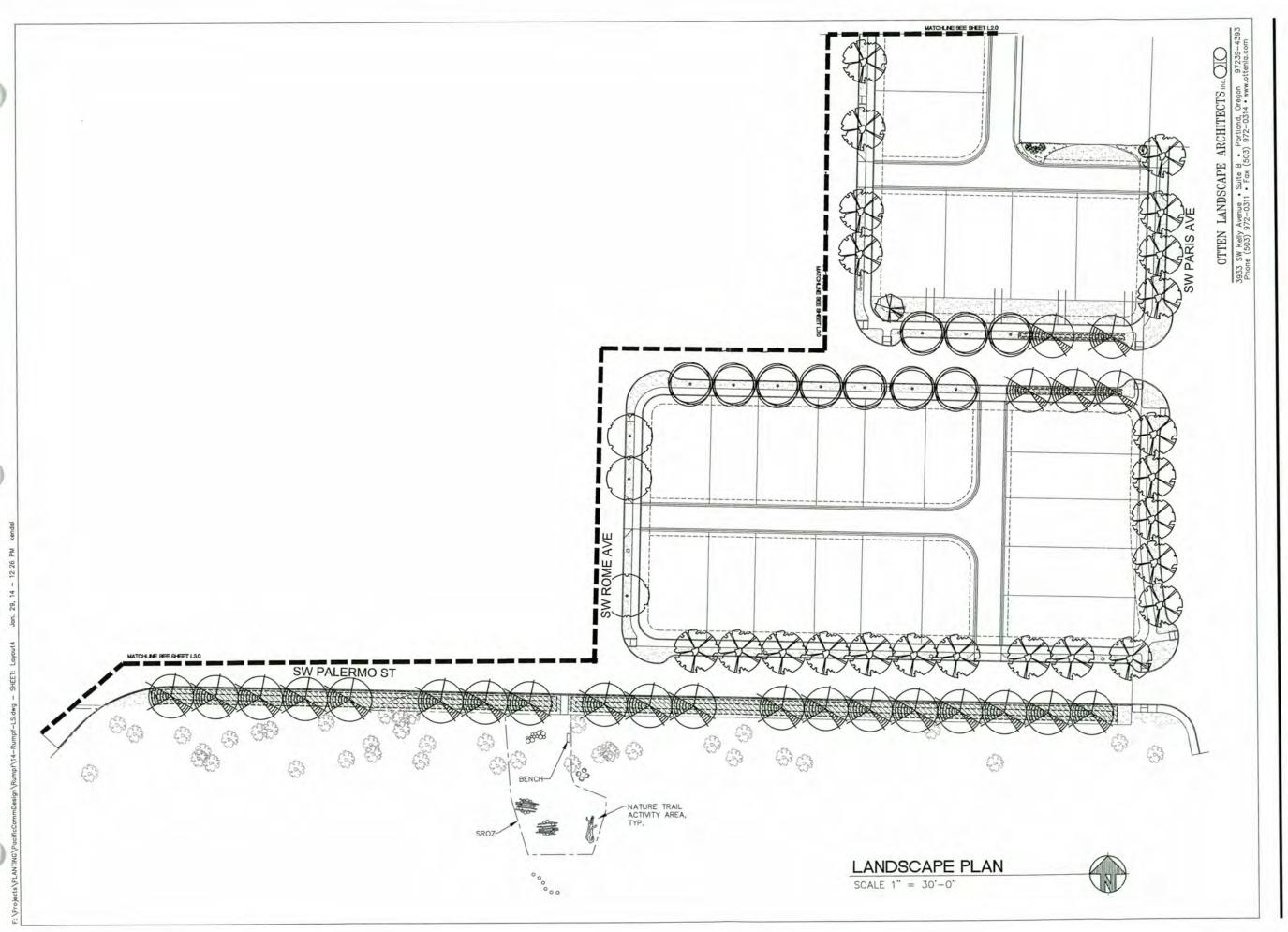
Preliminary Development Plan

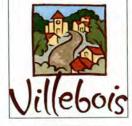
> Landscape Plan

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POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

PHASE 3 NORTH VILLEBOIS

Preliminary Development Plan

> Landscape Plan

DATE

1/20/13

L4.0

OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

GENERAL: All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 - 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the <u>best general practice</u> is to prevail and that <u>only material and workmanship of first quality are to be used.</u>

All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who

NOTIFICATION: Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified.

Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for sail amendment and topsail deliveries.

PROTECTION: Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing and make good any damage to service lines, existing features, etc. caused by landscaping installation.

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliaged, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardzed Plant Names, 1942 Edition,

Container grown stock: Small container-grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. Grow container plants in containers a minimum of one year prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well-branched and fibrous. Balled and buriapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the buriap sound. No loose or made ball will be acceptable.

TOPSOIL AND FINAL GRADES: Landscope Contractor is to verify with the General Contractor if the on site topsoil is or is not conducive to proper plant growth. Supply

Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas. If topsoil stockpiled on site is not conducive to proper plant growth, the Landscope Contractor is to supply and piece 12 of topsoli in planting dells and in the landscope Contractor is to submit samples of the imported soil and/or soil amendments to the Landscope Architect. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lown or plant growth.

Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

CITY OF WILSONVILLE WATER QUALITY FACILITY SPECIFICATIONS:

SOIL PREPARATION: Remove all nonnative plant materials, including plants, roots, and seeds prior to adding topsoils. Till the sub-grade in these areas to a depth of at least four inches. Water Quality Swale area shall be over-excavated and filled to final grade with 4 iches of topsoil in areas where topsoil has been removed or not adequate. Topsoil shall be tested for the following characteristics provide a good growing medium:

- B) Fertility C) Microbial

Incorporate 2" garden compost, free of conventional fertilizer, to a depth of 4" on all areas of the water quality facility. DO NOT apply fertilizer to the Water Quality Facility.

TIMING: Plantings should be installed between February 1 and May 1 or between October 1 and November 15. Bare root stock shall be installed only from December 15 through April 15. When plantings must be installed outside these times, additional measures may be needed to assure survival.

EROSION CONTROL: Grading, soil preparation, and seeding shall be performed during optimal weather conditions and at low flow levels to minimize sediment impacts. Site disturbance shall be minimized and desirable vegetation retained, where possible. Slopes shall be graded to support the establishment of vegetation. Where seeding is used for erosion control, an appropriate native grass, Regreen (or its equivalent), or sterile wheat shall be used to stabilize slopes until permanent vegetation is established. Biodegradable fabrics (coir, coconut or approved jute matting (minimum 1/4" square holes) may be used to stabilize slopes and channels. Fabrics such as burlap may be used to secure plant plugs in place and to discourage floating upon inundation.

A biodegradable Erosion Control Matting shall be placed over the topsoil throughout the swale cross section, fabric shall be held in place in accordance with the manufacturer's installation requirements. Use high density jute motting in the treatment area (Geojute Plus or approved equal). In all other areas use low density jute motting (Econopite or approved equal). Landscoping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated on civil plans. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

HERBICIDES: Removal of invasive non-native species is required by hand for the entire wetland buffer area. If necessary, excessive weed growth may be treated with Rodeo or on 3-A (or approved equals) in strict accordance with the manufacturer's instructions.

FERTILIZER: Do not apply fertilizer to any plantings within the Wetland Buffer or Water Quality Facilities.

PLANTING TREES AND SHRUBS: Plant upright and face to give best oppearance or relationship to adjacent plants and structures. Loosen and remove twine binding and burlap from top one—half of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hale with native soil mix while working each

MULCHING: Trees, shrubs, and groundcovers planted in upland areas shall be mulched a minimum of 3" in depth and 18" in diameter, to retain moisture and discourage weed growth around newly installed plant material. Appropriate mulches are made from composted bark or leaves that have not been chemically treated. The use of mulch in freque inundated areas shall be limited, to avoid any possible water quality impacts including the leaching of tannins and nutrients, and the migration of mulch into waterways. osted bark or leaves that have not been chemically treated. The use of mulch in frequently

WILDUFE PROTECTION: Appropriate measures shall be taken to discourage wildlife browsing. Biodegradoble plastic mesh tubing, or other substitute approved by the City, shall be placed around individual trees and shrubs to prevent browsing by wildlife, including beover, nutria, deer, mice and vales.

Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.

Moist Area Seed Mbc To contain 47% Blue Wildry, 40% Meadow Barley, 10% Tufted Hairgrass, 2% Western Mannagrass and 1% American Sloughgrass (Hobbs & Hopkins Pro-Time 840 Native Wetland Mix) Sow Seed at 20-40 lbs./acre.

Dry Area Seed Mix: To contain 60% Blue Wildry, 30% Meadow Barley and 10% Native California Brome (Hobbs & Hopkins Pro-Time 400 Native Grass Mix) Sow Seed at 15-30 lbs./acre.

IRRIGATION: Is to be provided as per a separate plan design/build by Landscape Contractor. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. Guarantee system for a minimum one year. MAINTENANCE: The permitee is responsible for the maintenance of this facility for a minimum of two years following the acceptance of the facility by the City of Wilsonville. The

City's authorized representative shall inspect the condition of all landscaping located within the water quality facility, at the end of the of the firest year of the post-construction period. The authorized representative shall provide a report describing any deficiencies to the applicant. If, at any time during the warranty period, the landscaping falls below 90% survival of trees and shrubs or 90% aerial coverage, the Owner shall remove the undesirable vegetation and reinstall all deficient planting at the next appropriate time. Prior to replanting, the cause of the plant loss shall be determined and corrected. The two-year maintenance period shall begin again from the date of replanting.

Water Quality Facility is to be kept free of debris and maintained to insure water flow and proper functioning. Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance.

CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be

PLANTING SPECIFICATIONS:

HERBICIDES: Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round-up in strict accordance with the Nuisance plant removal in Open Space 2 shall be done by hand, cutting/pulling out at the base. Limited spot application of approved herbicide directly on the cut area of the stem is acceptable.

SOIL PREPARATION: Work all areas by rotatilling to a minimum depth of 8°. Remove all stones (over 1½° size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

PLANTING HOLE: Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of nt hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

SOIL MIX: Prepare soil mix in each planting hole by mixing:

2 part native topsoil (no subsoil) 1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:

Small shrubs - 1/8 lb./ plant Shrubs - 1/3 to 1/2 lb./ plant

Trees - 1/3 to 1 lb./ plant

FERTILIZER: For trees and shrubs use Commercial Fertilizer "A" Inorganic (5-4-3) with micro-nutrients and 50% slow releasing nitrogen. For initial application in fine seed lawn areas use Commercial Fertilizer "B" (8-16-8) with micro-nutrients and 50% slow-releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (22—16—8) with micro-nutrients and 50% slow-releasing nitrogen. DD NOT apply fertilizer to Water Quality Swale.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burdop from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

When approximately 2/3 full, water thoroughly, then allow water to sook away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

STAKING OF TREES: Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'-0". Drive stake firmly 1'-6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro-Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright.

MULCHING OF PLANTINGS: Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2½" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then have down planting

FINE LAWN AREAS: In fine lawn area apply Commercial Fertilizer Mix "B" at 4.5 lbs. Per 1,000 sq.ft, and rake into soil surface. Establish an even, fine textured seedbed meeting grades, surfaces and texture. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover

ROUGH SEED AREA: In rough seeded area, establish on evenly graded seedbed. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake

SEED: Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis. Fine Lawn Seed Mix: To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro-Time 303 Lawn Mix or as approved) Sow Seed at 5 lbs. / 1000 sq. ft.

Rough Seed Mix: To Contain: 60% Perennial Ryegrass, 15% Eureka Hard Fescue, and 20% Herbaceous Plants and Clover (Hobbs and Hopkins Pro-Time 705 PDX, or approved equal). Sow at 2 lbs. Per 1,000 sq.ft.

1-6"MIN-

MAINTIETHANGE OF SECURIO ANEASS.

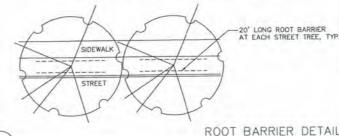
The lown areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1½" to 2" in height. Remove clippings and dispose of off site.

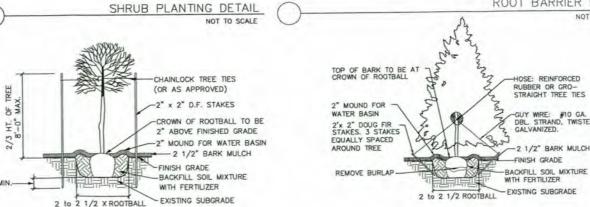
GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance.

Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.







DECIDUOUS TREE PLANTING DETAIL

EVERGREEN TREE STAKING DETAIL

NOT TO SCALE



POLYGON NW COMPANY



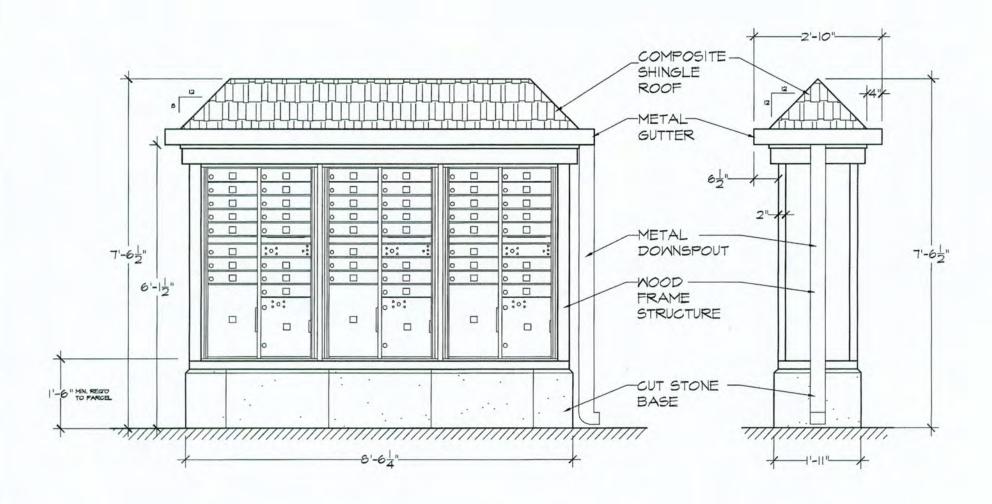
OTTEN LANDSCAPE ARCHITECTS, INC GEODESIGN, INC

> PHASE 3 NORTH VILLEBOIS

Preliminary Development Plan

> Landscape Details & Specifications

1/20/13



FRONT ELEVATION

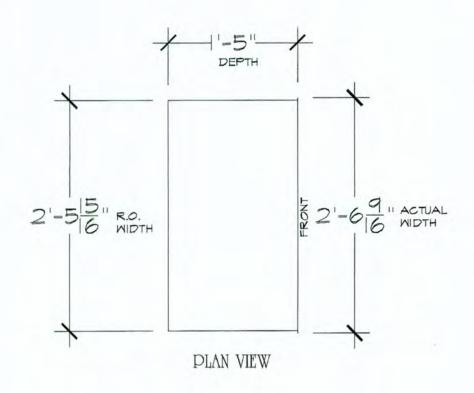
SIDE ELEVATION

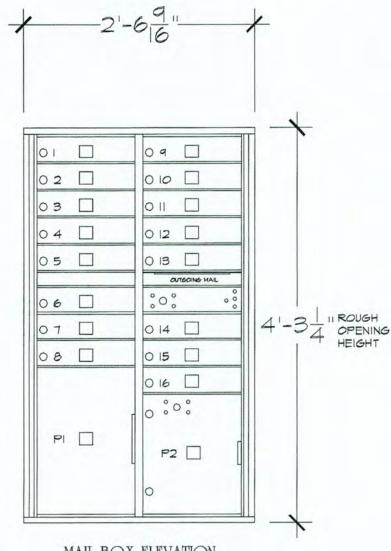
VILLEBOIS MAIL BOX STRCUTURE

UPDATED ELEVATIONS PER NEW USPS REQUIREMENTS SCALE: $\frac{1}{2}$ =1'-0"

MANUFACTURER: AUTH-FLORENCE HORIZONTAL MAILBOX &Y&TEM& 4CCT2-16







MAIL BOX ELEVATION

VILLEBOIS MAIL BOX STRUCTURE

UPDATED ELEVATIONS PER NEW USPS REQUIREMENTS SCALE: 1"=1"0"

MANUFACTURER: AUTH-FLORENCE HORIZONTAL MAILBOX &Y&TEM& 4CCT2-16



June 2, \$16, 2014 Council metg.

ORD. 743 \$ 744

Exhibit A1 STAFF REPORT WILSONVILLE PLANNING DIVISION

Polygon Homes- Calais at Villebois

DEVELOPMENT REVIEW BOARD PANEL 'A' QUASI-JUDICIAL PUBLIC HEARING STAFF REPORT

HEARING DATE May 12, 2014 DATE OF REPORT: May 5, 2014

APPLICATION NOS.: DB14-0009Annexation

DB14-0010 Zone Map Amendment DB14-0013 SAP-North Amendment

DB14-0011 SAP-North PDP 3, Preliminary Development Plan

DB14-0014 Tentative Subdivision Plat

DB14-0016 Type C Tree Plan

DB14-0015 Final Development Plan for Parks and Open Space

SI14-0003 SRIR Review

REQUEST/SUMMARY: The Development Review Board is being asked to review a Quasi-judicial Annexation, Zone Map Amendment, Villebois Specific Area Plan North Amendment, Preliminary Development Plan, Tentative Subdivision Plat, Type C Tree Plan, Final Development Plan, and SRIR Review for an 84-lot residential subdivision, and associated parks and open space and other associated improvements.

LOCATION: Southeast corner of SW Grahams Ferry Road and SW Tooze Road. The properties are specifically known as Tax Lots 1200, 1202, and 1205, Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

OWNERS: Wayne Rembold, Rembold Co., Polygon at Villebois III LLC, and

Charles & Carolyn Taber

APPLICANT: Fred Gast, Polygon NW Company

APPLICANT'S REP.: Stacy Connery, AICP

Pacific Community Design, Inc.

COMPREHENSIVE PLAN MAP DESIGNATION: Residential-Village

ZONE MAP CLASSIFICATION: RRFF5 (Clackamas County Rural Residential Farm Forest 5)

STAFF REVIEWERS: Daniel Pauly AICP, Associate Planner

Steve Adams PE, Development Engineering Manager Kerry Rappold, Natural Resource Program Manager STAFF RECOMMENDATIONS: <u>Approve with conditions</u> the requested SAP Amendment, Preliminary Development Plan, Tentative Subdivision Plat, Tree Removal Plan, Final Development Plan for Parks and Open Space, and SRIR Review. <u>Recommend approval</u> of the requested Annexation and Zone Map Amendment to City Council.

APPLICABLE REVIEW CRITERIA

DEVELOPMENT CODE			
Section 4.008	Application Procedures-In General		
Section 4.009	Who May Initiate Application		
Section 4.010	How to Apply		
Section 4.011	How Applications are Processed		
Section 4.014	Burden of Proof		
Section 4.031	Authority of the Development Review Board		
Section 4.033	Authority of City Council		
Subsection 4.035 (.04)	Site Development Permit Application		
Subsection 4.035 (.05)	Complete Submittal Requirement		
Section 4.110	Zones		
Section 4.113	Residential Development in Any Zone		
Section 4.125	V-Village Zone		
Sections 4.139.00 through 4.139.11 as applicable			
Section 4.154	Bicycle, Pedestrian, and Transit Facilities		
Section 4.155	Parking, Loading, and Bicycle Parking		
Section 4.167	Access, Ingress, and Egress		
Section 4.169	General Regulations-Double Frontage Lots		
Section 4.171	Protection of Natural Features and Other Resources		
Section 4.175	Public Safety and Crime Prevention		
Section 4.176	Landscaping, Screening, and Buffering		
Section 4.177	Street Improvement Standards		
Section 4.197	Zone Changes and Amendments to Development Cod Procedures		
Sections 4.200 through 4.220	Land Divisions		
Sections 4.236 through 4.270	Land Division Standards		
Sections 4.300 through 4.320	Underground Utilities		
Sections 4.400 through 4.440 as applicable	Site Design Review		
Sections 4.600 through 4.640.20 as applicable	Tree Preservation and Protection		
Section 4.700	Annexation		
OTHER CITY PLANNING			
DOCUMENTS			
Comprehensive Plan			
Villebois Village Master Plan			
SAP North Approval Documents			
REGIONAL AND STATE			
PLANNING DOCUMENTS			
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 222.120	Procedure without Election by City Electors		
ORS 222.125	Annexation by Consent of All Land Owners and Majority of Electors		
ORS 22.170	Effect of Consent to Annexation by Territory		
Statewide Planning Goals			

Vicinity Map



BACKGROUND/SUMMARY:

Annexation (DB14-0009)

Of the land covered by the Villebois Village Master Plan only the properties just south of Tooze Road between Grahams Ferry Road and 110th Avenue remain outside the City. The City's Comprehensive Plan already designates these properties as "Residential-Village" in anticipation of annexation concurrent with other applications to develop the property. The requested annexation brings the properties near the corner of Tooze Road and Grahams Ferry Road into the City concurrent with a request to develop the property. As all owners of property and all electors within the area being annexed have consented in writing to annexation the City is able to process the request through the DRB and City Council as defined in the Development Code without any election.

Zone Map Amendment (DB14-0010)

The applicant requests to change the current Clackamas County zoning designation of Rural Residential Farm Forest 5 (RRFF5) to the City of Wilsonville zoning designation of Village (V)

zone. The proposed residential and park uses are permitted in the Village zone. The Village zone has been applied to all of Villebois as it has developed.

SAP North Amendment (DB14-0013)

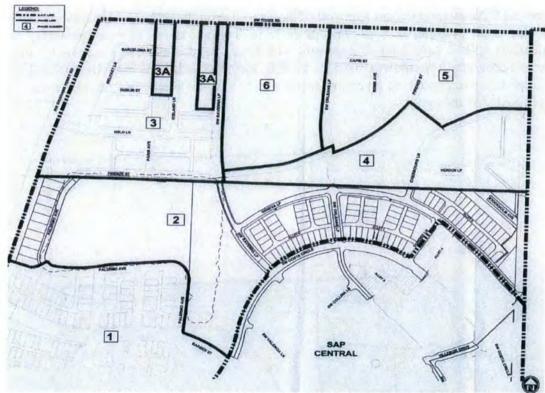
As shown in the table below, Specific Area Plans (SAP's) in Villebois are made up of many elements. The initial approval of SAP North in 2007 (DB07-0054 et. seq.) was during the review of Phase 1 North when little was known about the timeline in which the remainder of the SAP would develop. To enable development of Phase 1 the approval divided the SAP into two "Areas". Area 1 being Phase 1 North, and Area 2 being the remaining phases of SAP North. All SAP elements where approved for Area 1, but only certain elements where clearly approved for Area 2 leaving the remainder not approved or with a lack of certainty of whether they were approved.

SAP Elements "Area 2" of SAP North Approval in 2007 (DB07-0054 et. seg.)

Approved	Not Approved or Uncertain		
	Site Circulation		
	Preliminary Lot Layout		
	Parks and Open Space		
	Utility Plan		
	Proposed Contours		
Sequencing/Phasing (being modified)			
	Tree Removal		
	Traffic Impact Analysis		
Master Signage and Wayfinding Plan			
Rainwater Management Program			
Architectural Pattern Book			
Community Elements Book			



Plan Sheet from 2007 Approval with the Reviewing Planner's Annotations delineating Area 1 and Area 2



SAP North Phasing as Shown in 2013 Approval of Phase 2

After purchasing all of Area 2 within the City limits Polygon sought development approvals for what was labeled Phase 2 of SAP North. In the 2013 approvals of Phase 2 North (DB13-0020 et. seq.) the area was considered Area 1B in relation to the 2007 labeling of Area 1 and Area 2. The rationale being no reason existed, beyond the 2007 focus of the developer, why the areas of SAP North within the City weren't included in Area 1 during the 2007 approval. Phase 2 North was not affected by uncertainties surrounding the potential school on Tooze Road cited in 2007 as the primary uncertainty regarding Area 2. As part of the 2013 approval all SAP elements either not previously approved or with uncertainty about their approval status where approved for Phase 2 North, leaving addressing those SAP elements for the additional phases outside the City to a future review.

Polygon now has the option to purchase the subject properties which are contiguous to the western part of Phase 2 North. In their proposal they are labeling the subject properties as Phase 3 North and request all SAP elements be adopted for the phase. While many of the same rationale exists to only review additional SAP elements for Phase 3 North similar to Phase 2 North, the applicant and the City have agreed to a broader SAP Amendment to clearly establish as many SAP elements as possible for the entire SAP.

However, for the future phases beyond Phase 3, the SAP Amendment is limited to adopting a general lot layout, unit count, site circulation, parks and open space, and utility plan reflective of the Villebois Village Master Plan. These elements were in the uncertain category during the previous approvals and the action simply formally establishes them. For the future phases the

current SAP Amendment is not approval of any land use on the property, but rather clarifies past SAP approval. Additional SAP amendments, including Master Plan refinements, or SAP refinements will be submitted concurrently with future development applications for the future phases. These applications will need to include elements including the Historic and Cultural Resource Inventory and Tree Inventory as site access was not available to include these with the current SAP Amendment.

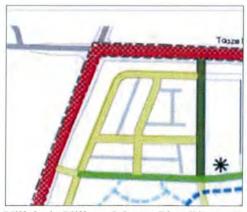


SAP North Phasing as Proposed with Current Application

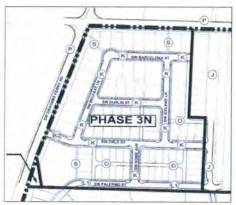
In addition to ensuring the appropriate SAP elements are approved for Phase 3, the SAP Amendment requests a number of Master Plan refinements for Phase 3 as allowed in Subsection 4.125 (.18) F. of the Development Code. The applicant provides a thorough list and explanation of the refinements on pages 39 through 43 of their supporting compliance report for the SAP Amendment (Section IIA of Exhibit B1). The following is a brief summary of the requested refinements, all of which have been found to meet the refinement criteria of the Development Code:

Street Network

- Removal of the extension of SW Firenze (now SW Palermo Street) to Grahams Ferry Road due to retention of a treed wetland and replace the connection with an extension of SW Oslo Street to SW Grahams Ferry Road.
- Realignment of internal streets due to layout of residential lots



Villebois Village Master Plan Figure 7



Proposed Refined Street Network

Parks, Trails, and Open Space

- · Addition of Pocket Park at the southwest corner of Tooze Road and Grahams Ferry Road
- · Addition of an open space with a retained wetland
- Additional linear greens and shared landscape areas

Utilities and Stormwater Facilities

- · Realignment of utilities to match proposed street network
- · Revision of location of stormwater facilities based on site conditions

Land Use and Density

- Increase of the number of Large Lots
- Addition of Medium Lots
- Decrease of the number of Standard and Small Lots
- Overall reduction of 17 units

PDP 3N Preliminary Development Plan (DB14-0011)

The proposed Preliminary Development Plan 3 of Specific Area Plan North (also known as Calais at Villebois) comprises 15.16 acres. The applicant proposes a variety of single-family housing types totaling 84 units, 2.03 acres of parks and open space, 4.49 acres of public streets, and associated infrastructure improvements. The front of all the houses will face tree lined streets, parks and green spaces.



Proposed Housing Type	Number of Units		
Large Size Single Family	23		
Standard Size Single Family	3		
Medium Size Single Family	26		
Small Size Single Family	32		
Total	84		

Tentative Subdivision Plat (DB14-0014)

The applicant is proposing the subdivision of the properties into 84 residential lots, along with alleys, park areas, and street rights-of-way. The name of the proposed subdivision approved by Clackamas County is "Calais at Villebois."

Type C Tree Plan (DB14-0016)

The majority of the trees being retained are on the one (1) acre Taber property or just south, with most the remainder of the properties being open pasture. A number of trees not inventoried are being preserved in the wetland at the southwest corner of the development area. Of the forty-one (41) trees inventoried, seven (7) are designated to be retained. Only one Oregon White Oak exists on the site, but has split and fallen since the arborist report was written and will be removed. Of the twenty-six (26) trees being removed, seventeen (17) are being removed due to the condition of the trees. Nine (9), including five (5) in good condition, are being removed due to construction. Staff has reviewed the site plan and has not identified any reasonable design alternatives to retain the "Good" trees being removed for construction. Notably, a 61-inch diameter Giant Sequoia (Tree 10478) in excellent health sits in the middle of a planned street that can't be realigned sufficiently to avoid the tree without significantly changing the layout of the development.

Treatment Recommendation	General Condition Rating			
	P	M	G	Total
Retain		2	5	7 (17.1%)
Remove	8	13	5	26 (63.4%)
Likely to be Removed			8	8 (19.5%)
Total	8 (19.5%)	15 (36.6%)	18 (43.9%)	41 (100%)

Final Development Plan for Parks and Open Space (DB14-0015)

Details have been provided for all the parks and open space matching the requirements of the Community Elements Book. Street trees, curb extensions, street lights, and mail kiosks are also shown conforming to the Community Elements Book.

SRIR Review (SI14-0003)

The SRIR Review for Open Space 2 approved with Phase 2 North is being updated to reflect the revised impacts as the final programming of the child play area and other amenities on the northern edge of Open Space 2 proposed with Phase 3 North.

DISCUSSION TOPICS:

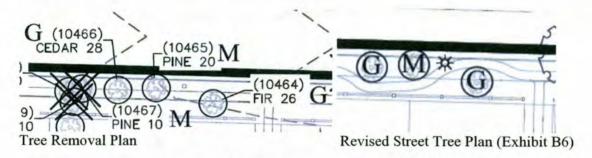
Preservation and Maintenance of Tree 10499 (27" Douglas-fir in Excellent Health)

A notable tree designated for retention is a 27-inch Douglas-fir (Tree 10499) in excellent health. In consideration of the health and value of the tree and its location Conditions of Approval PDF 4 and PDF 5 impose reasonable conditions to encourage proper long-term preservation and maintenance as well as clearly identify maintenance responsibility. Condition of Approval PDF 4 requires a tree preservation and maintenance easement and associated easement agreement allowing for inspection of the tree condition and assigning tree maintenance responsibility to the homeowners association as well as limiting plantings and irrigation that could damage the health of the tree. As a practical matter Condition of Approval PDF 5 requires an access easement to allow necessary access by the City and HOA for inspection and maintenance activities.

Sidewalk/Tree Conflicts along SW Tooze Road

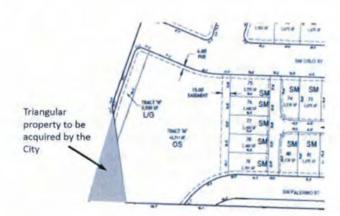
Three trees designated for retention along SW Tooze Road are shown in the vicinity of the planned sidewalk. The trees are a 26-inch Douglas-fir, a 20-inch Ponderosa Pine, and a 28-inch

Western Redcedar. Condition of Approval PDF 12 requires the sidewalk to meander to minimize placement within the root zone and when it is within the root zone requires a specific profile to protect roots. A public sidewalk easement may be required within the adjacent linear green to allow for the meandering. The revised street tree plan in Exhibit B6 shows how the meandering could look.



Triangular Piece of Property along SW Grahams Ferry Road

Tax Lot 31W15 01591, an approximate 7,150 square foot triangular piece of property on the southwest of the project along SW Grahams Ferry Road is shown as a "Future Phase." This piece of property was not included in the current requests due to inability to identify the property owner and secure their necessary consents and permissions. As explained by Steve Adams in Exhibit C6, the Development Agreement between Polygon NW and the City is anticipated to assign the responsibility to the City to acquire of this property for planned improvements. No homes or other buildings are anticipated to be constructed on the property. Improvements shown in the Master Plan and SAP documents, including Grahams Ferry Road, sidewalks, and fencing can be completed under the current zoning. Staff anticipates this piece of property will be coupled with future applications for SAP North phases east of Phase 3 North for annexation and any other necessary approvals.



Offsite Street Improvements

Condition of Approval PFD 33 requires construction of Paris Avenue/Ravenna Loop and Palermo Street in PDP 2 North prior to or concurrently with PDP 3 North to provide internal circulation within Villebois. However, a gap still remains between the terminus of Ravenna Loop

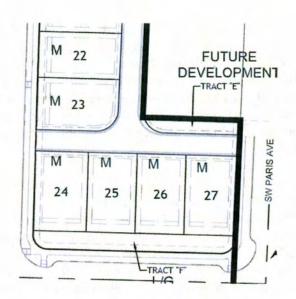
in PDP 2 North and street connections in PDP 3 North. The City and Polygon are working on a development agreement that will enable construction of Paris Avenue/Ravenna Loop in the future phase to the east of PDP 3 North with Phase 3 North. The offsite Paris Avenue/Ravenna Loop improvements will include intersections with Palermo Street, Oslo Street, and an alley north of Oslo Street. The proposed offsite street improvements are on property currently owned by the City planned to be sold for development. The proposed area of the offsite improvement will be dedicated as right-of-way. Public utilities to serve Phase 3 North will also be located in the offsite improvement area.

While a majority of these offsite improvements are typical of what will is in the City right-of-way, a tract of land between the sidewalk and the front of Lots 30 through 32 would typically be a private linear green maintained by the homeowners association and include pathways to provide pedestrian connectivity to the front of the adjoining lots. Consistent with Condition of Approval PDG 8 and PDG 10, landscape and hardscape within the tract in front of Lots 30 through 32 will need to be completed prior to issuance of building permit plans for homes on the lots. While the tract will be in City right-of-way the Operations and Maintenance Agreement will require maintenance by the homeowners association similar to other linear green areas throughout Villebois.



Future Development Tracts/Lots Overlapping PDP Boundary

In this and previous applications PDP boundaries have been adjusted to reflect property ownership. In a number of cases this led to remnant areas between the PDP's developable with homes using land from multiple PDP's. The proposed tentative subdivision plat includes a future development tract north of and across the alley from Lots 26 and 27. This tract is anticipated to be combined with land from a future phase to create a buildable lot.



CONCLUSION AND CONDITIONS OF APPROVAL:

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. This Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board approve the proposed applications (DB14-0013, DB14-0011, DB14-0014, DB14-0016, DB14-00015, and SI14-0003) and recommend approval of the annexation and zone map amendment to City Council (DB14-0009 and DB14-0010) with the following conditions:

The Developer is working with the City to reach agreement on the apportionment of fair and equitable exactions for the subject applications through a Development Agreement. Such agreement is subject to approval by the City Council by resolution.

Planning Division Conditions:

REQUEST A: DB14-0009ANNEXATION

This action recommends Annexation to the City Council for the subject properties. The Zone Map Amendment (DB14-0010) and all approvals contingent on it are contingent on annexation. The SAP Amendment (DB14-0013) is also contingent upon annexation for those areas requested to be annexed.

REQUEST B: DB14-0010 ZONE MAP AMENDMENT

This action recommends adoption of the Zone Map Amendment to the City Council for the subject properties. This action is contingent upon annexation of the subject properties to the City of Wilsonville (DB14-0009). Case files DB14-0011, DB14-0014, DB14-0015, and DB14-0016 are contingent upon City Council's action on the Zone Map Amendment request.

REQUEST C: DB14-0013 SAP-NORTH AMENDMENT

- PDC 1. For the properties proposed to be annexed under Request A (DB14-0009) approval of DB14-0013, SAP North Amendment, is contingent upon annexation.
- PDC 2. For areas of SAP North designated as Future Phases this action reflects the plans for these areas adopted as part of the legislative Villebois Village Master Plan and does not constitute quasi-judicial land use action for these properties. It is understood the Specific Area Plan North will be amended or refined for these Future Phases concurrent with future annexation and quasi-judicial development applications.

REQUEST D: DB14-0011 SAP-NORTH PDP 3, PRELIMINARY DEVELOPMENT PLAN

- PDD 1. Approval of DB14-0011 SAP-North PDP 3, Preliminary Development Plan is contingent upon annexation of the subject properties to the City of Wilsonville (Case File DB14-0009) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB14-0010).
- PDD 2. Street lighting types and spacing shall be as shown in the Community Elements Book and as approved by the Engineering Division during the Public Works permitting process. See Finding D28.
- PDD 3. All park and open space improvements approved by the Development Review Board, including associated improvements in Open Space 2, shall be completed prior the issuance of the forty-second (42nd) house permit for PDP 3 North. If weather or other

- special circumstances prohibit completion, bonding for the improvements will be permitted. See Finding D55.
- PDD 4. The applicant/owner shall enter into an Operations and Maintenance Agreement for the subdivision that clearly identifies ownership and maintenance for parks, open space, and paths. Such agreement shall ensure maintenance in perpetuity and shall be recorded with the subdivision for 'Calais at Villebois.' Such agreement shall be reviewed and approved by the City Attorney prior to recordation. See also Finding G4.
- PDD 5. The applicant/owner shall install courtyard fencing in the front yard of no less than thirty percent (30%) of the houses, which is rounded down to twenty-five (25) of the eighty-four (84) houses. The applicant/owner is especially encouraged to place the courtyards in the front yard of homes facing the open space or linear greens and that do not have a porch as well as alley loaded homes. The design and placement of the required courtyard fencing shall be consistent with the Architectural Pattern Book and the architectural style of the house. The courtyard area enclosed by the fence shall not exceed a five (5) percent slope from front building line of the house to the point of the courtyard closest to the front lot line or between the points of the courtyard closest to opposite side lot lines. Where necessary, the applicant shall install dry stack rock or brick wall along the front or side of the lot to ensure a five (5) percent or less slope is maintained. See Finding D25.
- **PDD 6.** Where a building foundation is exposed in the public view shed more than would be typical on a level lot, the foundation shall have a brick or stone façade matching the design of the house.

REQUEST E DB14-0014 TENTATIVE SUBDIVISION PLAT

- PDE 1. Approval of DB14-0014 Tentative Subdivision Plat is contingent upon annexation of the subject properties to the City of Wilsonville (Case File DB14-0009) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB14-0010).
- PDE 2. Any necessary easements or dedications shall be identified on the Final Subdivision Plat.
- PDE 3. If one or more of the park/open space tracts are to be dedicated to the City or other public entity, this dedication(s) shall also be executed and recorded with the Final Plat.
- PDE 4. Alleyways shall remain in private ownership and be maintained by the Homeowner's Association established by the subdivision's CC&Rs. The CC&Rs shall be reviewed and approved by the City Attorney prior to recordation.
- PDE 5. The Final Subdivision Plat shall indicate dimensions of all lots, lot area, minimum lot size, easements, proposed lot and block numbers, parks/open space by name and/or type, and any other information that may be required as a result of the hearing process for PDP-3N or the Tentative Plat.
- PDE 6. A non-access reservation strip shall be applied on the final plat to those lots with access to a public street and an alley. All lots with access to a public street and an alley must take vehicular access from the alley to a garage or parking area. A plat note effectuating that same result can be used in the alternative. The applicant shall work with the County Surveyor and City Staff regarding appropriate language. See Finding E3.

- **PDE 7.** All reserve strips and street plugs shall be detailed on the Final Subdivision Plat. See Finding E3.
- PDE 8. All tracts shall, except those indicated for future home development, shall include a public access easement across their entirety.
- **PDE 9.** The applicant/owner shall submit subdivision bylaws, covenants, and agreements to the City Attorney prior to recordation. See Finding E6.

REQUEST F: DB14-0016 TYPE C TREE PLAN

- PDF 1. Approval of DB14-0016 Type C Tree Plan is contingent upon annexation of the subject properties to the City of Wilsonville (Case File DB14-0009) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB14-0010).
- PDF 2. The property owner/applicant or their successors in interest shall grant access to the property for authorized City representatives as needed to verify the tree related information provided, to observe tree related site conditions, and to verify, once a removal permit is granted, that the terms and conditions of the permit are followed.
- PDF 3. Pursuant to note 6 of Table V-1 in Section 4.125 WC Lot 13 can be exempt from the maximum front setback to enable tree preservation. If it is necessary to place foundations or other hardscape improvements within the root zone of preserved trees construction shall be coordinated with and follow recommendations of the project arborist to minimize impacts.
- PDF 4. In order to ensure proper preservation and clear responsibility for maintenance and due to its excellent condition, the applicant/owner shall grant a tree protection and maintenance easement to the City over the area of Lot 50 within the drip line of Tree 10499. The easement shall be shown on the Final Plat. The applicant/owner shall enter into an easement agreement regarding this tree preservation easement which, among other provisions typical of such agreements, shall include the following provisions:
 - City and HOA access to inspect health of trees and condition of area within
 easement and perform any necessary activity to preserve the tree and maintain
 appropriate landscaping within the easement area.
 - Limit landscaping within the tree protection easement to understory plantings compatible with Douglas-fir.
 - Require temporary and permanent drainage and irrigation be designed around easement area to optimize the amount of water in the root zone of the tree to support its health.
 - Establish that if the tree dies or structurally fails beyond preservation, that an additional Douglas-fir is planted in its place.
 - Establish HOA responsibility for tree maintenance within the easement area and replacement, if needed.

See Finding F3.

PDF 5. A five foot (5') access easement shall be provided along the south property line of Lot 50 to the tree preservation and maintenance easement required by Condition of Approval PDF 4. Such easement shall allow for access by the authorized representatives and contractors for the HOA or City to reach the tree preservation and maintenance easement area. Such easement shall be shown on the final plat with a plat note defining the scope of the easement. No other obstructions other than a fence

	with an unlocked gate shall be allowed within the easement area. See Finding F3.
PDF 6.	Trees planted as replacement of removed trees shall be, state Department of Agriculture Nursery Grade No. 1. or better, shall meet the requirements of the American Association of Nursery Men (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade, shall be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced. See Findings F21 and F22.
PDF 7.	Solvents, building material, construction equipment, soil, or irrigated landscaping shall not be placed within the drip line of any preserved tree, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist. See Finding F24.
PDF 8.	Before and during development, land clearing, filling or any land alteration the applicant shall erect and maintain suitable tree protective barriers which shall include the following:
	 6' high fence set at tree drip lines. Fence materials shall consist of 2 inch mesh chain links secured to a minimum of 1 ½ inch diameter steel or aluminum line posts. Posts shall be set to a depth of no less than 2 feet in native soil. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Tree protection fences shall be maintained in a full upright position. See Findings F24.
PDF 9.	Fence posts placement within drip lines and root zones of preserved trees shall be hand dug and supervised by the project arborist. If roots are encountered alternative fence post placement is required as determined by the project arborist. See Finding F3.
PDF 10.	Utilities, including franchise utilities, public utilities, and private utilities and service lines shall be directionally bored as necessary to avoid the root zone of preserved trees. This includes trees designated "likely to be removed" unless the trees are authorized to be removed by the City through the process described in pages 3 to 4 of the Tree Maintenance and Protection Plan Memo in Section VIB) of the applicant's notebook, Exhibit B3. All work within the root zone of preserved trees shall be supervised by and follow the recommendation of the project arborist. See Finding F3.
PDF 11.	Of the trees indicated "Likely to be Removed" the following trees shall only be removed upon finding by Planning staff, based on the recommendation of the project arborist, that no practical design alternative exists that would enable their preservation: Tree 10471 (32" Douglas-fir) or Tree 10474 (24" Ponderosa Pine) Tree 10475 (28" Western Redcedar) Tree 10480 (14" Red Maple) Tree 10481 (24" Douglas-fir)
	Tree 10482 (28" Douglas-fir) Tree 10483 (22" Douglas-fir)

placement within the root zone of Trees 10464, 10465, and 10466. Any sidewalk

placed within the root zone of these trees shall follow Figure 1, Sample Surfacing Profile, on page 5 of the Tree Maintenance and Protection Plan Memo in Section VIB) of the applicant's notebook, Exhibit B3. All work for utilities, sidewalks, or other improvements within the root zones of these trees shall be supervised and follow the recommendations of the project arborist. See Finding F3.

REQUEST G: DB14-0015 FINAL DEVELOPMENT PLAN FOR PARKS AND OPEN SPACE

- PDG 1. Except for those improvements shown in OS-2 previously rezoned and annexed with PDP 2 North, approval of DB14-0015 Final Development Plan is contingent upon annexation of the subject properties to the City of Wilsonville (Case File DB14-0009) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB14-0010).
- PDG 2. All plant materials shall be installed consistent with current industry standards.
- PDG 3. All construction, site development, and landscaping of the parks shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor alterations may be approved by the Planning Division through the Class I Administrative Review process. See Finding G32.
- PDG 4. All retaining walls within the public view shed shall be a decorative stone or brick construction or veneer. Final color and material for the retaining walls shall be approved by the Planning Division through the Class I Administrative Review Process. See Finding G37.
- PDG 5. All hand rails within the parks and open space shall be of a design similar to the approved courtyard fencing shown in the Architectural Pattern Book. Final design of any hand rails in parks and open space shall be approved by the Planning Division through the Class I Administrative Review Process. See Finding G37.
- PDG 6. All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Development Review Board. See Finding G41 through G43.
- PDG 7. The applicant shall submit final parks, landscaping and irrigation plans to the City prior to construction of parks. The irrigation plan must be consistent with the requirements of Section 4.176(.07)C.
- PDG 8. Prior to occupancy of each house the Applicant/Owner shall install landscaping along the public view-sheds of each house, unless otherwise approved by the Community Development Director. Homeowners association shall contract with a professional landscape service to maintain the landscaping.
- **PDG 9.** No street trees shall be planted where there growth would interfere with preserved trees. Street trees shall be appropriately placed between curb cuts. See Finding G23.
- PDG 10. Street trees shall be planted as each house or park is built.
- **PDG 11.** Final construction plans for playground equipment and other elements shall demonstrate compliance with the requirements of the Community Elements Book which have not been verified for compliance at the current level of design. See Findings G9 and G17.
- **PDG 12.** Consistent with Parks and Open Spaces Policy 1 in the Villebois Village Master Plan a large shade tree of 3"-5" caliper shall be planted in the pocket park as a focal point at the intersection of Grahams Ferry Road and Tooze Road.

NONE

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City's Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

REQUEST D: DB14-0011 SAP-NORTH PDP 3, PRELIMINARY DEVELOPMENT PLAN

Standar	d Comments:	
PFD 1	All construction or improvements to public wor to the City of Wilsonville Public Works Standard	
PFD 2	Applicant shall submit insurance requirements following amounts:	to the City of Wilsonville in the
	Coverage (Aggregate, accept where noted) Commercial General Liability	Limit
	General Aggregate (per project)	\$ 2,000,000
	Fire Damage (any one fire)	\$ 50,000
	Medical Expense (any one person) Business Automobile Liability Insurance	\$ 10,000
	Each Occurrence	\$ 1,000,000
	Aggregate	\$ 2,000,000
	Workers Compensation Insurance	\$ 500,000
PFD 3	No construction of, or connection to, an utility/improvements will be permitted until all phave been paid, all necessary permits, right-of-wa and Staff is notified a minimum of 24 hours in ad	plans are approved by Staff, all fees ay and easements have been obtained
PFD 4	All public utility/improvement plans submitted for 34" format and shall be prepared in accordance Work's Standards.	
PFD 5	Plans submitted for review shall meet the following	ng general criteria:
	Utility improvements that shall be maintained within a public right-of-way shall be provided.	l by the public and are not contained

- the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
- b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
- c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.
- All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
- e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
- f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
- g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
- h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
- i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
- Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
- k. All engineering plans shall be stamped by a Professional Engineer registered in the State of Oregon.
- **PFD 6** Submit plans in the following general format and order for all public works construction to be maintained by the City:
 - a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. General construction note sheet
 - d. Existing conditions plan.
 - e. Erosion control and tree protection plan.
 - f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - g. Grading plan, with 1-foot contours.
 - h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5", horizontal scale 1"= 20" or 1"= 30".
 - j. Street plans.
 - k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and

	 Cleanouts for easier reference Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
	 m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set. n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set. o. Composite franchise utility plan. p. City of Wilsonville detail drawings. q. Illumination plan. r. Striping and signage plan. s. Landscape plan.
PFD 7	Prior to manhole and sewer line testing, design engineer shall coordinate with the City and update the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to the updated numbering system. Design engineer shall also show the updated numbering system on As-Built drawings submitted to the City.
PFD 8	The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
PFD 9	Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
PFD 10	To lessen the impact of the proposed project on the downstream storm drain system, and adjacent properties, project run-off from that portion of the site within the Mill Creek Basin shall be detained and limited to the difference between a developed 25-year storm and an undeveloped 25-year storm. The detention and outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
PFD 11	A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City to address appropriate pipe and detention facility sizing.
PFD 12	The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
PFD 13	Storm water quality facilities shall have approved landscape planted and/or some

3.	
	other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
PFD 14	Fire hydrants shall be located in compliance with TVF&R fire prevention ordinance and approval of TVF&R.
PFD 15	The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
PFD 16	All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
PFD 17	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
PFD 18	No surcharging of sanitary or storm water manholes is allowed.
PFD 19	The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
PFD 20	A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
PFD 21	The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
PFD 22	All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
PFD 23	Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
PFD 24	The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
PFD 25	Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
PFD 26	Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
PFD 27	The applicant shall provide the City with a Stormwater Maintenance and Access

	Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
PFD 28	The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
PFD 29	All water lines that are to be temporary dead-end lines due to the phasing of construction shall have a valved tee with fire-hydrant assembly installed at the end of the line.
PFD 30	For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
PFD 31	Mylar Record Drawings:
	At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.
	Comments:
PFD 32	Applicant shall enter into a Development Agreement with the City that clarifies the responsibilities and/or estimated costs for construction of Tooze Road, Grahams Ferry Road, Paris Avenue, Palermo Street (south of proposed subdivision), and water, sanitary and storm infrastructure to service this proposed subdivision.
PFD 33	To provide internal circulation within Villebois the Applicant shall complete the construction of both Palermo Street and Paris Avenue/Ravenna Loop in the adjacent Villebois SAP North PDP 2 subdivision either prior to, or concurrent with, construction of Villebois SAP North PDP 3.
PFD 34	At the request of Staff, DKS Associates completed a Transportation Review dated March 14, 2014. The project is hereby limited to no more than the following impacts.
	Estimated New PM Peak Hour Trips 85
	Estimated Weekday PM Peak Hour Trips 27 Through Wilsonville Road Interchange Area
PFD 35	Recent traffic analysis reports done for Villebois have indicates that the intersection of Grahams Ferry Road and Tooze Road would operate at LOS F with the build-out of this and other approved Villebois subdivisions. Improvements to this intersection are planned and funded by the City and construction work is anticipated to be completed by spring 2016.

PFD 36	Connections to the public right-of-way shall occur at Oslo Street and Grahams Ferry Road and via Palermo Street and Paris Street to streets previously approved with Villebois SAP North PDP 2.	
PFD 37	Alley Tract "H" stops short of the Oslo Street right-of-way; Applicant shall provide a hard surface pedestrian connection between this alley tract and the public sidewalk on north side of Oslo Street.	
PFD 38	All construction traffic shall access the site via Grahams Ferry Road.	
PFD 39	In the 2013 Transportation Systems Plan Tooze Road is identified as a Minor Arterial. Applicant shall dedicate sufficient right-of-way to accommodate Tooze Road as a Minor Arterial; this will require an additional 17.5 feet of right-of-way dedication to the City to accommodate a half-street width of 37.5-ft (total right-of-way width of 75 feet).	
PFD 40	In the 2013 Transportation Systems Plan Grahams Ferry Road is identified as a Minor Arterial. Applicant shall dedicate sufficient right-of-way to accommodate Grahams Ferry Road as a Minor Arterial; this will require an additional 7.5 feet of right-of-way dedication to the City to accommodate a half-street width of 37.5-ft (total right-of-way width of 77 feet).	
PFD 41	With the improvements to Grahams Ferry Road applicant shall cause to have all overhead utilities along the east side of the road installed underground along the entire property frontage and install a new underground to overhead transition pole at the southeast corner of the Tooze Road / Grahams Ferry Road intersection.	
PFD 42	On Grahams Ferry Road adjacent to the Villebois Village development the standard street light is a 35-ft black fiberglass direct bury pole (30-ft mounting height) with 6-ft black arm and black full-cutoff cobra head luminaire.	
PFD 43	All internal streets shall be lighted with approved Westbrooke style street lights per the Villebois street lighting master plan.	
PFD 44	On westbound Oslo Street at Grahams Ferry Road applicant shall provide a left-turn pocket to accommodate turn movements onto Grahams Ferry Road as recommended in the Villebois Urban Village SAP North Area 1B Transportation Study, completed by DKS, July 31, 2013.	
PFD 45	On Grahams Ferry Road, stormwater will be collected via curb inlets north of Oslo Street and via storm swales south of Oslo; however the Applicant shall be required to provide detention and water quality requirements for impervious surfaces created with the reconstruction of Grahams Ferry Road.	
PFD 46	The proposed subdivision lies within two storm drainage basins – Coffee Lake and Mill Creek. Those portions of the subdivision lying within the Coffee Lake basin are exempt from stormwater detention requirements as established per City Ordinance No. 608. Those portions of the subdivision lying within Mill Creek basin and improvements done with Grahams Ferry Road shall be required to conform to the storm detention requirements of PFD 10. No net interbasin transfer of stormwater is allowed.	
PFD 47	The applicant shall provide 'stamped' engineering details with dimensions for intersection sight distance verification and AutoTURN layouts for all proposed intersections, including alley/street connections. Adequate clearance shall be provided at all intersections and alleyways. The sight distance point for exiting vehicles shall be located 14.4 feet from the edge of the traveled way.	

	At a minimum, the applicant shall provide 'stamped' engineering AutoTURN layouts for fire trucks and buses (WB-60) that show the overhang and/or mirrors of the vehicle as opposed to the wheel paths. Turning vehicles may use the width of the minor street to start the appropriate turn. The vehicle must however, stay within the appropriate receiving (inside) lane of the major street. Additionally, the turning vehicle must not intrude onto the wheel chair ramp on the inside of the turning movement.
PFD 48	Alleys that are identified by Tualatin Valley Fire and Rescue (TVF&R) as possible routes for medical and/or fire emergencies shall meet TVF&R's design requirements.
PFD 49	At the time of plan submittal for a Public Works Permit, the applicant shall provide to the City a copy of correspondence showing that the plans have also been distributed to the franchise utilities. Prior to issuance of a Public Works Permit, the applicant shall have coordinated the proposed locations and associated infrastructure design for the franchise utilities. Should permanent/construction easements or right-of-way be required to construct the public improvements or to relocate a franchised utility, the applicant shall provide a copy of the recorded documents. Should the construction of public improvements impact existing utilities within the general area, the applicant shall obtain written approval from the appropriate utility prior to commencing any
PFD 50	Applicant shall provide sufficient mail box units for the proposed phasing plan; applicant shall construct mail kiosk at locations coordinated with City staff and the Wilsonville U.S. Postmaster. In previous discussions between City staff and the Wilsonville U.S. Postmaster mail kiosk locations were preferred to be located along Oslo Street.
PFD 51	Rainwater management components will be allowed to be located in the public right-of-way, however such components shall be maintained by the Applicant, or subsequent HOA, and this shall be included in the Ownership and Maintenance agreement as required in PFD 27.
PFD 52	Existing abandoned water, sanitary, or storm water lines shall either be completely removed, grouted in place, or abandoned per a City approved recommendation from a Registered Geotechnical Engineer.
PFD 53	SAP North PDP 3 consists of 84 lots. All construction work in association with the Public Works Permit and Project Corrections List shall be completed prior to the City Building Division issuing a certificate of occupancy, or a building permit for the housing unit(s) in excess of 50% of total (43 rd lot).
PFD 54	Much of the site is located within a sanitary sewer reimbursement district adopted with Resolution No. 2350 and is subject to the requirements established by this resolution.
REQUES	ST E DB14-0014 TENTATIVE SUBDIVISION PLAT
PFE 1.	Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
DEE 2	Subdivision or Partition Plate.

Paper copies of all proposed subdivision/partition plats shall be provided to the City

Subdivision or Partition Plats:

PFE 2.

for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.

PFE 3. Subdivision or Partition Plats:

All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.

PFE 4. Applicant shall provide a public sidewalk easement for those portions of the 10-ft sidewalk adjacent to Grahams Ferry Road that are not within the public right-of-way.

Natural Resources Division Conditions:

REQUEST D: DB14-0011 SAP-NORTH PDP 3, PRELIMINARY DEVELOPMENT PLAN & REQUEST G: DB14-0015 FINAL DEVELOPMENT PLAN FOR PARKS AND OPEN SPACE

Rainwater	Management	Plan:	
			,

- NRDG 1. The applicant shall submit a detailed operations and maintenance manual for the rainwater management components that has been reviewed and approved by city staff before 50% of the units are occupied in PDP 3, SAP North.
- NRDG 2. Pursuant to the City of Wilsonville Public Works Standards, access should be provided for the entire perimeter of the rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
- NRDG 3. All Rainwater Management Components and associated infrastructure located in public areas shall be designed to the Public Works Standards. Rainwater Management Components in private areas shall comply with the plumbing code.
- NRDG 4. Plantings in Rainwater Management Components located in public areas shall comply with the Public Works Standards. Plantings in Rainwater Management Components located in private areas shall comply with the Plant List in the Rainwater Management Program or Community Elements Plan.
- NRDG 5. The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.

Stormwater Management:

- **NRDG 6.** Provide profiles, plan views and specifications for the proposed water quality treatment facilities consistent with the requirements of the City of Wilsonville's Public Works Standards.
- NRDG 7. Pursuant to the Public Works Standards, the applicant shall submit a maintenance plan (including the City's stormwater maintenance covenant) for the proposed stormwater facilities, inclusive of the rainwater management components, prior to approval for occupancy of the associated development.
- NRDG 8. Pursuant to the City of Wilsonville's Public Works Standards, access shall be provided to all areas of the proposed water quality treatment facilities. At a minimum, at least one access shall be provided for maintenance and inspection.

Other:

NRDG 9. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g. DEQ NPDES #1200–C permit).

REQUEST H: SI14-0003 SRIR REVIEW

Significant Resource Overlay Zone:

- NRH 1. All landscaping, including herbicides used to eradicate invasive plant species and existing vegetation, in the SROZ shall be reviewed and approved by the Natural Resources Program Manager. Native plants are required for landscaping in the SROZ.
- NRH 2. Prior to any site grading or ground disturbance, the applicant is required to delineate the boundary of the SROZ. Six-foot (6') tall cyclone fences with metal posts pounded into the ground at 6'-8' centers shall be used to protect the significant natural resource area where development encroaches into the 25-foot Impact Area.

 Protective fences shall be maintained in a full upright position.
- NRH 3. Pursuant to Section 4.139.04, the applicant shall demonstrate proposed exempt development (i.e., soft surface pedestrian trail and nature trail activity area) within the 25-foot Impact Area and the Significant Resource Overlay Zone has been designed to avoid, minimize and mitigate impact to the significant natural resources.
- NRH 4. Mitigation actions shall be implemented prior to or at the same time as the impact activity is conducted.
- NRH 5. Pursuant to Section 4.139.03 (.05) of the Wilsonville Code, the applicant is required to use habitat-friendly development practices (Table NR-2) to the extent practicable for any encroachment into the Significant Resource Overlay Zone and the 25-foot Impact Area.
- NRH 6. The Significant Resource Overlay Zone (SROZ) and mitigation area depicted on the SRIR mapping for the site shall be identified in a conservation easement. The applicant shall record the conservation easement with Clackamas Court Clerk's office. The conservation easement shall include language prohibiting any disturbance of natural vegetation without first obtaining approval from the City Planning Division and the Natural Resources Program Manager. The conservation easement shall be reviewed by the City Attorney prior to recording.

Building Division Conditions:

ALL REQUESTS

None

Tualatin Valley Fire & Rescue Conditions:

ALL REQUESTS

None

MASTER EXHIBIT LIST:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case Files DB14-0009 through DB14-0016.

- A1. Staff report and findings (this document)
- A2. Slides and notes for Staff's Public Hearing Presentation (available at Public Hearing)
- **B1.** Applicant's Notebook for SAP Amendment and SRIR Review: *Under separate cover* Section I: General Information
 - IA) Introductory Narrative
 - IB) Form/Ownership Documentation
 - IC) Copy of Certification of Assessment & Liens
 - ID) Fee Calculation
 - IE) Mailing List This information has been revised

Section II: SAP Amendment

- IIA) Supporting Compliance Report
- IIB) Reduced Drawings
- IIC) Utility & Drainage Report
- IID) Traffic Analysis
- IIE) Historic/Cultural Resource Inventory
- IIF) Significant Resource Impact Report Addendum
- IIG) Tree Report
- IIH) Architectural Pattern Book for SAP North-No Changes
- III) Community Elements Book for SPA North-No Changes
- IIJ) Master Signage and Wayfinding Plan for SAP North-No Changes
- IIK) Rainwater Management Book for SAP North-No Changes
- IIL) Compliance with SAP North Conditions of Approval
- **B2.** Applicant's SAP Large Format Plans (Smaller 11x17 plans included in Sections IIB of the applicant's notebook Exhibit B1.) *Under separate cover.*

Sheet 1 Cover Sheet

Sheet 2 Phasing Plan

Sheet 3 Existing Conditions

Sheet 4 Aerial Photograph

Sheet 5 Land Use Key

Sheet 6 Land Use Plan

Sheet 7 Circulation Plan

Sheet 8 Street Sections

Sheet 9 Park/Open Space/Pathways Plan

Sheet 10 SROZ Plan

Sheet 11 Street Tree Plan

Sheet 12 Tree Preservation Plan

Sheet 13 Grading Plan

Sheet 14 Utility Plan

B3. Applicant's Notebook for PDP/Tentative Plat/Zone Change/Tree Removal Plan/Final Development Plan: *Under separate cover*

Section I: General Information

IA) Introductory Narrative

IB) Form/Ownership Documentation

IC) Fee Calculation

ID) Mailing List This information has been revised

Section II: Annexation

IIA) Supporting Compliance Report

IIB) Copy of Petition & Ownership/Elector Info

IIC) Legal Description & Sketch

Section III: Preliminary Development Plan

IIIA) Supporting Compliance Report

IIIB) Reduced Drawings

IIIC) Utility & Drainage Reports

IIID) Traffic Analysis

IIIE) Tree Report

IIIF) Conceptual House Elevations

IIIG) SRIR Addendum & Wetland Delineation Report

Section IV: Tentative Subdivision Plat

IVA) Supporting Compliance Report

IVB) Tentative Plat Revised: See Exhibit B6

IVC) Draft CC&R's

IVD) Copy of Certification of Assessments and Liens

IVE) Subdivision Name Approval

Section V: Zone Change

VA) Supporting Compliance Report

VB) Zone Change Map

VC) Legal Description & Sketch

Section VI: Tree Removal Plan

VIA) Supporting Compliance Report

VIB) Tree Report

VIC) Tree Preservation Plan

Section VII: Final Development Plan

VIIA) Supporting Compliance Report

VIIB) Reduced Plans

VIIC) Sample Elevations of Mailbox Kiosks

B4. Applicant's Large Format Plans PDP/Tentative Plat/Tree Plan (Smaller 11x17 plans included in Sections IIIB and IVB of the applicant's notebook Exhibit B3.) *Under separate cover.*

Sheet 1 Cover Sheet

Sheet 2 Existing Conditions

Sheet 3 Aerial Photograph

Sheet 4 Preliminary Plat Revised. See Exhibit B6.

Sheet 5 Grading Plan

Sheet 6 Composite Utility Plan

Sheet 7 Circulation Plan

Sheet 8 Site/Land Use Plan

Sheet 9 Typical Lot Pattern

Sheet 10 Tree Preservation Plan

Sheet 11 Street Tree/Lighting Plan Revised. See Exhibit B6

Sheet 12 SROZ Plan

B5. Large Format Plans for Final Development Plan(Smaller 11x17 plans included in Section VIIB of the applicant's notebook, Exhibit B1.) *Under separate cover*.

Sheet 1 Cover Sheet

Sheet L1.0 Landscape Plan

Sheet L2.0 Landscape Plan

Sheet L3.0 Landscape Plan

Sheet L4.0 Landscape Plan

Sheet L5.0 Landscape Details & Specifications

B6. Revised Sheets Submitted April 29, 2014

Sheet 4 from Exhibit B4/Section IVB) of Exhibit B3 Preliminary/Tentative Plat Sheet 11 from Exhibit B4 Street Tree Plan

- **B7.** Email correspondence regarding SHPO (State Historic Preservation Office) findings on Foundation and Well found on site
- C1. Comments and Conditions from Engineering Division
- C2. Comments, Findings, and Conditions from Natural Resources
- C3. Comments and Conditions from TVF&R
- C4. Comments from Public Works
- C5. Comments from NW Natural
- C6. Email from Steve Adams concerning changes to Engineering Conditions of Approval and Tax Lot 31W15 01591
- D1. Email from Tanya Stricker dated April 25, 2014

FINDINGS OF FACT:

- 1. The statutory 120-day time limit applies to this application. The application was received on January 31, 2014. On February 28, 2014, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on March 31, 2014, the Applicant submitted new materials. On April 22, 2014 the application was deemed complete. The City must render a final decision for the request, including any appeals, by August 20, 2014
- 2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	Clackamas County RRFF5	Tooze Road/ Rural Residential
East:	Clackamas Coun RRFF5	Vacant
South:	V	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

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.

CONCLUSIONARY FINDINGS:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

GENERAL INFORMATION

Section 4.008 Application Procedures-In General

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

Finding: These criteria are met.

Explanation of Finding: The application is being processed in accordance with the applicable general procedures of this Section.

Section 4.009 Who May Initiate Application

Review Criterion: "Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply."

Finding: This criterion is satisfied.

Explanation of Finding: The applications have been submitted on behalf of contract purchaser Polygon Homes, and is signed by the property owners, Wayne Rembold of Villebois LLC (TL's 1200 and 1205) and both Charles and Carolyn Taber (TL 1202).

Subsection 4.010 (.02) Pre-Application Conference

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Explanation of Finding: A pre-application conference was held on November 21, 2013 in accordance with this subsection.

Subsection 4.011 (.02) B. Lien Payment before Application Approval

Review Criterion: "City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application."

Finding: This criterion is satisfied.

Explanation of Finding: No applicable liens exist for the subject property. The application can thus move forward.

Subsection 4.035 (.04) A. General Site Development Permit Submission Requirements

Review Criteria: "An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code." Listed 1. through 6. j.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has provided all of the applicable general submission requirements contained in this subsection.

Section 4.110 Zoning-Generally

Review Criteria: "The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192." "The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise."

Finding: These criteria are satisfied.

Explanation of Finding: This proposed development is in conformity with the Village zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

REQUEST A: DB14-0009ANNEXATION

The applicant's findings in Section IIA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

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: As further explained by the applicant on page 2 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) the required consistency is fulfilled by being consistent with the Villebois Village Master 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: As further explained by the applicant on page 3 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) the requirements are fulfilled by being consistent with the Villebois Village Master Plan or by compliance with state and regional policies as found elsewhere the findings supporting this request.

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 site has been included

with a concurrent Preliminary Development Plan application for Phase 3 of SAP North. 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. The full text of the criteria is on pages 5-6 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: As further explained by the applicant on page 6 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) the request is within the UGB, contiguous with current City boundaries, and is in compliance with state, regional, and local policies as found elsewhere the findings supporting this request.

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. The full text of the criteria is on pages 7-10 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: As further explained by the applicant on pages 7-10 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) the request is within the UGB, meets the definition of a minor boundary change, satisfies the requirements for boundary change petitions, 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: As further explained by the applicant on pages 10-11of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) 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 owners of the land being annexed, and all property owners and 100% of electors within the annexed area have provided their consent in writing.

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. The full text of the criteria is on pages 11-12 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: As further explained by the applicant on pages 13 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) 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 all property owners and 100% of electors within the annexed area have provided their consent in writing.

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: All property owners and 100% of electors within the annexed area have provided their consent in writing. However, a public hearing process is being followed as prescribed in the City's Development Code concurrent with a Zone Map Amendment request and other quasi-judicial land use applications.

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. The applicant has provided additional findings related to statewide planning goals on pages 13-14 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3).

REQUEST B: DB14-0010 ZONE MAP AMENDMENT

The applicant's findings in Section IVA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Comprehensive Plan

Compact Urban Development-Implementation Measures

Implementation Measure 4.1.6.a

B1. 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." Finding: These criteria are satisfied.

Explanation of Finding: Development in this area is being guided by all the listed plans and codes.

Implementation Measure 4.1.6.b.

B2. <u>Review Criteria</u>: This implementation measure identifies the elements the Villebois Village Master Plan must contain.

Finding: These criteria are not applicable

Explanation of Finding: The concurrent proposal for a preliminary development plan implements the procedures as outlined by the Villebois Village Master Plan, as previously approved.

Implementation Measure 4.1.6.c.

B3. <u>Review Criterion</u>: "The "Village" Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation."

Finding: This criterion is satisfied.

<u>Explanation of Finding</u>: The Village Zone zoning district is being applied to an area designated as Residential-Village in the Comprehensive Plan.

Implementation Measure 4.1.6.d.

B4. Review Criterion: "The "Village" Zone District shall allow a wide range of uses that befit and support an "urban village," including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses."

Finding: This criterion is satisfied.

Explanation of Finding: The area covered by the proposed zone change is proposed for residential uses, and parks and open space as shown in the Villebois Village Master Plan.

Planning and Land Development Ordinance

Section 4.029 Zoning to be Consistent with Comprehensive Plan

B5. Review Criterion: "If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the Comprehensive Plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development."

Finding: This criterion is satisfied.

Explanation of Finding: The applicant is applying for a zone change concurrently with a Preliminary Development Plan, which is equivalent to a Stage II Final Plan for a planned development.

Subsection 4.110 (.01) Base Zones

B6. <u>Review Criterion</u>: This subsection identifies the base zones established for the City, including the Village Zone.

Finding: This criterion is satisfied.

Explanation of Finding: The requested zoning designation of Village "V" is among the base zones identified in this subsection.

Subsection 4.125 (.01) Village Zone Purpose

B7. Review Criteria: "The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The subject lands are designated Residential-Village on the Comprehensive Plan map and are within the Villebois Village Master Plan area and the zoning designation thus being applied is the Village "V".

Subsection 4.125 (.02) Village Zone Permitted Uses

B8. Review Criteria: This subsection lists the uses permitted in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed residential and park and open space uses are consistent with the Village Zone designation and Villebois Village Master Plan.

Subsection 4.125 (.18) B. 2. Zone Change Concurrent with PDP Approval

B9. Review Criterion: "... Application for a zone change shall be made concurrently with an application for PDP approval..."

Finding: This criterion is satisfied.

Explanation of Finding: A zone map amendment is being requested concurrently with a request for PDP approval. See Request D.

Subsection 4.197 (.02) Zone Change Review

Subsection 4.197 (.02) A. Zone Change Procedures

B10. Review Criteria: "That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125(.18)(B)(2), or, in the case of a Planned Development, Section 4.140;"

Finding: These criteria are satisfied.

Explanation of Finding: The request for a zone map amendment has been submitted as set forth in the applicable code sections.

Subsection 4.197 (.02) B. Zone Change: Conformance with Comprehensive Plan Map, etc.

B11. Review Criteria: "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;"

Finding: These criteria are satisfied.

Explanation of Finding: The proposed zone map amendment is consistent with the Comprehensive Map designation of Residential-Village and as shown in Findings B1 through B4 comply with applicable Comprehensive Plan text.

Subsection 4.197 (.02) C. Zone Change: Specific Findings Regarding Residential Designated Lands

B12. Review Criteria: "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 Measure 4.1.4.b, d, e, q, and x of Wilsonville's Comprehensive Plan text;"

Finding: These criteria are satisfied.

Explanation of Finding: Implementation Measure 4.1.6.c. states the "Village" Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation. Since the Village Zone must be applied to areas designated "Residential Village" on the Comprehensive Plan Map and is the only zone that may be applied to these areas, its application is consistent with the Comprehensive Plan.

Subsection 4.197 (.02) D. Zone Change: Public Facility Concurrency

B13. Review Criteria: "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."

Finding: These criteria are satisfied.

Explanation of Finding: The Preliminary Development Plan compliance report and the plan sheets demonstrate that the existing primary public facilities are available or can be provided in conjunction with the project. Section IIIC of the applicant's notebook, Exhibit B3, includes supporting utility and drainage reports. In addition, the applicant has provided a Traffic Impact Analysis, which is in Section IIID of the applicant's notebook, Exhibit B3.

Subsection 4.197 (.02) E. Zone Change: Impact on SROZ Areas

B14. Review Criteria: "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 about 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;"

Finding: These criteria are satisfied.

Explanation of Finding: There is a small amount of SROZ on the southern edge of the property being rezoned. Request H is a Significant Resource Impact Report, which has found no significant adverse effect on the SROZ area.

Subsection 4.197 (.02) F. Zone Change: Development within 2 Years

B15. Review Criterion: "That the applicant is committed to a development schedule demonstrating that the development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change."

Finding: This criterion is satisfied.

Explanation of Finding: Related land use approvals for PDP 3 North expire after 2 years, so requesting the land use approvals assumes development would commence within two (2) years. However, in the scenario where the applicant or their successors due not commence development within two (2) years allowing related land use approvals to expire, the zone change shall remain in effect.

Subsection 4.197 (.02) G. Zone Change: Development Standards and Conditions of Approval

B16. Review Criteria: "That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached to insure that the project development substantially conforms to the applicable development standards."

Finding: These criteria are satisfied.

Explanation of Finding: As can be found in the findings for the accompanying requests, the applicable development standards will be met either as proposed or as a condition of approval.

REQUEST C: DB14-0013 SAP-NORTH AMENDMENT

The applicant's findings in Section IIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

Wilsonville Comprehensive Plan

Implementation Measure 4.1.6.a. Development in the "Residential-Village" Map Area

C1. <u>Review Criteria</u>: "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."

Finding: These criteria are satisfied.

Explanation of Finding: As found in this report, development is being proposed consistent with the Villebois Village Master Plan and the "Village" Zone District. See Findings C3 through C69.

Implementation Measure 4.1.6.c. Application of the "Village" Zone District

C2. Review Criteria: "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 "Village" Zone is proposed to be applied. See Request B.

Villebois Village Master Plan

General- Land Use Plan

Goal: Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.

General-Land Use Plan Policy 1 Range of Choices

C3. Review Criteria: "The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois Village Master Plan area."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed SAP amendment continues the provision of a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois area. The proposed SAP amendment also facilitates mode choice in transportation with facilities for bicycles and pedestrians in addition to vehicles. Commercial areas continue to be concentrated around the Village Center.

General-Land Use Plan Policy 2 Compliance with Figure 1 - Land Use Plan

C4. Review Criteria: "Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on Figure 1 – Land Use Plan or as refined by Specific Area Plans."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed SAP Amendment further defines the residential uses in the subject area and other components are in the general configuration shown in the Master Plan. As can be seen on Sheet 6 *Land Use Plan* of the applicant's submitted plan set, Exhibit B2, the residential uses include large, standard, medium, and small detached single-family. They are arranged as a similar pattern as other areas in Villebois with large lots on the edges with a mix of lot sizes on the interior of the site. See Findings C119 through C124 regarding Master Plan land use mix and density refinements as part of the SAP Amendment request.

General-Land Use Plan Policy 3 Civic, Recreational, Educational, and Open Space Opportunities

C5. <u>Review Criteria</u>: "The Villebois Village shall provide civic, recreational, educational and open space opportunities."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed SAP Amendment shows recreational opportunities shown in the Master Plan for the subject area.

General-Land Use Plan Policy 4 Full Public Services

C6. <u>Review Criteria</u>: "The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit."

Finding: These criteria are satisfied.

Explanation of Finding: All the listed public services are proposed to be provided consistent with the Master Plan.

General-Land Use Plan Policy 5 Development Guided by Finance Plan and CIP

C7. Review Criteria: "Development of Villebois shall be guided by a Finance Plan and the City's Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City's concurrency requirements (see Implementation Measure 4, below)."

Finding: These criteria are satisfied.

Explanation of Finding: All city requirements for concurrency and Development Agreements remain in effect and will be applied, including concurrency requirements with the PDP approval. See Request D.

General-Land Use Plan Implementation Measure 1 Unique Planning and Regulatory Tools

C8. Review Criteria: "Allow for unique planning and regulatory tools that are needed to realize the Villebois Village Master Plan. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Books."

Finding: These criteria are satisfied.

Explanation of Finding: All the listed tools previously approved for SAP North are being utilized for the subject area.

General-Land Use Plan Implementation Measure 3 Master Plan Refinements

C9. Review Criteria: "Refinements to the Villebois Village Master Plan are anticipated as more detailed plans are developed for the Specific Area Plans. Specific Area Plans may propose refinements to the Villebois Village Master Plan without requiring an amendment to the Villebois Village Master Plan provided the refinement is not significant. Non-significant refinements shall be defined in the Village ("V") Zone text and may include, but are not limited to: minor alterations to street alignments or minor changes in area or uses. Disagreement about whether a refinement is significant shall be resolved by a process provided in the Village ("V") Zone text."

Finding: These criteria are satisfied.

Explanation of Finding: Refinements are proposed consistent with this allowance.

General-Land Use Plan Implementation Measure 4 Coordinating Finance Plan and Development Agreements

C10. <u>Review Criteria</u>: "The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate."

Finding: These criteria are satisfied.

Explanation of Finding: All city requirements for concurrency and Development Agreements remain in effect and will be applied, including concurrency requirements with the PDP approval. See Request D.

Residential Neighborhood Housing

Goal: The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

Residential Neighborhood Housing Policy 1 Variety of Housing Options

C11. <u>Review Criteria</u>: "Each of the Villebois Village's neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed mix of housing for the subject area is provided consistent with the Villebois Village Master Plan and allowed refinements.

Residential Neighborhood Housing Policy 2 Affordable Rental and Ownership Opportunities

C12. Review Criteria: "Affordable housing within Villebois shall include rental and home ownership opportunities."

Finding: These criteria are satisfied.

Explanation of Finding: Affordable rental and home ownership opportunities at the level shown in the adopted Master Plan remain.

Residential Neighborhood Housing Policy 3 Average Density Requirement

C13. Review Criteria: "The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed development helps maintain an overall average density in Villebois of more than 10 dwellings units per net residential acre with the type of residential development shown in Figure 1 of the Villebois Village Master Plan.

Residential Neighborhood Housing Policy 4 Minimum Total Dwelling Units

C14. Review Criteria: "The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the Villebois Village Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: This dwelling unit minimum for Villebois continues to be exceeded.

Residential Neighborhood Housing Policy 5 Mix of Housing Types in Neighborhoods

C15. Review Criteria: "The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable."

Finding: These criteria are satisfied.

Explanation of Finding: A variety of housing types are proposed in the subject area consistent with Figure 1 of the Villebois Village Master Plan and allowed refinements.

Residential Neighborhood Housing Policy 6 Community Housing Requirements

C16. Review Criteria: "The Villebois Village shall include community housing types consistent with Oregon Revised Statute 426.508(4), which requires that no more than 10 acres be retained from the sale of the former Dammasch State Hospital property for development of community housing for chronically mentally ill persons. The City of Wilsonville, the Oregon Department of Administrative Services, and the Mental Health and Developmental Disability Services Division shall jointly coordinate the identification of the acreage to be retained."

Finding: These criteria are satisfied.

Explanation of Finding: None of the designated 10 acres are within the subject area.

Residential Neighborhood Housing Policy 7 Governor's Quality Development Objectives and Governor's Livability Initiative

C17. Review Criteria: "The development standards and Specific Area Plans required by the Village zone shall be consistent with the Governor's Quality Development Objectives and the Governor's Livability Initiative."

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on page 6 of their supporting compliance report for amendment to Specific Area Plan-North (Section IIA of

Exhibit B1) the Specific Area Plan is consistent with the objectives and initiative referenced in this subsection.

Residential Neighborhood Housing Policy 8 Increasing Transportation Options

C18. Review Criteria: "Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed SAP amendment continues to show paths, bike facilities, block lengths, etc. consistent with the Master Plan to be pedestrian friendly and increase transportation options.

Residential Neighborhood Housing Policy 10 Incorporating Natural Features

C19. Review Criteria: "Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features."

Finding: These criteria are satisfied.

Explanation of Finding: Wetlands and forested areas are incorporated into the design of SAP North.

Residential Neighborhood Housing Implementation Measure 1 Compact, Pedestrian Oriented Character

C20. Review Criteria: "Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the Villebois Village Concept Plan and the contents of this Villebois Village Master Plan."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: Development standards and a Pattern Book for SAP North have been adopted to ensure the required design and scale of dwellings.

Residential Neighborhood Housing Implementation Measure 2 Pattern Books

C21. Review Criteria: "Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams."

Finding: These criteria are satisfied.

Explanation of Finding: The Architectural Pattern Book for the entirety of SAP North has previously been approved.

Chapter 3 Parks & Open Space/Off-Street Trails & Pathways

Goal The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the larger regional park/open space system.

Parks and Open Spaces Policy 1 Incorporating Existing Trees, Planting Shade Trees

C22. Review Criteria: "Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces."

Finding: These criteria are satisfied.

Explanation of Finding: Existing trees have been inventoried for Phase 3 North, are being incorporated where feasible, and planted where appropriate. See Request F, Type C Tree Plan, and Request G, Final Development Plan for Parks and Open Space.

Parks and Open Spaces Policy 2 Interconnected Trail System

C23. Review Criteria: "An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading."

Finding: These criteria are satisfied.

Explanation of Finding: A trail system continues to be provided consistent with the Villebois Village Master Plan.

Parks and Open Spaces Policy 3 Variety of Facilities and Activities

C24. Review Criteria: "Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm."

Finding: These criteria are satisfied.

Explanation of Finding: SAP North provides a variety of age-oriented facilities, ranging from child play structures to more active, hard surface sport courts. Opportunities for quiet reflection and passive interaction are provided within the forested area of OS-2. SAP North provides numerous other age-oriented facilities, passive and active activities, and areas of calm, as depicted on the Parks/Open Space/Pathways Plan, Sheet 9 of Exhibit B2. This SAP Amendment adds both active and passive recreational opportunities within Phase 3. The pocket park in the northwest site corner will provide a child play structure, pedestrian/bicycle connection to the intersection of Grahams Ferry Road and Tooze Road, and a lawn area. Preservation of the treed wetland in the southwest site corner and the adjacent pedestrian connection will provide an opportunity for quiet reflection and passive recreational use. Therefore, the planned park and open space areas provide activities for a range of ages and activity levels.

Parks and Open Spaces Policy 4 Wildlife Habitat

C25. Review Criteria: "Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements."

Finding: These criteria are satisfied.

Explanation of Finding: SAP North encourages opportunities for wildlife habitat by minimizing impacts to natural resources and incorporating forested and wetland areas into the site design. Nature trails, benches, and nature trail activity areas within OS-2 will be established in ways that preserve opportunities for wildlife habitat. Additionally, with the proposed amendment, the existing treed wetland in the southwestern site corner of Phase 3

is retained in an open space tract. Landscaping and a bioretention cell are planned within this open space area to minimize wetland impacts.

Parks and Open Spaces Policy 5 Power of Ten

C26. Review Criteria: "Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten)."

Finding: These criteria are satisfied.

Explanation of Finding: SAP North includes a range of passive and active activities and facilities within gathering spaces of parks and open spaces, as depicted on the Parks/Open Space/Pathways Plan, Sheet 9 of Exhibit B2.

Improvements within Open Space 2 (OS-2) will occur in conjunction with PDP 3N. Note that previous development agreements identified the OS-2 improvements as an obligation of the subject property (PDP 3N). Improvements provided with PDP 3N include a creative child play area on the north side of OS-2, which includes nature play features. The creative child play area is located along a nature trail that is part of a larger nature trail system within OS-2. This nature trail system connects to residential areas along the north, south, and east sides of OS-2, to Regional Park 4 to the east, and to the Tonquin trail that continues to the south and northeast of OS-2.

Additionally, Phase 3 of SAP North includes a pocket park in the northwestern site corner, which provides an active child play structure, lawn area for active or passive use, and a minor pathway for pedestrians and bicycles. Fencing of a more transparent style will be provided along Grahams Ferry Road and Tooze Road in order to enhance the visibility of the park space and increase the perception of accessibility to and from the park with the intersection and residential neighborhood. Furthermore, a large shade tree within the pocket park will provide visual interest for the neighborhood and traveling public, a greater sense of green space, as well as protection from the sun. In addition, a sidewalk with combined pedestrian/bicycle access is provided along park frontage on Grahams Ferry Road and Tooze Road, which will encourage pedestrian and bicycle activity to and through the pocket park.

Finally, Phase 3 includes an open space tract in the southwestern site corner that preserves a treed wetland. A pedestrian/bicycle connection is provided from SW Oslo Street to SW Palermo Street adjacent to the wetland, allowing for passive recreational use of the open space. Furthermore, adjacent residential lots will front onto the open space area, which creates the potential for residents to congregate in front yards and encourages social space next to the path and wetland.

Parks and Open Spaces Policy 6 Compliance with SROZ Regulations

C27. Review Criteria: "Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations."

Finding: These criteria are satisfied.

Explanation of Finding: SROZ regulations are being reviewed, see Request H.

Parks and Open Spaces Policy 9 Parks Flexibility Over Time

C28. Review Criteria: "Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs."

Finding: These criteria are satisfied.

Explanation of Finding: No park programming is such as to preclude future flexibility.

Parks and Open Spaces Policy 11 Parking along Park Frontages

C29. Review Criteria: "On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area."

Finding: These criteria are satisfied.

Explanation of Finding: On-street parking along parks is not proposed, consistent with this Policy.

Parks and Open Spaces Implementation Measure 1 Compliance with Parks Figures

C30. Review Criteria: "Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F)."

Finding: These criteria are satisfied.

Explanation of Finding: As shown on Sheet 9, Parks/Open Space/Pathways Plan, of the applicant's SAP Plan Set, Exhibit B2, Parks in SAP North continue to be shown consistent with the Master Plan or as refined through subsequent applications.

Parks and Open Spaces Implementation Measure 3 Native Vegetation, Landforms, and Hydrology

C31. Review Criteria: "Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible."

Finding: These criteria are satisfied.

Explanation of Finding: As shown on the Park/Trail/Open Space Plan, Sheet 9 of Exhibit B2 parks and open space areas including the wetland in open space at the southwest corner of Phase 3 North.

Parks and Open Spaces Implementation Measure 4 Community Elements Book

C32. Review Criteria: "Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a proposed plant list. The Community Elements Book also includes specifications for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book."

Finding: These criteria are satisfied.

Explanation of Finding: A Community Elements Book has previously been adopted for the entirety of SAP North.

Parks and Open Spaces Implementation Measure 5 Artwork is Encouraged

C33. Review Criteria: "Artwork is encouraged to be incorporated into parks."

Finding: These criteria are satisfied.

Explanation of Finding: Space has been reserved for placement of artwork in parks closer to the Village Center and within neighborhood and community gathering spaces. While no park artwork is currently proposed in SAP North the design of parks would allow appropriate artwork if desired in the future.

Parks and Open Spaces Implementation Measure 7 Year Round Recreation

C34. Review Criteria: "The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities."

Finding: These criteria are satisfied.

Explanation of Finding: Specific Area Plan North includes a variety of year-round recreation and open space opportunities, including multi-use trails, hard surface sports areas, and play and park structures. The Park/Open Space/Pathways Plan, Sheet 9 of Exhibit B2, illustrates how Phase 3 will contribute additional parks and open space areas that contribute to the ability to recreate year round. Through the preservation of existing trees within parks and open space areas, shade from the sun and rain is provided adjacent to the retained wetland and within OS-2.

Parks and Open Spaces Implementation Measure 9 Tree Retention

C35. Review Criteria: "The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the "Important" and "Good" tree rating categories, which are defined in the Community Elements Books. Trees rated "Moderate" shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention."

Finding: These criteria are satisfied.

Explanation of Finding: Tree retention is being reviewed in concert with other design alternatives. See Request F for additional review of tree retention and removal.

Parks and Open Spaces Implementation Measure 10 Tree Preservation and Planting Plans

C36. Review Criteria: "Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: Tree Preservation and Planting Plans are being reviewed concurrently with PDP 3 North. See Request F. PDP's for future phases of SAP North will similarly require concurrent review of Tree Preservation and Planting Plans

Parks and Open Spaces Implementation Measure 11 Cultural and Historic Resources

C37. Review Criteria: "Provide for review of cultural and historic resources on portions of Villebois that are to be annexed into the City of Wilsonville with the Specific Area Plan."

Finding: These criteria are satisfied.

Explanation of Finding: A cultural resources inventory has been completed and is available in Exhibit B1, notebook, Section IIE. No resources have been identified for preservation. See also Finding C134 and Exhibit B7.

Parks and Open Spaces Implementation Measure 13 SROZ Compliance

C38. Review Criteria: "The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code."

Finding: These criteria are satisfied.

Explanation of Finding: Request H reviews compliance with the SROZ regulations.

Parks and Open Spaces Implementation Measure 14 Park Lighting

C39. <u>Review Criteria</u>: "A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F)."

Finding: These criteria are satisfied.

Explanation of Finding: The conceptual plan for lighting of park spaces addresses major parks and open spaces within SAP North, such as the Tonquin Trail and the Neighborhood Commons. Phase 3 does not include a Neighborhood Commons or the Tonquin Trail. Appendix H does not require lighting in SAP North Phase 3 open space or park areas.

Parks and Open Spaces Implementation Measure 15 Variety of Child Play Areas

C40. Review Criteria: "Each child play area shall include uses suitable for a range of age groups." Finding: These criteria are satisfied.

Explanation of Finding: The Park/Open Space/Pathways Plan, Sheet 9 of Exhibit B2, illustrates the child play areas approved with Phase 1 and Phase 2 and proposed for Phase 3. Phase 3 provides a pocket park, including a play structure and lawn area. Additionally, the child play area within OS-2 to be developed with Phase 3 is designed for both younger and older children.

Parks and Open Spaces Implementation Measure 18 Completion of Parks and Home Occupancy

C41. Review Criteria: "The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted."

Finding: These criteria are satisfied.

Explanation of Finding: A Condition of Approval PDD 3 under the Request D, Preliminary Development Plan, ensures compliance with this implementation measure.

Parks and Open Spaces Implementation Measure 20 ADA Park Access

C42. Review Criteria: "The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users."

Finding: These criteria are satisfied.

Explanation of Finding: The parks and open space areas and on-street parking within Phase 1 and Phase 2 have been approved. Parks and open spaces within Phase 3, including a pocket park and open space area, are anticipated to serve the immediate neighborhood and adjacent neighbors. The proposed park/open space uses within Phase 3 are not anticipated to require parking, as most users are anticipated to access these areas by walking or biking. Future Phases will be required to submit additional information regarding parks and open spaces and proposed parking through a SAP Amendment or Refinement.

Sanitary Sewer Goal, Policy, and Implementation Measures

C43. Review Criteria: "Goal: The Villebois Village shall include adequate sanitary sewer service.

Policy

1. The sanitary sewer system for Villebois Village shall meet the necessary requirements for the City of Wilsonville Wastewater Master Plan.

Various project specific implementation measures

Finding: These criteria are satisfied.

Explanation of Finding: The Utility Plan, Sheet 14 of Exhibit B2, shows the approved sanitary system within Phase 1 and Phase 2, and the proposed sanitary system within Phase 3. The sanitary system within Phase 3 of SAP North will comply with Policies 1 through 7 of the City of Wilsonville Wastewater Master Plan, as demonstrated by the Utility Plan and the attached Utility & Drainage Report, applicant's notebook, Exhibit B1, Section IIC. No refinements to sanitary sewer are proposed.

Water System Goal, Policy, and Implementation Measures

C44. Review Criteria:

"Goal

The Villebois Village shall include adequate water service.

Policy

The water system for Villebois Village shall meet the necessary requirements of the City of Wilsonville Water System Master Plan.

Implementation Measures

- 1. Implement the following list of Water System Master Plan policies and projects with development of Villebois Village:
 - · Policies: 1-7
 - · Projects:
 - 1) 18-inch main in Barber Street from Kinsman Road to Brown Road
 - 2) 48-inch main in Kinsman Road from Barber Street to Boeckman Road
 - 3) 24-inch main in Boeckman Road from Kinsman Road to Villebois Drive
 - 4) 18-inch main in Villebois Drive from Boeckman Road to Barber Street
 - 5) 18-inch main in Barber Street from Brown Road to Grahams Ferry Road
 - 6) 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road.
 - 7) 12-inch main in Grahams Ferry Road from the Future Study Area to Barber Street
 - 8) 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road
 - 9) 12-inch main in extension of Villebois Drive from Barber Street to the Future Study Area
 - 10) 12-inch main connections from Barber Street to Evergreen Road
- 2. Incorporate the construction of the above referenced projects into the Finance Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The Utility Plan, Sheet 14 of Exhibit B2, shows the water system for SAP North, reflecting Phase 1 and Phase 2 approvals, and the proposed water system for Phase 3. The proposed water system will comply with Policies 1 through 7 of the Water System Master Plan. The 18-inch main in Grahams Ferry Road from Barber Street Road to Tooze Road has been constructed. Additionally, the City has already installed the 18-inch main from Barber Street from Brown Road to Grahams Ferry.

Storm Water Goal

The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.

Storm Water Policy 1 Meeting Stormwater Master Plan and Public Works Standards

C45. Review Criteria: "The onsite storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards." Finding: These criteria are satisfied.

Explanation of Finding: The Utility Plan, Sheet 14 of Exhibit B2, shows the stormwater system for SAP North, reflecting Phase 1 and Phase 2 approvals, and the proposed stormwater system for Phase 3. A supporting Utility and Drainage Report is included in Notebook (Exhibit B1) Section IIC, which demonstrates that the stormwater system will meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.

Storm Water Policy 2 and 3 Minimizing Development "Footprint" on Hydrological Cycle, Rainwater Management

C46. Review Criteria: "Villebois Village shall strive to minimize the development "footprint" on the hydrological cycle through the combination of stormwater management and rainwater management."

"Villebois Village shall integrate rainwater management systems into parks and open space areas."

Finding: These criteria are satisfied.

Explanation of Finding: Rainwater Management Systems are integrated into parks and open space areas as shown on the Park/Open Space/Pathways Plan, Sheet 9 of Exhibit B2. A copy of the approved Rainwater Management Program for SAP North is provided in Notebook (Exhibit B1) Section IIK. A minor refinement is proposed to on-site water quality/stormwater/rainwater facilities within Phase 3 along Grahams Ferry Road and Tooze Road. See Findings C113 through C118.

Storm Water Implementation Measure 11 Stormwater Facility Maintenance

C47. Review Criteria: "Pursuant to the City's Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including detention/retention facilities, will be planned as part of the Specific Area Plans for the Villebois Village."

Finding: These criteria are satisfied.

Explanation of Finding: Ownership and maintenance of stormwater conveyance facilities in SAP North Phase 3 and other future phases will be addressed through the future Ownership & Maintenance Agreement to be prepared with Final Plat Review.

Circulation System Goal

The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

Circulation System Policy 1 Encourage Alternative Modes, Accommodate All Modes

C48. Review Criteria: "The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians."

Finding: These criteria are satisfied.

Explanation of Finding: Transportation facilities including streets, sidewalks, and trails are proposed consistent with the Master Plan accommodating different travel modes.

Circulation System Implementation Measure 5 Curb Extensions

- C49. Review Criteria: "Curb extensions may be utilized within the Villebois Village area under the following basic principles for their placement and design:
 - A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all
 Residential street intersections, even where curb extensions are located. In the Village
 Center (inside the Village Loop), the minimum curb-to-curb public street width should be 22
 feet, in order to accommodate delivery and garbage truck movements.
 - Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks

shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.

- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans."

Finding: These criteria are satisfied.

Explanation of Finding: The Circulation Plan, Sheet 7 of Exhibit B2, includes the approved placement of curb extensions within Phase 1 and Phase 2 and the proposed placement of curb extensions within Phase 3. The placement of the curb extensions within Phase 3 is consistent with the Curb Extension Concept Plan in the SAP North Community Elements Book.

Circulation System Implementation Measure 6 Alignment Compliant with SROZ

C50. Review Criteria: "Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans."

Finding: These criteria are satisfied.

Explanation of Finding: SROZ compliance is reviewed in Request H.

Circulation System Implementation Measure 7 Connectivity Between Street Termination Points and Adjacent Trails/Pathways

C51. Review Criteria: "Pedestrian and bicycle connectivity shall be provided between public and private street termination points and adjacent trails/pathways at the discretion of the City Engineer."

Finding: These criteria are satisfied.

Explanation of Finding: The Circulation Plan and the Street Sections, Sheets 7 and 8 of Exhibit B2, illustrate the street system within SAP North, including shared roadways for bicyclists and sidewalks. The Park/Open Space/Pathways Plan, Sheet 9 of Exhibit B2, shows pedestrian/bicycle connections to adjacent streets or parks and open spaces throughout SAP North. Amendments to add specific information for Phase 3 continue this approach.

Statewide Planning Goals

Goal 1 Citizen Involvement

C52. Review Criterion: "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."

Finding: This criterion is satisfied.

<u>Explanation of Finding</u>: The adoption process for the proposed SAP amendment includes duly noticed public hearings before the Development Review Board. The current process was preceded by a Master Plan adoption and SAP North review processes found compliant with Goal 1.

Goal 2 Land Use Planning

C53. <u>Review Criterion</u>: "To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions."

Finding: This criterion is satisfied.

Explanation of Finding: The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The Villebois Village Master Plan was adopted consistent with the planning policies in the Comprehensive Plan. The Villebois Village Master Plan was found to be consistent with Goal 2 because it creates a more specific plan for a portion of the City that provides additional guidance for future regulations. The proposed SAP amendment does not alter these circumstances. No additional needed connections beyond what is proposed by the applicant in Phase 3 North have been identified.

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces

C54. <u>Review Criterion</u>: "To protect natural resources and conserve scenic and historic areas and open spaces."

Finding: This criterion is satisfied.

Explanation of Finding: The proposed SAP amendment complies with local and regional policies and requirements to implement this goal.

Goal 6 Air, Water and Land Resource Quality

C55. Review Criteria: "To maintain and improve the quality of the air, water and land resources of the state."

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan is consistent with the air, water and land resources policies of the Comprehensive Plan. The Villebois Village Master Plan protects water and land resources by providing protection for natural resource areas and limiting development to areas that have less impact on natural resources. The Master Plan does not propose any residential structures within the 100-year floodplain. The Plan also calls for measures to use environmentally sensitive techniques for storm drainage. The Plan provides for a mixed-use, compact, interconnected Village that will provide transportation benefits by reducing the need for lengthy vehicle trips and increase the opportunity for bicycle and pedestrian transportation. The proposed SAP amendment does not alter these conditions as it remains consistent with the Master Plan in this regard.

Goal 7 Areas Prone to Natural Disasters and Hazards

C56. Review Criteria: "To protect life and property from natural disasters and hazards."

Finding: These criteria are satisfied.

Explanation of Finding: No areas prone to floods, erosion, landslides, wildfire, etc. have been identified in SAP North.

Goal 8 Recreational Needs

C57. Review Criteria: "To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts."

Finding: These criteria are satisfied.

Explanation of Finding: Recreational amenities are shown throughout SAP North, including Phase 3. The amenities include a variety of play areas, trails, and gathering spots. In addition, connections are provided to the regional Ice Age Tonquin Trail.

Goal 10 Housing

C58. Review Criteria: "To provide for the housing needs of citizens of the state."

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan complies with local and regional policies and requirements to implement this goal. The housing density and number goals for Villebois continue to be met with the number units and type of housing proposed for SAP North, including Phase 3.

Goal 11 Public Facilities and Services

C59. Review Criteria: "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development."

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan is consistent with the applicable provisions of the City's various utility plans (see Chapter 4 – Utilities of the Master Plan). It proposes to coordinate future development with the provision of the public facility infrastructure in the area (Figure 6 – Conceptual Composite Utilities Plan). The proposed SAP amendment does not change the planned utilities as shown in the Master Plan.

Goal 12 Transportation

C60. Review Criteria: "To provide and encourage a safe, convenient and economic transportation system."

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan provides plans (Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System) for a transportation system that is integrated with the transportation system existing and proposed for the City and surrounding areas of Clackamas County. Street sections (Figures 9A and 9B – Street and Trail Sections) are designed to slow traffic, encourage walking and bicycling, and create a pleasant environment. The proposed SAP amendment remains consistent with the transportation components of the Villebois Village Master Plan, and thus this goal.

Goal 13 Energy Conservation

C61. Review Criteria: "Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

Finding: These criteria are satisfied.

Explanation of Finding: The Comprehensive Plan has been acknowledged to be consistent with Goal 13, and the Villebois Village Master Plan is consistent with Comprehensive Plan energy conservation policies. The Villebois Village Master Plan provides for a compact mixed-use development that will conserve energy by reducing the amount of and length of vehicle trips by making bicycle and pedestrian transportation viable alternatives for many trips. The proposed SAP amendment remains consistent with the Villebois Village Master Plan in this regard, and thus Goal 13.

Goal 14 Urbanization

C62. Review Criteria: "To provide for an orderly and efficient transition from rural to urban land use."

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan is consistent with Comprehensive Plan urbanization policies and the Residential – Village Land Use designation. The proposed SAP amendment for SAP North continues to comply with and further the intent of Goal 14 by providing a coordinated plan for urbanization of the Master Plan area that coordinates development of the area with development of public facilities, including the transportation system, and protects natural resources. The SAP amendment continues to provide more detailed plans for the urbanization of an area already determined to be within the City's urban growth boundary.

Village Zone

Subsection 4.125 (.01) Purpose

The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.

Subsection 4.125 (.02) Permitted Uses in Village Zone

C63. <u>Review Criteria</u>: This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

Finding: These criteria are satisfied.

Explanation of Finding: The uses proposed includes single-family homes, parks and playgrounds, and open space which are permitted in the Village Zone.

Subsection 4.125 (.05) Development Standards Applying to All Development in the Village Zone

"All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:"

Subsection 4.125 (.05) A. 1.-2 Block, Alley, Pedestrian and Bicycle Standards: Maximum Block Perimeter and Spacing Between Streets for Local Access

C64. <u>Review Criteria</u>: "Maximums Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard."

"If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard."

Finding: These criteria are satisfied.

Explanation of Finding: Circulation patterns within Phase 1 and Phase 2, and within a portion of Future Phases, are shown on the SAP Drawings, Exhibit B2. Phase 1 has been constructed and Phase 2 is in construction. Additional information for Future Phases will be required through a SAP Amendment.

Circulation patterns within Phase 3 of SAP North are dictated by the 600-foot access spacing standard on SW Grahams Ferry Road, located along the western site boundary, and SW Tooze Road, located along the northern site boundary (City of Wilsonville Transportation System Plan requirement for a minor arterial). The presence of SROZ along the southern property line and development patterns within PDP 2N to the south also influence circulation patterns within SAP North Phase 3. Blocks within the proposed PDP plan meet the maximum 1,800-foot block perimeter, except as follows.

- The block bounded by SW Oslo Street, SW Belfast Lane, SW Barcelona Street, the eastern site boundary, Tooze Road, and SW Grahams Ferry Road can only be developed to the eastern property line. In addition, circulation within these streets along the western and north portions of the site is dictated by the 600 foot access spacing standard for minor arterials, which applies to both Grahams Ferry Road and Tooze Road. A pedestrian/bicycle connection to Tooze Road is provided between Lots 14 and 15 and to the intersection of Grahams Ferry Road and Tooze Road between Lots 8 and 9 within the pocket park.
- The block bounded by Palermo Street, SW Rome Avenue, SW Oslo Street, and the western site boundary can only be developed to the western and southern property lines. The alignment of SW Palermo Street is limited by the presence of upland forest preserve in the southwestern corner of the site and along the southern portion of the site, and by the existing portion of SW Palermo Street within Phase 2. In addition, circulation within these streets along the western portion of the site is dictated by the 600 foot Grahams Ferry Road

spacing standard. A pedestrian/bicycle connection is provided along the eastern edge of the open space tract (adjacent to the retained wetland).

• The block bounded by SW Barcelona Street, SW Iceland Lane, and SW Oslo Street, and the block bounded by SW Oslo Street, SW Rome Avenue, and SW Palermo Street, can only be developed to the eastern property line. The extension of SW Barcelona Street and SW Oslo Street and construction of SW Ravenna Loop/Paris Avenue is anticipated to occur with future development of parcels to the east. Compliance with the block perimeter and street spacing standards will be addressed at such a time as these streets are extended. Other blocks within Phase 3 not mentioned above meet the maximum 1,800 foot block perimeter and maximum 530 street spacing requirements.

Subsection 4.125 (.05) A. 3. Block, Alley, Pedestrian and Bicycle Standards: Intervening Pedestrian and Bicycle Access

C65. Review Criteria: "If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard."

Finding: These criteria are satisfied.

Explanation of Finding: No SROZ area, existing buildings, or topographic variations prevent the spacing standard from being met.

Subsection 4.125 (.05) B. Access

C66. Review Criterion: "All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer."

Finding: This criterion is satisfied.

Explanation of Finding: The design of the subdivision shown in the SAP allows this criterion to be met during the review of the subdivision plat.

Subsection 4.125 (.05) D. Fences

C67. Review Criterion: This subsection establishes provisions for fences in the Village Zone, including being consistent with the Master Fencing Program and the Architectural Pattern Book.

Finding: This criterion is satisfied.

Explanation of Finding: A Master Fencing Plan for the SAP has previously been approved.

Subsection 4.125 (.08) Parks & Open Space

C68. <u>Review Criteria</u>: This subsection prescribes the open space requirement for development in the Village Zone.

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: Figure 5 – Parks & Open Space Plan of the Villebois Village Master Plan indicates that approximately 33% of Villebois is in Parks and Open Space. This SAP amendment continue to meet the open space requirements for Villebois.

Subsection 4.125 (.09) Street Alignment and Access Improvements

Subsection 4.125 (.09) A. 1. a. Street Alignment and Access Improvements Conformity with Master Plan, etc.

C69. Review Criterion: "All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan . . ."

Finding: This criterion will be satisfied.

<u>Explanation of Finding</u>: The street alignments are generally consistent with those shown in the Villebois Village Master Plan. Some minor refinements are proposed. See Findings C101 through C106.

Subsection 4.125 (.09) A. 1. a. i. Street Improvement: Conformity with Public Works Standards and Continuation of Streets

C70. <u>Review Criteria</u>: "All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed street network will enable conformance with the Public Work Standards. The street system is designed to provide for the continuation of streets within Villebois and to adjoining properties or subdivisions according to the Master Plan.

Subsection 4.125 (.09) A. 1. a. ii. Streets Developed According to Master Plan

C71. Review Criterion: "All streets shall be developed according to the Master Plan."

Finding: This criterion is satisfied.

Explanation of Finding: All streets are proposed to be developed with cross sections shown in the Master Plan.

Subsection 4.125 (.09) A. 2. a. & b. Intersections of Streets: Angles and Intersections

C72. Review Criteria:

- "Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District."

Finding: These criteria are satisfied.

Explanation of Finding: The applicant's drawings in Exhibit B2 show all proposed streets are developed consistent with these standards.

Subsection 4.15 (.09) A. 2. c. Intersection of Streets: Offsets

C73. Review Criterion: "Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:

- 1000 ft. for major arterials
- 600 ft. for minor arterials
- 100 ft. for major collector
- 50 ft. for minor collector"

Finding: These criteria are satisfied.

Explanation of Finding: No intersections violating the defined offsets are proposed.

Subsection 4.125 (.09) A. 2. d. Curb Extensions

- C74. Review Criteria: "Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:
 - Not obstruct bicycle lanes on collector streets.
 - Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District."

Finding: These criteria are satisfied.

Explanation of Finding: Proposed curb extensions are shown on the Circulation Plan (Sheet 7 of Exhibit B2), none of which are located on collector streets. The submitted drawings illustrate that all street intersections will have a minimum 20 foot wide clear distance between curb extensions.

Subsection 4.125 (.09) A. 3. Street Grades

C75. Review Criteria: "Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards."

Finding: These criteria are satisfied.

Explanation of Finding: No street grades approaching these maximums are proposed.

Subsection 4.125 (.09) A. 4. Centerline Radius Street Curves

- C76. Review Criterion: "The minimum centerline radius street curves shall be as follows:
 - Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
 - Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
 - Local streets: 75 feet"

Finding: These criteria are satisfied.

Explanation of Finding: The submitted plan sheets, see Exhibit B2, show all street curves meet these standards.

Subsection 4.125 (.09) A. 5. Rights-of-way

C77. <u>Review Criteria</u>: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for rights-of-way as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: Proposed rights-of-way are shown on the applicant's plan sheets, Exhibit B2. Rights-of-way will also be reviewed as part of the Preliminary Development Plan and Tentative Plat to ensure compliance. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

Subsection 4.125 (.09) A. 6. Access Drives

C78. <u>Review Criteria</u>: Access drives are required to be 16 feet for two-way traffic. Otherwise, pursuant to subsection (.09) A. above, the provisions of 4.177 apply for access drives as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states in the narrative in Exhibit B1, "Access drives (alleys) will be paved at least 16-feet in width within a 20-foot tract, as shown on the Circulation Plan. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions."

Subsection 4.125 (.09) A. 7. Clear Vision Areas

C79. Review Criteria: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for clear vision areas as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that clear vision areas will be provided and maintained in compliance with the Section 4.177.

Subsection 4.125 (.09) A. 8. Vertical Clearance

C80. Review Criteria: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for vertical clearance as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that Vertical clearance will be provided and maintained in compliance with the Section 4.177.

Subsection 4.125 (.10) Sidewalk and Pathway Improvement Standards

C81. Review Criteria: "The provisions of Section 4.178 shall apply within the Village zone."

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states, "All sidewalks and pathways within SAP SAP North Phase 3 will be constructed in accordance with the standards of Section 4.178 and the Villebois Village Master Plan." Sidewalks and pathways are shown in the circulation plan and street cross-sections (Sheets 7 and 8, Exhibit B2).

Subsection 4.125 (.11) Landscaping, Screening and Buffering

C82. Review Criteria: "Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

 Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book."

Finding: These criteria are satisfied.

Explanation of Finding: The appropriate landscaping is provided. The proposed street trees are among the choices provided in the Community Elements Book, or allowed in the Villebois Village Master Plan where wet conditions warrant.

Subsection 4.125 (.12) Signage and Wayfinding

C83. Review Criteria: "Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156."

Finding: These criteria are satisfied.

Explanation of Finding: A Master Signage and Wayfinding Program has previously been adopted for SAP North.

Subsection 4.125 (.13) Design Principles Applying to the Village Zone

- C84. Review Criteria: "The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.
 - The design of landscape, streets, public places and buildings shall create a place of distinct character.
 - The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.
 - The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
 - The design of exterior lighting shall minimize off-site impacts, yet enable functionality."

Finding: These criteria are satisfied.

Explanation of Finding: The SAP Drawings, Exhibit B2, the Architectural Pattern Book, and the Community Elements Book are intended to guide the Preliminary Development Plan and Final Development Plan applications to achieve a built environment that reflects the fundamental concepts and objectives of the Master Plan. The Design Principles of Section (.13) have driven the development of the SAP Drawings, the Architectural Pattern Book and the Community Elements Book, which have previously been approved for SAP North and will work in concert to assure that the vision of Villebois is Phase 3 of SAP North as well as future phases of SAP North.

Subsection 4.125 (.14) A. 1. a. Design Standards: Flag Lots

C85. Review Criterion: "Flag lots are not permitted."

Finding: This criterion is satisfied.

Explanation of Finding: No flag lots are proposed.

Subsection 4.125 (.14) A. 2. a. - e. and h. - k. Building and Site Design Requirements

C86. Review Criteria: "Building and site design shall include:

- Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
- Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
- · Protective overhangs or recesses at windows and doors.
- Raised stoops, terraces or porches at single-family dwellings.
- Exposed gutters, scuppers, and downspouts, or approved equivalent.
- Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
- Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
- · A porch shall have no more than three walls.
- A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space."

Finding: These criteria are satisfied.

Explanation of Finding: The Architectural Pattern Book and Community Elements Book previously approved for SAP North ensure compliance with these standards and consistency with surrounding development.

Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings

C87. Review Criteria: "Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards."

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Architectural Pattern Book and Community Elements Books have previously been approved ensuring compliance with these criteria.

Subsection 4.125 (.14) A. 4. Building Systems

C88. Review Criteria: "Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard."

Finding: These criteria are satisfied.

Explanation of Finding: Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of Table V-3 and the Architectural Pattern Book previously approved for SAP North.

Subsection 4.125 (.18) C. Specific Area Plan (SAP) Approval Process

Subsection 4.125 (.18) C. 1. Specific Area Plan Purpose

C89. Review Criterion: "Purpose – A SAP is intended to advance the design of the Villebois Village Master Plan."

Finding: This criterion is satisfied.

Explanation of Finding: As shown in Findings C3 through C51 above, the proposed SAP amendment is advancing the design of the Villebois Village Master Plan.

Subsection 4.125 (.18) C. 2.-3. Who Can Initiate a SAP Application

C90. Review Criterion: "If not initiated by the City Council, Planning Commission or Development Review Board, an application for SAP approval shall be submitted by the Master Planner, or by landowners pursuant to subsection C.3 below. The application shall be accompanied by payment of a fee established in accordance with the City's fee schedule.

The owners of property representing at least 80 percent of a SAP area may request in writing that the Master Planner submit a SAP application. The Master Planner must provide a written response within thirty days. If the Master Planner agrees to submit a request, the Master Planner shall have 180 days to submit the SAP application. If the Master Planner denies the request, fails to respond within 30 days, or fails as determined by the Planning Director to diligently pursue the application after agreeing to submit it, by providing drafts of a pattern book and all other SAP elements within 60 days and thereafter pursuing approval in good faith, the property owners may submit a SAP application for review and approval. A copy of a SAP application submitted by property owners must be provided to the Master Planner. Once the application has been deemed complete by the City, the Master Planner shall have 30 days to review and comment in writing before the proposed SAP is scheduled for public hearing by the DRB."

Finding: This criterion is satisfied.

Explanation of Finding: The Master Planner previously submitted SAP North, which included the approval of many SAP elements. Some elements where not defined because they were not yet known. A subsequent SAP amendment defined the additional components for Phase 2. This request provides the required details for Phase 3, and has been signed by the property owners of Phase 3. For future phases the information has been provided that does not require access to the properties, including definition of street alignment and land uses consistent with the Master Plan. Future SAP Amendments or Refinements signed by the necessary property owners or initiated by the Master Planner will be submitted to finish providing all elements for the future phases before or concurrently with PDP requests.

Subsection 4.125 (.18) D 1. SAP Submittal Requirements: Existing Conditions

C91. Review Criterion: "Existing Conditions – An application for SAP approval shall specifically and clearly show the following features and information on maps, drawings, application form or attachments. The SAP shall be drawn at a scale of 1" = 100' (unless otherwise indicated) and may include multiple sheets depicting the entire SAP area, as follows:" Listed a. through h.

Finding: These criteria are satisfied.

Explanation of Finding: All the required existing condition drawings have been submitted. See Sheet 3 of Exhibit B2.

Subsection 4.125 (.18) D. 2. SAP Submittal Requirements: Development Information

C92. Review Criterion: "SAP Development Information – The following information shall also be shown at a scale of 1" = 100' and may include multiple sheets depicting the entire SAP area:" Listed a. through n.

Finding: These criteria are satisfied.

Explanation of Finding: All the required information has been submitted. See Exhibit B2.

Subsection 4.125 (.18) D. 3. SAP Submittal Requirements: Architectural Pattern Book

C93. Review Criterion: "Architectural Pattern Book – An Architectural Pattern Book shall be submitted with a SAP application. The Architectural Pattern Book shall apply to all development outside of the Village Center Boundary, as shown on Figure 1 of the currently adopted Villebois Village Master Plan. An Architectural Pattern Book shall address the following:" Listed a. through h.

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Architectural Pattern Book has previously been approved for the entirety of SAP North, including Phase 3 and future phases.

Subsection 4.125 (.18) D. 4. SAP Submittal Requirements: Community Elements Book

C94. **Review Criterion:** "Community Elements Book – A Community Elements Book shall be submitted, including the following:" Listed a. through n.

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Community Elements Book has previously been approved for the entirety of SAP North, including Phase 3 and future phases.

Subsection 4.125 (.18) D. 5. SAP Submittal Requirements: Rainwater Management Program

C95. Review Criterion: "Rainwater Management Program – A Rainwater Management Program shall be submitted, addressing the following:" Listed a. through c. vii.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval NR 1. **Explanation of Finding:** The SAP North Rainwater Management Program has previously been approved for the entirety of SAP North, including Phase 3 and future phases.

Subsection 4.125 (.18) D. 6. SAP Submittal Requirements: Master Signage and Wayfinding

C96. <u>Review Criterion</u>: "Master Signage and Wayfinding – A Master Signage and Wayfinding Plan shall be submitted with an SAP application and shall address the following:" Listed a. through e.

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Master Signage and Wayfinding program has previously been approved for the entirety of SAP North, including Phase 3 and future phases.

Subsection 4.125 (.18) D. 8. SAP Submittal Requirements: SAP Narrative Statement

C97. Review Criterion: "SAP Narrative Statement – A narrative statement shall be submitted, addressing the following:" Listed a. through f.

Finding: These criteria are satisfied.

Explanation of Finding: The required narrative has been submitted. See Exhibit B1.

Subsection 4.125 (.18) E. 1. b. i. SAP Elements Consistent with Villebois Village Master Plan

C98. <u>Review Criteria</u>: "Is consistent with the Villebois Village Master Plan. Those elements of the Village Master Plan with which the SAP must be consistent are the Plan's Goals, Policies, and Implementation Measures, and, except as the text otherwise provides, Figures 1, 5, 6A, 7, 8, 9A, and 9B."

Finding: These criteria are satisfied.

Explanation of Finding: Findings C3 through C51 above demonstrate compliance of proposed SAP amendment with the Villebois Village Master Plan.

Subsection 4.125 (.18) E. 1. b. ii. SAP Phasing Reasonable

C99. Review Criteria: "If the SAP is to be phased, as enabled by Sections 4.125(.18)(D)(2)(g) and (h), that the phasing sequence is reasonable."

Finding: These criteria are satisfied.

Explanation of Finding: Proposed Phase 3 is contiguous with the previously approved Phase 2 is reasonable to be the next phase developed of SAP North. Other future Phases will be contiguous to approved or built phases which allows flexibility for these phases to be built a various factors dictate.

Subsection 4.125 (.18) E. 1. b. iii. DRB Modification of SAP

C100. Review Criteria: "The Development Review Board may require modifications to the SAP, or otherwise impose such conditions, as it may deem necessary to ensure conformance with the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section."

Finding: These criteria are satisfied.

Explanation of Finding: No specific findings are recommended pursuant to this subsection.

Subsection 4.125 (.18) F. SAP Refinements to Villebois Village Master Plan

Refinement 1 Street Network

Subsection 4.125 (.18) F. 1. a. i. Refinements to the Master Plan: Streets

C101. Review Criteria: "Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians."

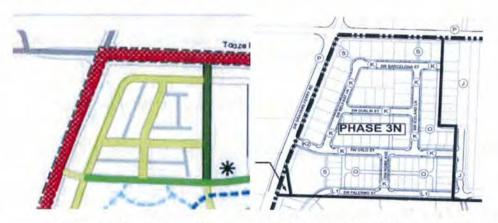
Finding: These criteria are satisfied.

Explanation of Finding: The only street network refinements in this SAP Amendment request relate to Phase 3, the street network within future phases remain as shown in the Master Plan subject to refinements as part of future PDP requests. The proposed street system within SAP North is generally consistent with the Villebois Village Master Plan. The Master Plan shows SW Iceland Lane with a southwest to northeast orientation with alignment towards the child play feature in Open Space 2. With the proposed refinement, SW Iceland Lane is proposed to have a straight north-south orientation with alignment towards residential lots, with the location adjusted slightly to the east. Circulation towards the child play area is maintained with the provision of SW Rome Avenue to maintain an "eyes on the street" effect for park safety. The purpose of the refinement to SW Iceland Lane allows for smaller residential blocks, which provides better pedestrian connectivity. This street refinement also allows lots to be oriented directly towards the west for greater sun exposure.

Additionally, the Master Plan shows access from Grahams Ferry Road taken from SW Firenze Street (Palermo Street) and a continuous street with north-south alignment along

the western portion of Phase 3 (Amsterdam Avenue/Belfast Lane). However, in order to retain the existing treed wetland in the southwest site corner, access to/from Grahams Ferry Road will occur with SW Oslo Street, and a portion of Amsterdam Avenue/Belfast Lane adjacent to the wetland is removed. With the proposed refinement, access from Grahams Ferry Road is taken from SW Oslo Street. Site circulation along the western portion of Phase 3 is maintained with the provision of SW Belfast Lane in the originally intended location, the continuation of SW Palermo Street along the northern edge of OS-2 in the planned location of Firenze Street, and a pedestrian path adjacent to the wetland to replace the removed portion of Belfast Lane, which connects SW Oslo Street and SW Palermo Street.

These refinements do not affect the function of the circulation system or connectivity for vehicles, bicycles or pedestrians.



Subsection 4.125 (.18) F. 1. b. i. Refinements: Definition of Significant-Quantitative

C102. Review Criteria: "As used herein, "significant" means:

i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above."

Finding: These criteria are satisfied.

Explanation of Finding: Quantifiable measures related to this refinement request include circulation system function and connectivity. Level of Service (LOS) is the quantifiable performance measure related to circulation system function for motor vehicles. No data is available nor practical to obtain regarding the circulation system function for bicycles and pedestrians. Pedestrian and bicycle connections will be maintained where shown in the master plan with only slightly different alignments. While the traffic study did not compare LOS as various intersections with and without the proposed refinements, LOS of service continues to be met with the proposed changes. The quantifiable measure of connectivity is number of connecting routes. Connectivity is maintained to Grahams Ferry Road via SW Oslo Street, and the same level of connectivity exists within the site.

Subsection 4.125 (.18) F. 1. B. ii. Refinements: Definition of Significant-Qualitative

C103. Review Criteria: "As used herein, "significant" means:

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above."

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C104 below, the proposed refinements do not negatively affect qualitative features of the street network.

Subsection 4.125 (.18) F. 2. a. Refinements: Equally or Better Meeting Master Plan

C104. Review Criteria: "The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The following are the relevant goals and policies from the Villebois Village Master Plan followed by discussion of how the refinements better or equally meet them:

Circulation System Goal: The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

While some vehicle connectivity choices are being removed, retaining of the wetland furthers the smart growth principle of a thriving natural environment. The enlargement and addition of pocket parks add more green space within the development.

Circulations System Policy 1: The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.

There will continue to be access to all homes and destinations from a variety of travel modes. The design of homes facing green spaces encourages more pedestrian mode choices.

Subsection 4.125 (.18) F. 2. b. Refinements: Impact on Resources

C105. Review Criteria: "The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and"

Finding: These criteria are satisfied.

Explanation of Finding: The proposed refinements retain a wetland having a positive impact on the natural and scenic resources and amenities in the development.

Subsection 4.125 (.18) F. 2. c. Refinements: Relation to Adjoining Areas

C106. Review Criteria: "The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The connections to adjoining future PDP to the east remains consistent with the Villebois Village Master Plan.

Refinement 2 Parks, Trails, and Open Spaces

Subsection 4.125 (.18) F. 1. a. ii. Refinements to the Master Plan: Parks, Trails, and Open Space

C107. Review Criteria: "Changes to the nature or location of park types, trails or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Specific Area Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The only parks, trails, and open space refinements proposed with this SAP Amendment relate to Phase 3, the parks within the future phases remain as shown in the Master Plan subject to refinements as part of future PDP or FDP requests. As further explained by the applicant on page 40 of their supporting compliance report for the SAP Amendment (Exhibit B1), the refinements include adding a pocket park at the southwest corner of Tooze Road and Grahams Ferry Road and various linear greens and landscape tracts.

Subsection 4.125 (.18) F. 1. b. i. Refinements: Definition of Significant-Quantitative

C108. Review Criteria: "As used herein, "significant" means:

i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,

Finding: These criteria are satisfied.

Explanation of Finding: The performance measures, etc. being measured for the purpose of this refinement are the reduction of function, usability, connectivity, or overall distribution or availability of park uses in the Preliminary Development Plan. The addition of park and open space areas do not reduce these performance measures.

Subsection 4.125 (.18) F. 1. B. ii. Refinements: Definition of Significant-Qualitative

C109. Review Criteria: "As used herein, "significant" means:

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above."

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals,

policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C110 below, the proposed refinements do not negatively affect qualitative features of the parks, trails, and open space.

Subsection 4.125 (.18) F. 2. a. Refinements: Equally or Better Meeting Master Plan

C110. Review Criteria: "The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: Adding additional park and open space amenities help to better provide access to and variety to parks and open spaces within the Villebois Village Master Plan.

Subsection 4.125 (.18) F. 2. b. Refinements: Impact on Resources

C111. Review Criteria: "The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and"

Finding: These criteria are satisfied.

Explanation of Finding: Addition the open space around the wetland helps protect a natural resource. No proposed additional park and open space amenities have a detrimental impact on the environment or natural or scenic resources.

Subsection 4.125 (.18) F. 2. c. Refinements: Relation to Adjoining Areas

C112. Review Criteria: "The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed refinements do not impact the surrounding areas.

Refinement 3 Utilities and Storm Water Facilities

Subsection 4.125 (.18) F. 1. a. iii. Refinements to Utilities and Storm Water Facilities

C113. Review Criteria: "Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility."

Finding: These criteria are satisfied.

Explanation of Finding: The only refinements in this SAP Amendment request relate to Phase 3, the utilities and storm water facilities within future phases remain as shown in the Master Plan subject to refinements as part of future PDP requests. Refinements are in relation to the on-site water quality/rainwater facilities shown on the northern edge of Phase 3 along Tooze Road and on the western edge of Phase 3 along Grahams Ferry Road (except for the southwest site corner). In the southwest site corner, a bioretention cell is provided adjacent to the retained wetland and site entrance from Grahams Ferry Road. Due to site topography/elevation, it is not possible to provide stormwater/rainwater management facilities in the aforementioned locations. However, bioretention swales are added along SW Oslo Street and within the open space area along the southern site edge. The provision of bioretention cells within these areas of the site will ensure that this refinement does not cause reduction to the service or function of rainwater management.

Subsection 4.125 (.18) F. 1. b. i. Refinements: Definition of Significant-Quantitative

C114. Review Criteria: "As used herein, "significant" means:

i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,

Finding: These criteria are satisfied.

Explanation of Finding: The performance measures, etc. being measured for the purpose of this refinement are the reduction of service and function of the utility or facility. As explained in Finding C113, the service or function is not being reduced.

Subsection 4.125 (.18) F. 1. B. ii. Refinements: Definition of Significant-Qualitative

C115. Review Criteria: "As used herein, "significant" means:

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above."

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C110 below, the proposed refinements do not negatively affect qualitative features of the parks, trails, and open space.

Subsection 4.125 (.18) F. 2. a. Refinements: Equally or Better Meeting Master Plan

C116. Review Criteria: "The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: Keeping the same level of service and function as described in Finding C113 will equally meet the Master Plan.

Subsection 4.125 (.18) F. 2. b. Refinements: Impact on Resources

C117. Review Criteria: "The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and"

Finding: These criteria are satisfied.

Explanation of Finding: By changing the rainwater facilities to maintain a wetland the refinement will not have a negative impact on the environment or natural or scenic resources.

Subsection 4.125 (.18) F. 2. c. Refinements: Relation to Adjoining Areas

C118. Review Criteria: "The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed refinements do not impact the surrounding areas.

Refinement 4 Land Use and Density

Subsection 4.125 (.18) F. 1. a. iv. and v. Refinements to the Master Plan: Parks, Trails, and Open Space

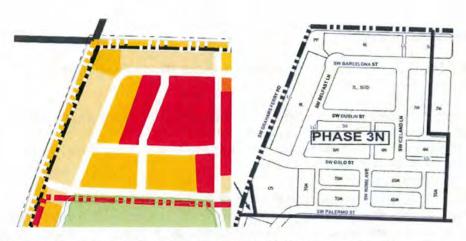
C119. Review Criteria: "Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected SAP."

"A change in density that does not exceed ten percent, provided such density change does not result in fewer than 2,300 dwelling units in the Village."

Finding: These criteria are satisfied.

Explanation of Finding: The only refinements in this SAP Amendment request relate to Phase 3, the land uses and densities within future phases remain as shown in the Master Plan subject to refinements as part of future PDP requests. As further explained on pages 41-42 of the applicant's supporting compliance report for the SAP Amendment (Exhibit B1) refinements to the mix and locations of land uses include fewer smalls and standards. and the addition of mediums, in the central portion of the site. Large lots are concentrated towards the edge of Phase 3, with more mediums and smalls approaching the Village Center, consistent with the land use pattern throughout Villebois. The changes in Phase 3 result in a cumulative increase of 12 units within the medium size and above aggregate land use category, or an increase of 7.4%, and a cumulative decrease of 29 units with the small size and attached aggregate land use category, or a decrease of 9.6%. These changes are within the 10% allowed when looking at both the Villebois Village Master Plan as a whole and SAP North. Through this request the density in SAP North, as measured by the number of units is reduced by 17 units or 3.6%, which again is much less than a 10% change for the Master Plan or the SAP. The Villebois Village Master Plan remains on track to provide well in excess of 2300 units within the Master Plan area.

	SAP North Unit Count within MP	Proposed SAP North Unit Count	% Change +7.4%		
Medium/Standard/ Large/Estate	162	174			
Small/Small Cottage/Row Houses/Neighborhood Apts.	302	273	-9.6%		
TOTAL 464		447	-3.6%		



Subsection 4.125 (.18) F. 1. b. i. Refinements: Definition of Significant-Quantitative

C120. Review Criteria: "As used herein, "significant" means:

i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,

Finding: These criteria are satisfied.

Explanation of Finding: Quantifiable measures related to this refinement include number of units within the aggregate land use category, which is being reduced within the allowable 10% limit and maintains more than 2300 units in the Villebois Village. See Finding C119 above.

Subsection 4.125 (.18) F. 1. B. ii. Refinements: Definition of Significant-Qualitative

C121. Review Criteria: "As used herein, "significant" means:

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above."

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C122 below, the proposed refinements do not negatively affect qualitative features of the street network.

Subsection 4.125 (.18) F. 2. a. Refinements: Equally or Better Meeting Master Plan

C122. Review Criteria: "The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on pages 42-43 of their supporting compliance report for the SAP Amendment (Exhibit B1), increasing the variety

of housing products in Phase 3 and slightly reducing the density equally or better meets the Villebois Village Master Plan

Subsection 4.125 (.18) F. 2. b. Refinements: Impact on Resources

C123. Review Criteria: "The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and"

Finding: These criteria are satisfied.

Explanation of Finding: The change in housing mix and reduction in overall density does not have any detrimental impacts on the environment or natural or scenic resources.

Subsection 4.125 (.18) F. 2. c. Refinements: Relation to Adjoining Areas

C124. Review Criteria: "The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The changes in housing mix and reduction in overall density for Phase 3 will not preclude adjacent future phases from developing with the housing mix and density shown in the Villebois Village Master Plan.

Section 4.139.01 SROZ Purpose

C125. Review Criteria: "The Significant Resource Overlay Zone (SROZ) is intended to be used with any underlying base zone as shown on the City of Wilsonville Zoning Map. The purpose of the Significant Resource Overlay Zone is to implement the goals and policies of the Comprehensive Plan relating to natural resources, open space, environment, flood hazard, and the Willamette River Greenway. In addition, the purposes of these regulations are to achieve compliance with the requirements of the Metro Urban Growth Management Functional Plan (UGMFP) relating to Title 3 Water Quality Resource Areas, and Title 13 Habitat Conservation Areas, and that portion of Statewide Planning Goal 5 relating to significant natural resources. It is not the intent of this ordinance to prevent development where the impacts to significant resources can be minimized or mitigated."

Finding: These criteria are satisfied.

Explanation of Finding: A small amount of SROZ at the southern edge of Phase 3. The SROZ regulations are being reviewed in Request H.

Section 4.139.02 Where the SROZ Regulations Apply

C126. Review Criteria: "The regulations of this Section apply to the portion of any lot or development site, which is within a Significant Resource Overlay Zone and its associated "Impact Areas". The text provisions of the Significant Resource Overlay Zone ordinance take precedence over the Significant Resource Overlay Zone maps. The Significant Resource Overlay Zone is described by boundary lines shown on the City of Wilsonville Significant Resource Overlay Zone Map. For the purpose of implementing the provisions of this Section, the Wilsonville Significant Resource Overlay Zone Map is used to determine whether a Significant Resource Impact Report (SRIR) is required. Through the development of an SRIR, a more specific determination can be made of possible impacts on the significant resources.

Unless otherwise exempted by these regulations, any development proposed to be located within the Significant Resource Overlay Zone and/or Impact Area must comply with these regulations.

Where the provisions of this Section conflict with other provisions of the City of Wilsonville Planning and Land Development Ordinance, the more restrictive shall apply.

The SROZ represents the area within the outer boundary of all inventoried significant natural resources. The Significant Resource Overlay Zone includes all land identified and protected under Metro's UGMFP Title 3 Water Quality Resource Areas and Title 13 Habitat Conservation Areas, as currently configured, significant wetlands, riparian corridors, and significant wildlife habitat that is inventoried and mapped on the Wilsonville Significant Resource Overlay Zone Map."

Finding: These criteria are satisfied.

Explanation of Finding: A small amount of SROZ at the southern edge of Phase 3. The SROZ regulations are being reviewed in Request H.

Section 4.171 Protection of Natural Features & Other Resources

Subsection 4.171 (.02) General Terrain Preparation

C127. Review Criteria:

- "All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:
 - Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
 - Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
 - Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Finding: These criteria are satisfied.

Explanation of Finding: The subject area is relatively flat without the features listed. Grading will be required to follow the Uniform Building Code, as will be reviewed for grading permits for the site.

Subsection 4.171 (.03) Hillsides

C128. Review Criterion: "Hillsides: All developments proposed on slopes greater than 25% shall be limited to the extent that:"

Finding: This criterion does not apply.

Explanation of Finding: The subject Preliminary Development Plan does not include any areas of slopes in excess of 25%. Therefore, this standard does not apply to this application.

Subsection 4.171 (.04) Trees and Wooded Area

C129. Review Criteria:

· "All developments shall be planned, designed, constructed and maintained so that:

- Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
- Existing wooded areas, significant clumps/groves of trees and vegetation, and all
 trees with a diameter at breast height of six inches or greater shall be incorporated
 into the development plan and protected wherever feasible.
- Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 - o Avoiding disturbance of the roots by grading and/or compacting activity.
 - Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
 - o Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
 - Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Finding: These criteria are satisfied.

Explanation of Finding: No wooded areas exist within Phase 3. Individual trees of been inventoried and reviewed for preservation consistent with the Villebois Village Master Plan and the City's Tree Ordinance. See Request F. Future phases will also have tree plans reviewed concurrent with PDP requests.

Subsection 4.171 (.05) High Voltage Power Lines

- C130. Review Criteria: "High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:
 - Due to the restrictions placed on these lands, no residential structures shall be allowed
 within high voltage power line easements and rights of way and petroleum pipeline
 easements, and any development, particularly residential, adjacent to high voltage power
 line easements and rights of way and petroleum pipeline easement shall be carefully
 reviewed.
 - Any proposed non-residential development within high voltage power line easements and
 rights of way and petroleum pipeline easements shall be coordinated with and approved by
 the Bonneville Power Administration, Portland General Electric Company or other
 appropriate utility, depending on the easement or right of way ownership.

Finding: These criteria do not apply.

Explanation of Finding: The development area and surrounding area are not around high voltage power lines.

Subsection 4.171 (.06) Safety Hazards

C131. Review Criteria: "

- To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- To protect lives and property from damage due to soil hazards.
- To protect lives and property from forest and brush fires.
- To avoid financial loss resulting from development in hazard areas.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that development of the subject area will occur in a manner that minimizes potential hazards to safety.

Subsection 4.171 (.07) Earth Movement Hazard Areas

C132. Review Criterion: "No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions."

Finding: This criterion is satisfied.

Explanation of Finding: No areas of land movement, slump, earth flow, or mud or debris flow have been identified in the project area.

Subsection 4.171 (.08) Standards for Soil Hazard Areas

C133. Review Criteria:

- "Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- The principal source of information for determining soil hazards is the State DOGAMI
 Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific
 soil studies shall be used to identify the extent and severity of the hazardous conditions on
 the site, and to update the soil hazards database accordingly.

Finding: These criteria are satisfied.

Explanation of Finding: No soil hazard areas have been identified within the subject area.

Subsection 4.171 (.09) Historic Protection

C134. Review Criteria: This subsection establishes requirements for protection of historic resources.

Finding: This criterion is satisfied.

Explanation of Finding: A Cultural Resources Inventory for SAP North Phase 3 (see Exhibit B1, notebook, Section IIE) describes methods, conditions, findings, and recommendations related to historic, cultural, and archeological resources on the subject site in detail. A foundation and well have been identified as Site KBS1. As stated in the inventory report "it is unlikely that site KBS1 has the potential to yield important information about the area's history. SWCA (consultant) recommends that site KBS1 is not eligible for listing in the NRHP and, should SHPO concur with this recommendation, construction activities in the APE may proceed as planned." Exhibit B7 shows SHPO concurrency.

Section 4.178 Sidewalk and Pathway Standards

C135. Review Criteria:

- "Sidewalks. All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.
- Pathways
 - Bicycle facilities shall be provided using a bicycle lane as the preferred facility design. The other facility designs listed will only be used if the bike lane standard

- cannot be constructed due to physical or financial constraints. The alternative standards are listed in order of preference.
- Bike lane. This design includes 12-foot minimum travel lanes for autos and paved shoulders, 5-6 feet wide for bikes that are striped and marked as bicycle lanes. This shall be the basic standard applied to bike lanes on all arterial and collector streets in the City, with the exception of minor residential collectors with less than 1,500 (existing or anticipated) vehicle trips per day."

Finding: These criteria are satisfied.

Explanation of Finding: Sheet 8 of the applicant's plan sheets, Exhibit B2, depict cross-sections of the proposed sidewalks and pathways in compliance with the above standards and Master Plan figures

REQUEST D: DB14-0011 SAP-NORTH PDP 3, PRELIMINARY DEVELOPMENT PLAN

The applicant's findings in Section IIA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Village Zone

Subsection 4.125 (.02) Permitted Uses in Village Zone

D1. Review Criteria: This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

Finding: These criteria are satisfied.

Explanation of Finding: The uses proposed includes single-family homes, parks and playgrounds, and open space which are permitted in the Village Zone.

Subsection 4.125 (.05) Development Standards Applying to All Development in the Village Zone

"All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:"

Subsection 4.125 (.05) A. Block, Alley, Pedestrian, and Bicycle Standards

D2. Review Criteria: This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The Preliminary Development Plan drawings, Exhibit B4, shows blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the SAP, as proposed to be amended.

Subsection 4.125 (.05) B. Access

D3. Review Criterion: "All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer."

Finding: This criterion is satisfied.

Explanation of Finding: A condition of approval for the Tentative Subdivision Plat will ensure compliance with this standard. See Request E.

Table V-1, Development Standards

D4. Review Criteria:

Table V-1: Development Standards												
Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width 18,12 (%age)	Max. Bldg. Height (ft.)	Front Min.	Setback Front Max. (ft.)	Rear Min. (ft.)	Side Min.	Alley- Loaded Garage (note)	Street-Loaded Garage (note)
Commercial Buildings - Village Center 14	NR	NR	NR	1	90	60	NR 1	5	NR	NR	NR	NA
Hotels - Village Center 14	NR	NR	NR	1	80	60	NR 3	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center 14	NR	NR	.NR	1	90	60	NR 3	8	NR	NR	NR.	NA
Multi-Family Dwellings - Village Center 14	NR	NR	NR	1	80	45	54	15	NR	NR	NR	NA
Row Houses 11 - Village Center 14	NR	NR	NR	1	50	45	54	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	1	60	45	8 4	15	NR	NR	NR	NA
Row Houses 11	NR	15	50	1	80	45	8 5	15	NR	NR	NR	NA
Duplexes	4,000	45	70	3	60 14	35	12 5,6	20 8	5	5 15	7	137.31
Single-Family Dwellings	2,250	35	50	- 4	60 19	35	123.8	20 1	5	513	1	EU (

- NR. No. Requirement

 NA Not Allowed

 Lot < 5000xf. NR; Lot = 8000xf. 80% (Max. Lot Coverage)

 Lot < 5000xf. NR; Lot = 8000xf. 80% (Max. Lot Coverage)

 Small lots: '75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.

 Bay windows, balconies, and other structural building projections above 8 fl. may encroach up to 5 fl. into the Public Way, canopies, awmings, and other non-structural projections may encroach up to 5 fl. into the Public Way.

 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awmings, and other building projections may encroach up to the Public Way.

 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awmings, and other building projections may encroach to within 8 fl. of the Public Way. Stairs may encroach to the Public Way.

- Way.

 6 For Standard, or Large Lots on Collector Avenues, front serbacks are 20 ft min., (13' serback to porch), side street serbacks are 15' (8' serback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front serback.

 7 The gazage serback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the gazage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting gazage location shall be exempt from this requirement.

 8 Street-loaded gazages shall be a minimum 20 ft. front serback to face of gazage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.

 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint, vertical encroachments shall not be habitable space.

 10 Ees Village Contex buildings with last fronting two or more streets at least two facades and the uninequent forms to the minimum frontse width and front setback protitements.

- For Village Center buildings with lost fronting two or more streets, at each two facades shall be subject to the minimum frontage within afford setback requirements.

 Row Houses are typically attached, but may be desched within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are typically attached, but may be destined within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are detached, the Minimum Frontage Width of editecthed row houses are paycally attached, the Minimum Frontage Width of etcheded row houses are paycally attached, the Minimum Frontage Width of etcheded row houses are paycally attached, the Minimum Frontage Width of etcheded row houses are paycally attached, the Minimum Frontage Width of etcheded row houses are paycally attached, the Minimum Frontage Width of etcheded row houses are paycally attached, the Minimum Frontage Width of the Width of t
- 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.
- the alley.

 See Figure 2A Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.

 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard serbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side serback shall be 10 ft. or as required by Building Code.

 For chatter bousing with bits arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.

 Dwellings on lots without alley access shall be at least 36 feet wide.

- 17 Depletes with front-loaded garages are limited to one shared standard-sized driveway/apron.

 19 Maximum serbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.

 10 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book. [Table V-1 amended by Ord. 667 on 8/17.09; Ord. 682, 9/9/10]

Finding: These criteria are satisfied.

Explanation of Finding: In previous PDP's it has consistently been interpreted to allow the lot width and lot sizes to be governed by the Pattern Book. All lot dimensions and sizes meet the standards established in the SAP North Pattern Book.

Subsection 4.125 (.07) Table V-2 Off-Street Parking, Loading & Bicycle Parking

D5. Review Criteria:

Table V-2: O	ff Street Parking	Requiremen	its	
Permitted or Conditional Use	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Permitted Uses	-			
Single-Family Detached Dwellings	1.0/DU	NR	NR	NR
Single-Family Accessory Dwelling Units*	1.0/DU	NR	NR	NR
Duplex	1.0/DU	NR	NR	NR
Row Houses	1.0/DU	NR	NR	NR
Multi-Family Dwellings	1.0/1 Bdr 1.5/2 Bdr 1.75/3 Bdr	NR	1 per 20 units Min. of 2	1 per 4 units Min. of 2
Community Housing	1 per 4 residents	1 per unit	None	1 per 8 residen Min. of 2
Commercial Uses				
Convenience Store	2/1000 sf	5/1000 sf	1 per 5000 sf Min. of 2	1 per 12,000 s Min. of 2
Restaurant/Pub	2/1000 sf	10/1000 sf	1 per 5000 sf Min. of 2	1 per 12,000 s Min. of 2
Child Day Care	0.2 per student/staff	0.3 per student/staff	None	1 per 10,000 s Min. of 2
Medical/Dental	3/1000 sf	4/1000 sf	1 per 40,000 sf Min. of 2	1 per 70,000 s Min. of 2
All other commercial uses	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 s Min. of 2
Conditional Uses				
Schools	0.2 per student/staff	0.3 per student/staff	0.3 per student/staff	0.2 per classroom
Recreational Facilities	3/1000 sf ¹	5/1000 sf ¹	1 per 3,000 sf Min. of 4	1 per 3000 st Min. of 4
Conference Center	0.3 per seat	0.5 per seat	1 per 15 seats Min. of 2	1 per 40 seats Min. of 10
Library/Museum	2/1000 sf	4/1000 sf	1 per 1000 sf Min. of 6	1 per 1000 sf Min. of 6
Religious Institution	.25 per seat	.5 per seat	1 per 2,000 sf Min. of 2	1 per 4,000 st Min. of 2
Theater	.25 per seat	.5 per şeat	1 per 20 seats Min. of 2	1 per 50 seats Min. of 4
Overnight Lodging Facility	1 per room	1.5 per room	1 per 20 rooms Min. of 2	1 per 20 room Min. of 2
Light Manufacturing/Research and Development	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 s Min. of 2
All other Conditional Uses	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 s Min. of 2

Notes:

NR No requirement

[Table 4-2 amended by Ord. 677, 3/1/10]

Finding: These criteria are satisfied.

Explanation of Finding: At least two (2) parking spaces are provided for each home, exceeding the minimum of one (1). On street parking will also be provided throughout the development

^{1/1000} sf min. for court facilities

^{*} See WC Section 4.113(.11) Assessory Dwelling Units

Subsection 4.125 (.08) Parks & Open Space

D6. <u>Review Criteria</u>: This subsection prescribes the open space requirement for development in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: Figure 5 Parks & Open Space Plan of the Villebois Village Master Plan states that there are a total of 159.73 acres within Villebois, which is approximately 33% of Villebois. As described in the Parks, Trails, and Open Space refinement as part of the SAP Amendment, Request C, a pocket park along with linear greens and landscape areas are being added increasing the overall amount of open space within Villebois.

Subsection 4.125 (.09) Street Alignment and Access Improvements

Subsection 4.125 (.09) A. 1. a. Street Alignment and Access Improvements Conformity with Master Plan, etc.

D7. Review Criterion: "All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan..."

Finding: This criterion is satisfied.

Explanation of Finding: The street alignments and access improvements conform with SAP North plans which have been found to be in compliance with the Villebois Village Master Plans with some minor refinements regarding alignment of the streets. See Request C Findings C69 and Findings C101 through C106.

Subsection 4.125 (.09) A. 1. a. i. Street Improvement: Conformity with Public Works Standards and Continuation of Streets

D8. <u>Review Criteria</u>: "All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: All street improvements within this PDP will comply with the applicable Public Works Standards and make the connections to adjoining properties and phases as shown in the Villebois Village Master Plan, as refined in Request C.

Subsection 4.125 (.09) A. 1. a. ii. Streets Developed According to Master Plan

D9. Review Criterion: "All streets shall be developed according to the Master Plan."

Finding: This criterion is satisfied.

Explanation of Finding: All streets within this PDP will be developed with curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways as depicted on the Circulation Plan and Street Sections, Sheet 7 of Exhibit B4, , which are consistent with the cross sections shown in the Master Plan and as approved by the City Engineer for Grahams Ferry Road and Tooze Road.

Subsection 4.125 (.09) A. 2. a. & b. Intersections of Streets: Angles and Intersections

D10. Review Criteria:

- · "Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- · Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District."

Finding: These criteria are satisfied.

Explanation of Finding: The Circulation Plan, Sheet 7 of Exhibit B4, demonstrates that all proposed streets will intersect at angles consistent with the above standards.

Subsection 4.15 (.09) A. 2. c. Intersection of Streets: Offsets

- D11. Review Criterion: "Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - 1000 ft. for major arterials
 - 600 ft. for minor arterials
 - 100 ft. for major collector
 - 50 ft. for minor collector"

Finding: These criteria are satisfied.

Explanation of Finding: The Circulation Plan, Sheet 7 of Exhibit B4, demonstrate that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created.

Subsection 4.125 (.09) A. 2. d. Curb Extensions

- D12. Review Criteria: "Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:
 - Not obstruct bicycle lanes on collector streets.
 - Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District."

Finding: These criteria are satisfied.

Explanation of Finding: Curb extensions are shown on the Circulation Plan, Sheet 7 of Exhibit B4. Curb extensions will not obstruct bicycle lanes on collector streets. The plan sheets illustrate that all local street intersections will have a minimum 20 foot wide clear distance between curb extensions.

Subsection 4.125 (.09) A. 3. Street Grades

D13. Review Criteria: "Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards."

Finding: These criteria are satisfied.

Explanation of Finding: No streets are proposed that exceed or approach the maximum

grade.

Subsection 4.125 (.09) A. 4. Centerline Radius Street Curves

D14. Review Criterion: "The minimum centerline radius street curves shall be as follows:

- Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- Local streets: 75 feet"

Finding: These criteria are satisfied.

Explanation of Finding: Compliance is shown on the Circulation Plan, Sheet 7 of Exhibit B4.

Subsection 4.125 (.09) A. 5. Rights-of-way

D15. <u>Review Criteria</u>: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for rights-of-way as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: Proposed rights-of-way are shown on the applicant's plan sheets, including Sheet 4, Preliminary Plat, in Exhibit B4 as revised in Exhibit B6. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

Subsection 4.125 (.09) A. 6. Access Drives

D16. Review Criteria: Access drives are required to be 16 feet for two-way traffic. Otherwise, pursuant to subsection (.09) A. above, the provisions of 4.177 apply for access drives as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states, "Access drives (alleys) will be paved at least 16-feet in width within a 20-foot tract, as shown on the Circulation Plan. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions."

Subsection 4.125 (.09) A. 7. Clear Vision Areas

D17. <u>Review Criteria</u>: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for clear vision areas as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that clear vision areas will be provided and maintained in compliance with the Section 4.177.

Subsection 4.125 (.09) A. 8. Vertical Clearance

D18. Review Criteria: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for vertical clearance as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that Vertical clearance will be provided and maintained in compliance with the Section 4.177.

Subsection 4.125 (.09) A. 9. Interim Improvement Standards

D19. Review Criteria: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for interim improvement standards as no other provisions are noted.

Finding: This criterion will be satisfied.

Explanation of Finding: No interim street improvements are proposed pursuant to this subjection.

Subsection 4.125 (.10) Sidewalk and Pathway Improvement Standards

D20. Review Criteria: "The provisions of Section 4.178 shall apply within the Village zone."

Finding: These criteria are satisfied.

Explanation of Finding: All sidewalks and pathways within PDP 3 North will be constructed in accordance with the standards of Section 4.178 and the Villebois Village Master Plan. Sidewalks and pathways are shown in the Circulation Plan and Street Cross-sections, Sheet 7 of Exhibit B4.

Subsection 4.125 (.11) Landscaping, Screening and Buffering

- D21. Review Criteria: "Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
 - Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book."

Finding: These criteria are satisfied.

Explanation of Finding: The appropriate landscaping is provided. The proposed street trees are among the choices provided in the Community Elements Book.

Subsection 4.125 (.12) Signage and Wayfinding

D22. Review Criteria: "Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156."

Finding: These criteria are satisfied.

Explanation of Finding: Signage will be provided consistent with the SAP North Signage & Wayfinding Plan.

Subsection 4.125 (.13) Design Principles Applying to the Village Zone

D23. <u>Review Criteria</u>: "The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.

- The design of landscape, streets, public places and buildings shall create a place of distinct character.
- The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.
- The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
- The design of exterior lighting shall minimize off-site impacts, yet enable functionality."

Finding: These criteria are satisfied.

Explanation of Finding: The Architectural Pattern Book and Community Elements Book ensure the design meets the fundamental design concepts and support the objectives of the Villebois Village Master Plan. By complying with an approved Architectural Pattern Book and Community Elements Book, the design of the PDP will satisfy these criteria. See also Final Development Plan, Request G.

Subsection 4.125 (.14) A. 1. a. Design Standards: Flag Lots

D24. Review Criterion: "Flag lots are not permitted."

Finding: This criterion is satisfied.

Explanation of Finding: No flag lots are proposed.

Subsection 4.125 (.14) A. 2. a. - e. and h. - k. Building and Site Design Requirements

- D25. Review Criteria: "Building and site design shall include:
 - Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
 - Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
 - Protective overhangs or recesses at windows and doors.
 - Raised stoops, terraces or porches at single-family dwellings.
 - Exposed gutters, scuppers, and downspouts, or approved equivalent.
 - Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
 - Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
 - A porch shall have no more than three walls.
 - A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space."

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval.

Explanation of Finding: The application requests PDP approval for single family detached houses. Conformance with the Pattern Book and Community Elements Book will assure consistency with the Design Standards of subsection (.14). Conformance with the Architectural Pattern Book will be reviewed at the issuance of each building permit. Conceptual front elevations of the planned homes are provided. See Section IIF) of Exhibit B3. Compliance with the Community Elements Book is being reviewed as part of Request F Final Development Plan. In order to increase consistency with the Architectural Pattern Book and other development elsewhere in Villebois Condition of Approval PDD 5

requires courtyard fencing consistent with the pattern book and the architectural style of the home for at least 30% of the homes with usable courtyards not exceeding a 5% slope.

Subsection 4.125 (.14) A. 2. g. Landscape Plans

D26. Review Criterion: "Building and site design shall include:

A landscape plan in compliance with Sections 4.125(.07) and (.11), above."

Finding: This criterion is satisfied.

Explanation of Finding: The appropriate landscape plans have been provided. See FDP Plans, Exhibit B5.

Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees

D27. Review Criterion: "Building and site design shall include:

 The protection of existing significant trees as identified in an approved Community Elements Book."

Finding: This criterion is satisfied.

Explanation of Finding: Tree protection information is provided. See also Request F.

Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings

D28. Review Criteria: "Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards."

<u>Finding</u>: These criteria are satisfied or will be required to do so by Condition of Approval PDD 2.

Explanation of Finding: Park plans show furnishings consistent with the Community Elements Book. A condition of approval ensure the final street lighting installation is consistent with the Community Elements Book.

Subsection 4.125 (.14) A. 4. Building Systems

D29. Review Criteria: "Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard."

Finding: These criteria are satisfied.

Explanation of Finding: Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of Table V-3 and the Architectural Pattern Book.

Subsection 4.125 (.18) G. Preliminary Development Plan Approval Process

Subsection 4.125 (.18) G. 1. a. Preliminary Development Plan: Submission Timing

D30. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence."

Finding: This criterion is satisfied.

Explanation of Finding: This PDP addresses Phase 3 on the SAP North Phasing Plan as amended with Request C.

Subsection 4.125 (.18) G. 1. b. Preliminary Development Plan: Owners' Consent

D31. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be made by the owner of all affected property or the owner's authorized agent;"

Finding: This criterion is satisfied.

Explanation of Finding: This application is made by Fred Gast of Polygon Homes. The PDP application has been signed by owners Wayne Rembold of Villebois LLC as well as Charles and Carolyn Taber.

Subsection 4.125 (.18) G. 1. c. Preliminary Development Plan Permit Process: Proper Form & Fees

D32. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution;"

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has used the prescribed form and paid the required application fees.

Subsection 4.125 (.18) G. 1. d. Preliminary Development Plan Permit Process: Professional Coordinator

D33. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall set forth the professional coordinator and professional design team for the project;"

Finding: This criterion is satisfied.

Explanation of Finding: A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design as the professional coordinator.

Subsection 4.125 (.18) G. 1. e. Preliminary Development Plan Permit Process: Mixed Uses

D34. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall state whether the development will include mixed land uses, and if so, what uses and in what proportions and locations."

Finding: This criterion is satisfied.

<u>Explanation of Finding</u>: The proposed PDP includes only residential uses with supporting recreational amenities and utilities.

Subsection 4.125 (.18) G. 1. f. Preliminary Development Plan Permit Process: Land Division

D35. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a preliminary land division (concurrently) per Section 4.400, as applicable."

Finding: This criterion is satisfied.

Explanation of Finding: A preliminary subdivision plat has been submitted concurrently with this request. See Request E.

Subsection 4.125 (.18) G. 1. g. Preliminary Development Plan Permit Process: Zone Map Amendment

D36. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase."

Finding: This criterion is satisfied.

Explanation of Finding: A zone map amendment request has been submitted concurrently with this request. See Request B.

Subsection 4.125 (.18) G. 2. a. - c. Preliminary Development Plan Permit Process: Information Required

- D37. Review Criteria: "The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:
 - A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
 - Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
 - One (1) foot contours for slopes of up to five percent (5%);
 - Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
 - Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
 - o Ten (10) foot contours for slopes exceeding twenty percent (20%).
 - The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

Finding: These criteria are satisfied.

Explanation of Finding: All of the listed information has been provided. See Exhibits B3 and B4.

Subsection 4.125 (.18) G. 2. d. Preliminary Development Plan Permit Process: Land Area Tabulation

D38. Review Criteria: "A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre."

Finding: These criteria are satisfied.

Explanation of Finding: Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

Approx. Gross Acreage 15.16 Acres Parks and Open Space 2.03 Acres Public Streets
Lots and Alleys

4.49 Acres 8.64 Acres

Net Residential Density: 84 lots / 8.64 Acres = 9.72 units per net acre

Subsection 4.125 (.18) G. 2. e. Preliminary Development Plan Permit Process: Streets, Alleys, and Trees

D39. Review Criteria: "The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only."

Finding: These criteria are satisfied.

Explanation of Finding: Information on planned alleys and streets are provided or the information is readily available. Easements, sidewalks, bike routes and bikeways, trails, and other relevant features are shown. The required trees are shown. See Exhibit B4.

Subsection 4.125 (.18) G. 2. f. Preliminary Development Plan Permit Process: Building Drawings

D40. Review Criteria: "Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design."

Finding: This criterion is satisfied.

Explanation of Finding: The proposed PDP includes Large, Standard, Medium, and Small detached single-family housing products. Conceptual elevations have been provided. See Section IIF) of applicant's notebook, Exhibit B3. The elevations have been reviewed by the City's consultant architect for consistency with the Architectural Pattern Book or will be prior to issuance of building permits.

Subsection 4.125 (.18) G. 2. g. Preliminary Development Plan Permit Process: Utility Plan

D41. Review Criterion: "A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP."

Finding: This criterion is satisfied.

Explanation of Finding: A composite utility plan has been provided. See applicant's Sheet 6, Exhibit B4.

Subsection 4.125 (.18) G. 2. h. Preliminary Development Plan Permit Process: Phasing Sequence

D42. Review Criterion: "If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided."

Finding: This criterion is satisfied.

Explanation of Finding: The PDP is proposed to be executed in a single phase.

Subsection 4.125 (.18) G. 2. i. Preliminary Development Plan Permit Process: Security for Capital Improvements

D43. Review Criterion: "A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project."

Finding: This criterion is satisfied.

Explanation of Finding: The applicant states "the applicant will provide a performance bond or other acceptable security for the capital improvements required by the project."

Subsection 4.125 (.18) G. 2. j. Preliminary Development Plan Permit Process: Traffic Report

D44. Review Criterion: "At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2)."

Finding: This criterion is satisfied.

Explanation of Finding: The required traffic report has been provided, and can be found in Section IID of the applicant's notebook, Exhibit B3.

Subsection 4.125 (.18) H. PDP Application Submittal Requirements

Subsection 4.125 (.18) H. 1. PDP Application Submittal Requirements: General

- D45. Review Criteria: "The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:
 - The location of water, sewerage and drainage facilities;
 - Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
 - The general type and location of signs;
 - Topographic information as set forth in Section 4.035;
 - · A map indicating the types and locations of all proposed uses; and
 - A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section."

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the requested approval of the SAP North, as requested to be amended in Request C, and the application includes all of the requested information.

Subsection 4.125 (.18) H. 2. PDP Application Submittal Requirements: Traffic Report

D46. Review Criteria: "In addition to this information, and unless waived by the City's Community Development Director as enabled by Section 4.008(.02)(B), at the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of

the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs."

Finding: These criteria are satisfied.

Explanation of Finding: The required traffic report is included in Section IID of the applicant's notebook, Exhibit B3.

Subsection 4.125 (.18) H. 3. PDP Application Submittal Requirements: Level of Detail

D47. Review Criterion: "The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450."

Finding: This criterion is satisfied.

Explanation of Finding: The required level of detail has been shown, similar to other PDP's approved throughout Villebois.

Subsection 4.125 (.18) H. 4. PDP Application Submittal Requirements: Copies of Legal Documents

D48. <u>Review Criterion</u>: "Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted."

Finding: This criterion is satisfied.

Explanation of Finding: The required legal documents for review have been provided. See Section IVC in the applicant's notebook, Exhibit B3.

Subsection 4.125 (.18) I. PDP Approval Procedures

- D49. Review Criteria: "An application for PDP approval shall be reviewed using the following procedures:
 - Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
 - A public hearing shall be held on each such application as provided in Section 4.013.
 - After such hearing, the Development Review Board shall determine whether the proposal
 conforms to the permit criteria set forth in this Code, and shall approve, conditionally
 approve, or disapprove the application."

Finding: These criteria are satisfied.

Explanation of Finding: The request is being reviewed according to this subsection.

Subsection 4.125 (.18) K. PDP Approval Criteria

Subsection 4.125 (.18) K. 1. a. PDP Approval Criteria: Consistent with Standards of Section 4.125

D50. Review Criteria: "Is consistent with the standards identified in this section."

Finding: These criteria are satisfied.

Explanation of Finding: As shown elsewhere in this request, the proposed Preliminary Development Plan is consistent with the standards of Section 4.125.

Subsection 4.125 (.18) K. 1. b. PDP Approval Criteria: Complies with the Planning and Land Development Ordinance

D51. Review Criterion: "Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3)."

Finding: This criterion is satisfied.

Explanation of Finding: Findings are provided showing compliance with applicable standards of the Planning and Land Development Ordinance. Specifically Findings D57 through D59 address Subsections 4.140 (.09) J. 1. through 3.

Subsection 4.125 (.18) K. 1. c. PDP Approval Criteria: Consistent with Approved SAP

D52. Review Criterion: "Is consistent with the approved Specific Area Plan in which it is located." Finding: This criterion is satisfied.

Explanation of Finding: The requested PDP approval is consistent with the SAP, as requested to be amended by Request C.

Subsection 4.125 (.18) K. 1. d. PDP Approval Criteria: Consistent with Approved Pattern Book

D53. Review Criterion: "Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards."

Finding: This criterion is satisfied.

Explanation of Finding: As stated by the applicant, "No buildings are proposed with this Preliminary Development Plan. Subsequent Building Permit applications for residential buildings in this Preliminary Development Plan will document compliance with the Architectural Pattern Book. However, proposed lots are sized to accommodate proposed uses in a manner consistent with Table V-1 and the Architectural Pattern Book."

Subsection 4.125 (.18) K. 2. PDP Approval Criteria: Reasonable Phasing Schedule

D54. Review Criterion: "If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board."

Finding: This criterion is satisfied.

Explanation of Finding: The PDP will be completed in a single phase.

Subsection 4.125 (.18) K. 3. PDP Approval Criteria: Parks Concurrency

D55. Review Criterion: "Parks within each PDP or PDP Phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or other special circumstances prohibit completion, in which case bonding for such improvements shall be permitted."

Finding: This criterion will be satisfied by Condition of Approval PDD 3.

Explanation of Finding: A condition of approval ensures the parks within PDP 3 North completed prior to occupancy of 50% of the housing units of the phase or bonding will be provided if special circumstances prevent completion. Specifically, park improvement shown must be completed prior to the granting of the building permit for the 42nd house in the PDP.

Subsection 4.125 (.18) K. 5. PDP Approval Criteria: DRB Conditions

D56. <u>Review Criterion</u>: "The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section." Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended.

Subsection 4.140 (.09) J. Planned Development Permit Review Criteria

"A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:"

Subsection 4.140 (.09) J. 1. Consistency with Comprehensive Plan and Other Plans, Ordinances

D57. Review Criteria: "The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council."

Finding: These criteria are satisfied.

Explanation of Finding: The applicant's findings demonstrate the location, design, size, and uses proposed with the PDP are both separately and as a whole consistent with SAP North as proposed to be amended in Request C, and thus the Villebois Village Master Plan, the City's Comprehensive Plan designation of Residential – Village for the area, and any other applicable ordinance of which staff is aware.

Subsection 4.140 (.09) J. 2. Meeting Traffic Level of Service D

D58. Review Criteria: That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City's adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: The location, design, size and uses are such that traffic generated within the PDP at the most heavily used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D. The proposed uses and the circulation system are consistent with SAP North, as requested to be amended in Request C. A copy of the Traffic Impact Analysis is included in Section IID of the applicant's notebook, Exhibit B3.

Subsection 4.140 (.09) J. 3. Concurrency for Other Facilities and Services

D59. Review Criteria: "That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services."

Finding: These criteria are satisfied.

Explanation of Finding: As shown in the Utility and Drainage Report, Section IIIC of the applicant's notebook, Exhibit B3, and the applicant's Composite Utility Plan, Sheet 6 of Exhibit B4, adequate or immediately planned facilities and services are sufficient to serve the planned development.

Section 4.171 Protection of Natural Features & Other Resources

Subsection 4.171 (.02) General Terrain Preparation

D60. Review Criteria:

- "All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:
 - Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
 - Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
 - Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the SAP North approvals, as requested to be amended in Request C and found to meet the requirements of this subsection.

Subsection 4.171 (.03) Hillsides

D61. Review Criterion: "Hillsides: All developments proposed on slopes greater than 25% shall be limited to the extent that:"

Finding: This criterion does not apply.

Explanation of Finding: No development is proposed on such slopes.

Subsection 4.171 (.04) Trees and Wooded Area

D62. Review Criteria:

- · "All developments shall be planned, designed, constructed and maintained so that:
 - Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
 - Existing wooded areas, significant clumps/groves of trees and vegetation, and all
 trees with a diameter at breast height of six inches or greater shall be incorporated
 into the development plan and protected wherever feasible.

- Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 - o Avoiding disturbance of the roots by grading and/or compacting activity.
 - Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
 - Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
 - Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Finding: These criteria are satisfied.

Explanation of Finding: The Tree Preservation Plan, Section VI of Exhibit B3 and Sheet 10 of Exhibit B4, depicts existing trees within the subject area and identifies trees to be retained and to be removed. This application includes a request for approval of a Type "C" Tree Removal Plan. See Request F.

Subsection 4.171 (.05) High Voltage Power Lines

- D63. Review Criteria: "High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:
 - Due to the restrictions placed on these lands, no residential structures shall be allowed
 within high voltage power line easements and rights of way and petroleum pipeline
 easements, and any development, particularly residential, adjacent to high voltage power
 line easements and rights of way and petroleum pipeline easement shall be carefully
 reviewed.
 - Any proposed non-residential development within high voltage power line easements and
 rights of way and petroleum pipeline easements shall be coordinated with and approved by
 the Bonneville Power Administration, Portland General Electric Company or other
 appropriate utility, depending on the easement or right of way ownership.

Finding: These criteria do not apply.

Explanation of Finding: The development area and surrounding area are not around high voltage power lines.

Subsection 4.171 (.06) Safety Hazards

D64. Review Criteria: "

- To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- To protect lives and property from damage due to soil hazards.
- To protect lives and property from forest and brush fires.
- To avoid financial loss resulting from development in hazard areas.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that development of the subject area will occur in a manner that minimizes potential hazards to safety.

Subsection 4.171 (.07) Earth Movement Hazard Areas

D65. Review Criterion: "No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions."

Finding: This criterion is satisfied.

Explanation of Finding: No areas of land movement, slump, earth flow, or mud or debris flow have been identified in the project area.

Subsection 4.171 (.08) Standards for Soil Hazard Areas

D66. Review Criteria:

 "Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.

 The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

Finding: These criteria are satisfied.

Explanation of Finding: No soil hazard areas have been identified within the subject area.

Subsection 4.171 (.09) Historic Protection

D67. Review Criteria: This subsection establishes requirements for protection of historic resources.

Finding: This criterion is satisfied.

Explanation of Finding: The PDP matches the SAP North approvals, as requested to be amended in Request C and found to meet the requirements of this subsection.

Section 4.176 Landscaping, Screening, and Buffering

D68. Review Criteria: This section establishes landscape, screening, and buffering requirements for development within the City.

Finding: These criteria are satisfied.

Explanation of Finding: Landscaping will be provided in accordance with the standards in Section 4.176. The Street Tree/Lighting Plan depicts street trees along rights-of-way within the subject Preliminary Development Plan area. The plan has been developed in conformance with the *Community Elements Book* and the applicable standards of Section 4.176. Landscaping in the parks and linear green areas will be reviewed with Request G, Final Development Plan.

Section 4.177 Street Improvement Standards

D69. Review Criteria: This section establishes street improvements standards for development within the City.

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the SAP North approvals, as requested to be amended in Request C and found to meet the requirements of this subsection.

Section 4.178 Sidewalk and Pathway Standards

D70. Review Criteria:

- "Sidewalks. All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.
- Pathways
 - O Bicycle facilities shall be provided using a bicycle lane as the preferred facility design. The other facility designs listed will only be used if the bike lane standard cannot be constructed due to physical or financial constraints. The alternative standards are listed in order of preference.
 - Bike lane. This design includes 12-foot minimum travel lanes for autos and paved shoulders, 5-6 feet wide for bikes that are striped and marked as bicycle lanes. This shall be the basic standard applied to bike lanes on all arterial and collector streets in the City, with the exception of minor residential collectors with less than 1,500 (existing or anticipated) vehicle trips per day."

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the SAP North approvals, as requested to be amended in Request C and found to meet the requirements of this subsection.

REQUEST E: DB14-0014 TENTATIVE SUBDIVISION PLAT

The applicant's findings in Section IIIA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Subsection 4.125 (.02) Permitted Uses in the Village Zone

E1. Review Criteria: This subsection lists the permitted uses in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed subdivision is for uses including single family homes and parks and open space are permitted in the Village Zone.

Subsection 4.125 (.05) Development Standards Applying to All Development in Village Zone

Subsection 4.125 (.05) A. Block, Alley, Pedestrian, and Bicycle Standards

E2. Review Criteria: This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the proposed PDP.

Subsection 4.125 (.05) B. Access Standards

E3. Review Criterion: "All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer."

Finding: This criterion will be satisfied by Condition of Approval PDE 6.

Explanation of Finding: Condition of Approval PDE 6 requires a non-access reservation strip on the street side of lots with street access helping to ensure this criterion is met.

Table V-1: Development Standards in the Village Zone

E4. Review Criteria: This table shows the development standards, including setback for different uses in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: As been consistently interpreted for PDP approvals in Villebois, lot dimensions in the Architectural Pattern Book can govern such things as lot width and size even when it is not consistent with the table. The proposed lots facilitate the construction that meets relevant standards of the table.

Subsection 4.125 (.07) Off-Street Parking, Loading and Bicycle Parking

E5. Review Criteria: "Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the Village zone."

Finding: These criteria are satisfied.

Explanation of Finding: Nothing concerning the tentative subdivision would prevent the required parking from being built.

Subsection 4.125 (.08) Open Space Requirements

E6. Review Criteria: This subsection establishes the open space requirements for the Village Zone. Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDE 9. Explanation of Finding: The tentative subdivision plat shows open space consistent with the requirements of the Village Zone and the proposed PDP. Consistent with the requirements of (.08) C. the condition of approval require the City Attorney to review and approve pertinent bylaws, covenants, or agreements prior to recordation.

Subsection 4.125 (.09) A. 1. Street and Improvement Standards: General Provisions

- E7. Review Criteria: "Except as noted below, the provisions of Section 4.177 shall apply within the Village zone:
 - · General Provisions:
 - O All street alignment and access improvements shall conform to Figures 7, 8, 9A, and 9B of the Villebois Village Master Plan, or as refined in an approved Specific Area Plan, Preliminary Development Plan, or Final Development Plan, and the following standards:
 - All street improvements shall conform to the Public Works Standards and the Transportation Systems Plan, and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.
 - All streets shall be developed according to the Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows street alignments, improvements, and access improvements consistent with the approved PDP and SAP found to be consistent with the Master Plan and Transportation Systems Plan.

Subsection 4.125 (.09) A. 2. Street and Improvement Standards: Intersection of Streets

- E8. Review Criteria: "Intersections of streets:
 - Angles: Streets shall intersect one another at angles not less than 90 degrees, unless
 existing development or topography makes it impractical.
 - Intersections: If the intersection cannot be designed to form a right angle, then the right-ofway and paving within the acute angle shall have a minimum of a thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety 90 degrees shall require approval by the City Engineer after consultation with the Fire District.
 - Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - o 1000 ft. for major arterials
 - o 600 ft. for minor arterials
 - o 100 ft. for major collector
 - o 50 ft. for minor collector
 - Curb Extensions:
 - Curb extensions at intersections shall be shown on the Specific Area Plans required in Subsection 4.125(.18)(C) through (F), below, and shall:
 - Not obstruct bicycle lanes on collector streets.
 - Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections, meet minimum turning radius

requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District."

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows street intersections as proposed in the proposed PDP consistent with these standards.

Subsection 4.125 (.09) A. 4. Street and Improvement Standards: Centerline Radius Street Curves

- E9. Review Criteria: "The minimum centerline radius street curves shall be as follows:
 - Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by the City Engineer.
 - Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
 - Local streets: 75 feet"

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows streets found to meet these standards under Requests C and D.

Subsections 4.125 (.09) A. 5. and 4.177 (.01) C. Street and Improvement Standards: Rights-of-way

E10. Review Criteria:

- "Prior to issuance of a Certificate of Occupancy Building permits or as a part of the
 recordation of a final plat, the City shall require dedication of rights-of-way in accordance
 with the Street System Master Transportation Systems Plan. All dedications shall be
 recorded with the County Assessor's Office.
- The City shall also require a waiver of remonstrance against formation of a local
 improvement district, and all non-remonstrances shall be recorded in the County
 Recorder's Office as well as the City's Lien Docket, prior to issuance of a Certificate of
 Occupancy Building Permit or as a part of the recordation of a final plat.
- In order to allow for potential future widening, a special setback requirement shall be
 maintained adjacent to all arterial streets. The minimum setback shall be 55 feet from the
 centerline or 25 feet from the right-of-way designated on the Master Plan, whichever is
 greater."

Finding: These criteria are satisfied.

Explanation of Finding: As stated by the applicant, "rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177."

Subsections 4.125 (.09) A. 6.and 4.177 (.01) E. Street and Improvement Standards: Access Drives

E11. Review Criteria:

- Access drives are required to be 16 feet for two-way traffic.
- An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.
- Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23ton load.

- Secondary or emergency access lanes may be improved to a minimum 12 feet with an allweather surface as approved by the Fire District. All fire lanes shall be dedicated easements.
- Minimum access requirements shall be adjusted commensurate with the intended function
 of the site based on vehicle types and traffic generation.
- Where access drives connect to the public right-of-way, construction within the right-ofway shall be in conformance to the Public Works Standards.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows alleys of sufficient width to meet the width standards. The applicant states easements for fire access will be dedicated as required.

Subsections 4.125 (.09) A. 7. and 4.177 (.01) F. Street and Improvement Standards: Clear Vision Areas

E12. Review Criteria: "A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:" Listed 1. a.-f.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows streets found to meet these standards under Requests C and D.

Subsections 4.125 (.09) A. 8. and 4.177 (.01) G. Street and Improvement Standards: Vertical Clearance

E13. Review Criterion: "a minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives."

Finding: This criterion is satisfied.

Explanation of Finding: Nothing shown on the tentative subdivision plat would preclude the required clearance from being provided.

Subsections 4.125 (.09) A. 9. and 4.177 (.01) H. Street and Improvement Standards: Interim Improvement Standards

- E14. Review Criteria: "It is anticipated that all existing streets, except those in new subdivisions, will require complete reconstruction to support urban level traffic volumes. However, in most cases, existing and short-term projected traffic volumes do not warrant improvements to full Master Plan standards. Therefore, unless otherwise specified by the Planning Commission, the following interim standards shall apply.
 - Arterials 24 foot paved, with standard sub-base. Asphalt overlays are generally
 considered unacceptable, but may be considered as an interim improvement based on the
 recommendations of the City Engineer, regarding adequate structural quality to support an
 overlay.
 - Half-streets are generally considered unacceptable. However, where the Development Review Board finds it essential to allow for reasonable development, a half-street may be approved. Whenever a half-street improvement is approved, it shall conform to the requirements in the Public Works Standards:

When considered appropriate in conjunction with other anticipated or scheduled street
improvements, the City Engineer may approve street improvements with a single asphalt
lift. However, adequate provision must be made for interim storm drainage, pavement
transitions at seams and the scheduling of the second lift through the Capital Improvements
Plan.

Finding: These criteria are satisfied.

Explanation of Finding: The area covered by the tentative subdivision plat does not include any interim improvements addressed by this subsection.

Subsection 4.202 (.01) through (.03) Plats Reviewed by Planning Director or DRB

E15. Review Criteria: "Pursuant to ORS Chapter 92, plans and plats must be approved by the Planning Director or Development Review Board (Board), as specified in Sections 4.030 and 4.031, before a plat for any land division may be filed in the county recording office for any land within the boundaries of the City, except that the Planning Director shall have authority to approve a final plat that is found to be substantially consistent with the tentative plat approved by the Board.

The Development Review Board and Planning Director shall be given all the powers and duties with respect to procedures and action on tentative and final plans, plats and maps of land divisions specified in Organia Pavised Statutes and by this Code.

specified in Oregon Revised Statutes and by this Code.

Approval by the Development Review Board or Planning Director of divisions of land within the boundaries of the City, other than statutory subdivisions, is hereby required by virtue of the authority granted to the City in ORS 92."

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat is being reviewed by the Development Review Board according to this subsection. The final plat will be reviewed by the Planning Division under the authority of the Planning Director to ensure compliance with the DRB review of the tentative subdivision plat.

Subsection 4.202 (.04) A. Lots must be Legally Created for Issuing Development Permit

E16. Review Criterion: "No person shall sell any lot or parcel in any condominium, subdivision, or land partition until a final condominium, subdivision or partition plat has been approved by the Planning Director as set forth in this Code and properly recorded with the appropriate county."

Finding: This criterion is satisfied.

Explanation of Finding: It is understood that no lots will be sold until the final plat has been approved by the Planning Director and recorded.

Subsection 4.202 (.04) B. Prohibition of Creating Undersized Lots

E17. Review Criterion: "It shall be a violation of this Code to divide a tract of land into a parcel smaller than the lot size required in the Zoning Sections of this Code unless specifically approved by the Development Review Board or City Council. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the minimum lot size, width, depth, frontage, yard or setback requirements, unless specifically authorized through the Variance procedures of Section 4.196 or the waiver provisions of the Planned Development procedures of Section 4.118."

Finding: This criterion is satisfied.

Explanation of Finding: No lots will be divided into a size smaller than allowed by the proposed Village "V" zoning designation.

Subsection 4.210 (.01) Pre-Application Conference

E18. Review Criterion: "Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010."

Finding: This criterion is satisfied.

Explanation of Finding: A pre-application conference was held on November 21, 2013 in accordance with this subsection.

Subsection 4.210 (.01) A. Preparation of Tentative Plat

E19. Review Criterion: "The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal."

Finding: This criterion is satisfied.

Explanation of Finding: Sheet 4 of Exhibit B4, as shown revised in Exhibit B6, is a tentative subdivision plat prepared in accordance with this subsection.

Subsection 4.210 (.01) B. Tentative Plat Submission

E20. Review Criteria: "The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:" Listed 1. through 26.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat has been submitted with the required information.

Subsection 4.210 (.01) D. Land Division Phases to Be Shown

E21. Review Criteria: "Where the applicant intends to develop the land in phases, the schedule of such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval."

Finding: These criteria are satisfied.

Explanation of Finding: The land is intended to be developed in a single phase.

Subsection 4.210 (.01) E. Remainder Tracts

E22. Review Criteria: "Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all affected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division."

Finding: These criteria are satisfied.

Explanation of Finding: All affected property has been incorporated into the tentative subdivision plat.

Subsection 4.236 (.01) Conformity to the Master Plan or Map

E23. Review Criteria: "Land divisions shall conform to and be in harmony with the Transportation Master Plan (Transportation Systems Plan), the Bicycle and Pedestrian Master Plan, the Parks and Recreation Master Plan, the Official Plan or Map and especially to the Master Street Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat is consistent with applicable plans including the Transportation Systems Plan and Villebois Village Master Plan.

Subsection 4.236 (.02) Relation to Adjoining Street System

E24. Review Criteria:

- A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan.
- Where the plat submitted covers only a part of the applicant's tract, a sketch of the
 prospective future street system of the unsubmitted part shall be furnished and the street
 system of the part submitted shall be considered in the light of adjustments and
 connections with the street system of the part not submitted.
- At any time when an applicant proposes a land division and the Comprehensive Plan
 would allow for the proposed lots to be further divided, the city may require an
 arrangement of lots and streets such as to permit a later resubdivision in conformity to the
 street plans and other requirements specified in these regulations.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows streets meeting these standards consistent with the proposed PDP. See Request D.

Subsection 4.236 (.03) Streets: Conformity to Standards Elsewhere in the Code

E25. Review Criteria: "All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone."

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows streets consistent with the proposed SAP Amendment and PDP under Requests C and D which meets Section 4.177 and the block requirements of the zone.

Subsection 4.236 (.04) Creation of Easements

E26. Review Criteria: "The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required."

Finding: These criteria are satisfied.

Explanation of Finding: No specific easements are requested pursuant to this subsection.

Subsection 4.236 (.05) Topography

E27. Review Criterion: "The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations."

Finding: This criterion is satisfied.

Explanation of Finding: The tentative subdivision plat shows street alignments recognizing topographic conditions consistent with the requested PDP.

Subsection 4.236 (.06) Reserve Strips

E28. Review Criteria: "The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary:" Reasons listed A. through D.

Finding: These criteria are satisfied.

Explanation of Finding: No reserve strips are being required for the reasons listed in this subsection. However, reserve strips are being required by Condition of Approval PDD 6 to prevent access to the front side of lots served by an alley. See also Findings E3.

Subsection 4.236 (.07) Future Expansion of Street

E29. Review Criteria: When necessary to give access to, or permit a satisfactory future division of, adjoining land, streets shall be extended to the boundary of the land division and the resulting deadend street may be approved without a turn-around. Reserve strips and street plugs shall be required to preserve the objective of street extension.

Finding: These criteria are satisfied.

Explanation of Finding: Streets are being extended consistent with this subsection.

Subsection 4.236 (.08) Additional Right-of-Way for Existing Streets

E30. Review Criteria: "Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The necessary rights-of-way for Grahams Ferry Road and Tooze Road are being dedicated.

Subsection 4.236 (.09) Street Names

E31. Review Criteria: "No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer."

Finding: These criteria are satisfied.

Explanation of Finding: Street names will be reviewed by Engineering staff and be subject to approval by the City Engineer consistent with this subsection.

Subsection 4.237 (.01) Blocks

E32. Review Criteria:

The length, width, and shape of blocks shall be designed with due regard to providing
adequate building sites for the use contemplated, consideration of needs for convenient
access, circulation, control, and safety of pedestrian, bicycle, and motor vehicle traffic, and
recognition of limitations and opportunities of topography.

Sizes: Blocks shall not exceed the sizes and lengths specified for the zone in which they
are located unless topographical conditions or other physical constraints necessitate larger
blocks. Larger blocks shall only be approved where specific findings are made justifying
the size, shape, and configuration.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows blocks consistent with those proposed Preliminary Development Plan. See Request D.

Subsection 4.237 (.02) Easements

E33. Review Criteria:

- Utility lines. Easements for sanitary or storm sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director. All of the public utility lines within and adjacent to the site shall be installed within the public right-of-way or easement; with underground services extending to the private parcel constructed in conformance to the City's Public Works Standards. All franchise utilities shall be installed within a public utility easement. All utilities shall have appropriate easements for construction and maintenance purposes.
- Water courses. Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval.

Explanation of Finding: As shown on preliminary plat, Sheet 4of Exhibit B4 as revised in Exhibit B6, the required easements have been provided. Condition of Approvals ensures all easements dealing with utilities are on the final plat.

Subsection 4.237 (.03) Mid-block Pedestrian and Bicycle Pathways

- E34. Review Criteria: "An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.
 - Pathways shall be required to connect to cul-de-sacs or to pass through unusually shaped blocks.
 - Pathways required by this subsection shall have a minimum width of ten (10) feet unless
 they are found to be unnecessary for bicycle traffic, in which case they are to have a
 minimum width of six (6) feet.

Finding: These criteria are satisfied.

Explanation of Finding: Pathways are being provided consistent with the Village Zone requirements and the Village Master Plan.

Subsection 4.237 (.04) Tree Planting & Tree Access Easements

E35. Review Criteria: "Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planting is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed street trees are within the proposed public right-of-way.

Subsection 4.237 (.05) Lot Size and Shape

E36. Review Criteria: "The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located."

Finding: These criteria are satisfied.

Explanation of Finding: Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed development and are in conformance with the Village Zone requirements as discussed under Requests C and D.

Subsection 4.237 (.06) Access

E37. Review Criteria: "The division of land shall be such that each lot shall have a minimum frontage on a street or private drive, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:" Listed A. and B.

Finding: These criteria are satisfied.

Explanation of Finding: Each lot has the minimum frontage on a street or greenbelt, as allowed in the Architectural Pattern Book.

Subsection 4.237 (.07) Through Lots

E38. <u>Review Criteria</u>: "Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation."

Finding: These criteria are satisfied.

Explanation of Finding: No through lots are proposed. The lots on Belfast Lane and Barcelona Street backing up to Grahams Ferry Road and Tooze Road have a linear green between the rear lot lines and the Grahams Ferry Road and Tooze Road rights-of-way.

Subsection 4.237 (.08) Lot Side Lines

E39. Review Criteria: "The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street or tract with a private drive upon which the lots face."

Finding: These criteria are satisfied.

Explanation of Finding: Generally side lot lines are at right angles with the front lot line. Where they do not, they run at the closest possible angle to 90 degrees as allowed by block shape, adjacent lot shape, and required alley orientation.

Subsection 4.237 (.09) Large Lot Land Divisions

E40. Review Criteria: "In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary."

Finding: These criteria are satisfied.

Explanation of Finding: No future divisions of the lots included in the tentative subdivision plat.

Subsection 4.237 (.10) and (.11) Building Line and Built-to Line

E41. Review Criteria: The Planning Director or Development Review Board may establish special:

building setbacks to allow for the future redivision or other development of the property or
for other reasons specified in the findings supporting the decision. If special building
setback lines are established for the land division, they shall be shown on the final plat.

build-to lines for the development, as specified in the findings and conditions of approval
for the decision. If special build-to lines are established for the land division, they shall be
shown on the final plat.

Finding: These criteria are satisfied.

Explanation of Finding: No building lines or built-to lines are proposed or recommended.

Subsection 4.237 (.12) Land for Public Purposes

E42. Review Criterion: "The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time."

Finding: This criterion is satisfied.

Explanation of Finding: No property reservation is recommended as described in this subsection.

Subsection 4.237 (.13) Corner Lots

E43. Review Criterion: "Lots on street intersections shall have a corner radius of not less than ten (10) feet."

Finding: This criterion is satisfied.

Explanation of Finding: All proposed corner lots meet the minimum corner radius of ten (10) feet.

Section 4.250 Lots of Record

E44. Review Criteria: "All lots of record that have been legally created prior to the adoption of this ordinance shall be considered to be legal lots. Tax lots created by the County Assessor are not necessarily legal lots of record."

Finding: These criteria are satisfied.

Explanation of Finding: The parcels being divided are of record, and the resulting subdivision lots will be lots of record.

Section 4.260 Improvements-Procedures

E45. Review Criteria: "In addition to other requirements, improvements installed by the developer, either as a requirement of these regulations or at the developer's own option, shall conform to the requirements of this Code and improvement standards and specifications of the City. The improvements shall be installed in accordance with the City's Public Works Standards."

Finding: These criteria are satisfied.

Explanation of Finding: The rights-of-way shown on the tentative subdivision plat are sufficient for installation of improvements to City standards. Conformance of the improvements with the City's Public Works Standards and other applicable standards will be ensured through the Engineering Division's permit and inspection process.

Section 4.262 Improvements-Requirements

E46. Review Criteria: This section establishes requirements for a number of different improvements including curbs, sidewalks, sanitary sewers, drainage, underground utility and service facilities, streetlight standards, street signs, monuments, and water.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has stated their intent to meet the requirements for all the types of improvements indicated in this subsection. Conformance with these requirements will be ensured through the Engineering Division's, and Building Division's where applicable, permit and inspection process.

REQUEST F: DB14-0016 TYPE C TREE PLAN

The applicant's findings in Section VA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Subsection 4.600.50 (.03) A. Access to Site for Tree Related Observation

F1. Review Criterion: "By submission of an application, the applicant shall be deemed to have authorized City representatives to have access to applicant's property as may be needed to verify the information provided, to observe site conditions, and if a permit is granted, to verify that terms and conditions of the permit are followed."

Finding: This criterion will be satisfied by Condition of Approval PDF 2.

Explanation of Finding: Condition of Approval PDF 2 ensures the required access is allowed.

Subsection 4.610.00 (.03) B. Type C Tree Removal Review Authority

F2. Review Criterion: "Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council."

Finding: This criterion is satisfied.

Explanation of Finding: The requested tree removal is connected to site plan review by the Development Review Board for the proposed development. The tree removal is thus being reviewed by the DRB.

Subsection 4.610.00 (.06) A. Conditions Attached to Type C Tree Permits

F3. Review Criterion: "Conditions. Attach to the granting of the permit any reasonable conditions considered necessary by the reviewing authority including, but not limited to, the recording of any plan or agreement approved under this subchapter, to ensure that the intent of this Chapter will be fulfilled and to minimize damage to, encroachment on or interference with natural resources and processes within wooded areas:"

Finding: This criterion is met or will be met by conditions of approval.

Explanation of Finding: A number of additional conditions are recommended pursuant to this subsection. Tree 10499 is a twenty-seven inch (27") Douglas-fir in excellent condition, rated as Good by the project arborist and indicated for retention during development. In consideration of the health and value of the tree Conditions of Approval PDF 4 and PDF 5 impose reasonable conditions to encourage proper long-term preservation and maintenance as well as clearly identify maintenance responsibility. Condition of Approval PDF 4 requires a tree preservation and maintenance easement and associated easement agreement allowing for inspection of the tree condition and assigning tree maintenance responsibility to the homeowners association as well as limiting plantings and irrigation that could damage the health of the tree. As a practical matter Condition of Approval PDF 5 requires an access easement on Lot 50 to allow necessary access for inspection and maintenance activities.

Condition of Approval PDF 12 addresses concern that the alignment of the sidewalk along SW Tooze Rd. looks to impact three trees shown as retained. The condition requires the sidewalk to meander to minimize placement within the root zone and when it is within the root zone requires a specific profile to protect roots. A public sidewalk easement may be required within the linear green to allow for the meandering.

Lastly, Conditions of Approval PDF 9 and 10 require special care be taken to limit impacts when installing fencing and utilities in the root zone of preserved trees.

Subsection 4.610.00 (.06) B. Completion of Operation

F4. Review Criterion: "Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:" "Fix a reasonable time to complete tree removal operations;"

Finding: This criterion is satisfied.

Explanation of Finding: It is understood the tree removal will be completed by the time construction of all homes, parks, and other improvements in the PDP are completed, which is a reasonable time frame for tree removal.

Subsection 4.610.00 (.06) C. Security

Code."

F5. Review Criterion: "Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:" "Require the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit conditions and this Chapter.

1. This requirement may be waived by the Planning Director if the tree removal must be completed before a plat is recorded, and the applicant has complied with WC 4.264(1) of this

Finding: This criterion is satisfied.

Explanation of Finding: As allowed by Subsection 1 the bonding requirement is being waived as the application is required to comply with WC 4.264(1).

Subsection 4.610.10 (.01) Standards for Tree Removal, Relocation or Replacement

Subsection 4.610.10 (.01) A. Standards for the Significant Resource Overlay Zone

F6. Review Criteria: "Standard for the Significant Resource Overlay Zone. The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this chapter."

Finding: These criteria are satisfied.

Explanation of Finding: Request H fully reviews any impact to the Significant Resource Overlay Zone, including any tree removal.

Subsection 4.610.10 (.01) B. Standards for Preservation and Conservation

F7. Review Criteria: "No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a principle shall be equal in concern and importance as other design principles."

Finding: These criteria are satisfied.

Explanation of Finding: As shown on the Existing Conditions Plan, Sheet 2 of Exhibit B4, the majority of the site is pasture with trees concentrated around existing residential dwellings, the northwestern site corner, and the retained wetland located in the southwestern site corner. Existing trees within these areas are preserved to the extent feasible while the locations of residential lots, street improvements, alleys, and utilities were generally planned within existing pasture areas. Trees located within the wetland area to be retained and within the SROZ area will be preserved within open space tracts. The majority of trees proposed for removal are in "Poor" condition or "Moderate" condition. Trees with a "Good" rating are retained to the extent feasible. No trees with a rating of "Important" are present within the subject site.

Subsection 4.610.10 (.01) C. Standards for Development Alternatives

F8. Review Criteria: "Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements."

Finding: These criteria are satisfied.

Explanation of Finding: The majority of the site is pasture with trees located around existing residential dwellings, within the retained wetland in the southwestern site corner, and the northwestern site corner. Existing trees within these areas are preserved to the extent feasible while the locations of residential lots, street improvements, alleys, and utilities were generally planned within existing pasture areas.

Subsection 4.610.10 (.01) D. Standards for Land Clearing

F9. Review Criteria: "Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements."

Finding: These criteria are satisfied.

Explanation of Finding: This standard is being followed as shown in the applicant's plan set, Exhibit B4.

Subsection 4.610.10 (.01) E. Standards for Residential Development

F10. Review Criteria: "Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape."

Finding: These criteria are satisfied.

Explanation of Finding: The subject site is relatively flat and is being development with a pattern similar to other areas of Villebois.

Subsection 4.610.10 (.01) F. Standards for Compliance with Statutes and Ordinances

F11. Review Criteria: "The proposed activity shall comply with all applicable statutes and ordinances." Finding: These criteria are satisfied.

Explanation of Finding: This standard is broad and duplicative. As found elsewhere in this report, the applicable standards are being applied.

Subsection 4.610.10 (.01) G. Standards for Relocation and Replacement

F12. Review Criteria: "The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not removed, in accordance with WC 4.620.10.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed tree activity is being reviewed in accordance to the referenced sections related to replacement and protection.

Subsection 4.610.10 (.01) H. Limitation on Tree Removal

F13. Review Criteria: "Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection." Listed 1. through 4.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed tree removal is either necessary for construction or is due to the health and condition of the trees.

Subsection 4.610.10 (.01) I. 1. Additional Standards for Type C Permits: Tree Survey

F14. Review Criteria: "For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40, and provide a Tree Maintenance and Protection Plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development."

Finding: These criteria are satisfied.

Explanation of Finding: The required Tree Maintenance and Protection Plan has been submitted. See Section VIC) of Exhibit B3.

Subsection 4.610.10 (.01) I. 2. Additional Standards for Type C Permits: Platted Subdivision

F15. Review Criteria: "The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval."

Finding: These criteria are satisfied.

Explanation of Finding: The required plan has been submitted. See Section VIC) of Exhibit B3.

Subsection 4.610.10 (.01) I. 3. Additional Standards for Type C Permits: Utilities

F16. Review Criteria: "The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter."

Finding: These criteria are satisfied.

Explanation of Finding: The Composite Utility Plan, Sheet 6 of Exhibit B4, shows the site has been designed to minimize the impact upon the environment to the extent feasible

given existing conditions. Utility placement in relation to trees will be further reviewed during review of construction drawings and utility easement placement on the final plat.

Subsection 4.610.40 (.01) Type C Tree Plan Reviewed with Stage II Final Plan

F17. Review Criteria: "Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any plan changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed Type C Tree Plan is being reviewed concurrently with the Preliminary Development Plan, which is the equivalent of a Stage II Final Plan in the Village Zone.

Section 4.610.40 (.02) Submission of Tree Maintenance and Protection Plan

F18. Review Criteria: "The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:" Listed A. 1. through A. 7. Finding: These criteria are satisfied.

Explanation of Finding: The applicant has submitted the necessary copies of a Tree Maintenance and Protection Plan. See Section VIC of the applicants notebook, Exhibit B3 and Sheet 10 of the applicant's plan set, Exhibit B4.

Subsection 4.620.00 (.01) Tree Replacement Requirement

F19. Review Criterion: "A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal."

Finding: This criterion is satisfied.

Explanation of Finding: The tree mitigation requirements will be more than exceeded by the planned street tree and trees in parks and linear greens.

Subsection 4.620.00 (.02) Basis for Determining Replacement

F20. Review Criteria: "The permit grantee shall replace removed trees on a basis of one (1) tree replanted for each tree removed. All replacement trees must measure two inches (2") or more in diameter."

Finding: These criteria are satisfied.

Explanation of Finding: More trees are planned to be planted that proposed to be removed. Each tree, including street trees and trees in parks and linear greens will meet the minimum diameter requirement.

Subsection 4.620.00 (.03) Replacement Tree Requirements

- F21. Review Criteria: "A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.
 - A. Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture Nursery Grade No. 1 or better.
 - B. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date.
 - C. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced.
 - D. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat."

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDF 6. **Explanation of Finding:** The condition of approval will ensure the relevant requirements of this subsection are met.

Subsection 4.620.00 (.04) Replacement Tree Stock Requirements

F22. Review Criteria: "All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade."

Finding: These criteria will be satisfied by Condition of Approval PDF 6. **Explanation of Finding:** Condition of Approval PDF 6 assures this is met.

Subsection 4.620.00 (.05) Replacement Trees Locations

F23. Review Criteria: "The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed."

Finding: These criteria are satisfied.

Explanation of Finding: The applicant proposes to mitigate for all removed trees on site and in the appropriate locations for the proposed development.

Section 4.620.10 Tree Protection During Construction

F24. Review Criteria: "Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:" Listed A. through D.

<u>Finding</u>: These criteria are satisfied or will be satisfied by Condition of Approvals PDF 7 and PDF 8.

Explanation of Finding: The conditions of approval assure the applicable requirements of this Section will be met.

REQUEST G: DB14-0015 FINAL DEVELOPMENT PLAN FOR PARKS AND OPEN SPACE

The applicant's findings in Section VIA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Subsection 4.125 (.02) Permitted Uses in the Village Zone

G1. Review Criteria: This subsection lists the uses typically permitted in the Village Zone including "Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association."

Finding: These criteria are satisfied.

Explanation of Finding: The requested Final Development Plan is for parks and open space allowed within the Village Zone.

Subsection 4.125 (.08) A. Parks and Open Space in the Village Zone-Amount Required

G2. Review Criteria: "In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multiphased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required yard areas shall not be counted towards the required open space area."

Finding: These criteria are satisfied.

Explanation of Finding: Park and Open Space is being provided consistent with the PDP found to meet these criteria.

Subsection 4.125 (.08) B. Parks and Open Space in the Village Zone-Ownership

G3. Review Criteria: "Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage."

Finding: These criteria are satisfied.

Explanation of Finding: This discretion of the DRB is understood. Ownership will be according to agreements reached between the developer and the City.

Subsection 4.125 (.08) C. Parks and Open Space in the Village Zone-Protection and Maintenance

G4. Review Criteria: "The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: Protection and maintenance of the open space and recreational areas are covered in the CCR's being reviewed by the City, and Operation and Maintenance Agreements between the developer and the City.

Subsection 4.125 (.09) Street and Access Improvement Standards

G5. Review Criteria: This section lists street and access improvement standards for the Village Zone including vision clearance standards.

Finding: These criteria are satisfied.

Explanation of Finding: This code section does not apply to the proposed parks and open space, except for vision clearance for vegetation which is met.

Subsection 4.125 (.10) Sidewalk and Pathway Improvement Standards

G6. Review Criteria: "The provisions of Section 4.178 shall apply within the Village zone."

Finding: These criteria are satisfied.

Explanation of Finding: Sidewalk and pathway improvements within the park areas are provided consistent with the PDP which was found to meet these criteria.

Subsection 4.125 (.11) Landscaping Screening and Buffering

G7. Review Criteria: "Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:" "Streets in the Village zone shall be developed with street trees as described in the Community Elements Book."

Finding: These criteria are satisfied.

Explanation of Finding: Findings G18 through G29 pertain to Section 4.176. Street trees are proposed consistent with the Community Elements Book.

Section 4.125 (.12) A. Signs Compliance with Master Sign and Wayfinding Plan for SAP

G8. Review Criterion: "All signage and wayfinding elements within the Village Zone shall be in compliance with the adopted Signage and wayfinding Master Plan for the appropriate SAP."

Finding: This criterion does not apply.

Explanation of Finding: The SAP North Signage & Wayfinding Plan indicates the provision of Secondary Site Identifier at the site entrance from Grahams Ferry Road. The FDP set, Exhibit B5, show provision of the 'Secondary Site Identifier' with the construction of the site entrance.

Subsection 4.125 (.14) Design Standards Applying to the Village Zone

The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

Subsection 4.125 (.14) A. 2. b. Details to Match Architectural Pattern Book and Community Elements Book

G9. <u>Review Criteria</u>: "Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards."

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval.

Explanation of Finding: The Architectural Pattern Book is not applicable to the parks except that any retaining walls within the public view shed must be consistent with the materials in the Architectural Pattern Book and the Master Fencing shown in the pattern book. Condition of Approval PDG 11 ensures park elements are consistent with the Community Elements Book including playground equipment, nature path directional bollards, benches, tables, and trash cans.

Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees

G10. Review Criterion: "The protection of existing significant trees as identified in an approved Community Elements Book."

Finding: This criterion is satisfied.

Explanation of Finding: Significant trees are being protected. See Request F.

Subsection 4.125 (.14) A. 2. g. Landscape Plan

G11. Review Criterion: "A landscape plan in compliance with Sections 4.125(.07) and (.11), above." Finding: This criterion is satisfied.

Explanation of Finding: Landscape plans have been provided in compliance with the referenced sections.

Subsection 4.125 (.14) C. Lighting and Site Furnishings

G12. Review Criteria: "Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards."

Finding: These criteria will be satisfied by a condition of approval.

Explanation of Finding: The condition of approval requires the lighting and site furnishings to be consistent with the Community Elements Book.

Subsection 4.125 (.18) L. Final Development Plan Approval Procedures

G13. Review Criteria: This subsection establishes the approval procedures for Final Development Plans.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has followed the applicable procedures set out in this subsection for approval of a FDP.

Subsection 4.125 (.18) M. Final Development Plan Submittal Requirements

G14. Review Criteria: "An application for approval of a FDP shall be subject to the provisions of Section 4.034."

Finding: These criteria are satisfied.

Explanation of Finding: The necessary materials have been submitted for review of the FDP.

Subsections 4.125 (.18) N. and P. 1. Final Development Plans Subject to Site Design Review Criteria

G15. Review Criteria: "An application for approval of a FDP shall be subject to the provisions of Section 4.421"

Finding: These criteria are satisfied.

Explanation of Finding: The provisions of Section 4.421 are being used as criteria in the review of the FDP. See Findings G30 through G37.

Subsection 4.125 (.18) O. Refinements to Preliminary Development Plan as part of Final Development Plan

G16. Review Criteria: This subsection identifies the process and requirements for refinements to a preliminary development plan as party of a final development plan.

Finding: These criteria are satisfied.

Explanation of Finding: No refinements are proposed as part of the requested FDP.

Subsection 4.125 (.18) P.2. Final Development Plan Compliance with Architectural Pattern Book, Community Elements Book, and PDP Conditions of Approval

G17. Review Criteria: "An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP."

<u>Finding</u>: These criteria are satisfied or will be satisfied by a Conditions of Approval PDG 11 and PDG 12.

Explanation of Finding: Overall, as demonstrated by Finding G9 above, the FDP demonstrates compliance with the SAP North Community Elements Book. The applicant has provided sufficient information to show that playground equipment meeting the Community Elements Book can be provided. However, Condition of Approval PDG 11 ensures the detailed requirements of the Community Elements Book are met. There are no relevant portions of the Architectural Pattern Book, or Conditions of Approval for a previously approved PDP to which to demonstrate compliance. To further consistency with the Villebois Village Master Plan Parks and Open Spaces Policy 1, Condition of Approval PDG 12 requires a large shade tree be planted in the pocket park as a focal point at the intersection of Grahams Ferry Road and Tooze Road.

Landscape Standards Section 4.176

Subsection 4.176 (.02) B. Landscape Standards and Compliance with Code

G18. Review Criterion: "All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a

minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length"

Finding: This criterion is satisfied.

Explanation of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Subsection 4.176 (.03) Landscape Area and Locations

G19. Review Criteria: "Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable." Finding: These criteria are satisfied.

Explanation of Finding: The proposed parks are predominantly covered with vegetative plant materials other than areas for walkways, play structures, benches, tables, etc. The plantings are in a variety of areas.

Subsection 4.176 (.04) Buffering and Screening

G20. Review Criteria: "Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval."

Finding: These criteria are satisfied.

Explanation of Finding: No conditions requiring buffering and screening are within the area covered by the subject FDP request.

Subsection 4.176 (.06) A. Plant Materials-Shrubs and Groundcover

G21. Review Criteria: This subsection establishes plant material and planting requirements for shrubs and ground cover.

Finding: These criteria are satisfied.

Explanation of Finding: Applicant's Sheet L5.0 in their plan set, Exhibit B5, indicates the requirements established by this subsection will be met by the proposed plantings.

Subsection 4.176 (.06) B. Plant Materials-Trees

G22. Review Criteria: This subsection establishes plant material requirements for trees. Finding: These criteria are satisfied.

Explanation of Finding: Applicant's Sheet L5.0 in their plan set, Exhibit B5, indicates the requirements established by this subsection will be met by the proposed plantings.

Subsection 4.176 (.06) D. Plant Materials-Street Trees

G23. Review Criteria: This subsection establishes plant material requirements for street trees.

Finding: These criteria are satisfied

Explanation of Finding: Applicant's Sheets L2.0 through L4.0 of their plan set, Exhibit B5, indicate the requirements established by this subsection as well as the Community Elements Book are generally met. However, the plans show street trees both were they can interfere with preserved trees and within areas designated as curb cuts. Exhibit B6 includes a revised street tree plan to address the preserved tree and curb cut conflicts. Additional street trees may be omitted to avoid interference with "Likely to be removed" trees end up being preserved.

Subsection 4.176 (.06) E. Types of Plant Species

G24. **Review Criteria:** This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

Finding: These criteria are satisfied.

Explanation of Finding: The allowed plant materials are governed by the Community Elements Book. All proposed plant materials will be consistent with the SAP North Community Elements Book.

Subsection 4.176 (.06) F. Tree Credit

G25. Review Criteria: "Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows: Existing trunk diameter

Number of Tree Credits

18 to 24 inches in diameter

3 tree credits

25 to 31 inches in diameter

4 tree credits

32 inches or greater

5 tree credits:"

Maintenance requirements listed 1. through 2.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant is not requesting any of the preserved trees be counted as tree credits pursuant to this subsection.

Subsection 4.176 (.06) G. Exceeding Plant Material Standards

G26. Review Criterion: "Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met."

Finding: This criterion is satisfied.

Explanation of Finding: The selected landscape materials do not violate any height or visions clearance requirements.

Subsection 4.176 (.07) Installation and Maintenance of Landscaping

G27. Review Criteria: This subsection establishes installation and maintenance standards for landscaping.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDG 2. **Explanation of Finding:** The installation and maintenance standards are or will be met as follows:

- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
- Plants that die are required to be replaced in kind, within one growing season, unless
 appropriate substitute species are approved by the City.
- A note on the applicant's Sheet L5.0 in their plan set, Exhibit B5, indicates "coordinate landscape installation with installation of underground sprinkler and drainage systems."

Subsection 4.176 (.09) Landscape Plans

G28. Review Criterion: "Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated."

Finding: This criterion is satisfied.

Explanation of Finding: Landscape plans have been submitted with the required information. See Exhibit B5.

Subsection 4.176 (.10) Completion of Landscaping

G29. Review Criterion: "The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review."

Finding: This criterion is satisfied.

Explanation of Finding: As a condition of PDP approval the parks for the PDP or PDP phase must be completed prior to fifty percent (50%) of the house permits are issued unless certain conditions exist, similar to what is described in this subsection, in which case a bond can be posted. See finding D55 and Condition of Approval PDD 3.

Site Design Review

Subsection 4.400 (.01) Excessive Uniformity, Inappropriateness of Design, Etc.

G30. Review Criteria: "Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such

areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor."

Finding: These criteria are satisfied.

Explanation of Finding:

Excessive Uniformity: A variety of parks with a variety of features and amenities are provided consistent with the diversity of park uses described in the Villebois Village Master Plan avoiding excessive uniformity in park and open space design.

Inappropriate or Poor Design of the Exterior Appearance of Structures: Park structures are being required to conform to the Community Elements Book ensuring quality design appropriate for the Villebois context.

Inappropriate or Poor Design of Signs: Signs within parks and open spaces are required to be consistent with the Master Sign and Wayfinding program which is a comprehensive signage package that ensures signs in parks and open spaces, like elsewhere in Villebois, are of a quality design and appropriate for the Villebois context.

Lack of Proper Attention to Site Development: The appropriate professional services have been used to design the park and open spaces incorporating unique features of the site including natural features, demonstrating appropriate attention being given to site development.

Lack of Proper Attention to Landscaping: Landscaping has been professionally designed by a landscape architect, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Subsection 4.400 (.02) Purposes of Objectives of Site Design Review

G31. Review Criterion: "The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:" Listed A through J.

Finding: These criteria are satisfied.

Explanation of Finding: It is staff's professional opinion that the applicant has provided sufficient information demonstrating compliance with the purposes and objectives of site design review. This includes designing the site to keep more formal improvements focused on areas of the site that were previously impacted by development, and preserving and enhancing the abundant natural areas of the site. In addition, site structures and features are consistent with the Community Element Book, which has previously been reviewed to ensure consistency with the Villebois Village Master Plan which has similar purposes and objectives as site design review.

Section 4.420 Site Design Review-Jurisdiction and Power of the Board

G32. Review Criteria: The section states the jurisdiction and power of the Development Review Board in relation to site design review including the application of the section, that development is required in accord with plans, and variance information.

Finding: These criteria will be satisfied by Condition of Approval PDG 3.

Explanation of Finding: A condition of approval has been included to ensure construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. No grading or other permits will be granted prior to development review board approval. No variances are requested from site development requirements.

Subsection 4.421 (.01) Site Design Review-Design Standards

G33. Review Criteria: "The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards." Listed A through G.

Finding: These criteria are satisfied.

Explanation of Finding: The scope of design standards refers only to the parks and open spaces, as the single-family homes are not subject to site design review. The park elements within Open Space 2 have appropriately been set among the natural area, and other park elements are appropriate for a relatively flat site. Surface water drainage has been thoroughly reviewed consistent with the Villebois Village Master Plan and the Rainwater Master Plan for SAP North.

Subsection 4.421 (.02) Applicability of Design Standards to Various Site Features

G34. Review Criteria: "The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures."

Finding: These criteria are satisfied.

Explanation of Finding: Design standards have been applied to all applicable site features, which does not include single-family homes.

Subsection 4.421 (.03) Objectives of Section 4.400 Serve as Additional Criteria and Standards

G35. Review Criteria: "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards."

Finding: These criteria are satisfied.

Explanation of Finding: The purposes and objectives in Section 4.400 are being used as additional criteria and standards. See Finding G31 above.

Subsection 4.421 (.05) Site Design Review-Conditions of Approval

G36. Review Criterion: "The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code."

Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended.

Subsection 4.421 (.06) Color or Materials Requirements

G37. <u>Review Criterion</u>: "The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City." **Finding:** This criterion will be satisfied by Condition of Approvals PDG 4 and PDG 5. **Explanation of Finding:** The Conditions of Approval requires specific materials for any retaining walls or hand rails to ensure a quality of design consistent with the Architectural Pattern Book.

Section 4.440 Site Design Review-Procedures

G38. Review Criteria: "A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:" Listed A through F.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has submitted the required additional materials, as applicable.

Section 4.442 Time Limit on Approval

G39. Review Criterion: "Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.

Finding: This criterion is satisfied.

Explanation of Finding: It is understood that the approval will expire after 2 years if a building permit hasn't been issued unless an extension has been granted by the board.

Subsection 4.450 (.01) Landscape Installation or Bonding

G40. Review Criterion: "All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant."

Finding: This criterion is satisfied.

Explanation of Finding: As a condition of PDP approval the parks for the PDP or PDP phase must be completed prior to fifty percent (50%) of the house permits being issued. See Finding D55 in Request D and Condition of Approval PDD 3.

Subsection 4.450 (.02) Approved Landscape Plan Binding

G41. Review Criterion: "Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code."

Finding: This criterion will be satisfied by Condition of Approval PDG 6.

Explanation of Finding: The condition of approval shall provide ongoing assurance this criterion is met.

Subsection 4.450 (.03) Landscape Maintenance and Watering

G42. Review Criterion: "All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval."

Finding: This criterion will be satisfied by Condition of Approval PDG 6.

Explanation of Finding: The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

Subsection 4.450 (.04) Addition and Modifications of Landscaping

G43. Review Criterion: "If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010."

Finding: This criterion will be satisfied by Condition of Approval PDG 6.

Explanation of Finding: The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

REQUEST H: SI14-0003 SRIR REVIEW

Findings of Fact:

- 1. The area designated Significant Resource Overlay Zone (SROZ) within Phase 3 North is upland wildlife habitat (Site ID Number URA#41). The delineated wetlands (i.e., wetland A and wetland B) were not included in the City's Natural Resources Inventory, and are not considered locally significant. However, any impacts to these wetlands are regulated by the Oregon Department of State Lands and the Army Corps of Engineers.
- 2. The upland wildlife habitat (i.e., mixed coniferous/deciduous forest) is 9.89 acres, and has a mature Douglas fir/Oregon white oak canopy. The understory has been disturbed in the past, and the shrub and herbaceous layers have been impacted by non-native invasive plant species. Native tree species include Oregon white oak, Douglas fir, vine maple, and Indian plum. Non-native invasive plant species include Himalayan blackberry, English ivy, and domestic cheery trees. The forest provides habitat for birds, but due to the lack of connectivity to other habitat, it does not provide many opportunities for other species, such as mammals.
- 3. The Significant Resource Overlay Zone ordinance prescribes regulations for development within the SROZ and its associated 25 foot Impact Area. Setbacks from significant natural resources implement the requirements of Metro Title 3 Water Quality Resource Areas, Metro Title 13 Nature in Neighborhoods, and Statewide Planning Goal 5. Wetlands, streams and riparian corridors shall have at least a minimum 50-foot buffer, but buffers may extend to the top of the slope for riparian corridors. All significant natural resources have a 25 foot Impact Area. Development or other alteration activities may be permitted within the SROZ and its associated 25 foot Impact Area through the review of a Significant Resource Impact Report (SRIR).
- 4. Pursuant to the city's SROZ ordinance, development is only allowed within the Area of Limited Conflicting Use (ALCU). The ALCU is located between the riparian corridor boundary, riparian impact area or the Metro Title 3 Water Quality Resource Area boundary, whichever is furthest from the wetland or stream, and the outside edge of the SROZ, or an isolated significant wildlife habitat (upland forest) resource site.
- 5. The applicant's Significant Resource Impact Report delineated specific resource boundaries and analyzed the impacts of development within the SROZ. The applicant's SRIR contained the required information, including an analysis and development recommendations for mitigating impacts. The approved mitigation plan was submitted with Phase 2.

Description of Request:

The applicant is requesting approval of a Significant Resource Impact Report (SRIR) for non-exempt development that is located within the Significant Resource Overlay Zone and its associated 25 foot Impact Area in Phase 3.

Summary of Issues/Background:

The proposed non-exempt development will encroach into the Significant Resource Overlay Zone and its associated 25 foot Impact Area. All non-exempt development will occur within the

Area of Limited Conflicting Use of the isolated significant wildlife habitat (i.e., upland forest). The applicant is proposing to add 2,101 square feet of impact to the impacts previously approved with Phase 2. With this revision, the impacted area totals 18,356 square feet and is situated within and along the edge of the upland forest. The impact to the SROZ is necessary for the construction of a bioretention cell along the northern edge of the forest.

Proposed exempt development in the SROZ and its associated 25 foot Impact Area includes the following:

1) Soft surface pedestrian pathway and nature trail activity area within the upland forest.

Section 4.139.04 Use and Activities Exempt from These Regulations

Proposed exempt development in the SROZ and its associated 25 foot Impact Area comply with the following exemptions:

- (.08) The construction of new roads, pedestrian or bike paths into the SROZ in order to provide access to the sensitive area or across the sensitive area, provided the location of the crossing is consistent with the intent of the Wilsonville Comprehensive Plan. Roads and paths shall be constructed so as minimize and repair disturbance to existing vegetation and slope stability.
- H1. The construction of the nature trail and nature trail activity area will have minimal impacts to the resource area, and is consistent with the requirements of this exemption.

Section 4.139.06.03 SRIR Review Criteria:

In addition to the normal Site Development Permit Application requirements as stated in the Planning and Land Development Ordinance, the following standards shall apply to the issuance of permits requiring an SRIR. The SRIR must demonstrate how these standards are met in a manner that meets the purposes of this Section.

- A. Except as specifically authorized by this code, development shall be permitted only within the Area of Limited Conflicting Use (see definition) found within the SROZ;
- H2. The proposed non-exempt development is located within the Area of Limited Conflicting Use found within the SROZ. The total area of all other encroachments within the SROZ or its associated Impact Area has been deemed exempt or proposed only within the Impact Area.
- B. Except as specifically authorized by this code, no development is permitted within Metro's Urban Growth Management Functional Plan Title 3 Water Quality Resource Areas boundary;
- H3. The proposed development for Phase 3 will not be located within Metro's Title 3 Water Quality Resource Areas boundary.
- C. No more than five (5) percent of the Area of Limited Conflicting Use (see definition) located on a property may be impacted by a development proposal. On properties that

are large enough to include Areas of Limited Conflicting Use on both sides of a waterway, no more than five (5) percent of the Area of Limited Conflicting Use on each side of the riparian corridor may be impacted by a development proposal. This condition is cumulative to any successive development proposals on the subject property such that the total impact on the property shall not exceed five (5) percent;

H4. The applicant has identified the proposed development within the Area of Limited Conflicting Use, and calculated the percentage for this development. The total includes impacts associated with phases 2 and 3 of SAP-North. The following information has been provided on the Area of Limited Conflicting Use (ALCU):

Total ALCU = 430,988 square feet Allowed Impact (5%) = 21,549 square feet

Proposed Impact = 18,356 square feet (4.3%)

- D. Mitigation of the area to be impacted shall be consistent with Section 4.139.06 of this code and shall occur in accordance with the provisions of this Section:
- H5. The applicant has identified the mitigation area necessary to offset impacts to the SROZ, and proposed to enhance 46,212 square feet. Based on the required mitigation ratio of 2.5:1, only 45,890 square feet is required. The mitigation plan was approved with Phase 2.
- E. The impact on the Significant Resource is minimized by limiting the degree or magnitude of the action, by using appropriate technology or by taking affirmative steps to avoid, reduce or mitigate impacts;
- H6. The impact to the SROZ will be from the construction of a bioretention cell along the northern edge of the forest. The applicant has minimized permanent impacts to very mature trees, and other native vegetation. The grading and erosion control plan will ensure areas within the SROZ are protected during construction activities. No stormwater runoff will discharge into the SROZ.
- F. The impacts to the Significant Resources will be rectified by restoring, rehabilitating, or creating enhanced resource values within the "replacement area" (see definitions) on the site or, where mitigation is not practical on-site, mitigation may occur in another location approved by the City;
- H7. Impacts to the SROZ will be mitigated for on-site and will satisfy the mitigation ratios and other requirements of Section 4.139.07.
- G. Non-structural fill used within the SROZ area shall primarily consist of natural materials similar to the soil types found on the site;
- H8. Non-structural fill will consist of natural materials similar to the soil types found on the site.
- H. The amount of fill used shall be the minimum required to practically achieve the project purpose;

- H9. No fill is proposed to be placed within the SROZ.
- Other than measures taken to minimize turbidity during construction, stream turbidity shall not be significantly increased by any proposed development or alteration of the site;
- H10. All proposed grading activities on-site will be managed pursuant to guidelines established and identified in the applicant's approved erosion control plan and a 1200-C Erosion Control Permit issued by the Oregon Department of Environmental Quality. Stream turbidity is regulated under the City's Grading and Erosion Control Permit and the DEQ's 1200-C Erosion Control Permit.
- J. Appropriate federal and state permits shall be obtained prior to the initiation of any activities regulated by the U.S. Army Corps of Engineers and the Oregon Division [Department] of State Lands in any jurisdictional wetlands or water of the United States or State of Oregon, respectively.
- H11. The applicant has submitted a joint permit application for the filling of wetland A, which will require permit approval from the Oregon Department of State Lands and the Army Corps of Engineers.

Section 4.139.07 Mitigation Standards

- (.01) The applicant shall review the appropriate Goal 5 Inventory Summary Sheets for wildlife habitat (i.e. upland) contained in the City of Wilsonville Natural Resource Inventory and Goal 5/Title 3/ESA Compliance and Protection Plan ("Compliance and Protection Plan"- May 2000) to determine the resource function ratings at the time the inventory was conducted.
- H12. The applicant has reviewed the appropriate Upland Summary Sheet (Site ID Number 2.14U) to determine the resource function ratings at the time the inventory was conducted.
 - (.02) The applicant shall prepare a Mitigation Plan document containing the following elements:
 - A. The Mitigation Plan shall contain an assessment of the existing natural resource function ratings at the time of the proposed encroachment for the site compared to the function ratings recorded in the Compliance and Protection Plan.
- H13. The applicant has addressed the resource function ratings for the impact area and also correctly documented the resource function ratings in the Compliance and Protection Plan. The impact area has a low to medium function rating due to non-native invasive plant species, and the lack of habitat connectivity.
 - B. The Mitigation Plan shall contain an assessment of the anticipated adverse impacts to significant wildlife habitat resources. The impact assessment shall

discuss impacts by resource functions (as listed in the Compliance and Protection Plan, May 2000) for each resource type, and shall map the area of impact (square feet or acres) for each function.

- H14. The applicant has determined the impact to the significant resource area based on the resource functions. The applicant has calculated the square feet of the impact to the Significant Resource. The applicant's site plan in the SRIR depicts the area of impact.
 - C. The Mitigation Plan shall present a proposed mitigation action designed to replace the lost or impacted resource functions described in Subsection B, above. The mitigation plan shall be designed to replace lost or impacted functions by enhancement of existing resources on, or off the impact site, or creation of new resource areas.
- H15. For Phase 2, the applicant received approval of a mitigation plan consistent with the requirements in Section 4.139.07. The mitigation will occur on-site, and within close proximity to the areas of impact.
 - D. For mitigation projects based on resource function enhancement, the area ratios presented in Table NR 2 shall be applied. These ratios are based on the resource function ratings at the time of the proposed action, as described in Subsection A, above. The mitigation action shall be conducted on the appropriate size area as determined by the ratios in Table NR 2.
- H16. The applicant has estimated the resource function ratings for the "existing rating at mitigation site" and "proposed rating at mitigation site."
 - (.03) Proposals for mitigation action where new natural resource functions and values are created (i.e. creating wetland or wildlife habitat where it does not presently exist) will be reviewed and may be approved by the Development Review Board or Planning Director if it is determined that the proposed action will create natural resource functions and values that are equal to or greater than those lost by the proposed impact activity.
- H17. No new habitat will be created as part of the mitigation plan. The proposed mitigation will enhance existing habitat.
 - (.04) Mitigation actions shall be implemented prior to or at the same time as the impact activity is conducted.
- H18. A condition of approval requires the mitigation actions to be implemented prior to or at the same time as the impact activity is conducted.
 - (.05) Mitigation plans shall have clearly stated goals and measurable performance standards.
- H19. The applicant has submitted a mitigation plan with goals and measurable performance standards.

- (.06) All mitigation plans shall contain a monitoring and maintenance plan to be conducted for a period of five years following mitigation implementation. The applicant shall be responsible for ongoing maintenance and management activities, and shall submit an annual report to the Planning Director documenting such activities, and reporting progress towards the mitigation goals. The report shall contain, at a minimum, photographs from established photo points, quantitative measure of success criteria, including plant survival and vigor if these are appropriate data. The Year 1 annual report shall be submitted one year following mitigation action implementation. The final annual report (Year 5 report) shall document successful satisfaction of mitigation goals, as per the stated performance standards. If the ownership of the mitigation site property changes, the new owners will have the continued responsibilities established by this section.
- H20. The applicant has submitted information regarding monitoring and maintenance of the proposed mitigation.
 - (.07) The Mitigation Plan document shall be prepared by a natural resource professional.
- H21. The applicant's team has the necessary credentials to implement a mitigation plan for the proposed impacts.
 - (.08) Prior to any site clearing, grading or construction, the SROZ area shall be staked, and fenced per approved plan. During construction, the SROZ area shall remain fenced and undisturbed except as allowed by an approved development permit.
- H22. A condition of approval requires the SROZ to be fenced and undisturbed.
 - (.09) For any development which creates multiple parcels intended for separate ownership, the City shall require that the SROZ areas on the site be encumbered with a conservation easement or tract.
- H23. A conservation easement is required for the SROZ areas on the site. A condition of approval requires a conservation easement to be recorded.
 - (.10) The City may require a conservation easement over the SROZ that would prevent the owner from activities and uses inconsistent with the purpose of this Section and any easements therein. The purpose of the conservation easement is to conserve and protect resources as well as to prohibit certain activities that are inconsistent with the purposes of this section. Such conservation easements do not exclude the installation of utilities.
- H24. A conservation easement is required for the SROZ areas on the site. A condition of approval requires a conservation easement to be recorded.

- (.11) At the Planning Directors discretion, mitigation requirements may be modified based on minimization of impacts at the impact activity site. Where such modifications are granted by the Planning Director, the Director shall clearly indicate the reasons for doing so in the record, citing the relevant information relied upon in reaching the decision.
- H25. The applicant has not requested a modification of mitigation requirements.
 - (.12) The Director may study the possibility of a payment-in-lieu-of system for natural resource impact mitigation. This process would involve the public acquisition and management of natural resource properties partially funded by these payments.
- H26. The applicant has not requested a payment-in-lieu.



LEGEND:

PDP BOUNDARY

SM SMALL LOTS

M MEDIUM LOTS

STD STANDARD LOTS

LG LARGE LOTS

OS OPEN SPACE

L/G LINEAR GREEN

PP POCKET PARK





POLYGON NW COMPAN

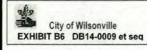


GEODESIGN, INC

PDP 3N VILLEBOIS

Preliminary Development Pla

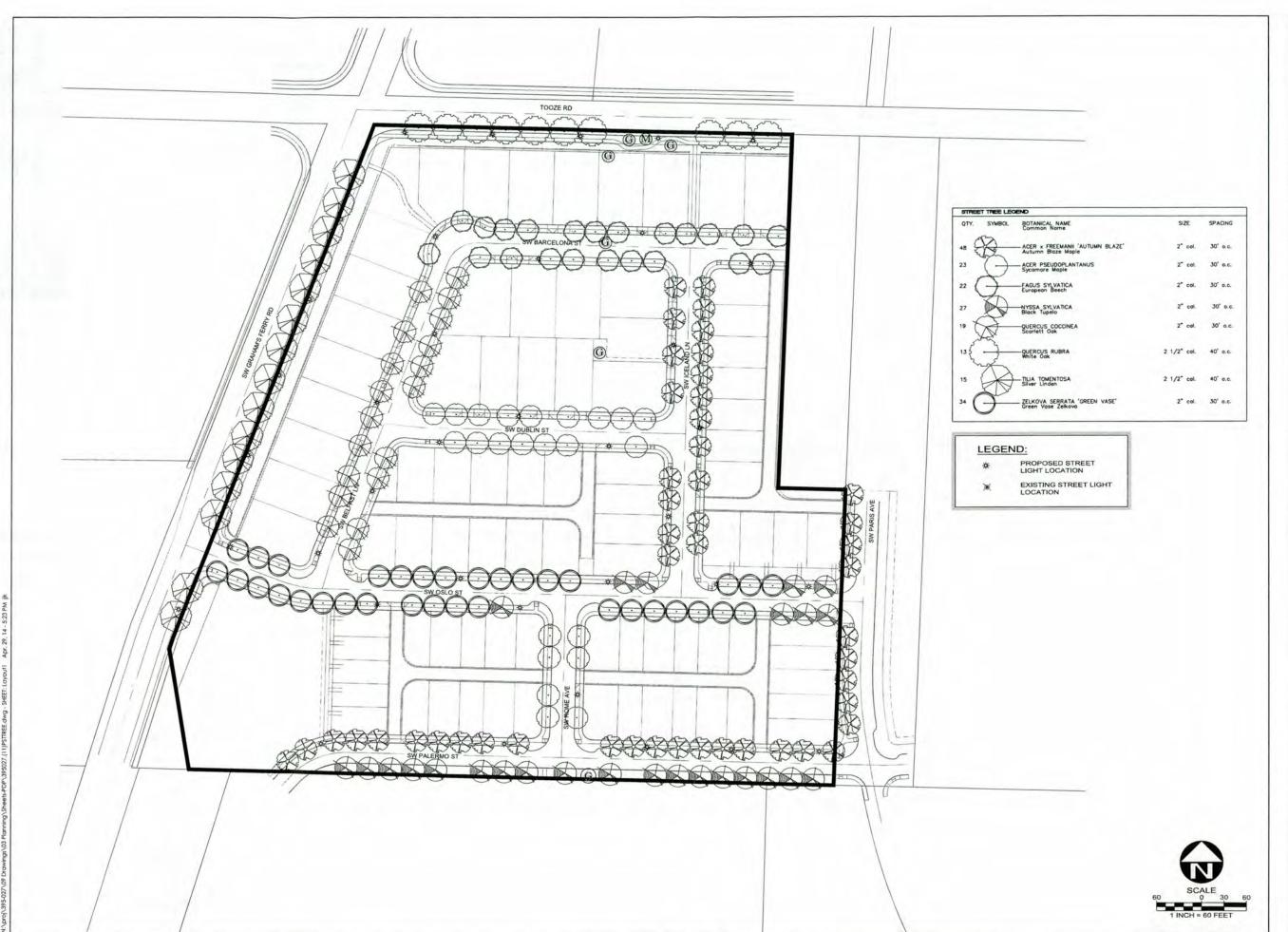
> Preliminary Plat



DATE

4

SCALE 0 30 60







POLYGON NW COMPAN



OTTEN LANDSCAPE ARCHITECTS.
GEODESIGN, INC

PDP 3N VILLEBOIS

Preliminary Development Pla

> Street Tree Plan

DATE

1 1

Page 137 of 1

From:

Stacy Connery <stacy@pacific-community.com>

Sent:

Thursday, May 01, 2014 9:32 AM

To:

Pauly, Daniel

Subject:

FW: Oregon Archaeological Site Form Approval (for Rumpf)

Dan,

FYI - see email below regarding status of SHPO concurrence.

Thanks, Stacy Connery, AICP (503) 828-5052



12564 SW Main Street Tigard, OR 97223



Please consider the environment before printing this e-mail

From: C. Mirth Walker [mailto:cmwalker@swca.com]

Sent: Thursday, May 01, 2014 9:14 AM To: Stacy Connery; Amber Shasky-Bell

Subject: FW: Oregon Archaeological Site Form Approval (for Rumpf)

For your files

Mirth

From: Zach Windler

Sent: Thursday, May 01, 2014 9:11 AM

To: C. Mirth Walker Cc: Mini Sharma

Subject: FW: Oregon Archaeological Site Form Approval (for Rumpf)

FYI. The wheels are in motion...

Zach Windler, MLitt, RPA | Archaeologist | Project Manager SWCA Portland | P 503.224.0333 | C 512.422.7398

From: Hub.HeritagePrograms@prd.state.or.us [mailto:Hub.HeritagePrograms@prd.state.or.us]

Sent: Thursday, May 01, 2014 9:01 AM

To: Zach Windler

Subject: Oregon Archaeological Site Form Approval

Your site Form Submission #12693 has been approved.

A smithsonian number of 35CL401 has been assigned.

The submission was given a SHPO national register eligibility status of Not Eligible

Comments: Eligibility determination will be finalized when SHPO receives formal Finding of Effect and

Determination of Eligibility from USACE

City of Wilsonville EXHIBIT B7 DB14-0009 et seq No further action is required.

EXHIBIT A PLANNING DIVISION STAFF REPORT

VILLEBOIS SAP NORTH PDP 3 - CALAIS

DEVELOPMENT REVIEW BOARD PANEL '___' QUASI JUDICIAL HEARING

Public Hearing Date:

Date of Report:

Application Numbers:

Request A: DB14-

Request B: DB14-

Request C: DB14-

Property

Owners/Applicants:

PD = Planning Division conditions

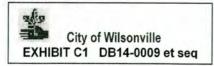
BD - Building Division Conditions

PF = Engineering Conditions.

NR = Natural Resources Conditions

TR = SMART/Transit Conditions

FD = Tualatin Valley Fire and Rescue Conditions



Preliminary Development Plan

Standard Comments:

- **PFC 1.** All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards.
- **PFC 2.** Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (Aggregate, accept where noted) Commercial General Liability		
General Aggregate (per project)	\$ 2,000,000	
Fire Damage (any one fire)	\$ 50,000	
Medical Expense (any one person)	\$ 10,000	
Business Automobile Liability Insurance		
Each Occurrence		
Aggregate	\$ 2,000,000	
Workers Compensation Insurance	\$ 500,000	

- PFC 3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
- PFC 4. All public utility/improvement plans submitted for review shall be based upon a 22"x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
- **PFC 5.** Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.
 - d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.

- g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
- h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
- i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
- Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
- k. All engineering plans shall be stamped by a Professional Engineer registered in the State of Oregon.

- **PFC 6.** Submit plans in the following general format and order for all public works construction to be maintained by the City:
 - a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. General construction note sheet
 - d. Existing conditions plan.
 - e. Erosion control and tree protection plan.
 - f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - g. Grading plan, with 1-foot contours.
 - Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - j. Street plans.
 - k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
 - Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
 - m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
 - n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
 - o. Composite franchise utility plan.
 - p. City of Wilsonville detail drawings.
 - q. Illumination plan.
 - r. Striping and signage plan.
 - s. Landscape plan.
- PFC 7. Prior to manhole and sewer line testing, design engineer shall coordinate with the City and update the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to the updated numbering system. Design engineer shall also show the updated numbering system on As-Built drawings submitted to the City.
- PFC 8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private

utility and building improvements until such time as approved permanent vegetative materials have been installed. PFC 9. Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required. PFC 10. To lessen the impact of the proposed project on the downstream storm drain system, and adjacent properties, project run-off from that portion of the site within the Mill Creek Basin shall be detained and limited to the difference between a developed 25-year storm and an undeveloped 25-year storm. The detention and outfall facilities shall be designed and constructed in conformance with the Public Works Standards. PFC 11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City to address appropriate pipe and detention facility sizing. PFC 12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed. PFC 13. Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved. PFC 14. Fire hydrants shall be located in compliance with TVF&R fire prevention ordinance and approval of TVF&R. PFC 15. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards. PFC 16. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff. PFC 17. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way

	shall be in compliance with the requirements of the U.S. Access Board.			
PFC 18.	No surcharging of sanitary or storm water manholes is allowed.			
PFC 19.	The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.			
PFC 20.	A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.			
PFC 21.	The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.			
PFC 22.	All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.			
PFC 23.	Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.			
PFC 24.	The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.			
PFC 25.	Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.			
PFC 26.	Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.			
PFC 27.	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.			
PFC 28.	The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.			
PFC 29.	All water lines that are to be temporary dead-end lines due to the phasing of construction shall have a valved tee with fire-hydrant assembly installed at the end of the line.			
PFC 30.	For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City			

approved forms).

PFC 31. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.

Specific Comments:

- PFC 32. Applicant shall enter into a Development Agreement with the City that clarifies the responsibilities and/or estimated costs for construction of Tooze Road, Grahams Ferry Road, Paris Avenue, Palermo Street (south of proposed subdivision), and water, sanitary and storm infrastructure to service this proposed subdivision.
- PFC 33. To provide internal circulation within Villebois the Applicant shall complete the construction of both Palermo Street and Paris Avenue/Ravenna Loop in the adjacent Villebois SAP North PDP 2 subdivision either prior to, or concurrent with, construction of Villebois SAP North PDP 3.
- PFC 34. At the request of Staff, DKS Associates completed a Transportation Review dated March 14, 2014. The project is hereby limited to no more than the following impacts.

Estimated New PM Peak Hour Trips

85

Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area

27

- PFC 35. Recent traffic analysis reports done for Villebois have indicates that the intersection of Grahams Ferry Road and Tooze Road would operate at LOS F with the build-out of this and other approved Villebois subdivisions. Improvements to this intersection are planned and funded by the City and construction work is anticipated to be completed by spring 2016.
- PFC 36. Connections to the public right-of-way shall occur at Oslo Street and Grahams Ferry Road and via Palermo Street and Paris Street to streets previously approved with Villebois SAP North PDP 2.
- **PFC 37.** Shift the proposed Rome Avenue eastward to better align with the alley in Tract "H".
- PFC 38. All construction traffic shall access the site via Grahams Ferry Road.
- **PFC 39.** In the 2013 Transportation Systems Plan Tooze Road is identified as a Minor Arterial. Applicant shall dedicate sufficient right-of-way to

accommodate Tooze Road as a Minor Arterial; this will require an additional 17.5 feet of right-of-way dedication to the City to accommodate a half-street width of 37.5-ft (total right-of-way width of 75 feet).

- PFC 40. In the 2013 Transportation Systems Plan Grahams Ferry Road is identified as a Minor Arterial. Applicant shall dedicate sufficient right-of-way to accommodate Grahams Ferry Road as a Minor Arterial; this will require an additional 8.5 feet of right-of-way dedication to the City to accommodate a half-street width of 38.5-ft (total right-of-way width of 77 feet).
- PFC 41. With the improvements to Grahams Ferry Road applicant shall cause to have all overhead utilities along the east side of the road installed underground along the entire property frontage and install a new underground to overhead transition pole at the southeast corner of the Tooze Road / Grahams Ferry Road intersection.
- PFC 42. On Grahams Ferry Road adjacent to the Villebois Village development the standard street light is a 35-ft black fiberglass direct bury pole (30-ft mounting height) with 6-ft black arm and black full-cutoff cobra head luminaire.
- PFC 43. All internal streets shall be lighted with approved Westbrooke style street lights per the Villebois street lighting master plan.
- PFC 44. On westbound Oslo Street at Grahams Ferry Road applicant shall provide a left-turn pocket to accommodate turn movements onto Grahams Ferry Road as recommended in the Villebois Urban Village SAP North Area 1B Transportation Study, completed by DKS, July 31, 2013.
- PFC 45. On Grahams Ferry Road, stormwater will be collected via curb inlets north of Oslo Street and via storm swales south of Oslo; however the Applicant shall be required to provide detention and water quality requirements for impervious surfaces created with the reconstruction of Grahams Ferry Road.
- PFC 46. The proposed subdivision lies within two storm drainage basins Coffee Lake and Mill Creek. Those portions of the subdivision lying within the Coffee Lake basin are exempt from stormwater detention requirements as established per City Ordinance No. 608. Those portions of the subdivision lying within Mill Creek basin and improvements done with Grahams Ferry Road shall be required to conform to the storm detention requirements of PFC 10. No net interbasin transfer of stormwater is allowed.
- PFC 47. The applicant shall provide 'stamped' engineering details with dimensions for intersection sight distance verification and AutoTURN layouts for all proposed intersections, including alley/street connections. Adequate clearance shall be provided at all intersections and alleyways. The sight distance point for exiting vehicles shall be located 14.4 feet from the edge of the traveled way.

At a minimum, the applicant shall provide 'stamped' engineering AutoTURN layouts for fire trucks and buses (WB-60) that show the overhang and/or mirrors of the vehicle as opposed to the wheel paths. Turning vehicles may use the width of the minor street to start the appropriate turn. The vehicle must however, stay within the appropriate receiving (inside) lane of the major street. Additionally, the turning vehicle must not intrude onto the wheel chair ramp on the inside of the turning movement.

- PFC 48. Alleys that are identified by Tualatin Valley Fire and Rescue (TVF&R) as possible routes for medical and/or fire emergencies shall meet TVF&R's design requirements.
- PFC 49. At the time of plan submittal for a Public Works Permit, the applicant shall provide to the City a copy of correspondence showing that the plans have also been distributed to the franchise utilities. Prior to issuance of a Public Works Permit, the applicant shall have coordinated the proposed locations and associated infrastructure design for the franchise utilities. Should permanent/construction easements or right-of-way be required to construct the public improvements or to relocate a franchised utility, the applicant shall provide a copy of the recorded documents. Should the construction of public improvements impact existing utilities within the general area, the applicant shall obtain written approval from the appropriate utility prior to commencing any construction.
- PFC 50. Applicant shall provide sufficient mail box units for the proposed phasing plan; applicant shall construct mail kiosk at locations coordinated with City staff and the Wilsonville U.S. Postmaster. In previous discussions between City staff and the Wilsonville U.S. Postmaster mail kiosk locations were preferred to be located along Oslo Street.
- PFC 51. Rainwater management components will be allowed to be located in the public right-of-way, however such components shall be maintained by the Applicant, or subsequent HOA, and this shall be included in the Ownership and Maintenance agreement as required in PFC 27.
- PFC 52. Existing abandoned water, sanitary, or storm water lines shall either be completely removed, grouted in place, or abandoned per a City approved recommendation from a Registered Geotechnical Engineer.
- PFC 53. SAP North PDP 3 consists of 84 lots. All construction work in association with the Public Works Permit and Project Corrections List shall be completed prior to the City Building Division issuing a certificate of occupancy, or a building permit for the housing unit(s) in excess of 50% of total (43rd lot).
- PFC 54. Much of the site is located within a sanitary sewer reimbursement district adopted with Resolution No. 2350 and is subject to the requirements established by this resolution.

Tentative Plat

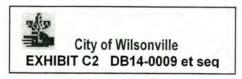
Engineering Division Conditions:

- **PFC 1.** Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
- PFC 2. Subdivision or Partition Plats:

Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.

PFC 3. Subdivision or Partition Plats:

All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.



COMMUNITY DEVELOPMENT MEMORANDUM

To: Daniel Pauly, Associate Planner

From: Kerry Rappold, Natural Resources Program Manager

Date: April 29, 2014

RE: Villebois Village SAP North, PDP 3 (DB14-0011/0015 and SI14-0003)

This memorandum includes staff conditions of approval. The conditions are based on the preliminary and final development plans for PDP 3, and the SRIR review. The conditions of approval apply to the applicant's submittal of construction plans (i.e. engineering drawings).

Significant Resource Overlay Zone

- NR1. All landscaping, including herbicides used to eradicate invasive plant species and existing vegetation, in the SROZ shall be reviewed and approved by the Natural Resources Program Manager. Native plants are required for landscaping in the SROZ.
- NR2. Prior to any site grading or ground disturbance, the applicant is required to delineate the boundary of the SROZ. Six-foot (6') tall cyclone fences with metal posts pounded into the ground at 6'-8' centers shall be used to protect the significant natural resource area where development encroaches into the 25-foot Impact Area.
- NR3. Pursuant to Section 4.139.04, the applicant shall demonstrate proposed exempt development (i.e., soft surface pedestrian trail and nature trail activity area) within the 25-foot Impact Area and the Significant Resource Overlay Zone has been designed to avoid, minimize and mitigate impact to the significant natural resources.
- NR4. Mitigation actions shall be implemented prior to or at the same time as the impact activity is conducted.
- NR5. Pursuant to Section 4.139.03 (.05) of the Wilsonville Code, the applicant is required to use habitat-friendly development practices (Table NR-2) to the extent practicable for any encroachment into the Significant Resource Overlay Zone and the 25-foot Impact Area.
- NR6. The Significant Resource Overlay Zone (SROZ) and mitigation area depicted on the SRIR mapping for the site shall be identified in a conservation easement. The applicant shall record the conservation easement with Clackamas Court Clerk's office. The conservation easement shall include language prohibiting any disturbance of natural vegetation without first obtaining approval from the City Planning Division and the Natural Resources Program Manager. The conservation easement shall be reviewed by the City Attorney prior to recording.

Conditions of Approval (DB14-0011 - Villebois SAP North PDP 3).doc

Rainwater Management Plan:

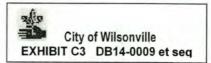
- NR10. The applicant shall submit a detailed operations and maintenance manual for the rainwater management components that has been reviewed and approved by city staff before 50% of the units are occupied in **PDP 3, SAP North**.
- NR11. Pursuant to the City of Wilsonville Public Works Standards, access should be provided for the entire perimeter of the rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
- NR12. All Rainwater Management Components and associated infrastructure located in public areas shall be designed to the Public Works Standards. Rainwater Management Components in private areas shall comply with the plumbing code.
- NR13. Plantings in Rainwater Management Components located in public areas shall comply with the Public Works Standards. Plantings in Rainwater Management Components located in private areas shall comply with the Plant List in the Rainwater Management Program or Community Elements Plan.
- NR14. The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.

Stormwater Management:

- NR15. Provide profiles, plan views and specifications for the proposed water quality treatment facilities consistent with the requirements of the City of Wilsonville's Public Works Standards.
- NR16. Pursuant to the Public Works Standards, the applicant shall submit a maintenance plan (including the City's stormwater maintenance covenant) for the proposed stormwater facilities, inclusive of the rainwater management components, prior to approval for occupancy of the associated development.
- NR17. Pursuant to the City of Wilsonville's Public Works Standards, access shall be provided to all areas of the proposed water quality treatment facilities. At a minimum, at least one access shall be provided for maintenance and inspection.

Other:

NR18. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g. DEQ NPDES #1200–C permit).



From: Arn, Jason S. [mailto:Jason.Arn@tvfr.com]

Sent: Monday, April 21, 2014 9:51 AM

To: Edmonds, Blaise **Cc:** Walters, Don

Subject: Re: PDP 3 Calais at Villebois

Blaise,

After reviewing the proposed plans for Calais at Villebois, Tualatin Valley Fire & Rescue has no comments on the single family subdivision. If you have questions or need further information, please feel free to contact me. Thanks,

Jason Arn | Deputy Fire Marshal

Tualatin Valley Fire & Rescue Direct: 503-259-1510 www.tvfr.com

Public Works Plan Review Comment Form

Plans for Review:

Calais at Villebois

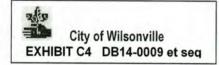
Return All Comments To: Dan Pauly

Due Date:

April 29, 2014

Name	Page No.	Comments	Engineering's Response
Randy Watson		No Comments	
Matt Baker		No Comments	
Sherer/SM/ Reeder		What is planned for the open space on the south edge of the development? What is planned for Tract "W"?	
Arnie Gray		No Comments	
Ralph Thorp			
Jason Labrie		No Comments	
House/Gering			
Folz/Havens			

Page 153 of 158



From:

Young, Andrew F. <Andrew.Young@nwnatural.com>

Sent:

Friday, April 18, 2014 7:09 AM

To:

Pauly, Daniel Keller, Robert

Cc: Subject:

RE: Development Review Team Mailing (DB14-0009 et seq - Calais at Villebois)

Attachments:

Grahams Ferry Tooze NWN.pdf

Good morning Daniel:

Our records show that we have 4" polyethylene mains in both Grahams Ferry Rd and Tooze Rd; however, they should be on the opposite sides of both roads from this proposed project. Please see the attached.

Thank you.

Respectfully,

Andrew F. Young, P.E.

Resource Center Engineer - Sherwood

NW Natural | 20285 SW Cipole Rd. | Sherwood, Oregon 97140

office: 503.226.4211 ext. 2980|cell: 360.281.6169 |email: Andrew.Young@nwnatural.com

From: White, Shelley [mailto:swhite@ci.wilsonville.or.us]

Sent: Thursday, April 17, 2014 3:52 PM

To: Young, Andrew F.; Gray, Arnie; Jacobson, Barbara; Ben Baldwin (<u>DevelopmentReview@trimet.org</u>); Bill Rhoades (<u>rhoadesw@wlwv.k12.or.us</u>); Edmonds, Blaise; Bob Ebeling (<u>Robert.W.EBELING@odot.state.or.us</u>); Brian Harper (<u>Brian.Harper@oregonmetro.gov</u>); Kelley, Brian; Stevenson, Brian; Cosgrove, Bryan; Neamtzu, Chris; Stark, Dan; Pauly, Daniel; Kerber, Delora; Walters, Don; Parent, Gail; Heather Peck (<u>heather.peck@aviation.state.or.us</u>); Miller, Holly; James Rhodes (<u>JRhodes@clackamas.us</u>); Labrie, Jason; Massa Smith, Jen; John Malowney (<u>john.malowney@pgn.com</u>); Gail, Jon; (<u>Karen.mohling@tvfr.com</u>); Kenneth Parris (<u>kenneth parris@cable.comcast.com</u>); Rappold, Kerry; Cheeley, Lance; Bushman, Luke; Ottenad, Mark; Brown, Martin; Baker, Matt; Ward, Mike; Wheeler, Mike; Kraushaar, Nancy; Duke, Pat; Region 1 Development Review Applications (<u>Region1DEVREVApplications@odot.state.or.us</u>); Keller, Robert; Simonton, Scott; Lashbrook, Stephan; Adams, Steve; Allen, Steve; Munsterman, Steve; Tiffany Ritchey (<u>tiffany.ritchey@pgn.com</u>); Tom Maier (<u>Thomas.Maier@awin.com</u>); Ty Darby (<u>Ty.Darby@tvfr.com</u>)

Subject: Development Review Team Mailing (DB14-0009 et seq - Calais at Villebois)

Development Review Team Members,

Please find the attached DRT mailing for your review:

DB14-0009 et seq: Calais at Villebois (PDP-3 North)

Please note that comments and/or conditions of approval are due to Daniel Pauly by 4:00 pm on April 29, 2014 for a May 12, 2014 public hearing.

Thank you,

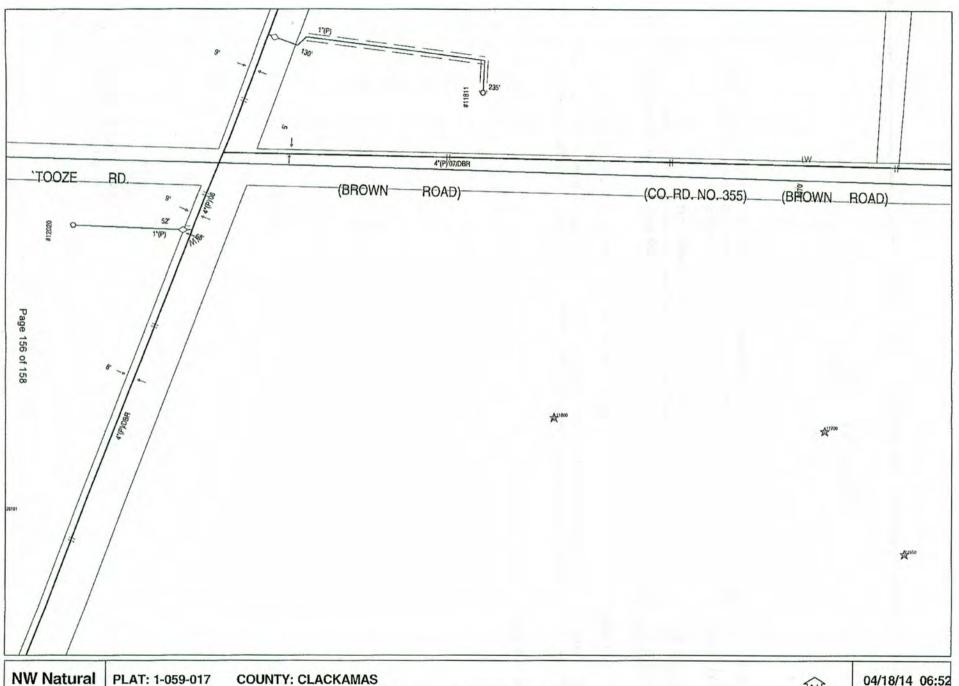
City of Wilsonville
EXHIBIT C5 DB14-0009 et seq

Shelley White

Administrative Assistant

City of Wilsonville Ph: 503 570-1575 swhite@ci.wilsonville.or.us

DISCLOSURE NOTICE: Messages to and from this E-mail address may be subject to the Oregon Public Records Law.



W

From:

Adams, Steve

Sent:

Wednesday, April 30, 2014 7:31 AM

To: Cc: Stacy Connery; Pauly, Daniel Jessie King; Amber Shasky-Bell

Subject:

RE: Calais Questions/Comments

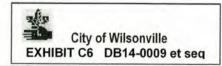
Based on the revised configuration of Tract "H" you can delete PFC 37. However, a new PFC condition needs to be added, "Alley Tract "H" stops short of the Oslo Street right-of-way; Applicant shall provide a hard surface pedestrian connection between this alley tract and the public sidewalk on north side of Oslo Street."

Also, please modify PFC 40 to the applicant dedicating 7.5 feet of ROW for a total half street ROW of 37.5. It will be slightly different from all of the other VB subdivisions along GFR that have an additional 8.5 feet of ROW, but in reality it doesn't really matter since the street has a linear green on the east side and the Applicant (or HOA) maintains all of the landscaping anyway.

As for acquiring Tax Lot #1591 it is covered in the Development Agreement and is the responsibility of the City.

Also, we need to add another condition to the Plat Conditions: "Applicant shall provide a public sidewalk easement for those portions of the 10-ft sidewalk adjacent to Grahams Ferry Road that are not within the public right-of-way."

Thanks, Steve



From:

Tanya Stricker < Tanya. Stricker@sammedical.com>

Sent:

Friday, April 25, 2014 11:08 AM

To:

Pauly, Daniel

Subject:

Calais at Villebois PDP 3 North: 84 -Lot Single-Family Subdivision Comments

Hi,

I wanted to note my comments for the proposed subdivision.

This area is currently unincorporated Clackamas County and is not part of Wilsonville. It is also outside the UGB. I strongly oppose this development. First, Villebois is not sold out nor built up in entirety. This area will impose more traffic on roads that are not designed to handle additional traffic flow.

In addition, this is counter to current land laws and does not benefit the residents of this area.

Wilsonville should not be able to annex this land to build more houses. It is a ploy for the city to earn more money through tax dollars. There are already too many new residents, due to the huge amount of apartments built. The roads, schools, etc. cannot handle the growth. Wilsonville is on the way to becoming the next Sherwood – with the associated traffic woes.

Tanya Stricker

City of Wilsonville
EXHIBIT D1 DB14-0009 et seq

AGENDA

WILSONVILLE CITY COUNCIL MEETING JUNE 2, 2014 7:00 P.M.

CITY HALL 29799 SW TOWN CENTER LOOP WILSONVILLE, OREGON

Mayor Tim Knapp

Council President Scott Starr Councilor Susie Stevens Councilor Richard Goddard Councilor Julie Fitzgerald

CITY COUNCIL MISSION STATEMENT

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

Executive Session is held in the Willamette River Room, City Hall, 2nd Floor

5:00 P.M. EXECUTIVE SESSION

[15 min.]

A. Pursuant to ORS 192.660(2)(f) Exempt Public Records ORS 192.660(2)(h) Litigation

OKS 192.000(2)(II) Litigation

REVIEW OF AGENDA

[5 min.]

5:20 P.M. COUNCILORS' CONCERNS

[5 min.]

5:25 P.M. PRE-COUNCIL WORK SESSION

- A. Segment 3B Waterline Final Report (Mende)
- B. Wilsonville Road Traffic Study (Kraushaar)
- C. Rivergreen Outfall Cost (Kraushaar)

6:50 P.M. ADJOURN

5:15 P.M.

CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council a regular session to be held, Monday, June 2, 2014 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10 a.m. on May 20, 2014. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting may be considered therewith except where a time limit for filing has been fixed.

5/23/2014 11:42 AM Last Updated

7:00 P.M. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance
- C. Motion to approve the following order of the agenda and to remove items from the consent agenda.

7:05 P.M. MAYOR'S BUSINESS

A. Upcoming Meetings

7:10 P.M. COMMUNICATIONS

A. Presentation by Korean War Memorial Foundation of Oregon and Korean War Veterans Association

7:20 P.M. CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on items *not* on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. <u>Please limit your comments to three minutes.</u>

7:25 P.M. COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

- A. Council President Starr (Park & Recreation Advisory Board Liaison)
- B. Councilor Goddard (Library Board Liaison)
- C. Councilor Fitzgerald (Development Review Panels A & B Liaison)
- D. Councilor Stevens (Planning Commission; CCI; Wilsonville Seniors Liaison)

7:35 P.M. CONSENT AGENDA

A. Resolution No.2472

A Resolution Of The City Of Wilsonville Amending Resolution No. 2416 Which Authorized Acquisition Of Property Interest Related To Construction Of An Infill Segment Of The Ice Age Tonquin Trail Along Willamette Way East. (Staff – Retherford)

B. Minutes of the May 5, 2014 Council Meetings. (staff – King)

7:35 P.M. PUBLIC HEARING

A. Resolution No. 2474

A Resolution Declaring The City's Eligibility To Receive State Shared Revenues. (staff – Rodocker)

B. Resolution No. 2475

A Resolution Declaring The City's Election To Receive State Revenues. (staff - Rodocker)

5/23/2014 11:42 AM Last Updated

C. Resolution No. 2476

A Resolution Of The City Of Wilsonville Adopting The Budget, Making Appropriations, Declaring The Ad Valorem Tax Levy, And Classifying The Levy As Provided By Ors 310.060(2) For Fiscal Year 2014-15. (staff – Rodocker)

D. Ordinance No. 743 – 1st reading

An Ordinance Of The City Of Wilsonville Annexing Approximately 15.16 Acres Of Land Located Southeast Of The Intersection Of SW Grahams Ferry Road And SW Tooze Road Into The City Limits Of The City Of Wilsonville, Oregon; The Land Is More Particularly Described As Tax Lots 1200, 1202, And 1205 Of Section 15 T3S-R1W, Clackamas County, Oregon, Polygon Northwest Company, Applicant. (staff – Pauly)

E. Ordinance No. 744 – 1st Reading

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Clackamas County Rural Residential Farm Forest 5 (RRFF5) Zone To The Village (V) Zone On Approximately 15.16 - Acres Comprising Tax Lots 1200, 1202, And 1205 Of Section 15, T3S, R1W, Clackamas County, Oregon, Polygon Northwest Company, Applicant. (staff – Pauly)

8:40 P.M. NEW BUSINESS

A. Resolution No. 2473

A Resolution Of The City Of Wilsonville Authorizing Support Grant Agreement With Wilsonville Community Sharing (Staff – Rodocker)

8:50 P.M. CITY MANAGER'S BUSINESS

8:55 P.M. LEGAL BUSINESS

9:00 P.M. ADJOURN

AN URBAN RENEWAL AGENCY MEETING WILL IMMEDIATELY FOLLOW

Time frames for agenda items are not time certain (i.e. Agenda items may be considered earlier than indicated. The Mayor will call for a majority vote of the Council before allotting more time than indicated for an agenda item.) Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if required at least 48 hours prior to the meeting. The city will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:-Qualified sign language interpreters for persons with speech or hearing impairments. Qualified bilingual interpreters. To obtain services, please contact the City Recorder, (503)570-1506 or king@ci.wilsonville.or.us



CITY COUNCIL WORK SESSION STAFF REPORT

Meeti	ing Date: June 02, 2014		Subject: CIP 1055 - Segment 3B Water Transmission Pipeline					
		Eng	ff Member: Eric M ineering Manager partment: Enginee	lende, Capital Projects				
Action	n Required	Adv	visory Board/Com	mission Recommendation				
	Motion		Approval					
□ F	Public Hearing Date:		Denial					
	Ordinance 1st Reading Da	te:	None Forwarded					
	Ordinance 2 nd Reading Da	ite:	Not Applicable					
	Resolution	Cor	Comments:					
□ I	nformation or Direction							
⊠ I	nformation Only							
	Council Direction							
	Consent Agenda							
Staff	Recommendation: N/A	- Informatio	n Only					
Recor	nmended Language for	Motion:						
PROJ	JECT / ISSUE RELATI	S TO: [Identif	y which goal(s), master p	olans(s) issue relates to.]				
			Master Plan(s)	□Not Applicable				

ISSUE BEFORE COUNCIL: Summary Report on the completion of the Segment 3B Water Transmission Pipeline Project in partnership with the City of Sherwood and a forward look at other Wilsonville/Sherwood coordination efforts.

EXECUTIVE SUMMARY: The Segment 3B project completes the last 2400 feet of a 48-inch diameter pipeline between the Wilsonville Water Treatment Plant (WTP), and Sherwood's Snyder Park Reservoir. The project includes a new pressure reducing valve (PRV) vault that

serves Wilsonville's distribution system. (See attached schematic). The pipeline is co-owned equally (50/50) by both cities. The PRV is solely owned by Wilsonville.

Completion of the project allows Sherwood to take their full 5 million gallons per day (MGD) allotment from the WTP, improves fire flow and operational performance of the Wilsonville distribution system, and supports future growth particularly in the Villebois area and northwest industrial zones. The pipeline became operational on December 31, 2013 and the PRV on February 24, 2014. A Final Acceptance certification was issued on May 21, 2014.

Through various IGAs, Sherwood agreed to advance full funding for the project, including the PRV (solely a Wilsonville cost), with Wilsonville repaying our allocated percentage of costs within 180 days of project completion. Permitting, acquisitions, design and construction efforts were managed by Wilsonville engineering staff. Final costs have been calculated and reimbursement to Sherwood of \$1,393,191 will be made before June 30th.

The originally calculated participation percentages of 46.2% Sherwood and 53.8% Wilsonville changed significantly (41.5% Sherwood, 58.5% Wilsonville) due to the much lower total cost of project (see below) making the PRV a correspondingly larger percentage of the total project.

Project Cost Performance

The original Design and Construction budget (FY 11/12) was \$8.58 million. The FY 13/14 design and construction budget, reflecting final design and a refined estimate was reduced to \$3.64 million. The winning construction bid (Kerr Contractors) at \$2.457 million was approximately \$950K under the Engineers Estimate of \$3.414 million. Construction was completed for \$2.406 million – approximately 2 percent under the contract value. Although there were approximately \$37K in change orders (Approx. 1.5 percent), these were offset by contract contingencies for replacement of bad soils, which did not occur. Total project costs are at \$3.17 million, or approximately 77% of the FY13/14 budget of \$4.14 million. Credit for the outstanding cost performance is due in large part to a design process that took into account lessons learned on previous segments and timely and detailed input from Public Works and WTP operations personnel during design. We also had -a very tight set of bid documents and specifications, and the Contractor performed with a very high level of competence.

Forward Look

Our partnership with the City of Sherwood will continue over the long term. Sherwood has rights to 5 MGD, and we expect they will begin taking their full allotment by mid-June. Wilsonville's average daily use is about 3.2 MG, with a peak day of about 6 MG, usually in August. The combined 11 MGD peak day use will exceed the WTP's regulatory production limit of 9.6 MGD. A project is under way to increase our permitted production capacity to 15 MGD, and Sherwood will cost share on this project. In addition, Wilsonville, Sherwood and TVWD will all participate in a WTP Master Plan update in FY 14/15.

Operationally, Sherwood has also begun paying a larger share of total WTP costs as their water usage increases, and operating agreements are in place for annual O&M charges for the entire transmission line (segments 1-5) and for the Tooze Vault (constructed during a previous

transmission line phase/segment). Revisions to existing IGAs or additional IGAs with Sherwood may be needed as an operational history is developed under the new flow regime.

Specific to Wilsonville, with a major turnout now on-line for our distribution system, changes to operational protocols and control programming for our PRVs and reservoirs are likely. These will be based on data collection performed over the coming year. The need to rebalance our system pressure settings has already been identified.

EXPECTED RESULTS:

A continued reliable and efficiently operated water treatment, transmission, and distribution system, cost effectively producing and delivering the highest quality water in the metro region.

TIMELINE: [Explain the timing of outreach and with whom, when project is expected to be completed.] N/A

CURRENT YEAR BUDGET IMPACTS: [Identify current FY budget issues.]

For accounting purposes, the \$1.393 million reimbursement to Sherwood is identified in the final FY13/14 Supplemental Budget request. This was expected and previously budgeted.

Reviewed by: _C	AR	Date: _	5/20/14	
Supplemental bud	dget adjustment w	vill be presente	d to Council for a	approval
LEGAL REVIE	W / COMMENT	Γ:		
LEGAL REVIE Reviewed by:			_5/20/14	

COMMUNITY INVOLVEMENT PROCESS: [What public outreach was done, work sessions, public hearings, neighborhood meetings, open houses? Summarize public feedback.]
All Agreements and Contracts were discussed and approved by Council in Work Sessions and/or Council meetings. There has been no public feedback.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses,

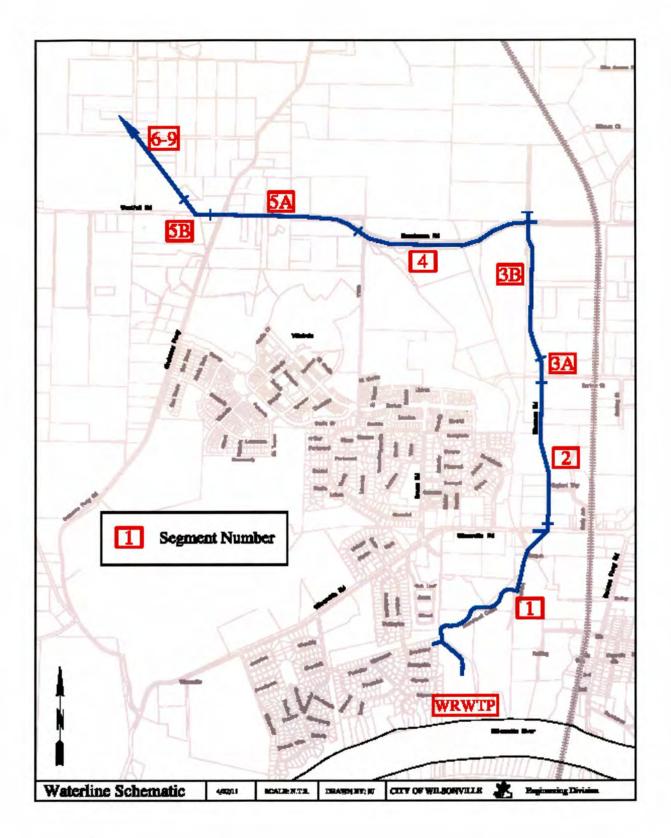
neighborhoods, protected and other groups): [How will this impact these groups?] The new facilities improve overall distribution system efficiency, capacity, and fire flow for existing businesses and new developments, particularly in the Villebois and north Wilsonville industrial zones.

ALTERNATIVES: [What alternatives/options were considered? Why not selected?] N/A

CITY MANAGER COMMENT:

ATTACHMENTS

A. Waterline Schematic





CITY COUNCIL MEETING STAFF REPORT

Meeting Date: June 2, 2014	Subject: Council Update – Wilsonville Road in the Landover Drive Area Traffic Study Staff Member: Nancy Kraushaar, PE. Community Developer Director Department: Community Development
Action Required	Advisory Board/Commission Recommendation
☐ Motion	☐ Approval
☐ Public Hearing Date:	☐ Denial
☐ Ordinance 1 st Reading Date:	☐ None Forwarded
☐ Ordinance 2 nd Reading Date:	
☐ Resolution	Comments:
☐ Information or Direction	100 min 100 mi
☐ Council Direction	
☐ Consent Agenda	
Staff Recommendation: Information	on only.
Recommended Language for Moti	ion: N/A
PROJECT / ISSUE RELATES TO	O: [Identify which goal(s), master plans(s) issue relates to.]
□Council Goals/Priorities	□ Adopted Master Plan(s)

ISSUE BEFORE COUNCIL:

Results of the traffic study completed by Community Development staff in response to citizen concerns about speed and truck volume on Wilsonville Road.

EXECUTIVE SUMMARY:

In late March 2014, staff received several emails from citizens expressing concerns about speed and truck volume on Wilsonville Road in the Landover Drive area. In April 2014, speed and truck volume data were collected over a three-day, mid-week period. The data are summarized in the attached Exhibits A and B.

The City's portable speed trailer was then placed on this section of Wilsonville Road. The speed trailer measures approaching vehicle speed, compares the speed to the posted speed (35 mph at this location), and flashes if the speed exceeds the posted speed. The trailer is considered an educational tool to inform and remind drivers how their traveling speed relates to the posted speed.

The citizens who have expressed concern about speed and truck volume on Wilsonville Road have inquired about:

- If the posted speed limit can be reduced,
- Whether trucks can be prohibited or discouraged from using this route,
- Whether an alternate truck route can be established, and
- If there are traffic calming tools available (such as medians) to influence slower speeds.

The data will be reviewed, the above topics will be discussed, and staff recommendations will be provided at the work session.

EXPECTED RESULTS:

To inform the City Council and the public about the traffic study results and address citizen concerns.

TIMELINE: N/A

CURRENT YEA	R	BUDGET	IMPA	CTS:	N/A
-------------	---	--------	-------------	------	-----

FINANCIAL R	EVIEW / COMMEN	NTS:		
Reviewed by:	CAR	Date:	5/20/14	
No impact to cu	rrent budget.			
LEGAL REVI	EW / COMMENT:			
Reviewed by: _1	MEK	_ Date: 5/2	20/2014	
NA				

COMMUNITY INVOLVEMENT PROCESS:

The traffic study was completed in response to citizen concerns.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses,

neighborhoods, protected and other groups): N/A

INIA

ALTERNATIVES: N/A

CITY MANAGER COMMENT:

ATTACHMENTS

Exhibit A – Wilsonville Road at Landover Speed Study Summary Exhibit B – Wilsonville Road SO Landover Drive Truck Summary

06-02-2014 Wilsonville City Council Work Session Exhibit A

Wilsonville Road at Landover Speed Study Summary (3-day study- April 1-3, 2014)

Wilsonville Road NB Measured Speed - mph	0-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50
4/1/2014					F-7-5	170		
# Vehicles	96	10	47	348	1457	1055	157	17
Percent	3.0%	0.3%	1.5%	10.9%	45.7%	33.1%	4.9%	0.5%
4/2/2014					TO ACT	1500		
# Vehicles	93	12	32	349	1477	1250	202	21
Percent	2.7%	0.3%	0.9%	10.2%	43.0%	36.4%	5.9%	0.6%
4/3/2014								
# Vehicles	85	11	42	353	1488	1110	201	20
Percent	2.6%	0.3%	1.3%	10.7%	44.9%	33.5%	6.1%	0.6%
Grand Total					1000		15 77 17	1000
# Vehicles	274	33	121	1050	4422	3415	560	58
Percent	2.8%	0.3%	1.2%	10.6%	44.5%	34.4%	5.6%	0.6%
Mean Speed (average)	33 mph							
85th Percentile Speed	38 mph							
Posted Speed	35 mph							

Wilsonville Road SB Measured Speed - mph	0-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50
4/1/2014		-						
# Vehicles	83	7	18	230	1208	1379	225	16
Percent	2.6%	0.2%	0.6%	7.3%	38.1%	43.5%	7.1%	0.5%
4/2/2014	1							
# Vehicles	90	4	17	193	1277	1453	260	20
Percent	2.7%	0.1%	0.5%	5.8%	38.5%	43.8%	7.8%	0.6%
4/3/2014			14-70				1,121	
# Vehicles	99	1	17	239	1351	1250	194	13
Percent	3.1%	0.0%	0.5%	7.5%	42.7%	39.5%	6.1%	0.4%
Grand Total								-
# Vehicles	272	12	52	662	3836	4082	679	49
Percent	2.8%	0.1%	0.5%	6.9%	39.7%	42.3%	7.0%	0.5%
Moan Speed (average)	21 mnh							

Mean Speed (average)34 mph85th Percentile Speed39 mphPosted Speed35 mph

UZIII Worksperson.

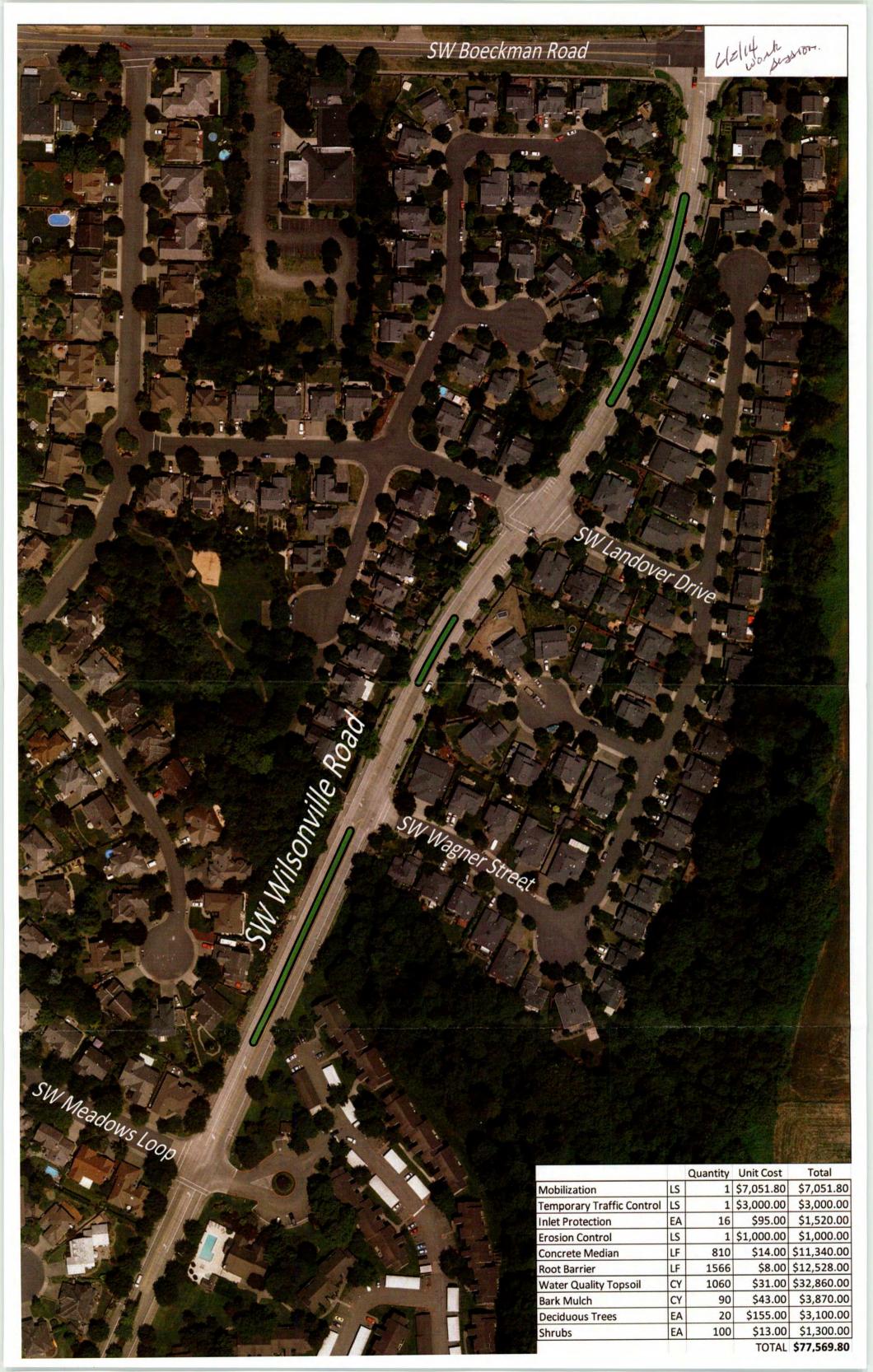
06-02-2014 Wilsonville City Council Work Session Exhibit B

Wilsonville Road SO Landover Drive Truck Summary (April 1-3, 2014)

ORTHBOUND		Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	ALL
4/1/2014	#	19	2219	620	26	175	11	0	15	2	0	0	0	0	101	318
	%	0.6%	69.6%	19.4%	0.8%	5.5%	0.3%	0.0%	0.5%	0.1%	0.0%	0.0%	0.0%	0.0%	3.2%	
4/2/2014	#	28	2350	711	32	178	20	0	13	6	0	0	0	0	98	3430
	%	0.8%	68.4%	20.7%	0.9%	5.2%	0.6%	0.0%	0.4%	0.2%	0.0%	0.0%	0.0%	0.0%	2.9%	
4/3/2014	#	19	2256	696	32	191	22	1	7	0	1	1	0	0	88	3314
	%	0.6%	68.1%	21.0%	1.0%	5.8%	0.7%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%	
3-day total	#	66	6825	2027	90	544	53	1	35	8	1	1	0	0	287	993
	%	0.7%	68.7%	20.4%	0.9%	5.5%	0.5%	0.0%	0.4%	0.1%	0.0%	0.0%	0.0%	0.0%	2.9%	
Tot	al Cars	& Trailers	68.7%									Tota	al Trucks	26.9%		
											FHWA I	Heavy Tru	cks Total	6.5%		

OUTHBOUND		Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 AxI Double	<6 AxI Multi	6 Axle Multi	>6 Axl Multi	Not Classed	ALL
4/1/2014	#	21	2185	646	37	177	7	2	7	1	0	0	0	0	87	317
	%	0.7%	68.9%	20.4%	1.2%	5.6%	0.2%	0.1%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%	
4/2/2014	#	28	2282	708	32	158	5	0	13	1	0	0	0	0	93	332
	%	0.8%	68.7%	21.3%	1.0%	4.8%	0.2%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	
4/3/2014	#	24	2196	638	33	162	5	0	8	1	0	0	0	0	100	316
	%	0.8%	69.3%	20.1%	1.0%	5.1%	0.2%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%	
3-day total	#	73	6663	1992	102	497	17	2	28	3	0	0	0	0	280	965
	%	0.8%	69.0%	20.6%	1.1%	5.1%	0.2%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	2.9%	
Tota	al Cars	& Trailers	69.0%									Tota	al Trucks	26.3%		

FHWA Heavy Trucks Total 5.7%





Community Development 29799 SW Town Center Loop East Wilsonville, OR 97070

Phone 503-682-4960 503-682-7025 Fax TDD 503-682-0843

Web www.ci.wilsonville.or.us

Ker III Jawa

MEMORANDUM

TO:

Honorable Mayor and City Council

FROM:

Rivergreen subdivision.

Nancy Kraushaar, PE, Community Development Director

DATE:

May 5, 2014

RF:

Rivergreen Drainage Storm Outfall Project Cost Summary The Rivergreen Drainage Storm Outfall project has been completed. The project repaired and stabilized severe erosion on the Willamette River bank that occurred below the outfall

While the drainage system was designed to meet the requirements at the time of development, these design standards have been found to be ineffective at managing channel erosion that can occur under these conditions. Initial improvements undertaken in 2008 stopped at the ordinary high water elevation of the Willamette River and did not take into account the erosive action of storm water when the river was flowing at lower elevations. Now the stormwater channel is protected to the low water elevations typically seen in late summer.

improvements undertaken in 2008. The lowest most section of the drainage channel had been deeply incised by the volume and concentration of undetained stormwater runoff from the

The City was first made aware of erosional problems at the storm outfall prior to 2004. The project was included in the adopted 2004-05 budget and for most years thereafter as summarized below:

BUDGET YEAR	BUDGET	ACTUAL EXPENDITURE
2004-05	\$114.0 K	\$18,856
2005-06	\$142.5 K	\$62,994
2006-07	\$17.1 K	\$110,080
2007-08	\$205.2 K	
2008-09	\$228.0 K	\$222,772
2009-10		\$226,560
2010-11	\$22.8 K	\$28,455
2011-12	\$114.0 K	\$264,399
2012-13	\$125.4 K	\$99,552
2013-14 (through April 2014)	\$246.4 K	\$276,000
TOTAL EXPENDITURE TO D	\$1,309,668	

Work completed at the site has included:

- 2008 design, permitting, and construction for repairs to the banks of the Willamette River where severe erosion had occurred at the location of the original storm outfall pipe, reconstruction of the storm pipe outfall, construction of a storm swale, log/rock stair step energy dissipater, and construction of a wetland mitigation area.
- 2009 emergency repairs for erosion occurring below the lowest log energy dissipater.
- 2011 design and reconstruction of the storm swale to prevent water infiltration into the river bank and resulting destabilization.
- 2013 design, permitting, and construction of permanent outfall improvements from the lowest log energy dissipater to the low water level of the Willamette River.

In October 2008 the City awarded a construction contract to Canby Excavating for \$212,416, with additional costs for change orders and testing running \$48,456, bringing the total costs for initial construction and testing to \$260,872.

For the repair work in September 2011 the City awarded a construction contract to Canby Excavating for \$163,904; in August 2013, the City awarded a construction contract to Elting Construction for \$226,225. Change orders in the amount of \$23,468 have occurred during construction, bringing repair construction costs to \$413,597.

Since January 2004 engineering consulting services has resulted in costs of approximately \$348,000, split between initial design work by Vigil-Agrimis/MacKay & Sposito (\$209,000) and repair design work by Winzler & Kelly/GHD Inc. /Shannon & Wilson (\$139,000).

Summarizing the above, initial work on the project cost approximately \$490,000 for design and construction. Repairs to the project cost approximately \$555,000 for design and construction. Total design and construction cost are approximately \$1,045,000.

The total project costs also include City Overhead for in-house administration (Finance - General Fund) and project management (Community Development) fees which total approximately \$262,612. Please note that the project demanded a lot of staff time.

The final project costs are estimated to total approximately \$1,310,000.



Korean War Veterans Association Oregon Trail Chapter #72

The KWVA – Oregon Trail Chapter wishes to present the City of Wilsonville with a check in the sum of One Thousand Dollars as a token of our appreciation for providing and maintaining the site for the "Oregon Korean War Memorial" here in your Town Center Park. Since the dedication in year 2000 we have been given the support and respect of the community in our combined efforts to pay our respects to the military services that have given us the Freedom that we all strive to protect.

We respectfully request that these funds be used to help support the cost of providing the electrical and audio circuitry to allow for the installation of Audio/Video equipment in the newly remodeled Interperative Center. We look forward to the advantages that the Center will hopefully bring to both the City and to Memorial visitors.

For: KWVA - Oregon Trail Chapter

June 2nd 2014

Chuck Lusardi, President

Don Cohen, 1st Vice President

Korean War Memorial Foundation of Oregon (KWMFO) and Korean War Veterans Association (KWVA) Presentation to the Wilsonville City Council

June 2, 2014

Mark Ottenad introduces:

- TOPIC: City's work over time with KWVA and KWMFO on the Korean War Memorial of Oregon and related programming.
- Tonight's presenters:
 - Jin Park is the President and General Manager of The Reserve Vineyards and Golf Club in Aloha, and serves as Chair of the Korean War Memorial Foundation of Oregon.
 - John Lim is retired and served formerly as an Oregon State Representative and State Senator for the Gresham area; he is the founder of the Korean War Memorial Foundation of Oregon.
 - Chuck Lusardi is retired and a former machine-shop owner/operator and served during the Korean War with the 25th Infantry Division; He now serves on the board of KWMFO and is president of the Korean War Veterans Association Oregon Trail Chapter.
 - Don Cohen is a retired sales rep for electronic components manufacturers. He served with 2nd Infantry Division in Korea and is first vice president of the Korean War Veterans Association Oregon Trail Chapter.
- Jin, John, Chuck and Don take turns providing a brief history of the Korean War Memorial, status/situation with KWVA members, and founding of KWMFO to carry on the legacy.
- Jin, John, Chuck and Don report on April 2014 visit by Consul General Moon Duk-ho
- Chuck and Don give a report on the Memorial Day 2014 Ceremony.

- Jin and John give an update on the upcoming June 21 Korean War Observance Ceremony.
- John speaks to the passing of James Lee in April 2014.
- Mayor Knapp reads the Proclamation in Honor of James Lee.
- Jin and John speak to the importance of the Memorial, and then
 present along with Chuck and Don the ceremonial check for \$5,000
 for Memorial maintenance to the Mayor, who accepts on behalf of the
 Council. City and Media take photographs.
- Don and Chuck then present check to the Mayor to support City efforts and costs for improvements to the Town Center Park building for a Korean War Memorial Interpretive Center.

CITY COUNCIL ROLLING SCHEDULE Board and Commission Meetings 2014-15

June

DATE	DAY	TIME	MEETING	LOCATION
6/2	Monday	7 pm	Council Meeting	Council Chambers
6/9	Monday	6:30 pm	DRB Panel A	Council Chambers
6/11	Wednesday	6 pm	Planning Commission	Council Chambers
6/16	Monday	7 pm	Council Meeting	Council Chambers
6/23	Monday	6:30 pm	DRB Panel B	Council Chambers
6/25	Wednesday	6:30 pm	Library Board	Library

COMMUNITY EVENTS

Frog Pond Task Force Meeting #2

June 12, 6:00 p.m. Wilsonville City Hall, Willamette River Rooms 1 and 2

Wilsonville Farmers Market

June 12, 19 and 26, 4-8 p.m. Villebois, 28836 SW Costa Circle West

Boy Scout Plant Sale

June 21, 9 a.m. to 3 p.m., Community Center Parking Lot

Korean War Remembrance Ceremony

June 21, 10 a.m. Town Center Park

Relay for Life

June 28, 10 a.m. to June 29, 10 a.m. at Town Center Park



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: June 2, 2014	Subject: Resolution No. 2472 Amendment of Resolution 2416 relating to the acquisition of easements necessary for Projects C22 and R2 in the 2006 Bicycle and Pedestrian Master Plan and BW05 in the 2013 Transportation System Plan to improve connectivity on Willamette Way East and function as part of the Ice Age Tonquin Trail. Staff Member: Kristin Retherford Department: Community Development				
Action Required	Advisory Board/Commission Recommendation				
 □ Motion □ Public Hearing Date: □ Ordinance 1st Reading Date: □ Ordinance 2nd Reading Date: □ Resolution □ Information or Direction □ Information Only □ Council Direction 	 □ Approval □ Denial □ None Forwarded ☑ Not Applicable Comments:				
Recommended Language for Motion	mmends Council adopt Resolution No. 2472. on: I move to approve Resolution No. 2472. 2: [Identify which goal(s), master plans(s) issue relates to.]				
	✓ Adopted Master Plan(s)				

ISSUE BEFORE COUNCIL:

Revised legal descriptions for easements related to further build out of the Ice Age Tonquin Trail.

EXECUTIVE SUMMARY:

In May 2013, Council approved Resolution 2416 which authorized the acquisition of a permanent easement needed to construct and maintain a sidewalk/trail segment on Willamette

Way East. This project is identified in the 2013 Transportation System Plan as RW05 and on the 2006 Bicycle Pedestrian Master Plan as C22, which calls for infill in this area to provide safe routes to school, and also as project R2, which is a segment of the Ice Age Tonquin Trail. The appraisal for this acquisition area exceeded the allocated budget and an offer was not made. The alignment was revisited and a new design was established with a much smaller acquisition footprint that utilizes the remainder of the existing right-of-way on the east side of Willamette Way East. This resolution amends Resolution 2416 by replacing the previously-approved legal descriptions with new legal descriptions for the smaller acquisition area.

Existing sidewalk sections on Willamette Way East are five-feet wide on both the east and west sides of the street. On the west side of the street Developers of the approved Fox Center Townhomes at the corner of Willamette Way East and Wilsonville Road have been conditioned to widen the existing sidewalk on their property by an additional five feet to create a ten-foot wide trail segment. While the City's standard for trail facilities is a width of twelve feet, this standard was waived and reduced to ten feet for this development during the development review process due to setback issues that would have resulted from the twelve-foot requirement. Construction of this development was delayed and is now planned for the summer of 2014.

At the north intersection of Willamette Way East and Chantilly Loop, this project will improve ramps and crossings and connect the trail across Willamette Way East to the sidewalk fronting the Autumn Park Apartments complex on the east side of the road. From this connection point, the existing sidewalks will be widened to twelve-feet in width, per City standards, and connect to the Morey's Landing segment of the Ice Age Tonquin Trail.

The acquisitions described in Exhibits A, B, C and D are the revised legal descriptions for property needed to construct this trail segment per the modified design plans.

EXPECTED RESULTS:

Upon completion of this project, the City will have provided a new segment of the Ice Age Tonquin Trail that connects Grahams Oak with the Water Treatment Plant Park.

TIMELINE:

City staff will complete appraisal work upon approval of this resolution and extend an offer to the property owners in June. Construction is anticipated the summer of 2014.

CURRENT YEAR BUDGET IMPACTS:

This project is project number 9135 in the proposed FY 2014-15 capital projects budget, with \$113,226 budgeted including project management overhead. Funding will come from Parks SDCs as this is a trail segment.

FINANCIAL	REVIEW	/ COMMENTS: [Item must be sent to Finance for review.]
Reviewed by:	CAR	Date: <u>5/22/14</u>
A supplementa	al budget a	ljustment will be presented to Council for the current year expenses

LEGAL REVIEW / COMMENT: Reviewed by: _MEK_____ Date: 5/20/2014______ Resolution approved as to form.

COMMUNITY INVOLVEMENT PROCESS: N/A

There was significant community involvement during development of the 2013 Transportation System Plan and the 2006 Bicycle and Pedestrian Master Plan.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses,

neighborhoods, protected and other groups):

This project will benefit residents of the immediate area by providing a safe, off-street path for pedestrians. It will also provide a greater city and regional benefit through improved connectivity.

ALTERNATIVES:

N/A

CITY MANAGER COMMENT:

ATTACHMENTS

- A. Resolution No. 2472
- B. Exhibits A-D to Resolution No. 2472
- C. Vicinity Map

RESOLUTION NO. 2472

A RESOLUTION OF THE CITY OF WILSONVILLE AMENDING RESOLUTION NO. 2416 WHICH AUTHORIZED ACQUISITION OF PROPERTY INTEREST RELATED TO CONTRUCTION OF AN INFILL SEGMENT OF THE ICE AGE TONQUIN TRAIL ALONG WILLAMETTE WAY EAST.

WHEREAS, in May of 2013 the Wilsonville City Council adopted Resolution No. 2416 which authorized the acquisition of property interest needed to construct a segment of the Ice Age Tonquin Trail along Willamette Way East; and

WHEREAS, budgetary issues have led to a redesign of this project and a reduction of the amount of needed property acquisition; and

WHEREAS, this resolution amends Resolution No. 2416 by replacing Exhibits A, B and C to Resolution No. 2416 with Exhibits A, B, C, and D, attached hereto and incorporated by reference; and

WHEREAS, this project is included in the City's proposed 2014-2015 capital project budget with a budget of \$113,226 including project management overhead costs; and

WHEREAS, construction is scheduled to occur in the late summer of 2014 as soon as the necessary property rights have been obtained and a construction contract has been awarded; and

WHEREAS, the City acquires real property in accordance with guidelines set forth in its Urban Renewal Agency's adopted "Appraisal and Acquisition Policies"; and

WHEREAS, in comparing the cost amount for the aforementioned construction and the property interest along with the existing use of the subject property, the alternative presented herein reflects the least amount of property interest to ensure safe, efficient and adequate public improvements; and

WHEREAS, title to the acquired property interest shall vest directly in the name of the City of Wilsonville to provide for necessary care, maintenance and public safety authority.

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

There is needed and required for the public purpose of providing needed public improvements the acquisition of real property interest as described on the attached Exhibits A, B, C and D, incorporated herein by this reference and which amend and replace Exhibits A through C to Resolution No 2416.

- The property interest is acquired as a result of the aforementioned public improvements, and the improvements have been planned and located in a manner most compatible with the greatest public good and the least private injury.
- 3. City staff and attorneys are authorized and directed to negotiate with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property including but not limited to, obtaining a negotiated right-of-entry to begin construction while negotiating full acquisition and, in the event agreement cannot be reached, then to commence and prosecute to final determination such condemnation proceedings as may be necessary to acquire the real property or property interest.
- 4. Upon trial of and action of condemnation, the attorneys for the City are authorized to make such stipulation, agreement or admission as in their judgment may be in the best interests of the City.
- 5. City staff anticipates it will acquire the above-described property in the summer of 2014.
- 6. Title to the acquired right of way shall vest directly in the name of the City of Wilsonville.
- 7. This resolution is effective upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 2^{nd} day of June, 2014, and filed with the Wilsonville City Recorder this date.

ATTEST:	TIM KNAPP, MAYOR	
Sandra C. King, MMC, City Recorder		

SUMMARY OF VOTES:

Mayor Knapp

Councilor Goddard

Councilor Starr

Councilor Fitzgerald

Councilor Stevens

Exhibit A - Sidewalk Easement, Tax Lot 13400

Exhibit B - Temporary Construction Easement, Tax Lot 13400

Exhibit C – Temporary Construction Easement, Tax Lot 13400

Exhibit D – Temporary Construction Easement, Tax Lot 2500

ENGINEERING PLANNING FORESTRY

13910 S.W. Galbreath Dr., Suite 100 Sherwood, Oregon 97140 Phone: (503) 925-8799 Fax: (503) 925-8969

AKS Job #3215



LANDSCAPE ARCHITECTURE SURVEYING

AKS Group of Companies: SHERWOOD, OREGON SALEM, OREGON VANCOUVER, WASHINGTON www.aks-eng.com

LEGAL DESCRIPTION

Sidewalk Easement Ice Age Tonquin Trail CIP No. 9135 Tax Map 3S 1W 22ACS1, Tax Lot 13400

Real property being a tract of land situated in the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the most westerly corner of Tract 'E' of the Plat of "Morey's Landing 2", being a 5/8 inch iron rod; thence along the westerly line of said Tract 'E' South 09°13'13" East 174.59 feet to the True Point of Beginning; thence continuing along said westerly line South 09°13'13" East 15.00 feet to a point; thence South 80°07'09" West 18.24 feet to a point; thence along a curve to the right with a Radius of 57.50 feet, a Delta of 54°53',45", a Length of 55.09 feet, and a Chord of North 72°25'59" West 53.01 feet to a point on the easterly right-of-way line of Willamette Way East (25.00 feet from centerline); thence along said right-of-way line North 09°07'53" West 431.53 feet to a point; thence leaving said right-of-way line North 80°52'07" East 4.10 feet to a point; thence South 09°07'53" East 397.85 feet to a point; thence along a curve to the left with a Radius of 42.50 feet, a Delta of 90°44'59", a Length of 67.31 feet, and a Chord of South 54°30'22" East 60.50 feet to a point; thence North 80°07'09" East 18.41 feet to the True Point of Beginning.

The above described tract of land contains 2,846 square feet, more or less.

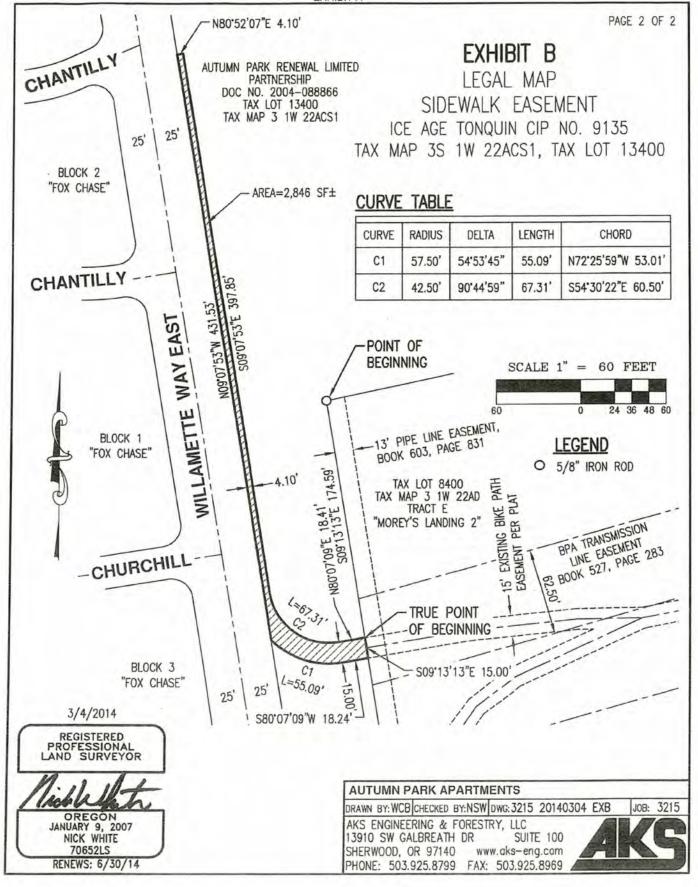
Property Vested in: Autumn Park Renewal Limited Partnership Tax Map 3 1W 22ACS1, Tax Lot 13400

3/4/2014

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGÓN JANUARY 9, 2007 NICK WHITE 70652LS

RENEWS: 6/30/14



ENGINEERING PLANNING FORESTRY

13910 S.W. Galbreath Dr., Suite 100 Sherwood, Oregon 97140 Phone: (503) 925-8799 Fax: (503) 925-8969

AKS Job #3215



LANDSCAPE ARCHITECTURE SURVEYING

AKS Group of Companies: SHERWOOD, OREGON SALEM, OREGON VANCOUVER, WASHINGTON www.aks-eng.com

LEGAL DESCRIPTION

Temporary Construction Easement Ice Age Tonquin Trail CIP No. 9135 Tax Map 3S 1W 22ACS1, Tax Lot 13400

Real property being a tract of land situated in the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the most westerly corner of Tract 'E' of the Plat of "Morey's Landing 2", being a 5/8 inch iron rod; thence along the westerly line of said Tract 'E' South 09°13'13" East 169.59 feet to the True Point of Beginning; thence continuing along said westerly line South 09°13'13" East 5.00 feet to a point; thence South 80°07'09" West 18.41 feet to a point; thence along a curve to the right with a Radius of 42.50 feet, a Delta of 90°44'59", a Length of 67.31 feet, and a Chord of North 54°30'22" West 60.50 feet to a point; thence along a line parallel and 29.10 feet from (when measured at right angles) the centerline of Willamette Way East North 09°07'53" West 397.85 feet to a point; thence North 80°52'07" East 5.00 feet to a point; thence South 09°07'53" East 397.85 feet to a point; thence along a curve to the left with a Radius of 37.50 feet, a Delta of 90°44'59", a Length of 59.40 feet, and a Chord of South 54°30'22" East 53.38 feet to a point; thence North 80°07'09" East 18.47 feet to the True Point of Beginning.

The above described tract of land contains 2,398 square feet, more or less.

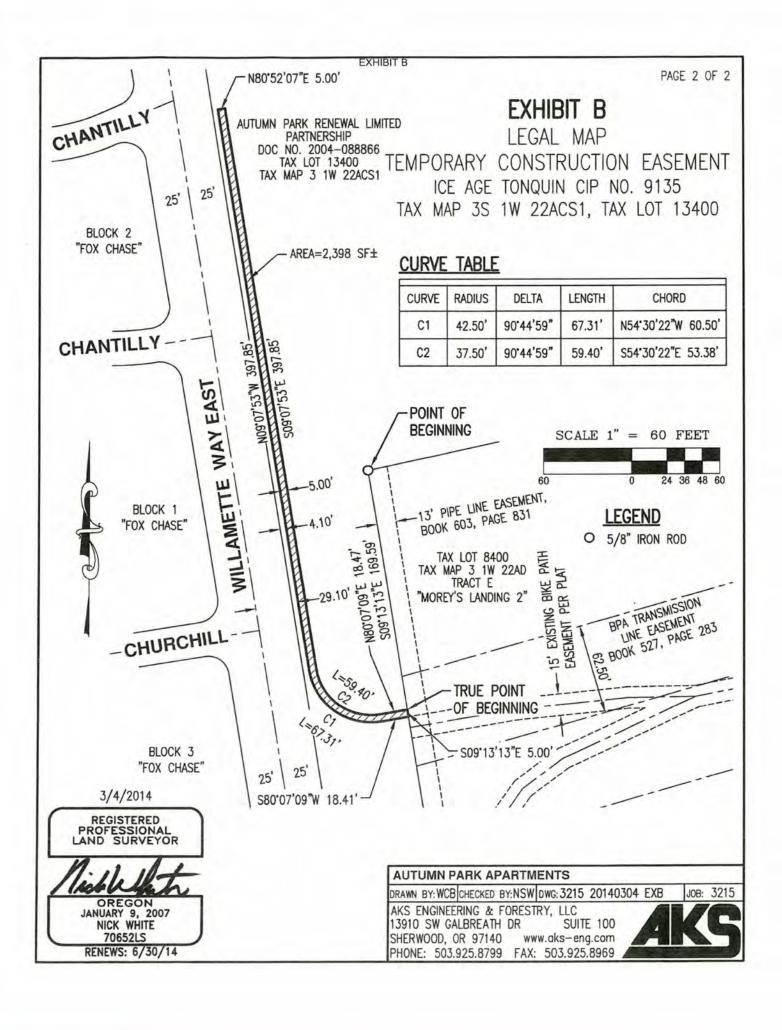
Property Vested in: Autumn Park Renewal Limited Partnership Tax Map 3 1W 22ACS1, Tax Lot 13400

3/4/2014

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE

70652LS RENEWS: 6/30/14



ENGINEERING PLANNING FORESTRY

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AKS Job #3215



LANDSCAPE ARCHITECTURE SURVEYING

AKS Group of Companies: SHERWOOD, OREGON SALEM, OREGON VANCOUVER, WASHINGTON www.aks-eng.com

LEGAL DESCRIPTION

Temporary Construction Easement Ice Age Tonquin Trail CIP No. 9135 Tax Map 3S 1W 22ACS1, Tax Lot 13400

Real property being a tract of land situated in the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the most westerly corner of Tract 'E' of the Plat of "Morey's Landing 2", being a 5/8 inch iron rod; thence along the westerly line of said Tract 'E' South 09°13'13" East 189.59 feet to the True Point of Beginning; thence continuing along said westerly line South 09°13'13" East 5.00 feet to a point; thence South 80°07'09" West 18.18 feet to a point; thence along a curve to the right with a Radius of 62.50 feet, a Delta of 48°58'00", a Length of 53.41 feet, and a Chord of North 75°23'51" West 51.80 feet to a point on the easterly right-of-way line of Willamette Way East (25.00 feet from centerline); thence along said right-of-way line North 09°07'53" West 7.97 feet to a point; thence leaving said right-of-way line along a non-tangent curve to the left with a Radius of 57.50 feet, a Delta of 54°53'45", a Length of 55.09 feet, and a Chord of South 72°25'59" East 53.01 feet to a point; thence North 80°07'09" East 18.24 feet to the True Point of Beginning.

The above described tract of land contains 362 square feet, more or less.

Property Vested in: Autumn Park Renewal Limited Partnership Tax Map 3 1W 22ACS1, Tax Lot 13400

3/13/2014

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

EXHIBIT B

LEGAL MAP

TEMPORARY CONSTRUCTION EASEMENT ICE AGE TONQUIN CIP NO. 9135

TAX MAP 3S 1W 22ACS1, TAX LOT 13400



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	62.50'	48*58'00"	53.41	N75°23′51″W 51.80′
C2	57.50'	54.53,45,	55.09'	S72*25'59"E 53.01'

AUTUMN PARK RENEWAL LIMITED PARTNERSHIP DOC NO. 2004-088866 TAX LOT 13400 TAX MAP 3 1W 22ACS1

59

N80'07'09"E 18.24'

L=55.09'

C1

L=53.41'

S80'07'09"W 18.18'

25

25'

POINT OF BEGINNING 13' PIPE LINE EASEMENT, BOOK 603, PAGE 831

TAX LOT 8400 TAX TAX LOT 8400 TAX MAP 3 1W 22AD TRACT E "MOREY'S LANDING 2" " EASEMENT PER PLAT

BPA TRANSMISSION LINE EASEMENT BBOOK 527, PAGE 283

LEGEND

O 5/8" IRON ROD

TRUE POINT OF BEGINNING

S09'13'13"E 5.00

N09'07'53"W 7.97'

"FOX CHASE"

WILLAMETTE WAY EAST

BLOCK 1

"FOX CHASE"

CHURCHILL

3/13/2014

CHANTILLY -

REGISTERED PROFESSIONAL AND SURVEYOR

OREGÓN JANUARY 9, 2007 NICK WHITE

70652LS RENEWS: 6/30/14

AUTUMN PARK APARTMENTS

DRAWN BY: WCB CHECKED BY: NSW DWG: 3215 20140304 EXB

JOB: 3215

AKS ENGINEERING & FORESTRY, LLC

13910 SW GALBREATH DR SUITE 100 SHERWOOD, OR 97140 www.aks-eng.com PHONE: 503.925.8799 FAX: 503.925.8969



ENGINEERING PLANNING FORESTRY

13910 S.W. Galbreath Dr., Suite 100 Sherwood, Oregon 97140 Phone: (503) 925-8799 Fax: (503) 925-8969

AKS Job #3215



LANDSCAPE ARCHITECTURE SURVEYING

AKS Group of Companies: SHERWOOD, OREGON SALEM, OREGON VANCOUVER, WASHINGTON www.aks-eng.com

LEGAL DESCRIPTION

Temporary Construction Easement Ice Age Tonquin Trail CIP No. 9135 Tax Map 3S 1W 22AC, Tax Lot 2500

Real property being a tract of land situated in the Northeast One-Quarter of Section 22, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the most westerly corner of Tract 'E' of the Plat of "Morey's Landing 2", being a 5/8 inch iron rod; thence South 80°52'07" West 90.30 feet to a point on the centerline of Willamette Way East; thence along said centerline North 09°07'53" West 201.18 feet to a point; thence South 80°52'07" West 25.00 feet to the True Point of Beginning, also being the westerly right-of-way line of Willamette Way East; thence leaving said right-of-way line South 80°52'07" West 5.00 feet to a point; thence North 09°07'53" West 37.00 feet to a point; thence along a curve to the left with a Radius of 10.00 feet, a Delta of 104°31'25", a Length of 18.24 feet, and a Chord of North 61°23'36" West 15.82 feet to a point; thence North 23°39'18" West 5.00 feet to a point on the southerly right-of-way line of Chantilly (12.00 feet from centerline); thence along a non-tangent curve to the right with a Radius of 15.00 feet, a Delta of 104°31'25", a Length of 27.36 feet, and a Chord of South 61°23'36" East 23.72 feet to a point on the westerly right-of-way line of Willamette Way East (25.00 feet from centerline); thence alone said right-of-way line South 09°07'53" East 37.00 feet to the True Point of Beginning.

The above described tract of land contains 299 square feet, more or less.

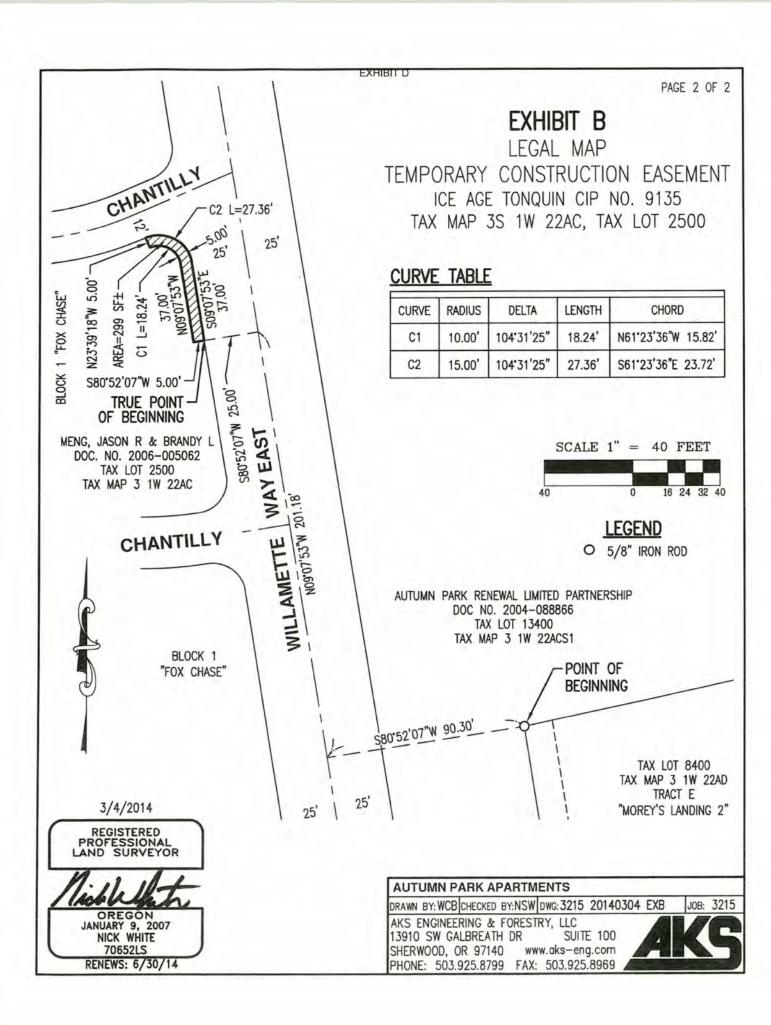
Property Vested in: Meng, Jason R & Brandy L Tax Map 3 1W 22AC, Tax Lot 2500

3/4/2014

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14



A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, May 5, 2014. Mayor Knapp called the meeting to order at 7:08 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp

Council President Starr

Councilor Goddard - excused

Councilor Fitzgerald

Councilor Stevens

Staff present included:

Bryan Cosgrove, City Manager

Mike Kohlhoff, City Attorney

Sandra King, City Recorder

Nancy Kraushaar, Community Development Director

Delora Kerber, Public Works Director

Mark Ottenad, Government Affairs Director

Jon Gail, Community Relations Manager

Katie Mangle, Long Range Planner

Dan Pauly, Associate Planner

Jen Massa-Smith, SMART

Martin Brown, Building Official

Motion to approve the order of the agenda.

Motion: Councilor Starr moved to approve the order of the agenda. Councilor Stevens

seconded the motion.

Vote: Motion carried 4-0.

MAYOR'S BUSINESS

A. National Drinking Water Week Proclamation

Mayor Knapp read the proclamation into the record.

B. Proclamation Declaring May as "Bike Month"

Mayor Knapp read the proclamation declaring May Bike Month for the record.

C. Upcoming meetings were announced by the Mayor in particular the dates of the second and third Budget Committee meetings. He advised a joint meeting of all City Boards and Commissions will be held May 17th and reported on the meetings he attended on behalf of the City.

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COMMUNICATIONS

A. Wilsonville Community Sharing Update - No Council action was necessary the item is informational only.

CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on items *not* on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. <u>Please limit your comments to three minutes</u>.

There was none.

COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

Council President Starr – (*Park & Recreation Advisory Board Liaison*) reported he attended the Mayor's Prayer Breakfast; Soul-d Out came in 5th in their New York competition; and the sculpture "Apache" was moved to its new location at the Parks and Recreation Building. The Councilor invited the public to participate in WERK Day scheduled for Saturday, May 10th.

Councilor Fitzgerald – (*Development Review Panels A & B Liaison*) announced the DRB-Panel B approvals made at their last meeting, the upcoming meeting date of DRB-Panel A, and the Wilsonville Festival of the Arts. She presented the Library Foundation report noting the success of Family Night and announced the upcoming events planned for the next few weeks.

Councilor Stevens – (*Planning Commission; CCI; Wilsonville Seniors Liaison*) announced the activities of the Wilsonville Seniors. She attended the Aurora Air Traffic Control Tower ribbon cutting and spoke about the activities of PAAM.

CONSENT AGENDA

Mr. Kohlhoff read the titles of the Consent Agenda for the record.

A. Resolution No. 2469

A Resolution Of The City Of Wilsonville Acting As The Local Contract Review Board Approving The Bid Process; Accepting The Lowest Responsible Bid; Awarding A Construction Contract To Andy Medcalf Construction Co. The Lowest Responsible Bidder; And Verifying Fund Availability For The Project Commonly Referred To As Parks And Recreation Tenant Improvements Project.

B. Minutes of the March 17, 2014, and April 7, 2014 Council Meetings.

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Motion: Councilor Fitzgerald moved to approve the Consent Agenda. Councilor Starr

seconded the motion.

Vote: Motion carried 4-0.

PUBLIC HEARING

Mr. Kohlhoff read Ordinance No. 741 by title only on first reading.

A. Ordinance No. 741 1st reading

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Public Facility (PF) Zone To The Village (V) Zone On Approximately 42.76 Acres Comprising Tax Lots 2800 And 2890 Of Section 15, T3S, R1W, Clackamas County, Oregon, Polygon Northwest Company, Applicant.

Mayor Knapp read the public hearing protocol and opened the public hearing at 7:35 p.m. Councilor Starr noted he drove through the area and Councilor Fitzgerald pointed out she lives in the Villebois community.

Dan Pauly, Associate Planner prepared the staff report. In October of 2013 the Council approved amending the Villebois Village Master Plan to set the stage for the development of area designated as "Future Study Area" for development of single-family residences along with associated parks and open space. Polygon Northwest has subsequently continued to work with the neighborhood and staff to refine the design of the project which includes a total of 100 residential lots following the pattern established in the Master Plan Amendment. Development Review Board Panel A unanimously approved various component applications with a recommendation the City Council recommend the associated zone map amendment. The applicant is responsible for all public and private improvements, to pay City application fees and systems development charges for parks, water, sewer, storm sewer and streets, because this is a private development.

The project will allow continued build-out of the Villebois Master Plan; provide 100 larger detached single-family homes, while preserving 24.06 acres of open space.

Mr. Pauly explained the development will be limited to larger lots at the exterior of the property, with standard and medium sized lots on the interior. The number of residential units was reduced to 100 from what was originally proposed and in response to the adjacent neighborhood request the streets will be more curvilinear. The developer will contribute funds to address traffic calming solutions, such as painted crosswalks, curb extensions to slow traffic in addition to signage and bulb outs at intersections with stop signs. A traffic study would be conducted on Normandy Lane to form a base line and then a similar study would be completed once the homes have been built.

Councilor Starr verified the new homes would not have access to the community center and pool in Villebois. Mr. Pauly said that was correct.

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Councilor Starr requested the size of the houses and the locations. Mr. Pauly said no estate lots were planned for the Grande Pointe area and identified the location of the large, medium and standard sized lots in the area.

Councilor Starr confirmed Grahams Ferry Road, Normandy Lane and Villebois Drive would be the main travel lanes.

To provide neighborhood connectivity a network of soft surface trails connected the residential area to the natural areas in Villebois and Grahams Oaks.

Mr. Kohlhoff noted the traffic calming commitment will be made a part of the development agreement with Polygon.

Mayor Knapp invited the applicant to speak.

Fred Gast, of Polygon, spoke about the prior development projects Polygon has completed in Villebois and indicated the Grande Pointe project will be marketed at a higher price point. Mr. Gast said the input received during the neighborhood meetings helped to improve and enhance the final product. The homes would follow the architecture styles included in the Villebois pattern books. Mr. Gast explained the dimensions of the lot sizes and displayed slides of the different home styles.

Mayor Knapp was pleased to see the natural amenities on the site, the large trees, and the number of tails and pathways. The Mayor invited public input, there was none; and the public hearing was closed at 8:05 p.m.

Motion: Councilor Stevens moved to approve Ordinance No. 741 on first reading. Councilor Fitzgerald seconded the motion.

Councilor Starr appreciated the reduction in the number of lots; and from what he had seen of the plans and layout of the area thought it will be a nice compliment to Villebois.

Councilor Fitzgerald expressed approval of the neighborhood participation in the planning of the development, the interest in retaining habitat for the birds, traffic calming features, and the opportunities to maximize the pedestrian trails.

Mayor Knapp stated he had been a member of the DRB when Villebois was first planned. He appreciated Polygon including the adjoining neighborhood in the design of this new part of Villebois.

Vote: Motion carried 4-0.

B. Ordinance No. 742 1st reading

An Ordinance Of The City Of Wilsonville Adopting The Wilsonville Residential Land Study As An Amendment To And A Sub-Element Of The Comprehensive Plan.

Mr. Kohlhoff read the title of Ordinance No. 742 into the record on first reading.

Mayor Knapp stated the hearing protocol and opened the public hearing at 8:12 p.m.

Katie Mangle, Manager of Long Range Planning presented the staff report. She introduced Bob Parker, ECON Northwest, who provided a high level overview of the report.

The City has prepared a Residential Lands Study, also known as a housing needs analysis, to plan for the future of Wilsonville's next neighborhoods. The purpose of the housing needs analysis is to forecast Wilsonville's housing needs over the next 20 years. The outcomes of the project are the Residential Lands Study report, which summarizes the analysis and Wilsonville's strategy for the future, and the Wilsonville Residential Study: Technical Report, which presents the detailed demographic, economic, and forecasting analysis.

In February 2014, staff shared the draft Study with Council, who then directed staff to prepare the report for public hearings and adoption. The Planning Commission, after holding a public hearing, recommended Council adopt the Study. The Commission received testimony from one citizen who expressed general concerns about planning for growth, and suggestions for enhancing livability in Wilsonville. City Council's public hearing on the Study is the last step for this project. Development Code amendments that are necessary for the City to fully comply with Goal 10 will be forthcoming as a separate project.

The Study includes information about Wilsonville demographics, its housing stock, and development capacity. Additionally, it recommends a strategy for planning for housing in future growth areas. The analysis prepared by ECON Northwest has concluded that:

- Generally, Wilsonville's Comprehensive Plan and Development Code meet state requirements and already provide an adequate framework for meeting the forecasted housing need;
- When planning for future development in Frog Pond or Town Center, the community has latitude (though not complete autonomy) for local decision-making about the form and density of housing;
- In the next 20 years, Wilsonville is likely to run out of residential land capacity;
- Development Code amendments will be needed to fully comply with Goal 10. Staff is continuing to work with DLCD staff to refine the scope of these amendments, which include:
 - Adding a clear and objective review process for residential development in Old Town;
 - Adding a clear and objective Site Design Review process for stand-alone residential developments that don't require a Planned Development application.

The Study and the Technical Report have been available on the City website since early December, and were presented at a public forum in early January. Staff from DLCD, Metro,

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Washington and Clackamas Counties had the opportunity to review and comment on draft memoranda and the draft reports. Staff has incorporated comments received from the City Council, Planning Commission, DLCD staff, and general public into the final reports, which are proposed to be adopted by ordinance as a sub-element of the Wilsonville Comprehensive Plan.

Following a 14-month process of evaluation and technical analysis, on April 9, 2014 the Planning Commission unanimously recommended that Council adopt the Wilsonville Statewide Planning Goal 10 Residential Land Study ("Study"). The Study meets the requirements of statewide planning program Goal 10 Housing, and will inform planning for the Frog Pond and Advance Road areas.

Completion of the housing needs analysis will fulfill one of the City's two remaining Periodic Review tasks. The information and strategies developed during this project will lead to legislative amendments to the Development Code and will inform the upcoming planning work for the Frog Pond and Advance Road growth areas.

The Planning Commission held a public hearing on April 9, 2014 and voted unanimously to recommend that Council adopt the Residential Land Study as a sub-element of the Comprehensive Plan. This is the first City Council hearing on the proposal. As the proposal to amend the Comprehensive Plan is a legislative land use action, there is no set deadline by which Council must act. However, adoption of the Study is needed for the City to meet its periodic review task. Additionally, completion of this project is an important step toward planning for the Frog Pond area. Continuation of the Residential Land Study work could divert resources and attention from the larger planning project the community is ready to undertake.

Amendments to the Development Code will be reviewed for adoption at a later date.

The Planning Commission has been the primary public advisory group for the project, and has been deeply involved in the creation of the Study. Over the course of a 14-month process of evaluation and technical analysis, Commissioners engaged in review of each chapter of the technical report during eight work sessions.

On January 8, 2014, in its role as the Committee on Citizen Involvement, the Planning Commission hosted a public forum on the Wilsonville Residential Lands Study. The project team presented the results and draft recommendations of the Study. Approximately 35 members of the public attended the meeting; many attendees owned property in the Frog Pond or Advance Road areas. Following the presentation, the group engaged in a discussion about planning for future growth, types of housing, and the process for planning the Frog Pond and Advance Road growth areas.

Additionally, staff has coordinated with the counties, state, and regional agency staff to gain advice and procedural concurrence on the project.

The outcomes of this project will inform long-range planning and policy for the next generation of residential growth in Wilsonville.

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Conclusions and recommendations:

- The Comprehensive Plan and Development Code meet state requirements;
- The City is doing better than other Metro cities in meeting housing needs for all income levels;
- · Wilsonville could attain a more balanced housing mix on the remaining buildable land;
- Wilsonville is planning for a complete, balanced community;
- Existing housing stock is 50 percent multifamily, 41 percent single-family detached, and 9 percent single-family attached;
- Decision makers want to provide more opportunities for the development of more singlefamily detached housing; the primary opportunity for larger percentage of single family detached homes is in Frog Pond;
- The City cannot accommodate Metro's forecast for growth on the existing residential land, bring Frog Pond and Advance Road sites into the UGB;
- · The City has historically grown faster than Metro's forecasts;
- Substantial employment growth will be experienced in the next 20 years in the Coffee Creek, Basalt Creek and West Railroad areas;
- Code amendment recommendations: allow duplexes in all PD-R zones; add clear and objective review for housing in the Old Town Overlay Zone; add clear and objective site design review process for new multi-family development when such development does not also trigger planned development review.

Councilor Fitzgerald asked why there was a designation specifically for duplexes. Ms. Mangle explained duplexes had been allowed in all planned development zones, but during a code rewrite process the language was inadvertently deleted which precluded their construction. The code language will be added back during the future code amendment process. It was estimated 1,000 homes may be built on the property; however, this number was a guess and there were complicating factors to consider such as the BPA power lines.

Councilors wanted to know if there was a Metro requirement for future land development to have a certain percentage of single-family and multifamily housing types. Ms. Mangle said generally the answer was "no". It was the City's zoning code, and comprehensive plan that is regulating the land. It has been demonstrated the City's code and comprehensive plan comply with state and regional requirements.

Councilor Fitzgerald verified a development could be all single family homes.

Ms. Mangle stated the City has an adopted Comprehensive Plan and Zoning Code. The City has pre-determined some of this outcome by zoning land, planning land, and designating land for certain densities which are assumed for this study.

With regards to the growth assumptions, the growth is a demand, and there is a demand for growth in Wilsonville. The City historically has had the policy of planning for and accommodating for that growth, but it is the market, people's choices, and developer's investments that create growth, both within and without the City limits. This report has established that there is a density range that is feasible in our existing City, including Frog Pond,

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which can accommodate the City's required 20 year supply. Should the City not want to expand into urban reserves, there is no need to do so to accommodate additional growth.

Adoption of the resolution approves a work plan for subsequent projects that will come back for public review and Council discussion.

By adopting the report Mayor Knapp said the City is getting the certainty of having housing type's latitude within required goal compliance. The 50/50 housing type split is not location specific; rather it refers to everything in the planning area.

Mayor Knapp invited public testimony, hearing none he closed the hearing at 9 p.m.

Motion: Councilor Fitzgerald moved to approve Ordinance No. 742 on first reading Councilor Stevens seconded the motion.

Councilor Starr felt uncertain on what the Council was approving since it was a plan with so much flexibility.

In summary, Mr. Cosgrove said the document shows the City is in compliance with the State Housing Goal, and that for future build out of the City the Council has a lot of flexibility to determine the shape of those future neighborhoods in Frog Pond and Advance Road.

Councilor Fitzgerald thanked the Planning Commission for their thoughtful consideration and discussions on this topic. She agreed this was not a plan, but a requirement the City must go through. The Planning Commission had many conversations about OAR 660.007; and the Councilor felt comfortable the City could work within the OAR.

Councilor Stevens expressed appreciation to the Planning Commission for the time they put into the document.

Vote: Motion carried 4-0.

CONTINUING BUSINESS

A. Ordinance No. 737 – 2nd reading

An Ordinance Amending Chapter 10 Of The Wilsonville Code By Adding Section 10.240 Control Of Dogs And Amending Section 10.430 Penalties.

Mr. Kohlhoff read Ordinance No. 737 into the record by title only on second reading.

Motion: Councilor Fitzgerald moved to approve the Ordinance No. 737 on second reading.

Councilor Starr seconded the motion.

Vote: Motion carried 4-0.

Council President Starr - Yes

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Councilor Goddard - excused Councilor Fitzgerald - Yes Councilor Stevens - Yes Mayor Knapp - Yes

NEW BUSINESS

A. Resolution No. 2468

A Resolution Of The Wilsonville City Council Adopting The Wilsonville Tourism Development Strategy May 2014.

Mr. Kohlhoff read the title of the ordinance into the record and advised the following language was added to the third paragraph of the resolution on page 3 of 3 during Work Session, "including a transitional and organizational plan for a destination marketing organization".

Mark Ottenad presented the staff report.

On April 24, 2014, members of the Tourism Development Strategy Task Force recommended to the City Council adoption of the *Wilsonville Tourism Development Strategy, May 2014*. Members of the Task Force reviewed the *Revised Draft Wilsonville Tourism Development Strategy, April 2014*, on April 24 and made a number of suggestions that have been incorporated into the final, May 2014 version of the document.

At direction of the City Council, staff recruited a diverse, 17-member volunteer advisory task force during the summer of 2013 and retained the professional tourism-consulting firm of Total Destination Marketing (TDM) in October 2013 after conducting a competitive RFP process. Starting in October 2013, the Tourism Development Strategy Task Force has conducted two public workshops, held five meetings open to the public, reviewed a 201-page Fieldwork Research Report released in December 2013, and discussed on March 20 the recommendations contained in the 62-page "Draft Tourism Development Strategy" document prepared by TDM and released in March 2014.

Following a meeting of the Task Force held on March 20 where the Draft Strategy was reviewed in detail, a public-comment period on the Draft Strategy was held March 21-31. Following the close of public comment, staff and consultants compiled and analyzed the comments and presented a report to the Council at the April 7 Council work session. Also during this time period the Task Force was surveyed regarding the relative priorities of various recommendations and this input was incorporated into the *Revised Draft*.

After hearing from the City Council on April 7, consultants and staff utilized the public comments, additional task force feedback on priorities, and Council direction to modify the March *Draft* and produce an April *Revised Draft*. Task Force suggestions at the April 24 meeting were then further incorporated into the April *Revised Draft* for producing the final May version.

A portion of the City's Hotel/Motel Tax (also known as Transient Lodging Tax) is used to fund tourism-related programs. State law requires that the City expend at least 40% of the tax on tourism-related programs.

Following is a break-out of the current and next fiscal year budgets:

Hotel/Motel Tax (aka Transient Lodging Tax) Budget Data, Finance Dept. REVENUE: Tax Collections	2013-14 <u>Estimate</u> \$245,000	2014-15 Budget \$250,000
EXPENSES		
VIC Chamber Contract	45,656	L
Tourism Development	50,225	125,000
Tourism Grants Program	25,000	25,000
Sub-total: Tourism Exp.	120,881	150,000
% of Revenue	49%	60%
General Fund / Law Enforcement	124,119	100,000
TOTAL EXPENSES	245,000	250,000

Future budget impacts will be dependent on Council action with respect to the recommended Tourism Development Strategies.

The Tourism Development Strategy effort has had an extensive community-engagement process that includes the following activities in chronological order:

- 1. Diverse 17-member stakeholder advisory task force recruited during summer of 2013.
- 2. Public survey of tourism issues to be considered early in process; open Oct. 9 Dec. 4, 2013.
- 3. Two public, community workshops with 34 participants held in the evenings on Oct. 16 and Oct. 23, 2013.
- Five public meetings of the Task Force with a news reporter in attendance and publiccomment time set aside in each meeting: Oct. 24 and Nov. 12, 2013; Jan 29, March 20, and April 24, 2014.
- A total of 27 in-person interviews with local-area tourism stakeholders, plus phone interviews with experts outside of the Wilsonville, conducted by consultants from TDM.
- 6. Wilsonville Spokesman announcements and articles, including "Task force aims to put Wilsonville on the map," Oct. 16, 2013; "How can Wilsonville market itself to tourists?," Oct. 23, 2013; "What exactly is a tourist, anyway?," Nov. 6, 2013; "Destination Wilsonville," Nov. 20, 2013; "Tourism report identifies key local markets, attractions," April 2, 2014.
- 7. City *Boones Ferry Messenger* December 2013 newsletter full-page report on the tourism development work, "Wilsonville Tourism Development Strategy Advances."
- 8. Email notices to over 50 interested members of the public of all workshops, meetings, surveys and document releases.
- 9. Mailing of hard-copy prints of *Fieldwork Research Report* and *Draft Strategy* and *Revised Draft Strategy* documents to task force members and key stakeholders, such as chamber of commerce representatives.
- 10. Public comment period, March 21-31, 2014, on Draft Strategy.

 Survey of task force members on priorities of recommendations, March 25 – April 4, 2014.

More details on public-outreach efforts are contained in the Fieldwork Research Report that was distributed to the Council in December 2013.

Mayor Knapp asked how closely the specifics of the strategy be followed.

Mr. Cosgrove responded until a model is chosen it is difficult to know how that would play out. In general, some funds would be earmarked for the endeavor and Council would have performance measurements to include in any agreement with the independent DMO. The DMO would form their board, put strategies together, and return to Council with their work plan for approval.

Council Fitzgerald summarized there are a lot of high priority items in the strategy. The Task Force was not dictating exactly what would happen and when; they were trying to put a high level framework together that will guide investments in the city. The report also contains guidance for organizations that are looking to launch an endeavor and the information provides suggestions for partners. This is not an exact recipe it is a guide book.

Motion: Councilor Stevens moved to approve Resolution No. 2468. Councilor Starr seconded the motion.

Councilor Starr remarked as Council moves forward on different activities for the City, part of adopting the Strategy is to insure the City was taking advantage of any tourism spin-off, in addition he wanted to see monies spent on getting activities off the ground rather than advertising.

Councilor Fitzgerald stated one of the unique things about the Tourism Strategy Task Force is they were charged with increasing the occupancy of hotels and motels in the area with visitors from more than 50 miles away. The Strategy contains accountability measures to check progress. Letters of support for the plan were received from Theonie Gilmore, Wilsonville Arts and Culture Council, and from the Chamber of Commerce.

Mr. Cosgrove thanked Clackamas County Tourism Development for their financial support as well as professional expertise, and the Washington County Visitor's Association.

Vote: Motion carried 4-0.

CITY MANAGER'S BUSINESS - There was no report.

LEGAL BUSINESS

Mr. Kohlhoff stated he and Assistant City Attorney Jacobson attended the latest Continuing Legal Education seminar put on by the Oregon City Attorney's Association.

ADJOURN	
The Council meeting adjourned at 9:25 p.m	
	Respectfully submitted,
	Sandra C. King, MMC, City Recorder
ATTEST:	
Tim Knapp, Mayor	



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: June 2, 2014		Subject: Resolutions No. 2474 and 2475 Electing to Receive State Shared Revenue Staff Member: Cathy Rodocker, Assistant Finance Director Department: Finance				
Action Required		Adv	visory Board/Comm	nission Recommendation		
☐ Motion			Approval			
□ Public Heari	ing Date: 6/2/14		☐ Denial			
☐ Ordinance 1	st Reading Date:		☐ None Forwarded			
☐ Ordinance 2	nd Reading Date:		☐ Not Applicable			
⊠ Resolution		Cor	Comments: Budget as approved by Budget			
☐ Information	or Direction	Con	Committee on May 8, 2014.			
☐ Information	Only					
☐ Council Dire	ection					
☐ Consent Age	enda					
	s Council adopt I			ution No. 2475. The voted on separately.		
Recommended I	anguage for Mo	otion:				
			ove to approve Reso			
PROJECT / ISS	UE RELATES	TO: [Identif	y which goal(s), master pla	ns(s) issue relates to.]		
⊠Council Goals/	Priorities	□Adopted	Master Plan(s)	□Not Applicable		

ISSUE BEFORE COUNCIL: Public hearing on receipt and use of state shared revenues.

EXECUTIVE SUMMARY: Oregon law requires the public be given two opportunities to comment on receiving state shared revenues and their proposed use. The first opportunity is extended during the Budget Committee meeting. The second opportunity is offered in conjunction with the budget adoption.

EXPECTED RESULTS: Accompanying resolutions satisfy legal requirements to receive state shared revenues in FY 2014-15.

TIMELINE:

April 16, 2014 – Notice of meeting to receive comments from the public on uses of state shared revenues at the May 1, 2014 Budget Committee meeting published in the Wilsonville Spokesman

May 1, 2014 - First meeting of the Budget Committee, public invited to testify

May 21, 2014 – Posted notice of public hearing

June 2, 2014 – Council meeting to receive public testimony and consider comments prior to action to Adopt the budget

CURRENT YEAR BUDGET IMPACTS: Does not affect the FY 2013-14 budget.

Reviewed by:	CAR	Date:	5-16-14
No Financial imp	pact.		
LEGAL REVIE	CW / COMMENT:		
Reviewed by:	MEK	Date:	_5/20/14
Resolutions appr	oved as to form.		

COMMUNITY INVOLVEMENT PROCESS: The opportunity for the public to address the Budget Committee pertaining to state shared revenues was offered at the meeting on May 1, 2014. No public testimony was received.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY: State revenues allow, in part, funding for the road operations program, facility and parks maintenance, law enforcement, community services and library operations.

ALTERNATIVES:

CITY MANAGER COMMENT:

ATTACHMENTS

- A. Resolution No. 2574
- B. Resolution No. 2475

Summary of State Shared Revenues Resources and Possible Uses				
Alcoholic beverage taxes	\$ 293,000			
Cigarette taxes	\$ 27,000			
State shared revenues	\$ 232,000			
Gas tax		\$ 1,158,500		
Possible uses:				
Police	✓			
Parks & Building maintenance	/			
Library	/			
Youth, Adult & Senior services	✓			
Policy and administration	✓			
Planning	✓			
Road operations		1		

RESOLUTION NO. 2474

A RESOLUTION DECLARING THE CITY'S ELIGIBILITY TO RECEIVE STATE SHARED REVENUES.

WHEREAS, ORS 221.760 provides as follows:

Section 1. The officer responsible for disbursing funds to cities under ORS 323.455, 366.785 to 366.820 and 471.805 shall, in the case of a city located within a county having more than 100,000 inhabitants according to the most recent federal decennial census, disburse such funds only if the city provides four or more of the following services:

- (1) Police protection;
- (2) Fire protection;
- (3) Street construction, maintenance and lighting;
- (4) Sanitary sewer;
- (5) Storm sewers;
- (6) Planning, zoning and subdivision control;
- (7) One or more utility services; and

WHEREAS, City officials recognize the desirability of assisting the state officer responsible for determining the eligibility of cities to receive such funds in accordance with ORS 221.760.

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

- That the Wilsonville City Council hereby declares that the City directly provides all of the municipal services enumerated above, save and except the provision of the City's fire protection which is through Tualatin Valley Fire & Rescue.
- This resolution is effective upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 2nd day of June, 2014 and filed with the Wilsonville City Recorder this date.

TIM E	NAPP, M	AVOD	
I TIAL D	INAFF, IVI	AIOK	

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY of Votes: Mayor Knapp Council President Starr Councilor Fitzgerald Councilor Goddard Councilor Stevens

RESOLUTION NO. 2475

A RESOLUTION DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUES.

WHEREAS, the Budget Committee has reviewed and approved the proposed use of State Shared Revenues; and

WHEREAS, a public hearing has been held before the Budget Committee on May 8, 2014 to discuss possible uses of the funds and before the City Council on June 2, 2014 to obtain public input as to the proposed uses of State Shared Revenues.

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

- Pursuant to ORS 221.770 the City of Wilsonville hereby elects to receive state revenues for the fiscal year 2014-15.
- 2. This resolution is effective upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 2nd day of June, 2014 and filed with the Wilsonville City Recorder this same date.

	TIM KNAPP, MAYOR
ATTEST:	
Sandra C. King, MMC, City Recorder	

SUMMARY of Votes: Mayor Knapp Council President Starr Councilor Fitzgerald Councilor Goddard Councilor Stevens



CITY COUNCIL MEETING STAFF REPORT

	eting Date: e 2, 2014	Subject: Resolution No. 2476 City Budget Adoption for FY 2014-15 Staff Member: Cathy Rodocker, Asst. Finance Director Department: Finance			
Act	ion Required	Advisory Board/Com	mission Recommendation		
	Motion				
\boxtimes	Public Hearing Date: 6/2/14	☐ Denial	☐ Denial		
	Ordinance 1st Reading Date	☐ None Forwarded			
	Ordinance 2 nd Reading Date	☐ Not Applicable			
\boxtimes	Resolution	Comments: Budget a	s approved by Budget		
	Information or Direction	Committee on May 8,	2014 with \$375,000 reduction.		
	Information Only				
	Council Direction				
	Consent Agenda				
Sta	ff Recommendation: Staff r	ecommends Council adopt Re	solution No. 2476.		
Rec	ommended Language for M	Intion: I move to approve Re	solution No. 2476.		
PR	OJECT / ISSUE RELATES	TO: [Identify which goal(s), master p	plans(s) issue relates to.]		
$\boxtimes C$	Council Goals/Priorities	☐ Adopted Master Plan(s)	□Not Applicable		

ISSUE BEFORE COUNCIL: Public hearing and adoption of the budget for fiscal year 2014-15.

EXECUTIVE SUMMARY: Following the Budget Committee vote to approve the budget the City Council must hold a public hearing and receive comments on the budget prior to adoption. Council must adopt the budget no later than June 30, 2014.

By law, the Council may make changes in the approved budget within certain limitations: (1) taxes may not be increased over the amount approved by the budget committee, and (2) estimated expenditures for any given fund cannot be increased by more than \$5,000 or 10

percent, whichever is greater. The Council can reduce the budget from that approved by the Budget Committee.

EXPECTED RESULTS: Create the budget for operating and capital purposes for the fiscal year 2014-15.

TIMELINE:

April, 16, 2014 - Public notice of availability of the proposed budget and Budget Committee meeting dates published in the Wilsonville Spokesman

May 1, 2014 – First meeting of the Budget Committee, presentation of budget message, public testimony taken

May 8, 2014 – Second meeting of the Budget Committee, opportunity for public to testify, voted to approve budget with \$375,000 reduction in personnel services and material and services categories. An increase to contingency will offset the reductions.

May 21, 2014 – Public notice of the meeting to adopt published in the Wilsonville Spokesman June 2, 2014 – Council meeting to receive public testimony, consider Resolution to adopt budget

COMMUNITY INVOLVEMENT PROCESS: The opportunity for the public to address the Budget Committee was offered at the meetings on May 1, 2014 and May 8, 2014. Public comments and questions were received at the May 1 and May 8 meetings. Staff responded to the issues and questions raised in writing prior to May 1 2014.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY: The budget provides for the delivery of services and construction of capital projects throughout the community.

BUDGET COMMITTEE ACTIONS:

The Budget Committee approved a \$375,000 reduction to personnel services and material and services with an offsetting increase to contingencies. The reductions were left to the City Manager's discretion and attached is a summary of the changes made. In total, the operating budget was decreased \$376,770. The reductions included a decrease to personnel services in the amount of \$161,770, and a decrease in materials and services in the amount of \$215,000.

	Proposed		Approved
		2014-15	2014-15
Personnel Services	\$	15,012,010	\$ 14,850,240
Materials and Services		18,626,802	18,411,802
Capital Outlay	0.0	2,057,611	2,057,611
Total Operating Budget	\$	35,696,423	\$ 35,319,653

All reductions were offset by a corresponding increase to contingency so as to maintain a balanced budget in accordance with state law.

CURRENT YEAR BUDGET IMPACTS: Does not affect the FY 2013-14 budget.

FINANCIAL R	EVIEW / COMMI			
Reviewed by:	CAR	Date: _	5-20-14	
No Financial imp	pact.			
LEGAL REVIE	W / COMMENT:			
Reviewed by: M	EK Date: _5/20/14	4		
Resolution appro	ved as to form.			

COMMUNITY INVOLVEMENT PROCESS: The opportunity for the public to address the Budget Committee was offered at the meetings on May 1, 2014 and May 8, 2014. Public comments and questions were received at the May 1 and May 8 meetings. Staff responded to the issues and questions raised by committee members in writing prior to May 1 2014.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY: The budget provides for the delivery of services and construction of capital projects throughout the community.

CITY MANAGER COMMENT:

ATTACHMENTS

- A. Summary of Reductions by Program
- B. Summary by Fund
- C. Resolution No. 2476

SUMMARY OF REDUCTIONS BY PROGRAM

OPERATING FUNDS - 2014/15

		Redu	ctions	
Department	Proposed Budget	Personal Services	Material & Services	Approved Budget
Administration	1,443,647	(5,680)	(5,000)	1,432,967
Finance	1,584,505	(23,550)	(11,000)	1,549,955
Information Systems	637,743	(2,980)		634,763
GIS	231,029	(1,480)		229,549
Legal	508,970	(4,220)	(4,000)	500,750
Human Resources/Risk Mgmt	612,182	(3,530)	0.000	608,652
Community Development Admin	741,455	(7,160)		734,295
Engineering	1,284,329	(15,350)	(17,000)	1,251,979
Building Inspections	757,857	(14,790)	(6,000)	737,067
Planning	977,450	(6,040)	(10,000)	961,410
Natural Resources/Stormwater Mgmt*	316,209	(2,780)		313,429
Public Works Administration	450,143	(2,960)		447,183
Facilities Maintenance	858,253	(3,660)		854,593
Road Operating	813,485	(4,990)	-	808,495
Street Lighting	307,620		(30,000)	277,620
Water Distribution	1,261,771	(6,200)	(50,000)	1,205,571
Water Treatment Plant	2,939,953		100	2,939,953
Industrial Pretreatment	122,329	(2,670)		119,659
Wastewater Treatment	2,413,660			2,413,660
Wastewater Collection	730,284	(2,900)	(50,000)	677,384
Stormwater Maintenance	544,451	(1,940)	(10,000)	532,511
P&R General Services	638,709	(3,010)		635,699
P&R Senior Services	491,003	(2,180)		488,823
Parks Maintenance	1,332,875	(3,710)	(20,000)	1,309,165
Library	1,695,477	(8,880)		1,686,597
Transit	6,436,735	(23,420)		6,413,315
Fleet	1,395,679	(6,530)	-	1,389,149
Law Enforcement	3,968,859	-	4	3,968,859
Municipal Court	199,761	(1,160)	(2,000)	196,601
	35,696,423	(161,770)	(215,000)	35,319,653
		(\$376	5,770)	

*The offsetting increase to contingency in Natural Resources/Stormwater Management Program is split between the Community Development Fund, \$1,940, and the Storm Water Fund, \$1,160.

SUMMARY BY FUND

	Reduc	Reductions	
Fund	Personal Services	Material & Services	Contingency
General Fund	(67,000)	(34,000)	101,000
CD Fund	(30,170)	(27,000)	57,170
Building Inspection	(14,790)	(6,000)	20,790
Transit Fund	(23,420)	4	23,420
Fleet Fund	(6,530)	1.2	6,530
Road Operating Fund	(4,990)	-	4,990
Water Operating Fund	(6,200)	(50,000)	56,200
Sewer Operating Fund	(5,570)	(50,000)	55,570
Street Lighting Fund		(30,000)	30,000
Stormwater Operating	(3,100)	(10,000)	13,100
Water SDC Fund	-	(2,000)	2,000
Sewer SDC Fund		(2,000)	2,000
Street SDC Fund	-	(2,000)	2,000
Parks SDC Fund	1.2	(2,000)	2,000
	(161,770)	(215,000)	376,770

RESOLUTION NO. 2476

A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE BUDGET, MAKING APPROPRIATIONS, DECLARING THE AD VALOREM TAX LEVY, AND CLASSIFYING THE LEVY AS PROVIDED BY ORS 310.060(2) FOR FISCAL YEAR 2014-15.

WHEREAS, in accordance with ORS 294.426 the Wilsonville Budget Committee met on May 1, 2014 and May 8, 2014 to receive public testimony, hear the budget message and listen to presentations pertaining to the proposed budget for Fiscal Year 2014-15; and,

WHEREAS, the Budget Committee deliberated on the proposed budget and on May 8, 2014 and approved the budget with a \$375,000 reduction to personnel services and material and services with a corresponding \$375,000 increase to contingencies, and

WHEREAS, the proposed budget document included the Comprehensive Financial Management Policies which specifies certain reserves and contingency balances for operating funds and such a amounts were included in the approved budget, and

WHEREAS, on May 21, 2014 a summary of the budget, as required by ORS 294.438, was duly published in the Wilsonville Spokesman, a newspaper of general circulation in the City; and,

WHEREAS, in accordance with ORS 294.456 the Wilsonville City Council duly held a public hearing on June 2, 2014 where all interested persons were afforded an opportunity to appear and be heard with respect to the approved budget for the fiscal year beginning July 1, 2014.

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

- The Council adopts the budget for FY 2014-15 in the total amount of \$122,496,664.
- 2. Of the total adopted budget of \$122,496,664, the City appropriates \$114,722,582 for the fiscal year beginning July 1, 2014 as shown in Attachment A Schedule of Appropriations. The difference of \$7,774,082 is not appropriated and is not available for expenditure during the year.
- 3. The City of Wilsonville City Council hereby imposes the taxes provided for in the Adopted Budget at the rate of \$2.5206 per \$1,000 of assessed value for general operations; and in the amount of \$360,000 for general obligation bonds; and that these taxes are hereby imposed and categorized for the tax year 2014-15 upon the assessed value of all taxable property in the City.

General Government Limit

General Fund

\$2.5206 / \$1,000

\$360,000

- 4. In compliance with the City's Financial Management Policies certain contingencies, reserves and carryover balances are established as part of the budget process. These balances are matched to the Governmental Accounting Standards Board (GASB) Pronouncement Number 54 standard terminology as set forth below.
 - a. GASB Restricted category includes amounts for which an external source has created a legal restriction on available balances, such as for bond covenants and taxes restricted to payment of debt. Within the budget document such amounts are titled Restricted.
 - b. GASB Committed category includes amounts for which Council has approved by resolution. Only a subsequent council resolution may change the amount or intended use. Within the budget document such amounts are titled Committed (sustainability reserve) and Committed (contingency). The Committed (contingency) is also referred to as the unappropriated ending fund balance as serves as a carryover from one fiscal year to the next.
 - c. GASB Assigned category includes amounts which are designated but for which a resolution has not been adopted. Authority is hereby granted to the City Council, City Manager and the Finance Director for the purpose of setting aside resources for specific future needs, such as equipment and building replacements and prudent financial reserves. Within the budget document such amounts are titled Assigned (designated) and Assigned (contingency). Assigned (designated) purpose is identified on page 242 of the Proposed Budget document. Assigned (contingency) is the portion of appropriations available for use during a fiscal year if approved through Council Resolution.
 - d. GASB Unassigned category is used exclusively in the General Fund and has the same meaning as Assigned (contingency) in paragraph (c) above.
 - e. City Council considers the spending of the restricted classification of fund balance on purposes for which such funds can be used to occur first when funds are spent for restricted and unrestricted purposes. When unrestricted classifications of fund balance are spent, the Council will consider that assigned amounts will be reduced first, followed by unassigned amounts and then committed amounts.
- 5. This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regularly scheduled meeting thereof this 2nd day of June, 2014 and filed with the City Recorder this date.

	TIM KNAPP, Mayor
ATTEST:	
Sandra C. King, MMC, City Recorder	-

SUMMARY of Votes:

Mayor Knapp Council President Starr Councilor Fitzgerald Councilor Goddard Councilor Stevens

Attachment A - Schedule of Appropriations

General Fund

Administration	\$ 1,432,967	
Finance	1,307,150	
Information Services	634,763	
Geographical Information Services	229,549	
Legal	500,750	
Human Resources and Risk Management	604,777	
Public Works Administration	447,183	
Building Maintenance	851,533	
Parks Maintenance	1,309,165	
Parks and Recreation	635,699	
Senior Programs	488,823	
Library	1,686,597	
Law Enforcement	3,968,859	
Municipal court	196,601	
Transfers to Other Funds	674,850	
Contingency	9,359,602	4
Total Fund Appropriations		\$24,328,868
Community Devel		
CD Administration	\$ 734,295	
Engineering	1,251,979	
Planning	961,410	
Natural Resources/Stormwater Management	136,100	
Transfers to Other Funds	3,022,690	
Contingency	805,554	- ET-SEC 1995
Total Fund Appropriations		\$6,912,028
Building	Fund	
Building	\$ 737,067	
Finance	15,750	
Transfers to Other Funds	196,681	
Contingency	2,826,453	
Total Fund Appropriations		\$3,775,951

Attachment A - Schedule of Appropriations

Transi	
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Transit	\$ 6,413,315
Finance	5,200
Human Resources	2,100
Building Maintenance	3,060
Road Operating	21,805
Transfers to Other Funds	497,635
Contingency	993,301

Total Fund Appropriations

\$7,936,416

Road Operating Fund

Road Operating	\$ 786,690
Human Resources	320
Transfers to Other Funds	446,404
Contingency	696,294

Total Fund Appropriations

\$1,929,708

Road Maintenance Regulatory Fund

Transfers to Other Funds	\$ 690,000
Contingency	 689,123

Total Fund Appropriations

\$1,379,123

Water Operating Fund

Water Distributions and Sales	\$ 1,205,571
Water Treatment	2,939,953
Finance	87,415
Human Resources	480
Debt Service	1,880,000
Transfers to Other Funds	1,266,887
Contingency	4,589,392

Total Fund Appropriations

\$11,969,698

Sewer Operating Fund

Sewer Collection	\$ 677,384
Sewer Treatment	2,413,660
Sewer Pretreatment	119,659
Finance	82,420
Human Resources	100
Debt Service	3,590,000
Transfers to Other Funds	2,875,984
Contingency	7,009,866

Total Fund Appropriations

\$16,769,073

Attachment A – Schedule of Appropriations

Street Lighting	\$	277,620	
Transfers to Other Funds		57,720	
Contingency		679,000	
Total Fund Appropriations			\$1,014,340
Stormwate	r Fund		
Natural Resources/Stormwater Management	\$	177,329	
Stormwater Maintenance	ф	532,511	
Finance		33,120	
Human Resources		175	
Transfers to Other Funds		627,815	
Contingency		13,100	
Total Fund Appropriations	-	15,100	\$1,384,050
Fleet Service		1 200 1 10	
Fleet	\$	1,389,149	
Human Resources		700	
Transfers to Other Funds		2,400	
Contingency Total Fund Appropriations	-	968,158	\$2,360,407
Dobt Somit	. Fund		
Debt Service		272 400	
Debt Service	\$	373,400	\$373,400
Total Fund Appropriations			\$373,400
Water Capital Pr	rojects F	und	
Water Capital Projects	\$	1,075,500	
Transfers to Other Funds		168,805	
Contingency	100	24,639	
Total Fund Appropriations			\$1,268,944
Sewer Capital Pr	rojects F	und	
Sewer Capital Projects	\$	3,056,400	
Transfers to Other Funds	4	352,024	
Contingency		4,436	
Contingency			

Attachment A - Schedule of Appropriations

Streets Capital Projects Fund

Streets Capital Projects \$ 2,792,500

Transfers to Other Funds 519,530

Contingency 177,956

Total Fund Appropriations \$3,489,986

Stormwater Capital Projects Fund

Stormwater Capital Projects \$ 342,000 Transfers to Other Funds 54,620 Contingency 10,389

Total Fund Appropriations \$407,009

Building Capital Projects Fund

Building Capital Projects \$ 1,216,500
Transfers to Other Funds 30,750
Contingency 184,411

Total Fund Appropriations \$1,431,661

Parks Capital Projects Fund

Parks Capital Projects \$ 1,642,799
Transfers to Other Funds 264,894
Contingency 55,535

Total Fund Appropriations \$1,963,228

Water Development Charges

 Finance
 \$ 4,700

 Transfers to Other Funds
 835,925

 Contingency
 2,279,894

Total Fund Appropriations \$3,120,519

Sewer Development Charges

 Finance
 \$ 4,800

 Transfers to Other Funds
 1,682,269

 Contingency
 5,665,719

Total Fund Appropriations \$7,352,788

Attachment A - Schedule of Appropriations

Streets Development Charges

 Finance
 \$ 4,800

 Transfers to Other Funds
 1,937,960

 Contingency
 3,736,317

Total Fund Appropriations

Stormwater Development Charges

 Finance
 \$ 1,400

 Transfers to Other Funds
 55,000

 Contingency
 1,422,577

Total Fund Appropriations \$1,478,977

\$5,679,077

Parks Development Charges

Finance \$ 3,200

Transfers to Other Funds 1,582,597 Contingency 3,398,674

Total Fund Appropriations \$4,984,471

Total City Appropriations - All Funds \$114,722,582

King, Sandy

From: alsteiger@comcast.net

Sent: Thursday, May 22, 2014 11:16 AM

To: King, Sandy

Cc: Mayor Tim Knapp; Scott Starr; Richard Goddard; Fitzgerald, Julie;

Stevens, Susie

Subject: Regarding your budget discussion on June 2nd Attachments: Greetings to the Wilsonville City Council.docx

I will not be able to be at the June 2 City Council meeting as I will be out of town. I do wish to let you know my concerns regarding the Budget proposal that will be before you and ask that the attached message be included during the citizen input portion of the Council meeting.

It is not the amount of reduction that is of concern to me, but the message that is being sent to the managers and employees of the City. If there are specific concerns that you have as the elected leaders of Wilsonville regarding a department's projects or the way that Council goals are being addressed, those need to be expressed in a way that everyone can understand what is being done. I do not believe the Budget Committee's approach does that.

Respectfully submitted,

Alan Steiger

To the Mayor and members of the City Council of Wilsonville:

As I will be unable to attend the Council meeting when you approve the budget, I am sending you this email and ask that it be included in the public comment section of your meeting.

I am asking that you reverse the action of the Budget Committee and restore the budget to the original budgeted amount.

I did not hear during the Budget Committee meetings there was concern over the service levels that the City of Wilsonville departments provide. The citizens of Wilsonville, in the initial service survey, overwhelmingly responded that they were receiving an appropriate and appreciated level of service. Mr. Cosgrove indicated in his message that the budget was predicated upon a status quo level of service to the community.

I did not hear during a challenge to any department's program(s) that were projected for the fiscal year 2014-2015 budget. Mr. Cosgrove indicated that the programs were budgeted to meet the Council's goals.

I did hear concerns and suggestions about the level of information that the Budget Committee received, and I believe that all of the parties heard that message loud and clear. As per a request, the information provided by Mr. Wallis regarding the differences between actual and budget clearly stated that there are reasonable and appropriate explanations for the differences.

I did hear Budget Committee member concerns that departments did not spend the amount budgeted as though that were a bad thing. Not spending the total amount budgeted is an entirely appropriate situation that demonstrates there are adequate cost controls in place so that spending is not dictated by the budget but by what is necessary. Punishing departments for not spending their budget sends a wrong and terrifying message. The message being sent is that you had better spend your budget this year or next year you will receive less.

I do not believe that all of the Budget Committee members understood that cutting spending does not reduce the amount of taxes and fees that the citizens of Wilsonville pay.

To me this decision boils down to a simple matter of trust. Do you trust Mr. Cosgrove and the department heads to only spend those funds that they believe are necessary for them to furnish the level of service that they have provided in the past, and to work toward accomplishing Council Goals? History would indicate that funds are not spent just because they are in the budget.

Please consider all of these factors when adopting the budget. Again I am asking the Council to adopt the budget as originally proposed by Mr. Cosgrove and the departments.

Respectfully submitted,

Alan Steiger

7054 SW Cedar Pointe Drive, Wilsonville, Oregon



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: June 2, 2014		Subject: Ordinance No. 743, Annexation of approximately 15.16 acres located southeast of the intersection of SW Grahams Ferry road and SW Tooze Road. Staff Members: Daniel Pauly AICP, Associate Planner. Department: Planning Division
Act	ion Required	Development Review Board Recommendation
	Motion	
\boxtimes	Public Hearing Date:	☐ Denial
\boxtimes	Ordinance 1 st Reading Da June 2.	ite: None Forwarded
\boxtimes	ate: Not Applicable	
	Resolution	Comment: Following their review at the May 12th
	Information or Direction	meeting, the Development Review Board, Panel A
	Information Only	recommends approving the requested annexation.
	Council Direction	
	Consent Agenda	
		recommends that the City Council adopt Ordinance No. 743.
	commended Language for ling.	or Motion: I move to approve Ordinance No. 743 on the 1st
	OJECT / ISSUE RELAT	ES TO: Comprehensive Plan, Zone Code and Villebois Master
☐ Council Goals/Priorities ☐ Adopted Master Plan(s) ☐ Not Applicable Villebois Master Plan		

ISSUE BEFORE COUNCIL: Approve or deny Ordinance No. 743 to annex approximately 15.16 acres at the southeast corner of SW Grahams Ferry Road and SW Tooze Road which will become a development phase of Villebois.

EXECUTIVE SUMMARY: Of the land covered by the Villebois Village Master Plan only the properties just south of Tooze Road between Grahams Ferry Road and 110th Avenue remain outside the City. The City's Comprehensive Plan already designates these properties as "Residential-Village" in anticipation of annexation concurrent with other applications to develop

the property. The requested annexation brings the properties near the corner of Tooze Road and Grahams Ferry Road into the City concurrent with a request to develop the property. As all owners of property and all electors within the area being annexed have consented in writing to annexation the City is able to process the request through the DRB and City Council as defined in the Development Code without any election. During their May 12th meeting Development Review Board Panel A unanimously recommended the City Council approve the annexation.

EXPECTED RESULTS: Adoption of Ordinance No.743.

TIMELINE: The annexation shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180. Development of the property will likely begin in the Summer of 2015 or earlier.

CURRENT YEAR BUDGET IMPACTS:N/A.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: _____, Date: , 2014

LEGAL REVIEW / COMMENT:

Reviewed by: MEK, Date: May 20, 2014

The City Code implements the statutory process, which has also been followed. The ordinance is approved as to form.

COMMUNITY INVOLVEMENT PROCESS: The required public hearing notices were sent. **POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY** Ordinance No. 743 will provide:

- Continued build-out of the Villebois Master Plan
- Expanded Property Tax Base

ALTERNATIVES: The alternative is to deny the annexation request.

CITY MANAGER COMMENT:

ATTACHMENTS:

Exhibit A Ordinance No. 743 and Attachments:

Attachment 1 Legal Description of Land/Territory to be Annexed

Attachment 2 Map/Sketch of Legal Description of Land/Territory to be Annexed

Attachment 3 Signatures of Owners of Land and Electors within Territory to be Annexed

Attachment 4 Annexation Findings, June 2, 2014

Attachment 5 Compliance Report Submitted with Petition

Attachment 6 Development Review Board Panel 'A' Resolution 277

Recommending Approval of Annexation

Exhibit B June 2, 2014 Memo regarding Attachment and Exhibit Numbering Edits

Exhibit A Ordinance No. 743 and Attachments:

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

Attachment 2 Signatures of Owners of Land and Electors within Territory to be Annexed

Attachment 3 Annexation Findings, June 2, 2014.

Attachment 4 Compliance Report Submitted with Petition

Attachment 4 Development Review Board Panel 'A' Resolution 277 Recommending Approval of

Annexation



PLANNING DIVISION MEMORANDUM

June 2, 2014

To: City Council

From: Daniel Pauly AICP, Associate Planner

Re: Ordinance No. 743, Attachment and Exhibit Numbering Edits

Through the different versions of the staff report and ordinance between Planning and Legal, the numbering of attachments became inconsistent. The City Council staff report and Ordinance should be amended as follows to correctly label and reference exhibits and attachments.

City Council Meeting Staff Report Edits:

· The list of Exhibits and Attachments should read as follows:

Exhibit A Ordinance No. 743 and Attachments:

Attachment 1 Legal Description of Land/Territory to be Annexed

Attachment 2 Map/Sketch of Legal Description of Land/Territory to be Annexed

Attachment 3 Signatures of Owners of Land and Electors within Territory to be Annexed

Attachment 4 Annexation Findings, June 2, 2014

Attachment 5 Compliance Report Submitted with Petition

Attachment 6 Development Review Board Panel 'A' Resolution 277

Recommending Approval of Annexation

Exhibit B June 2, 2014 Memo regarding Attachment and Exhibit Numbering Edits

Ordinance No. 743 Edits:

• The list of Attachments should read as follows:

Attachment 1 Legal Description of Land/Territory to be Annexed

Attachment 2 Map/Sketch of Legal Description of Land/Territory to be Annexed

Attachment 3 Signatures of Owners of Land and Electors within Territory to be Annexed

Attachment 4 Annexation Findings, June 2, 2014

Attachment 5 Compliance Report Submitted with Petition

Attachment 6 Development Review Board Panel 'A' Resolution 277 Recommending Approval of Annexation

 At the bottom of page 1 and under Section 2 on page 2 change reference "Exhibit A1-a and Attachments 3" to "Attachments 4 and 5"

Exhibit and Attachment Edits:

 Exhibits and Attachments should be renumbered as shown in the revised lists for the City Council Meeting Staff Report and Ordinance

ORDINANCE NO. 743

AN ORDINANCE OF THE CITY OF WILSONVILLE ANNEXING APPROXIMATELY 15.16 ACRES OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF SW GRAHAMS FERRY ROAD AND SW TOOZE ROAD INTO THE CITY LIMITS OF THE CITY OF WILSONVILLE, OREGON; THE LAND IS MORE PARTICULARLY DESCRIBED AS TAX LOTS 1200, 1202, AND 1205 OF SECTION 15 T3S-R1W, CLACKAMAS COUNTY, OREGON, POLYGON NORTHWEST COMPANY, APPLICANT.

WHEREAS, consistent with ORS 222.111 (2) a proposal for annexation was initiated by petition by owners of real property in the territory to be annexed as set forth in Attachments 1-3, attached hereto and incorporated by reference herein;

WHEREAS, written consent has been obtained from all owners of land and electors in the territory proposed 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 May 12, 2014 recommended City Council approve the annexation; and

WHEREAS, on June 2, 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 and conditions marked Attachments 4 and 5 and incorporated by reference herein and and attached hereto by reference as Exhibit A1-a and Attachment 3,

Development Review Board's recommendation to City Council marked Attachment 6, attached hereto and incorporated by reference herein; and

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

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

Section 1. Based upon the above recitals, incorporated herein, tThe tract of land, described in Attachment 1 and depicted on the attached map (Attachment 2), is declared annexed to the City of Wilsonville.

Section 2. The findings, conclusions and conditions incorporated in **Attachment 4** and 5 Exhibit A1-a and 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 2nd day of June 2014, and scheduled the second reading on June 16, 2014 commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 Town Center Loop East, Wilsonville, OR.

	S	andra	C. King, MMC, City Recorder	
	ENACTED by the City Council on the		_ day of June, 2014 by the following	
votes:	Y	es:	No:	
	S	andra	a C. King, MMC, City Recorder	
	DATED and signed by the Mayor this day of June, 2014.			
	T	IM K	NAPP, Mayor	
SUM	MARY OF VOTES:			
Mayo	or Knapp -			

Council President Starr -

Councilor Goddard -

Councilor Fitzgerald -

Councilor Stevens -

Attachments:

Attachment 1 Legal Description of Land/Territory to be Annexed

Attachment 2 Map/Sketch of Legal Description of Land/Territory to be Annexed

Attachment 3 Signatures of Owners of Land and Electors within Territory to be Annexed

Attachment 4 Annexation Findings, June 2, 2014

Attachment 5 Compliance Report Submitted with Petition

Attachment 6 Development Review Board Panel 'A' Resolution 277

Recommending Approval of Annexation

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

Attachment 2 Signatures of Owners of Land and Electors within Territory to be Annexed

Attachment 3 Annexation Findings, June 2, 2014.

Attachment 4 Compliance Report Submitted with Petition

Attachment 5 Development Review Board Panel A Resolution No. 277 recommending approval of the annexation



PLANNING DIVISION MEMORANDUM

June 2, 2014

To: City Council

From: Daniel Pauly AICP, Associate Planner

Re: Ordinance No. 743, Attachment and Exhibit Numbering Edits

Through the different versions of the staff report and ordinance between Planning and Legal, the numbering of attachments became inconsistent. The City Council staff report and Ordinance should be amended as follows to correctly label and reference exhibits and attachments.

City Council Meeting Staff Report Edits:

• The list of Exhibits and Attachments should read as follows:

Exhibit A Ordinance No. 743 and Attachments:

Attachment 1 Legal Description of Land/Territory to be Annexed

Attachment 2 Map/Sketch of Legal Description of Land/Territory to be Annexed

Attachment 3 Signatures of Owners of Land and Electors within Territory to be Annexed

Attachment 4 Annexation Findings, June 2, 2014

Attachment 5 Compliance Report Submitted with Petition

Attachment 6 Development Review Board Panel 'A' Resolution 277

Recommending Approval of Annexation

Exhibit B June 2, 2014 Memo regarding Attachment and Exhibit Numbering Edits

Ordinance No. 743 Edits:

• The list of Attachments should read as follows:

Attachment 1 Legal Description of Land/Territory to be Annexed

Attachment 2 Map/Sketch of Legal Description of Land/Territory to be Annexed

Attachment 3 Signatures of Owners of Land and Electors within Territory to be Annexed

Attachment 4 Annexation Findings, June 2, 2014

Attachment 5 Compliance Report Submitted with Petition

Attachment 6 Development Review Board Panel 'A' Resolution 277 Recommending Approval of Annexation

• At the bottom of page 1 and under Section 2 on page 2 change reference "Exhibit A1-a and Attachments 3" to "Attachments 4 and 5"

Exhibit and Attachment Edits:

 Exhibits and Attachments should be renumbered as shown in the revised lists for the City Council Meeting Staff Report and Ordinance

ORDINANCE NO. 743

AN ORDINANCE OF THE CITY OF WILSONVILLE ANNEXING APPROXIMATELY 15.16 ACRES OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF SW GRAHAMS FERRY ROAD AND SW TOOZE ROAD INTO THE CITY LIMITS OF THE CITY OF WILSONVILLE, OREGON; THE LAND IS MORE PARTICULARLY DESCRIBED AS TAX LOTS 1200, 1202, AND 1205 OF SECTION 15 T3S-R1W, CLACKAMAS COUNTY, OREGON, POLYGON NORTHWEST COMPANY, APPLICANT.

WHEREAS, consistent with ORS 222.111 (2) a proposal for annexation was initiated by petition by owners of real property in the territory to be annexed as set forth in Attachments 1-2, attached hereto and incorporated by reference herein;

WHEREAS, written consent has been obtained from all owners of land and electors in the territory proposed 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 May 12, 2014 recommended City Council approve the annexation; and

WHEREAS, on June 2, 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 and conditions marked Attachments 4 and 5 and incorporated by reference herein and and attached hereto by reference as Exhibit A1-a and Attachment 3,

Development Review Board's recommendation to City Council marked Attachment 6, attached hereto and incorporated by reference herein; and

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

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

Section 1. Based upon the above recitals, incorporated herein, tThe tract of land, described in Attachment 1 and depicted on the attached map (Attachment 2), is declared annexed to the City of Wilsonville.

Section 2. The findings, conclusions and conditions incorporated in **Attachment 4** and 5 Exhibit A1-a and 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 2nd day of June 2014, and scheduled the second reading on June 16, 2014 commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 Town Center Loop East, Wilsonville, OR.

		Sandra	C. King, MMC, City Recorder
	ENACTED by the City Council on the	ne	_ day of June, 2014 by the following
votes:		Yes:	No:
		Sandra	C. King, MMC, City Recorder
	DATED and signed by the Mayor the	is	_day of June, 2014.
		TIM K	NAPP, Mayor
SUMN	MARY OF VOTES:		
Mayo	r Knapp -		

Council President Starr -

Councilor Goddard -

Councilor Fitzgerald -

Councilor Stevens -

Attachments:

Attachment 1 Legal Description of Land/Territory to be Annexed

Attachment 2 Map/Sketch of Legal Description of Land/Territory to be Annexed

Attachment 3 Signatures of Owners of Land and Electors within Territory to be Annexed

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Attachment 5 Compliance Report Submitted with Petition

Attachment 6 Development Review Board Panel 'A' Resolution 277
Recommending Approval of Annexation

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

Attachment 2 Signatures of Owners of Land and Electors within Territory to be Annexed

Attachment 3 Annexation Findings, June 2, 2014.

Attachment 4 Compliance Report Submitted with Petition

Attachment 5 Development Review Board Panel A Resolution No. 277 recommending approval of the annexation

Council Exhibit A Attachment 1



EXHIBIT "A"

January 20, 2014

LEGAL DESCRIPTION

Job No. 395-027

The land described in Document No. 2007-047567 and Document No. 73-30403, Clackamas County Deed Records, being in the Northwest Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

COMMENCING at the Northeast corner of Tract "DD" of plat of "Tonquin Woods at Villebois No. 4";

thence along the northerly plat line of said plat, North 88°34'09" West, a distance of 37.22 feet to the POINT OF BEGINNING;

thence continuing along said northerly plat line, North 88°34'09" West, a distance of 862.08 feet to the Southeast corner of the property described in Document No. 2000-050326;

thence along the northeasterly line of said property, North 09°12'39" West, a distance of 166.59 feet to a point on the easterly right-of-way line of SW Grahams Ferry Road;

thence along said easterly right-of-way line, North 17°14'42" East, a distance of 15.88 feet to an angle point;

thence continuing along said easterly right-of-way line, North 21°00'47" East, a distance of 753.50 feet to a point on the southerly right-of-way line of SW Tooze Road;

thence along said southerly right-of-way line, South 88°34'09" East, a distance of 558.80 feet to the Northwest corner of the property described in Document No. 73-30518;

thence along the westerly line of said property, South 02°14'46" West, a distance of 483.82 feet to the Southwest property corner of said property;

thence along the southerly line of said property, South 88°22'03" East, a distance of 89.82 feet to a point on the westerly line of Parcel 2, Partition Plat No. 1994-182;

thence along said westerly parcel line, South 02°14'46" West, a distance of 404.88 feet to the POINT OF BEGINNING.

Containing 15.164 acres, more or less.

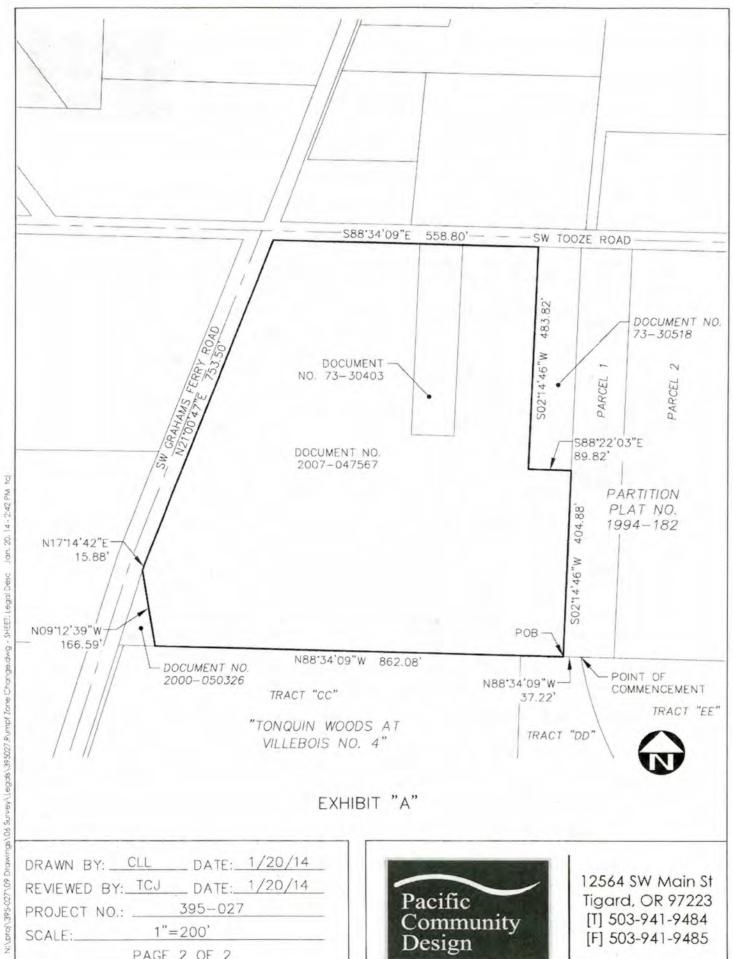
Basis of bearings being the plat of "Tonquin Woods at Villebois No. 4", Clackamas County Plat Records.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 2002 TRAVIS C. JANSEN 57751

RENEWS: 6/30/2015

Page 1 of 2



PAGE 2 OF 2

NOTE: This petition may be signed by qualified persons even though they may not know their property description or precinct number.

SIGNATURE	PRINTED NAME	I AM A: *		*	PROPERTY ADDRESS	PROPERTY DESCRIPTION				PRECINCT #	DATE
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Mes held	Carolyn J. Taber Whyn B. REMI	300	5		1022 SW SALMON	4					1-30-1
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^{*} PO =Property Owner RV =Registered Voter OV =Owner And Registered Voter

Ordinance No. 743 Attachment 3 STAFF REPORT

WILSONVILLE PLANNING DIVISION

Polygon Northwest Company "Calais at Villebois" Annexation

CITY COUNCIL QUASI-JUDICIAL PUBLIC HEARING

HEARING DATE

June 2, 2014

DATE OF REPORT

May 23, 2014

APPLICATION NOS.:

DB14-0009 Annexation

REQUEST/SUMMARY: The City Council is being asked to review annexation of land that will be developed as a 84-lot residential subdivision, and associated parks and open space and other improvements.

LOCATION: Southeast corner of SW Grahams Ferry Road and SW Tooze Road. The properties are specifically known as Tax Lots 1200, 1202, and 1205, Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

PROPERTY OWNERS:

Wayne Rembold, Rembold Co., and Charles & Carolyn Taber

APPLICANT:

Fred Gast, Polygon NW Company

APPLICANT'S REP.:

Stacy Connery AICP, Pacific Community Design, Inc.

COMPREHENSIVE PLAN MAP DESIGNATION: Residential-Village

STAFF REVIEWERS: Daniel Pauly AICP, Associate Planner

DRB RECOMMENDATIONS: Annex the land as requested

APPLICABLE REVIEW CRITERIA

DEVELOPMENT CODE	
Section 4.700	Annexation
OTHER CITY PLANNING	
DOCUMENTS	
Comprehensive Plan	
REGIONAL AND STATE	
PLANNING DOCUMENTS	
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 222.120	Procedure without Election by City Electors
ORS 222.125	Annexation by Consent of All Land Owners and Majority of Electors
ORS 22.170	Effect of Consent to Annexation by Territory
Statewide Planning Goals	

Vicinity Map



BACKGROUND/SUMMARY:

Annexation (DB14-0009)

Of the land covered by the Villebois Village Master Plan only the properties just south of Tooze Road between Grahams Ferry Road and 110th Avenue remain outside the City. The City's Comprehensive Plan already designates these properties as "Residential-Village" in anticipation of annexation concurrent with other applications to develop the property. The requested annexation brings the properties near the corner of Tooze Road and Grahams Ferry Road into the City concurrent with a request to develop the property. As all owners of property and all electors within the area being annexed have consented in writing to annexation the City is able to process the request through the DRB and City Council as defined in the Development Code without any election.

CONCLUSION AND CONDITIONS OF APPROVAL:

Staff and the DRB have reviewed the applicant's analysis of compliance with the applicable criteria. This Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings.

FINDINGS OF FACT:

- The statutory 120-day time limit applies to this application. The application was received on January 31, 2014. On February 28, 2014, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on March 31, 2014, the Applicant submitted new materials. On April 22, 2014 the application was deemed complete. The City must render a final decision for the request, including any appeals, by August 20, 2014
- 2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	Clackamas County RRFF5	Tooze Road/ Rural Residential
East:	Clackamas Coun RRFF5	Vacant
South:	V	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 seg – 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

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.

The applicant's findings in Section IIA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Comprehensive Plan

Annexation and Boundary Changes

Implementation Measure 2.2.1.a.

1. 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: As further explained by the applicant on page 2 of their narrative and supporting compliance report for their petition for annexation (Ordinance No. 743, Attachment 4) the required consistency is fulfilled by being consistent with the Villebois Village Master Plan.

Implementation Measure 2.2.1.e.

 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: As further explained by the applicant on page 3 of their narrative and supporting compliance report for their petition for annexation (Ordinance No. 743, Attachment 4) the requirements are fulfilled by being consistent with the Villebois Village Master Plan or by compliance with state and regional policies as found elsewhere the findings supporting this request.

Compact Urban Development Implementation Measures

Implementation Measure 4.1.6.a. and c.

3. 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 site has been included

with a concurrent Preliminary Development Plan application for Phase 3 of SAP North. 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

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

5. **Review Criteria:** This section defines the criteria and process for annexation review within the City. The full text of the criteria is on pages 5-6 of the applicant's narrative and supporting compliance report for their petition for annexation (Ordinance No. 743, Attachment 4).

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on page 6 of their narrative and supporting compliance report for their petition for annexation (Ordinance No. 743, Attachment 4) the request is within the UGB, contiguous with current City boundaries, and is in compliance with state, regional, and local policies as found elsewhere the findings supporting this request.

Metro Code

Chapter 3.09 Local Government Boundary Changes

6. Review Criteria: This chapter establishes hearing, notice, and decision requirements as well as review criteria for local government boundary changes in the Metro region. The full text of the criteria is on pages 7-10 of the applicant's narrative and supporting compliance report for their petition for annexation (Ordinance No. 743, Attachment 4).

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on pages 7-10 of their narrative and supporting compliance report for their petition for annexation (Ordinance No. 743, Attachment 4) the request is within the UGB, meets the definition of a minor boundary change, satisfies the requirements for boundary change petitions, 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

7. 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 (Ordinance No. 743, Attachment 4).

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on pages 10-11of their narrative and supporting compliance report for their petition for annexation (Ordinance No. 743, Attachment 4) 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 owners of the land being annexed, and all property owners and 100% of electors within the annexed area have provided their consent in writing.

ORS 222.120 Procedure Without Election by City Electors

8. **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 11-12 of the applicant's narrative and supporting compliance report for their petition for annexation (Ordinance No. 743, Attachment 4).

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on pages 13 of their narrative and supporting compliance report for their petition for annexation (Ordinance No. 743, Attachment 4) 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 all property owners and 100% of electors within the annexed area have provided their consent in writing.

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

9. 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: All property owners and 100% of electors within the annexed area have provided their consent in writing. However, a public hearing process is being followed as prescribed in the City's Development Code concurrent with a Zone Map Amendment request and other quasi-judicial land use applications.

Oregon Statewide Planning Goals

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

 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. The applicant has provided additional findings related to statewide planning goals on pages 13-14 of their narrative and supporting compliance report for their petition for annexation (Ordinance No. 743, Attachment 4).

SUPPORTING COMPLIANCE REPORT ANNEXATION TO CITY OF WILSONVILLE

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I. CITY OF WILSONVILLE COMPREHENSIVE PLAN

URBAN GROWTH MANAGEMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 2.2.1.A.

Allow annexation when it is consistent with future planned public services and when a need is clearly demonstrated for immediate urban growth.

Response: The Comprehensive Plan states:

- Figures provided by Metro in 1996 indicated that Wilsonville had more than three jobs for each housing unit within the City.
- Based on Metro's (1981) regional growth allocation statistics, Wilsonville's population was projected to grow to 15,600 by the year 2000. In the same time period, the City's economic growth was expected to generate a total of 14,400 jobs. Those projections proved to be surprisingly accurate. In fact, Wilsonville's population in 2000 approached the 15,600 figure, and the number of jobs exceeded the 14,400 figure.

The Villebois Village Master Plan was created and approved to address the jobshousing 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. Concurrent applications for a SAP North Amendment and for PDP 3N have been submitted. PDP 3N (see Notebook Section III) includes a Preliminary Utility Plan and Circulation Plan. PDP 3 North is consistent with the concurrent SAP North Amendment, as further described in the PDP 3N Compliance Report (see Notebook Section IIIB), and is therefore, generally consistent with the Master Plan. Therefore, the proposed annexation is generally consistent with future planned public services and the capacity of public facilities.

IMPLEMENTATION MEASURE 2.2.1.E

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:

1. Orderly, economic provision of public facilities and services, i.e., primary urban services are available and adequate to serve additional

development or improvements are scheduled through the City's approved Capital Improvements Plan.

Response: The Villebois Village Master Plan set forth implementation measures to ensure the orderly and economic provision of public facilities and services for this area. Site development is proposed with a concurrent application for Preliminary Development Plan for Phase 3 of SAP - North (see Notebook Section III). Public facilities and services proposed with PDP 3 North are generally consistent with the Villebois Village Master Plan and the City's Finance Plan and Capital Improvements Plan. Therefore, adequate public facilities and services will be available within the subject area.

Availability of sufficient land for the various uses to insure choices in the marketplace for a 3 to 5 year period.

Response: 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.

3. Statewide Planning Goals.

Response: Compliance with Statewide Planning Goals is addressed in Section V of this report.

4. Applicable Metro Plans;

Response: Compliance with Metro Code 3.09 is addressed in Section III of this report.

5. Encouragement of development within the City limits before conversion of urbanizable (UGB) areas.

<u>Response:</u> The site is located within the UGB, but is not currently within city limits. Annexation of the site is necessary to allow build out consistent with the *Villebois Village Master Plan*.

COMPACT URBAN DEVELOPMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 4.1.6.A

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.

IMPLEMENTATION MEASURE 4.1.6.C

The "Village" Zone District shall be applied in all areas that carry the Residential - Village Plan Map Designation.

Response: 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 site has been included with a concurrent Preliminary Development Plan application for Phase 3 of SAP - North. The site must be brought into City limits before the V zone can be applied.

II. CITY OF WILSONVILLE LAND DEVELOPMENT ORDINANCE

SECTION 4.008 APPLICATION PROCEDURES - IN GENERAL

- (.01) The general application procedures listed in Section 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:
 - K. Annexations, pursuant to Section 4.700

Response: The proposed land use action is an annexation. Compliance with Section 4.700 and other applicable sections of the City of Wilsonville Land Development Ordinance are addressed below.

SECTION 4.030 JURISDICTION AND POWERS OF PLANNING DIRECTOR AND COMMUNITY DEVELOPMENT DIRECTOR

- (.01) Authority of Planning Director. The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:
 - 11. Determination, based upon consultation with the City Attorney, whether a given development application is quasi-judicial or legislative. Except, however, that the Planning Director may, in cases where there is any uncertainty as to the nature of the application, choose to process such determinations through the Class II procedures below.

<u>Response:</u> Daniel Pauly, Associate Planner, indicated during a phone conversation on September 26, 2013 that the proposed annexation is subject to a quasi-judicial process.

SECTION 4.031 AUTHORITY OF THE DEVELOPMENT REVIEW BOARD

- (.01) As specified in Chapter 2 of the Wilsonville Code and except as specified herein, the Board shall have authority to act on the following types of applications:
 - K. Initial review of requests for quasi-judicial annexations to the City of Wilsonville.
- (.02) Once an application is determined or deemed to be complete pursuant to Section 4.011, it shall be scheduled for public hearing before the Development Review Board. The City shall provide public notice of the hearing as specified in Section 4.012.

<u>Response:</u> The proposed annexation is subject to a quasi-judicial process. Therefore, it is subject to initial review before the Development Review Board.

SECTION 4.033 AUTHORITY OF CITY COUNCIL

- (.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:
 - F. Review of requests for annexations to the City of Wilsonville.

<u>Response:</u> The Applicant understands that the City Council has the final authority to act on this request for annexation to the City of Wilsonville.

SECTION 4.700 PROCEDURES RELATING TO THE PROCESSING OF REQUESTS FOR ANNEXATION AND URBAN GROWTH BOUNDARY AMENDMENTS

- (.01) The City of Wilsonville is located within the Portland Metropolitan Area, and is therefore subject to regional government requirements affecting changes to the city limits and changes to the Urban Growth Boundary (UGB) around Wilsonville. The City has the authority to annex properties as prescribed in State law, but the City's role in determining the UGB is primarily advisory to Metro, as provided in Oregon Revised Statutes. The following procedures will be used to aid the City Council in formulating recommendations to those regional entities. [Amended by Ordinance No. 538, 2/21/02.]
 - A. Proponents of such changes shall provide the Planning Director with all necessary maps and written information to allow for review by city decision-makers. The Planning Director, after consultation with the City Attorney, will determine whether each given request is quasi-judicial or legislative in nature and will make the necessary arrangements for review based upon that determination.
 - B. Written information submitted with each request shall include an analysis of the relationship between the proposal and the City's Comprehensive Plan, applicable statutes, as well as the Statewide Planning Goals and any officially adopted regional plan that may be applicable.
 - C. The Planning Director shall review the information submitted by the proponents and will prepare a written report for the review of the City Council and the Planning Commission or Development Review Board. If the Director determines that the information submitted by the proponents does not adequately support the request, this shall be stated in the Director's staff report.
 - D. If the Development Review Board, Planning Commission, or City Council determine that the information submitted by the proponents does not adequately support the request, the City Council may oppose the request to the regional entity having the final decision making authority.

- (.02) Each quasi-judicial request shall be reviewed by the Development Review Board, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.
- (.03) Each legislative request shall be reviewed by the Planning Commission, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.
- (.04) The City Council shall consider the information in the record of the Development Review Board or Planning Commission and shall, after concluding a public hearing on the request, determine the appropriate course of action. This course of action may be:
 - A. In the case of a proposed annexation to the City, select from the following as allowed by State law (ORS 222):
 - 1. Take no action;
 - Declare the subject property, or some portion thereof, to be annexed;
 - 3. Set the matter for election of the voters residing within the affected territory; or
 - 4. Set the matter for election of City voters.
- (.05) The City Council may adopt a development agreement with owners of property that is proposed for annexation to the City, and such agreement may include an agreement to annex at a future date. A development agreement with an agreement to annex shall be subject to the same procedural requirement as other annexations in terms of staff report preparation, public review, and public hearings.

<u>RESPONSE:</u> The Applicant requests annexation of areas within the City's UGB. Annexation of contiguous property within the UGB is within the authority of the City of Wilsonville as prescribed by State Law. The proposed annexation is consistent with the Comprehensive Plan as the subject site has a Comprehensive Plan designation of Residential - Village and as demonstrated in Section I of this report. Additionally, the site is included in the *Villebois Village Master Plan*.

This report provides a written description of the request and demonstrates compliance with applicable criteria. The attached exhibits include a legal description and sketch, which depict the proposed annexation area. This report includes analysis demonstrating compliance with the City's Comprehensive Plan (Section I), City of Wilsonville Development Code (Section II), Metro Code Chapter 3.09 (Section III), ORS 222 (Section IV), and Statewide Planning Goals (Section V), as applicable to this request. City staff has determined that the proposed annexation is subject to a quasijudicial review process. Therefore, it is subject to a public hearing before the DRB and City Council.

III. METRO CODE

CHAPTER 3.09 LOCAL GOVERNMENT BOUNDARY CHANGES

3.09.020 DEFINITIONS

 "Minor boundary change" means an annexation or withdrawal of territory to or from a city or district or from a county to a city. "Minor boundary change" also means an extra-territorial extension of water or sewer service by a city or a district. "Minor boundary change" does not mean withdrawal of territory from a district under ORS 222.520.

<u>Response:</u> Annexation is requested from territory within Clackamas County to the City of Wilsonville. Therefore, the proposed annexation is defined as a "minor boundary change" and Metro Code Chapter 3.09 applies to this request.

3.09.040 REQUIREMENTS FOR PETITIONS

- A. A petition for a boundary change must contain the following information:
 - 1. The jurisdiction of the reviewing entity to act on the petition;
 - 2. A map and legal description of the affected territory in the form prescribed by the reviewing entity;
 - 3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and
 - 4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.
- B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.

Response: This application serves as the petition for a boundary change of city limits and requests approval by the City of Wilsonville. A legal description and sketch is attached in Notebook Section IIC. Notebook Section IIB includes property ownership and elector information, including names and mailing addresses. A copy of the signed petition (see Notebook Section IIB) demonstrates that all property owners and all of the electors within the territory proposed to be annexed have provided their consent in writing. Compliance with ORS 222.125 is addressed in Section IV of this report. In addition, a copy of the check for City annexation fee plus the Metro annexation fee is provided in Notebook Section IC.

3.09.050 HEARING AND DECISION REQUIREMENTS FOR DECISIONS OTHER THAN EXPEDITED DECISIONS

A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.

- B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:
 - The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;
 - Whether the proposed boundary change will result from the withdrawal of the affected territory from the legal boundary of any necessary party;
 - 3. The proposed effective date of the boundary change.
- B. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.
- C. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of Section 3.09.045.

<u>Response:</u> This report includes analysis demonstrating compliance with the City's Comprehensive Plan (Section I), City of Wilsonville Development Code (Section II), Metro Code Chapter 3.09 (Section III), ORS 222 (Section IV), and Statewide Planning Goals (Section V), as applicable to this request. Compliance with subsections (D) and (E) of Section 3.09.045 is addressed below.

3.09.045 EXPEDITED DECISIONS

A. The governing body of a city or Metro may use the process set forth in this section for minor boundary changes for which the petition is accompanied by the written consents of one hundred percent of property owners and at least fifty percent of the electors, if any, within the affected territory. No public hearing is required.

Response: The proposed annexation is subject to a quasi-judicial process, per phone conversation with Daniel Pauly on September 26, 2013. Quasi-judicial annexation applications are subject to public hearing before the Development Review Board and City Council. Therefore, an expedited decision is not applicable to this request. However, in accordance with Metro Code 3.09.050(C), the criteria and factors set forth in subsections (D) and (E) are applicable. Pursuant to Section 3.09.050(C), compliance with subsections (D) and (E) of Section 3.09.045 is addressed below.

- D. To approve a boundary change through an expedited process, the city shall:
 - Find that the change is consistent with expressly applicable provisions in:
 - a. Any applicable urban service agreement adopted pursuant to ORS 195.065:
 - Any applicable annexation plan adopted pursuant to ORS 195.205;

 Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;

<u>Response:</u> There is not an applicable urban service agreement adopted pursuant to ORS 195.065, annexation plan adopted pursuant to ORS 195.205, or cooperative planning agreement adopted pursuant to 195.020(2).

d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;

Response: The Villebois Village Master Plan includes implementation measures to ensure compliance with the City's public facility master plans and the Transportation Systems Plan. Site development is proposed with a concurrent application for Preliminary Development Plan for Phase 3 of SAP - North (see Notebook Section III). Therefore, future development of the subject site will comply with public facility plans as applicable.

e. Any applicable comprehensive plan;

Response: Compliance with the City's Comprehensive Plan is addressed in Section I of this report.

f. Any applicable concept plan; and

The Villebois Village plan area, including the subject site, is designated as "Residential - Village" on the Comprehensive Plan Map. The V Zone District is applied to Residential - Village areas in implementation of the Villebois Village Master Plan. The proposed annexation is required before the V Zone can be applied to the site and prior to site development. A Zone Change application is submitted concurrently in Notebook Section V. An application for PDP 3 North is submitted concurrently (see Notebook Section III) and is consistent with the concurrent SAP North Amendment. Therefore, the proposed annexation is consistent with the Master Plan.

- 2. Consider whether a boundary change would:
 - a. Promote the timely, orderly and economic provision of public facilities and services;
 - b. Affect the quality and quantity of urban services; and
 - Eliminate or avoid unnecessary duplication of facilities or services.

Response: The Villebois Village Master Plan includes implementation measures that require the provision of public facilities and services to be adequate, timely, orderly, economic, and not be unnecessarily duplicated. Currently, Specific Area Plan - North provides public services, including: transportation, rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit. Site development is proposed with a concurrent application for Preliminary Development Plan for Phase 3 of SAP - North (see Notebook Section III). Public facilities and services proposed with PDP 3 North are generally consistent with the Villebois Village Master Plan, the concurrent SAP - North Amendment, and the City's Finance Plan and Capital Improvements Plan. Therefore, the boundary change will comply with these standards.

E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.

Response: The subject site is territory located within the UGB. Therefore, the city may annex the territory in accordance with this Section.

IV. OREGON REVISED STATUTES

ORS 222.111 AUTHORITY AND PROCEDURE FOR ANNEXATION

(1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 (Authority and procedure for annexation) to 222.180 (Effective date of annexation) or 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915), the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.

Response: The area of proposed annexation is within the UGB and is contiguous to the city. The subject property is entirely within Clackamas County. Therefore, the proposed city boundary includes territories that may be annexed per ORS 222.111.

(2) A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.

<u>Response:</u> This proposal for annexation of territory to the City of Wilsonville has been initiated by owners of real property within the territory to be annexed. A copy of the application signed by property owners is provided in Notebook Section IB.

(3) The proposal for annexation may provide that, during each of not more than 10 full fiscal years beginning with the first fiscal year after the annexation takes effect, the rate of taxation for city purposes on property in the annexed territory shall be at a specified ratio of the highest rate of taxation applicable that year for city purposes to other property in the city. The proposal may provide for the ratio to increase from fiscal year to fiscal year according to a schedule of increase specified in the proposal; but in no case shall the proposal provide for a rate of taxation for city purposes in the annexed territory which will exceed the highest rate of taxation applicable that year for city purposes to other property in the city. If the annexation takes place on the basis of a proposal providing for taxation at a ratio, the city may not tax property in the annexed territory at a rate other than the ratio which the proposal authorizes for that fiscal year.

Response: This standard is not applicable. During the pre-application conference or subsequent correspondence regarding this application, City staff has not indicated whether the provisions of this section apply to the proposed annexation.

(4) When the territory to be annexed includes a part less than the entire area of a district named in ORS 222.510 (Annexation of entire district), the proposal for annexation may provide that if annexation of the territory occurs the part of the district annexed into the city is withdrawn from the district as of the effective date of the annexation. However, if the affected district is a district named in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district), the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district).

Response: The subject properties are not located within a domestic water supply district, water control district, or sanitary district, as named in ORS 222.510. Therefore, this Section does not apply.

(5) The legislative body of the city shall submit, except when not required under ORS 222.120 (Procedure without election by city electors), 222.170 (Effect of consent to annexation by territory) and 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915) to do so, the proposal for annexation to the electors of the territory proposed for annexation and, except when permitted under ORS 222.120 (Procedure without election by city electors) or 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915) to dispense with submitting the proposal for annexation to the electors of the city, the legislative body of the city shall submit such proposal to the electors of the city. The proposal for annexation may be voted upon at a general election or at a special election to be held for that purpose.

Response: The proposed annexation is not subject to an election by electors as all owners of land and 100% of the electors within the territory proposed to be annexed have provided their consent in writing. A copy of the signed petition is provided in Notebook Section IIB. A copy of the application, signed by property owners, is provided in Notebook Section IB. Compliance with ORS 222.120 is addressed below.

ORS 222.120 PROCEDURE WITHOUT ELECTION BY CITY ELECTORS

- (1) Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection.
- (2) When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation.
- (3) The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall

- cause notices of the hearing to be posted in four public places in the city for a like period.
- (4) After the hearing, the city legislative body may, by an ordinance containing a legal description of the territory in question:
 - a. Declare that the territory is annexed to the city upon the condition that the majority of the votes cast in the territory is in favor of annexation;
 - b. Declare that the territory is annexed to the city where electors or landowners in the contiguous territory consented in writing to such annexation, as provided in ORS 222.125 (Annexation by consent of all owners of land and majority of electors) or 222.170 (Effect of consent to annexation by territory), prior to the public hearing held under subsection (2) of this section; or
 - c. Declare that the territory is annexed to the city where the Oregon Health Authority, prior to the public hearing held under subsection (1) of this section, has issued a finding that a danger to public health exists because of conditions within the territory as provided by ORS 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915).
- (5) If the territory described in the ordinance issued under subsection (4) of this section is a part less than the entire area of a district named in ORS 222.510 (Annexation of entire district), the ordinance may also declare that the territory is withdrawn from the district on the effective date of the annexation or on any subsequent date specified in the ordinance. However, if the affected district is a district named in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district), the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district).
- (6) The ordinance referred to in subsection (4) of this section is subject to referendum.
- (7) For the purpose of this section, ORS 222.125 (Annexation by consent of all owners of land and majority of electors) and 222.170 (Effect of consent to annexation by territory), owner or landowner means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcels land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

Response: City Charter does not require an election for this request. Per Section 4.700 and correspondence with Planning Staff, the proposed annexation is subject to

a Class III quasi-judicial review process, which requires a public hearing before the DRB and public hearing(s) before the City Council.

As demonstrated below, this annexation request is submitted in compliance with ORS 222.125 (Annexation by consent of all owners of land and majority of electors). All owners of the land as well as 100% of the electors within the subject area have provided their consent in writing, as demonstrated by the attached petition (see Notebook Section IIB).

A legal description and sketch of the proposed annexation area is provided in Notebook Section IIC.

The territory proposed to be annexed to the City is not located within a sanitary district or water control or water supply district as named in ORS 222.465. Additionally, the site is not located within a part less than the entire area of a district named in ORS 222.510 (Annexation of entire district). Future development of the site will have access to City water, storm, sewer, and parks services. Therefore, ORS 222.465 and ORS 222.510 are not applicable.

ORS 222.125 ANNEXATION BY CONSENT OF ALL OWNERS OF LAND AND MAJORITY OF ELECTORS

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.

Response: All owners of the land, who are also 100% of the electors within the subject area, have provided their consent in writing, as demonstrated by the attached petition (see Notebook Section IIB). A copy of a legal description and sketch for the proposed annexation is provided in Notebook Section IIC.

V. OREGON STATEWIDE PLANNING GOALS

Goal 1: Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Response: The City of Wilsonville has an established public notice and hearing process for quasi-judicial applications. Once this annexation request is accepted as complete, the City will begin this public notification and citizen involvement process. Therefore, this request is consistent with Goal 1.

Goal 2: Land Use Planning

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual basis for such decisions and actions.

<u>Response</u>: The City of Wilsonville is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing that plan. Section III of this report demonstrates that the proposed amendment is in compliance with the goals and policies of the City of Wilsonville Comprehensive Plan, as applicable to the proposed annexation.

Goal 3: Agricultural Lands

To preserve and maintain agricultural lands.

Response: Agricultural land is defined in Goal 3 to exclude all land within an acknowledged urban growth boundary. The site is within an acknowledged urban growth boundary. Therefore, Goal 3 is not applicable to this request.

Goal 4: Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

<u>Response</u>: The subject site does not include any lands acknowledged as forest lands. Therefore, Goal 4 is not applicable to this request.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.

Response: The City of Wilsonville is already in compliance with Goal 5 as the required inventories and policy implementation occurred with adoption of the Significant Resource Overlay Zone. Villebois Village preserves SROZ areas with the provision of open space areas. In addition, development within Villebois Village is required to comply with SROZ standards. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the *Master Plan* and compliance with SROZ standards. Therefore, the proposed annexation is consistent with Goal 5.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 6. Development within Villebois protects water and land resources by providing protection for areas of steep slopes and natural resources and by not encroaching into these areas. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 6.

Goal 7: Areas Subject to Natural Hazards

To protect people and property from natural hazards.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 7. No development is located in areas identified as natural hazards within the subject site. Goal 7 is not applicable as no areas subject to natural hazards are included in the proposed annexation area.

Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Response: The City's Comprehensive Plan has been acknowledged to be in compliance with Goal 8. The Destination Resort provisions of this Goal are not applicable to this request or to the City of Wilsonville. The Villebois Village Master Plan provides park and open spaces that total approximately 25% of the gross area of Villebois. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the Master Plan. Therefore, the proposed annexation is consistent with Goal 8.

Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 9. Villebois Village was planned with land uses to be a complete community, including a mixed-use Village Center with residential, office, retail and/or employment uses, surrounded by at least 2,300 residential units. The concurrent application for PDP 3N (see Notebook Section III) demonstrates the provision of a mix of single-family residential dwellings within the subject site, which is generally consistent with the Master Plan. Therefore, the proposed annexation is consistent with Goal 5.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 10. The City is currently conducting a Housing Needs Analysis to meet Goal 10 Periodic Review requirements and to project housing needs over the next 20 years.

The Villebois Village Master Plan was created and approved to address the jobshousing imbalance and growth within the City of Wilsonville. The Master Plan shows single family residential land uses within the site. The concurrent application for PDP 3N (see Notebook Section III) demonstrates the provision of a mix of single-family residential dwellings within the subject site that is generally consistent with the Master Plan. The proposed annexation will allow the site to develop with residential land uses, as directed by this Comprehensive Plan and land use policies. Therefore, this petition for annexation is consistent with Goal 10.

Goal 11: Public Facilities and Services

To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

<u>Response</u>: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 11. The *Villebois Village Master Plan* includes implementation measures to ensure site development complies with the City's Wastewater Collections System Master Plan, Stormwater Master Plan, Water System Master Plan, and Transportation Systems Plan. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 11.

Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.

<u>Response</u>: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 12. The *Villebois Village Master Plan* includes implementation measures related to transportation to ensure compliance with the City's Transportation Systems Plan. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 12.

Goal 13: Energy Conservation

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 13. The concurrent application for PDP 3N (see Notebook Section III) demonstrates general compliance with the *Master Plan* and development standards as applicable to energy conservation. Therefore, the proposed annexation is consistent with Goal 13.

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 14. Section III of this report demonstrates that the proposed amendments are consistent with the applicable urbanization policies of the City of Wilsonville Comprehensive Plan. Therefore, the proposed annexation is consistent with Goal 14.

Goal 15 (Willamette River Greenway) is not applicable to this request as the site is not near the Willamette River. Goal 16 (Estuarine Resources, Goal 17 (Coastal Shorelands), and Goal 18 (Beaches and Dunes) are not applicable to this request as the site is not located near the coast or any of these coastal resource areas.

VI. PROPOSAL SUMMARY & CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Comprehensive Plan and Planning & Land Development Ordinance, Metro Code, ORS 222, and Statewide Planning Goals for the requested annexation. Therefore, the applicant requests approval of this petition.

DEVELOPMENT REVIEW BOARD RESOLUTION NO. 277

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) AND ADOPTING FINDINGS AND CONDITIONS APPROVING AN AMENDMENT TO SAP-NORTH, PRELIMINARY DEVELOPMENT PLAN FOR SAP-NORTH PDP-3, TENTATIVE SUBDIVISION PLAT, TYPE C TREE PLAN, FINAL DEVELOPMENT PLAN FOR LINEAR GREENS AND PARKS AND SRIR REVIEW FOR AN 84-LOT SINGLE FAMILY SUBDIVISION IN VILLEBOIS AND ASSOCIATED IMPROVEMENTS. THE SUBJECT SITE IS LOCATED ON TAX LOTS 1200, 1202, 1205 AND 2995, OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. STACY CONNERY, AICP, PACIFIC COMMUNITY DESIGN, INC. – REPRESENTATIVE FOR FRED GAST, POLYGON NW COMPANY-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 May 5, 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 May 12, 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 May 5, 2014, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, subject to, as applicable, City Council approval of the Annexation and Zone Map Amendment Requests (DB14-0009 and DB14-0010) for:

DB14-0011, DB14-0013 through DB14-0016, and SI14-0003 Preliminary Development Plan, SAP Refinements, SAP Amendment, Tentative Subdivision Plat, Type C Tree Plan, Final Development Plan, and Significant Resource Impact Report for a 84-lot residential subdivision, and associated parks and open space and other improvements.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 12^h day of May, 2014 and filed with the Planning Administrative Assistant on November 12 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

RESOLUTION NO. 277



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: June 2, 2014	Subject: Ordinance No. 744, Zone Map Amendment from RRFF5 to V, "Calais at Villebois", Phase 3 of SAP North, Villebois. Polygon Northwest, applicant. Staff Members: Daniel Pauly AICP, Associate Planner. Department: Planning Division
Action Required	Development Review Board Recommendation
☐ Motion	
□ Public Hearing Date:	☐ Denial
	ate:
	ate:
☐ Resolution ☐ Information or Direction	Comment: Following their review at the May 12th meeting, the Development Review Board, Panel A
☐ Information Only	recommends approval of the Zone Map Amendment.
☐ Council Direction	
☐ Consent Agenda	
Staff Recommendation: Staff	f recommends that the City Council adopt Ordinance No. 744.
Recommended Language for reading.	or Motion: I move to approve Ordinance No. 744 on the 1st
	ES TO: Comprehensive Plan, Zone Code and Villebois Master
□Council Goals/Priorities	

ISSUE BEFORE COUNCIL: Approve or deny Ordinance No. 744 for a Zone Map Amendment from the Clackamas County Rural Residential Farm Forest 5 (RRFF5) zone to Village (V) zone on approximately 15.16 acres at the southeast corner of SW Grahams Ferry Road and SW Tooze Road. Rezoning land within the Villebois Village Master Plan to Village (V) at the time of development proposal is a routine item, for which the City Council is the final local authority.

EXECUTIVE SUMMARY: The Villebois Village Master Plan shows a variety of single-family

homes in the subject area of the Villebois Village Master Plan. Polygon Northwest has proposed 84 single-family residential lots following the pattern established in the Master Plan. Development Review Board Panel A unanimously approved various component applications with a recommendation the City Council approve the associated zone map amendment.

EXPECTED RESULTS: Adoption of Ordinance No.744.

TIMELINE: Construction of the subdivision is planned to begin in summer of 2015.

CURRENT YEAR BUDGET IMPACTS: The proposal is for an 84-lot single family subdivision. This project is a private development so the applicant is responsible for making all public and private improvements, paying city application fees and systems development charges (parks, water, sewer, storm sewer and streets).

FINANCIAL REVIEW / COMMENTS:

Reviewed by: <u>CAR</u> <u>Date:</u> 5/20, 2014 No financial impact on current budget.

LEGAL REVIEW / COMMENT:

Reviewed by: MEK, Date: May 20, 2014.

Approved as to form.

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

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY Ordinance No. 744 will provide:

- Continued build-out of the Villebois Master Plan
- 84 detached single-family houses.
- Construction jobs for several years.
- Development of a number of private parks and open space.
- Improvements to Grahams Ferry Road and Tooze Road.

ALTERNATIVES: The Applicant seeks to develop the subject property within the allowed V Zone housing density and does not seek a Comprehensive Plan Map Amendment.

CITY MANAGER COMMENT:

ATTACHMENTS:

Exhibit A – Ordinance No. 744 and Exhibits
Exhibit A, Zoning Order DB14-0010.
Exhibit 1, Legal Description
Exhibit 2, Map Depicting Zone Amendment
Exhibit B DRB Resolution No. 277
Exhibit C Zone Map Amendment Findings, June 2, 2014.
Exhibit B – Amended and Adopted Staff Report and DRB Recommendation (Exhibit A1)

ORDINANCE NO. 744

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE CLACKAMAS COUNTY RURAL RESIDENTIAL FARM FOREST 5 (RRFF5) ZONE TO THE VILLAGE (V) ZONE ON APPROXIMATELY 15.16 - ACRES COMPRISING TAX LOTS 1200, 1202, AND 1205 OF SECTION 15, T3S, R1W, CLACKAMAS COUNTY, OREGON, POLYGON NORTHWEST COMPANY, APPLICANT.

RECITALS

WHEREAS, Polygon Northwest Company ("Applicant") has made a development application requesting, among other things, a Zone Map Amendment of the Property; and

WHEREAS, the development application form has been signed by Wayne Rembold of Rembold Co. and Charles and Carolyn Taber ("Owners"), as owners of the real property legally described and shown on Exhibits A and B, attached hereto and incorporated by reference herein ("Property"); and

WHEREAS, the Zone Map Amendment is contingent on annexation of the Property to the City of Wilsonville, which annexation has been petitioned for concurrently with the Zone Map Amendment request; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the Zone Map Amendment request and prepared a staff report for the Development Review Board, finding that the application met the requirements for a Zone Map Amendment and recommending approval of the Zone Map Amendment, which staff report was presented to the Development Review Board on May 12, 2014;

WHEREAS, the Development Review Board Panel 'A' held a public hearing on the application for a Zone Map Amendment on May 12, 2014, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 277 which recommends that the City Council approve a request for a Zone Map Amendment (Case File DB14-0010), adopts the staff report with modified findings and recommendation, all as placed on the record at the hearing, certain of which are contingent on City Council approval of the Zone Map Amendment

and 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 June 2, 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 Development Review Board and City Council staff reports; 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. <u>Findings.</u> The City Council adopts, as findings and conclusions, the forgoing Recitals and the Development Review Board staff report, as contained in the record of the above described DRB hearing and incorporates it by reference herein, as if fully set forth.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended, upon finalization of the annexation of the Property to the City, by Zoning Order DB14-0010, attached hereto as Exhibit A, from the Clackamas County Rural Residential Farm Forest 5 (RRFF5) Zone to the Village (V) Zone.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 2nd day of June 2014, and scheduled for the second and final reading on June 16, 2014, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, OR.

Sandra	C. King, MMC, City Recorder
ENACTED by the City Council on the	day of June, 2014, by the following
votes: Yes: No:	=
Sandra	C. King, MMC, City Recorder

DATED and signed by the Mayor	thisday of, 2014.
	Tim Knapp, MAYOR

SUMMARY OF VOTES:

Mayor Knapp Councilor Goddard Councilor Starr Councilor Stevens Councilor Fitzgerald

Attachments:

Attachment A, Zoning Order DB14-0010.

Attachment 1, Legal Description

Attachment 2, Map Depicting Zone Amendment

Attachment B Zone Map Amendment Findings, June 2, 2014.

Attachment C DRB Resolution No. 277

ATTACHMENT A

BEFORE THE CITY COUNCIL OF THE CITY OF WILSONVILLE, OREGON POLYGON NORTHWEST COMPANY

In the Matter of the Application of)	
Pacific Community Design, Inc.,)	
Agent for the Applicant,)	
Polygon Northwest Company)	ZONING ORDER DB14-0010
for a Rezoning of Land and Amendment)	
of the City of Wilsonville)	
Zoning Map Incorporated in Section 4.102)	
of the Wilsonville Code.)	

The above-entitled matter is before the Council to consider the application of DB14-0010, 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 described and shown on the attached Exhibits 1 and 2, has heretofore appeared on the Clackamas County zoning map Rural Residential Farm Forest 5 (RRFF5).

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 approximately 15.16 acres comprising Tax Lots 1200, 1202, AND 1205 of Section 15, as more particularly shown in the Zone Map Amendment Map, Attachment 2 and described in Attachment 1 is hereby rezoned to Village (V), subject to conditions detailed in this Order's adopting Ordinance. 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 day of June, 2014.	
	TIM KNAPP, MAYOR

APPROVED AS TO FORM:	
Michael E. Kohlhoff, City Attorney	
ATTEST:	
Sandra C. King, MMC, City Recorder	

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



EXHIBIT "A"

January 20, 2014

LEGAL DESCRIPTION

Job No. 395-027

The land described in Document No. 2007-047567 and Document No. 73-30403, Clackamas County Deed Records, being in the Northwest Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:

COMMENCING at the Northeast corner of Tract "DD" of plat of "Tonquin Woods at Villebois No. 4";

thence along the northerly plat line of said plat, North 88°34'09" West, a distance of 37.22 feet to the POINT OF BEGINNING;

thence continuing along said northerly plat line, North 88°34'09" West, a distance of 862.08 feet to the Southeast corner of the property described in Document No. 2000-050326;

thence along the northeasterly line of said property, North 09°12'39" West, a distance of 166.59 feet to a point on the easterly right-of-way line of SW Grahams Ferry Road;

thence along said easterly right-of-way line, North 17°14'42" East, a distance of 15.88 feet to an angle point;

thence continuing along said easterly right-of-way line, North 21°00'47" East, a distance of 753.50 feet to a point on the southerly right-of-way line of SW Tooze Road;

thence along said southerly right-of-way line, South 88°34'09" East, a distance of 558.80 feet to the Northwest corner of the property described in Document No. 73-30518;

thence along the westerly line of said property, South 02°14'46" West, a distance of 483.82 feet to the Southwest property corner of said property;

thence along the southerly line of said property, South 88°22'03" East, a distance of 89.82 feet to a point on the westerly line of Parcel 2, Partition Plat No. 1994-182;

thence along said westerly parcel line, South 02°14'46" West, a distance of 404.88 feet to the POINT OF BEGINNING.

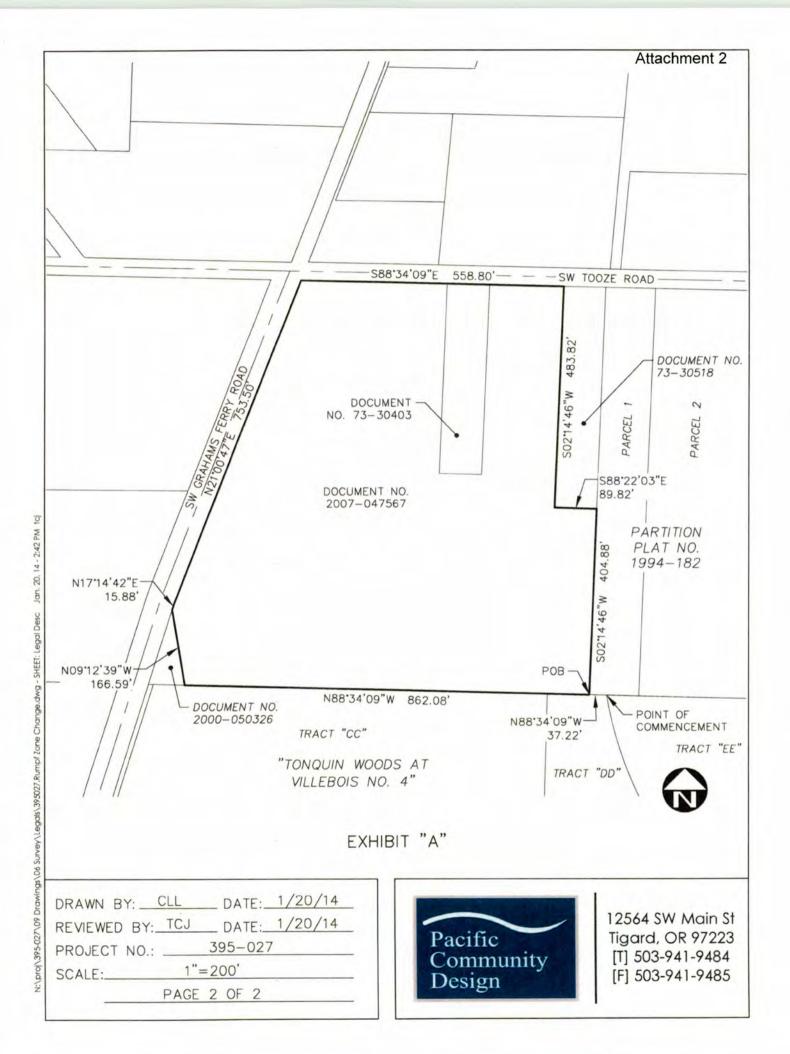
Containing 15.164 acres, more or less.

Basis of bearings being the plat of "Tonquin Woods at Villebois No. 4", Clackamas County Plat Records.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 2002 TRAVIS C. JANSEN 57751

RENEWS: 6/30/2015



Attachment B STAFF REPORT WILSONVILLE PLANNING DIVISION

Polygon Northwest Company "Calais at Villebois" Zone Map Amendment

CITY COUNCIL QUASI-JUDICIAL PUBLIC HEARING

HEARING DATE

June 2, 2014

DATE OF REPORT

May 23, 2014

APPLICATION NOS.:

DB14-0010 Zone Map Amendment

REQUEST/SUMMARY: The City Council is being asked to review a Zone Map Amendment that will enable the development of a 84-lot residential subdivision, and associated parks and open space and other improvements.

LOCATION: Southeast corner of SW Grahams Ferry Road and SW Tooze Road. The properties are specifically known as Tax Lots 1200, 1202, and 1205, Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

PROPERTY OWNERS: Wayne Rembold, Rembold Co., and Charles & Carolyn Taber

APPLICANT:

Fred Gast, Polygon NW Company

APPLICANT'S REP.:

Stacy Connery AICP, Pacific Community Design, Inc.

COMPREHENSIVE PLAN MAP DESIGNATION: Residential-Village

CURRENT ZONE

MAP CLASSIFICATIONS: RRFF5 (Clackamas County Rural Residential Farm Forest 5)

STAFF REVIEWERS: Daniel Pauly AICP, Associate Planner

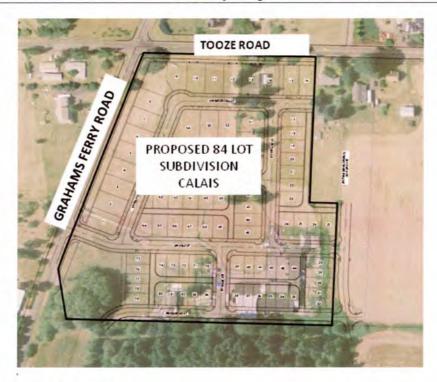
DRB RECOMMENDATIONS: Approve the requested Zone Map Amendment.

APPLICABLE REVIEW CRITERIA

DEVELOPMENT CODE	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.033	Authority of City Council

Subsection 4.035 (.05)	Complete Submittal Requirement	
Section 4.110	Zones	
Section 4.125	V-Village Zone	
Sections 4.139.00 through 4.139.11 as applicable	Significant Resource Overlay Zone (SROZ)	
Section 4.177	Street Improvement Standards	
Section 4.197	Zone Changes and Amendments to Development Code Procedures	
COMPREHENSIVE PLAN		
Implementation Measure 4.1.6.a.		
Implementation Measure 4.1.6.b.		
Implementation Measure 4.1.6.c.		
Implementation Measure 4.1.6.d.		
OTHER PLANNING DOCUMENTS		
Comprehensive Plan		
Villebois Village Master Plan		
SAP North Approval Documents		

Vicinity Map



BACKGROUND/SUMMARY:

PDP 3N Preliminary Development Plan (DB14-0011)

The proposed Preliminary Development Plan 3 of Specific Area Plan North (also known as Calais at Villebois) comprises 15.16 acres. The applicant proposes a variety of single-family housing types totaling 84 units, 2.03 acres of parks and open space, 4.49 acres of public streets,

and associated infrastructure improvements. The front of all the houses will face tree lined streets, parks and green spaces.



Zone Map Amendment (DB14-0010)

The applicant requests to change the current Clackamas County zoning designation of Rural Residential Farm Forest 5 (RRFF5) to the City of Wilsonville zoning designation of Village (V) zone. The proposed residential and park uses are permitted in the Village zone. The Village zone has been applied to all of Villebois as it has developed.

CONCLUSION AND CONDITIONS OF APPROVAL:

Staff and the DRB have reviewed the applicant's analysis of compliance with the applicable criteria. This Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings.

FINDINGS OF FACT:

- The statutory 120-day time limit applies to this application. The application was received on January 31, 2014. On February 28, 2014, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on March 31, 2014, the Applicant submitted new materials. On April 22, 2014 the application was deemed complete. The City must render a final decision for the request, including any appeals, by August 20, 2014
- 2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	Clackamas County RRFF5	Tooze Road/ Rural Residential
East:	Clackamas Coun RRFF5	Vacant
South:	V	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

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.

GENERAL INFORMATION

Section 4.008 Application Procedures-In General

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

Finding: These criteria are met.

Explanation of Finding: The application is being processed in accordance with the applicable general procedures of this Section.

Section 4.009 Who May Initiate Application

Review Criterion: "Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply."

Finding: This criterion is satisfied.

Explanation of Finding: The applications have been submitted on behalf of contract purchaser Polygon Homes, and is signed by the property owners, Wayne Rembold of Villebois LLC (TL's 1200 and 1205) and both Charles and Carolyn Taber (TL 1202).

Subsection 4.010 (.02) Pre-Application Conference

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Explanation of Finding: A pre-application conference was held on November 21, 2013 in accordance with this subsection.

Subsection 4.011 (.02) B. Lien Payment before Application Approval

Review Criterion: "City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application."

Finding: This criterion is satisfied.

Explanation of Finding: No applicable liens exist for the subject property. The application can thus move forward.

Subsection 4.035 (.04) A. General Site Development Permit Submission Requirements

Review Criteria: "An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code." Listed 1. through 6. j.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has provided all of the applicable general submission requirements contained in this subsection.

Section 4.110 Zoning-Generally

Review Criteria: "The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192." "The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: This proposed development is in conformity with the Village zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

CONCLUSIONARY FINDINGS, REQUEST C: DB14-0010 ZONE MAP AMENDMENT

Comprehensive Plan

Compact Urban Development-Implementation Measures

Implementation Measure 4.1.6.a

1. 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."

Finding: These criteria are satisfied.

Explanation of Finding: Development in this area is being guided by all the listed plans and codes.

Implementation Measure 4.1.6.b.

 Review Criteria: This implementation measure identifies the elements the Villebois Village Master Plan must contain.

Finding: These criteria are not applicable

Explanation of Finding: The concurrent proposal for a preliminary development plan implements the procedures as outlined by the Villebois Village Master Plan, as previously approved.

Implementation Measure 4.1.6.c.

 Review Criterion: "The "Village" Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation."

Finding: This criterion is satisfied.

Explanation of Finding: The Village Zone zoning district is being applied to an area designated as Residential-Village in the Comprehensive Plan.

Implementation Measure 4.1.6.d.

4. **Review Criterion:** "The "Village" Zone District shall allow a wide range of uses that befit and support an "urban village," including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses."

Finding: This criterion is satisfied.

Explanation of Finding: The area covered by the proposed zone change is proposed for residential uses, parks and open space as shown in the Villebois Village Master Plan.

Planning and Land Development Ordinance

Section 4.029 Zoning to be Consistent with Comprehensive Plan

5. <u>Review Criterion</u>: "If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the Comprehensive Plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development."

Finding: This criterion is satisfied.

Explanation of Finding: The applicant is applying for a zone change concurrently with a Preliminary Development Plan, which is equivalent to a Stage II Final Plan for a planned development.

Subsection 4.110 (.01) Base Zones

 Review Criterion: This subsection identifies the base zones established for the City, including the Village Zone.

Finding: This criterion is satisfied.

Explanation of Finding: The requested zoning designation of Village "V" is among the base zones identified in this subsection.

Subsection 4.125 (.01) Village Zone Purpose

7. Review Criteria: "The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The subject lands are designated Residential-Village on the Comprehensive Plan map and are within the Villebois Village Master Plan area and the zoning designation thus being applied is the Village "V".

Subsection 4.125 (.02) Village Zone Permitted Uses

8. Review Criteria: This subsection lists the uses permitted in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed residential, park and open space uses are consistent with the Village Zone designation and Villebois Village Master Plan.

Subsection 4.125 (.18) B. 2. Zone Change Concurrent with PDP Approval

9. <u>Review Criterion:</u> "... Application for a zone change shall be made concurrently with an application for PDP approval..."

Finding: This criterion is satisfied.

Explanation of Finding: A zone map amendment is being requested concurrently with a request for PDP approval. See Request D.

Subsection 4.197 (.02) Zone Change Review

Subsection 4.197 (.02) A. Zone Change Procedures

10. **Review Criteria:** "That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125(.18)(B)(2), or, in the case of a Planned Development, Section 4.140;"

Finding: These criteria are satisfied.

Explanation of Finding: The request for a zone map amendment has been submitted as set forth in the applicable code sections.

Subsection 4.197 (.02) B. Zone Change: Conformance with Comprehensive Plan Map, etc.

11. <u>Review Criteria</u>: "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;"

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: The proposed zone map amendment is consistent with the Comprehensive Map designation of Residential-Village and as shown in Findings 1 through 4 comply with applicable Comprehensive Plan text.

Subsection 4.197 (.02) C. Zone Change: Specific Findings Regarding Residential Designated Lands

12. **Review Criteria:** "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 Measure 4.1.4.b, d, e, q, and x of Wilsonville's Comprehensive Plan text;"

Finding: These criteria are satisfied.

Explanation of Finding: Implementation Measure 4.1.6.c. states the "Village" Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation. Since the Village Zone must be applied to areas designated "Residential Village" on the Comprehensive Plan Map and is the only zone that may be applied to these areas, its application is consistent with the Comprehensive Plan.

Subsection 4.197 (.02) D. Zone Change: Public Facility Concurrency

13. Review Criteria: "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."

Finding: These criteria are satisfied.

Explanation of Finding: The Preliminary Development Plan compliance report and the plan sheets demonstrate that the existing primary public facilities are available or can be

provided in conjunction with the project. In addition, the applicant has provided a Traffic Impact Analysis.

Subsection 4.197 (.02) E. Zone Change: Impact on SROZ Areas

14. Review Criteria: "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 about 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;"

Finding: These criteria are satisfied.

Explanation of Finding: A portion of the subject property is within the SROZ. The SROZ regulations are being reviewed ensuring the development does not have a significant adverse effect on natural resources.

Subsection 4.197 (.02) F. Zone Change: Development within 2 Years

15. **Review Criterion:** "That the applicant is committed to a development schedule demonstrating that the development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change."

Finding: This criterion is satisfied.

Explanation of Finding: The applicant has provided information stating they reasonably expect to commence development within two (2) years of the approval of the zone change. However, in the scenario where the applicant or their successors due not commence development within two (2) years allow related land use approvals to expire, the zone change shall remain in effect.

Subsection 4.197 (.02) G. Zone Change: Development Standards and Conditions of Approval

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

Finding: These criteria are satisfied.

Explanation of Finding: As can be found in the findings for the accompanying requests, the applicable development standards will be met either as proposed or as a condition of approval.

DEVELOPMENT REVIEW BOARD RESOLUTION NO. 277

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) AND ADOPTING FINDINGS AND CONDITIONS APPROVING AN AMENDMENT TO SAP-NORTH, PRELIMINARY DEVELOPMENT PLAN FOR SAP-NORTH PDP-3, TENTATIVE SUBDIVISION PLAT, TYPE C TREE PLAN, FINAL DEVELOPMENT PLAN FOR LINEAR GREENS AND PARKS AND SRIR REVIEW FOR AN 84-LOT SINGLE FAMILY SUBDIVISION IN VILLEBOIS AND ASSOCIATED IMPROVEMENTS. THE SUBJECT SITE IS LOCATED ON TAX LOTS 1200, 1202, 1205 AND 2995, OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. STACY CONNERY, AICP, PACIFIC COMMUNITY DESIGN, INC. – REPRESENTATIVE FOR FRED GAST, POLYGON NW COMPANY-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 May 5, 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 May 12, 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 May 5, 2014, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, subject to, as applicable, City Council approval of the Annexation and Zone Map Amendment Requests (DB14-0009 and DB14-0010) for:

DB14-0011, DB14-0013 through DB14-0016, and SI14-0003 Preliminary Development Plan, SAP Refinements, SAP Amendment, Tentative Subdivision Plat, Type C Tree Plan, Final Development Plan, and Significant Resource Impact Report for a 84-lot residential subdivision, and associated parks and open space and other improvements.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 12^h day of May, 2014 and filed with the Planning Administrative Assistant on May, 2014 and filed with the Planning Administrative Assistant on May, 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

RESOLUTION NO. 277

PAGE 1

Exhibit A1 STAFF REPORT- WILSONVILLE PLANNING DIVISION

Polygon Homes- Calais at Villebois

DEVELOPMENT REVIEW BOARD PANEL 'A'
QUASI-JUDICIAL PUBLIC HEARING
STAFF REPORT

AMENDED AND ADOPTED MAY 12, 2014
ADDED LANGUAGE IN *Bold Italics Underlined*

HEARING DATE May 12, 2014 DATE OF REPORT: May 5, 2014

APPLICATION NOS.: DB14-0009Annexation

DB14-0010 Zone Map Amendment DB14-0013 SAP-North Amendment

DB14-0011 SAP-North PDP 3, Preliminary Development Plan

DB14-0014 Tentative Subdivision Plat

DB14-0016 Type C Tree Plan

DB14-0015 Final Development Plan for Parks and Open Space

SI14-0003 SRIR Review

REQUEST/SUMMARY: The Development Review Board is being asked to review a Quasi-judicial Annexation, Zone Map Amendment, Villebois Specific Area Plan North Amendment, Preliminary Development Plan, Tentative Subdivision Plat, Type C Tree Plan, Final Development Plan, and SRIR Review for an 84-lot residential subdivision, and associated parks and open space and other associated improvements.

LOCATION: Southeast corner of SW Grahams Ferry Road and SW Tooze Road. The properties are specifically known as Tax Lots 1200, 1202, <u>2995</u> and 1205, Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

OWNERS: Wayne Rembold, Rembold Co., Polygon at Villebois III LLC, and

Charles & Carolyn Taber

APPLICANT: Fred Gast, Polygon NW Company

APPLICANT'S REP.: Stacy Connery, AICP

Pacific Community Design, Inc.

COMPREHENSIVE PLAN MAP DESIGNATION: Residential-Village

ZONE MAP CLASSIFICATION: RRFF5 (Clackamas County Rural Residential Farm Forest 5)

STAFF REVIEWERS: Daniel Pauly AICP, Associate Planner

Steve Adams PE, Development Engineering Manager Kerry Rappold, Natural Resource Program Manager **STAFF RECOMMENDATIONS:** <u>Approve with conditions</u> the requested SAP Amendment, Preliminary Development Plan, Tentative Subdivision Plat, Tree Removal Plan, Final Development Plan for Parks and Open Space, and SRIR Review. <u>Recommend approval</u> of the requested Annexation and Zone Map Amendment to City Council.

APPLICABLE REVIEW CRITERIA

DEVELOPMENT CODE	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Section 4.033	Authority of City Council
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.113	Residential Development in Any Zone
Section 4.125	V-Village Zone
Sections 4.139.00 through 4.139.11 as applicable	Significant Resource Overlay Zone (SROZ)
Section 4.154	Bicycle, Pedestrian, and Transit Facilities
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.169	General Regulations-Double Frontage Lots
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.197	Zone Changes and Amendments to Development Code Procedures
Sections 4.200 through 4.220	Land Divisions
Sections 4.236 through 4.270	Land Division Standards
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600 through 4.640.20 as applicable	Tree Preservation and Protection
Section 4.700	Annexation
OTHER CITY PLANNING	
DOCUMENTS	
Comprehensive Plan	
Villebois Village Master Plan	
SAP North Approval Documents	
REGIONAL AND STATE	
PLANNING DOCUMENTS	
FLANNING DUCUMENTS	Local Government Boundary Changes

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Metro Function Plan Titles 1,2,3,6 and 7		
ORS 222.111	Authority and Procedures for Annexation	
ORS 222.120	Procedure without Election by City Electors	
ORS 222.125	Annexation by Consent of All Land Owners and Majority of Electors	
ORS 22.170	Effect of Consent to Annexation by Territory	
Statewide Planning Goals		

Vicinity Map



BACKGROUND/SUMMARY:

Annexation (DB14-0009)

Of the land covered by the Villebois Village Master Plan only the properties just south of Tooze Road between Grahams Ferry Road and 110th Avenue remain outside the City. The City's Comprehensive Plan already designates these properties as "Residential-Village" in anticipation of annexation concurrent with other applications to develop the property. The requested annexation brings the properties near the corner of Tooze Road and Grahams Ferry Road into the City concurrent with a request to develop the property. As all owners of property and all electors within the area being annexed have consented in writing to annexation the City is able to process the request through the DRB and City Council as defined in the Development Code without any election.

Zone Map Amendment (DB14-0010)

The applicant requests to change the current Clackamas County zoning designation of Rural Residential Farm Forest 5 (RRFF5) to the City of Wilsonville zoning designation of Village (V) zone. The proposed residential and park uses are permitted in the Village zone. The Village zone has been applied to all of Villebois as it has developed.

SAP North Amendment (DB14-0013)

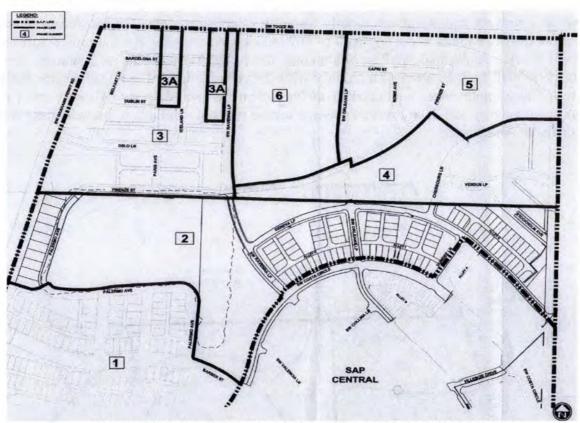
As shown in the table below, Specific Area Plans (SAP's) in Villebois are made up of many elements. The initial approval of SAP North in 2007 (DB07-0054 et. seq.) was during the review of Phase 1 North when little was known about the timeline in which the remainder of the SAP would develop. To enable development of Phase 1 the approval divided the SAP into two "Areas". Area 1 being Phase 1 North, and Area 2 being the remaining phases of SAP North. All SAP elements where approved for Area 1, but only certain elements where clearly approved for Area 2 leaving the remainder not approved or with a lack of certainty of whether they were approved.

SAP Elements "Area 2" of SAP North Approval in 2007 (DB07-0054 et. seq.)

Approved	Not Approved or Uncertain	
	Site Circulation	
	Preliminary Lot Layout	
	Parks and Open Space	
	Utility Plan	
	Proposed Contours	
Sequencing/Phasing (being modified)		
	Tree Removal	
A CONTRACTOR OF THE PARTY OF TH	Traffic Impact Analysis	
Master Signage and Wayfinding Plan		
Rainwater Management Program		
Architectural Pattern Book		
Community Elements Book		



Plan Sheet from 2007 Approval with the Reviewing Planner's Annotations delineating Area 1 and Area 2



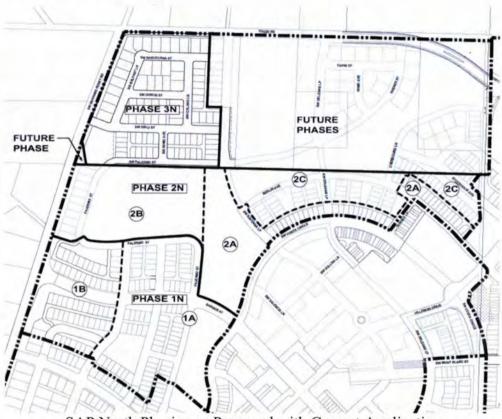
SAP North Phasing as Shown in 2013 Approval of Phase 2

After purchasing all of Area 2 within the City limits Polygon sought development approvals for what was labeled Phase 2 of SAP North. In the 2013 approvals of Phase 2 North (DB13-0020 et. seq.) the area was considered Area 1B in relation to the 2007 labeling of Area 1 and Area 2. The rationale being no reason existed, beyond the 2007 focus of the developer, why the areas of SAP North within the City weren't included in Area 1 during the 2007 approval. Phase 2 North was not affected by uncertainties surrounding the potential school on Tooze Road cited in 2007 as the primary uncertainty regarding Area 2. As part of the 2013 approval all SAP elements either not previously approved or with uncertainty about their approval status where approved for Phase 2 North, leaving addressing those SAP elements for the additional phases outside the City to a future review.

Polygon now has the option to purchase the subject properties which are contiguous to the western part of Phase 2 North. In their proposal they are labeling the subject properties as Phase 3 North and request all SAP elements be adopted for the phase. While many of the same rationale exists to only review additional SAP elements for Phase 3 North similar to Phase 2 North, the applicant and the City have agreed to a broader SAP Amendment to clearly establish as many SAP elements as possible for the entire SAP.

However, for the future phases beyond Phase 3, the SAP Amendment is limited to adopting a general lot layout, unit count, site circulation, parks and open space, and utility plan reflective of the Villebois Village Master Plan. These elements were in the uncertain category during the

previous approvals and the action simply formally establishes them. For the future phases the current SAP Amendment is not approval of any land use on the property, but rather clarifies past SAP approval. Additional SAP amendments, including Master Plan refinements, or SAP refinements will be submitted concurrently with future development applications for the future phases. These applications will need to include elements including the Historic and Cultural Resource Inventory and Tree Inventory as site access was not available to include these with the current SAP Amendment.



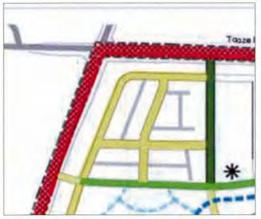
SAP North Phasing as Proposed with Current Application

In addition to ensuring the appropriate SAP elements are approved for Phase 3, the SAP Amendment requests a number of Master Plan refinements for Phase 3 as allowed in Subsection 4.125 (.18) F. of the Development Code. The applicant provides a thorough list and explanation of the refinements on pages 39 through 43 of their supporting compliance report for the SAP Amendment (Section IIA of Exhibit B1). The following is a brief summary of the requested refinements, all of which have been found to meet the refinement criteria of the Development Code:

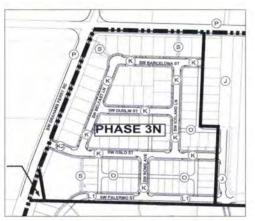
Street Network

- Removal of the extension of SW Firenze (now SW Palermo Street) to Grahams Ferry Road due to retention of a treed wetland and replace the connection with an extension of SW Oslo Street to SW Grahams Ferry Road.
- Realignment of internal streets due to layout of residential lots

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Villebois Village Master Plan Figure 7



Proposed Refined Street Network

Parks, Trails, and Open Space

- Addition of Pocket Park at the southwest corner of Tooze Road and Grahams Ferry Road
- Addition of an open space with a retained wetland
- Additional linear greens and shared landscape areas

Utilities and Stormwater Facilities

- Realignment of utilities to match proposed street network
- Revision of location of stormwater facilities based on site conditions

Land Use and Density

- Increase of the number of Large Lots
- · Addition of Medium Lots
- Decrease of the number of Standard and Small Lots
- Overall reduction of 17 units

PDP 3N Preliminary Development Plan (DB14-0011)

The proposed Preliminary Development Plan 3 of Specific Area Plan North (also known as Calais at Villebois) comprises 15.16 acres. The applicant proposes a variety of single-family housing types totaling 84 units, 2.03 acres of parks and open space, 4.49 acres of public streets, and associated infrastructure improvements. The front of all the houses will face tree lined streets, parks and green spaces.



Proposed Housing Type	Number of Units
Large Size Single Family	23
Standard Size Single Family	3
Medium Size Single Family	26
Small Size Single Family	32
Total	84

Tentative Subdivision Plat (DB14-0014)

The applicant is proposing the subdivision of the properties into 84 residential lots, along with alleys, park areas, and street rights-of-way. The name of the proposed subdivision approved by Clackamas County is "Calais at Villebois."

Type C Tree Plan (DB14-0016)

The majority of the trees being retained are on the one (1) acre Taber property or just south, with most the remainder of the properties being open pasture. A number of trees not inventoried are being preserved in the wetland at the southwest corner of the development area. Of the forty-one (41) trees inventoried, seven (7) are designated to be retained. Only one Oregon White Oak

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exists on the site, but has split and fallen since the arborist report was written and will be removed. Of the twenty-six (26) trees being removed, seventeen (17) are being removed due to the condition of the trees. Nine (9), including five (5) in good condition, are being removed due to construction. Staff has reviewed the site plan and has not identified any reasonable design alternatives to retain the "Good" trees being removed for construction. Notably, a 61-inch diameter Giant Sequoia (Tree 10478) in excellent health sits in the middle of a planned street that can't be realigned sufficiently to avoid the tree without significantly changing the layout of the development.

	General Condition Rating			
Treatment Recommendation	P	M	G	Total
Retain		2	5	7 (17.1%)
Remove	8	13	5	26 (63.4%)
Likely to be Removed			8	8 (19.5%)
Total	8 (19.5%)	15 (36.6%)	18 (43.9%)	41 (100%)

Final Development Plan for Parks and Open Space (DB14-0015)

Details have been provided for all the parks and open space matching the requirements of the Community Elements Book. Street trees, curb extensions, street lights, and mail kiosks are also shown conforming to the Community Elements Book.

SRIR Review (SI14-0003)

The SRIR Review for Open Space 2 approved with Phase 2 North is being updated to reflect the revised impacts as the final programming of the child play area and other amenities on the northern edge of Open Space 2 proposed with Phase 3 North.

DISCUSSION TOPICS:

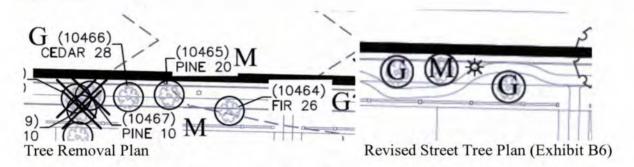
Preservation and Maintenance of Tree 10499 (27" Douglas-fir in Excellent Health)

A notable tree designated for retention is a 27-inch Douglas-fir (Tree 10499) in excellent health. In consideration of the health and value of the tree and its location Conditions of Approval PDF 4 and PDF 5 impose reasonable conditions to encourage proper long-term preservation and maintenance as well as clearly identify maintenance responsibility. Condition of Approval PDF 4 requires a tree preservation and maintenance easement and associated easement agreement allowing for inspection of the tree condition and assigning tree maintenance responsibility to the homeowners association as well as limiting plantings and irrigation that could damage the health of the tree. As a practical matter Condition of Approval PDF 5 requires an access easement to allow necessary access by the City and HOA for inspection and maintenance activities.

Sidewalk/Tree Conflicts along SW Tooze Road

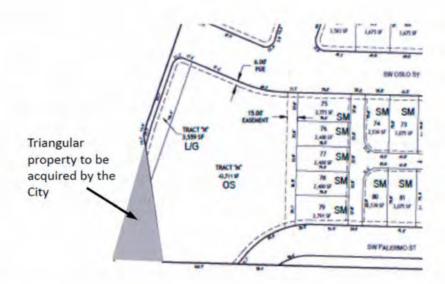
Three trees designated for retention along SW Tooze Road are shown in the vicinity of the

planned sidewalk. The trees are a 26-inch Douglas-fir, a 20-inch Ponderosa Pine, and a 28-inch Western Redcedar. Condition of Approval PDF 12 requires the sidewalk to meander to minimize placement within the root zone and when it is within the root zone requires a specific profile to protect roots. A public sidewalk easement may be required within the adjacent linear green to allow for the meandering. The revised street tree plan in Exhibit B6 shows how the meandering could look.



Triangular Piece of Property along SW Grahams Ferry Road

Tax Lot 31W15 01591, an approximate 7,150 square foot triangular piece of property on the southwest of the project along SW Grahams Ferry Road is shown as a "Future Phase." This piece of property was not included in the current requests due to inability to identify the property owner and secure their necessary consents and permissions. As explained by Steve Adams in Exhibit C6, the Development Agreement between Polygon NW and the City is anticipated to assign the responsibility to the City to acquire of this property for planned improvements. No homes or other buildings are anticipated to be constructed on the property. Improvements shown in the Master Plan and SAP documents, including Grahams Ferry Road, sidewalks, and fencing can be completed under the current zoning. Staff anticipates this piece of property will be coupled with future applications for SAP North phases east of Phase 3 North for annexation and any other necessary approvals.



Offsite Street Improvements

Condition of Approval PFD 33 requires construction of Paris Avenue/Ravenna Loop and Palermo Street in PDP 2 North prior to or concurrently with PDP 3 North to provide internal circulation within Villebois. However, a gap still remains between the terminus of Ravenna Loop in PDP 2 North and street connections in PDP 3 North. The City and Polygon are working on a development agreement that will enable construction of Paris Avenue/Ravenna Loop in the future phase to the east of PDP 3 North with Phase 3 North. The offsite Paris Avenue/Ravenna Loop improvements will include intersections with Palermo Street, Oslo Street, and an alley north of Oslo Street. The proposed offsite street improvements are on property currently owned by the City planned to be sold for development. The proposed area of the offsite improvement will be dedicated as right-of-way. Public utilities to serve Phase 3 North will also be located in the offsite improvement area.

While a majority of these offsite improvements are typical of what will is in the City right-of-way, a tract of land between the sidewalk and the front of Lots 30 through 32 would typically be a private linear green maintained by the homeowners association and include pathways to provide pedestrian connectivity to the front of the adjoining lots. Consistent with Condition of Approval PDG 8 and PDG 10, landscape and hardscape within the tract in front of Lots 30 through 32 will need to be completed prior to issuance of building permit plans for homes on the lots. While the tract will be in City right-of-way the Operations and Maintenance Agreement will require maintenance by the homeowners association similar to other linear green areas throughout Villebois.



Future Development Tracts/Lots Overlapping PDP Boundary

In this and previous applications PDP boundaries have been adjusted to reflect property ownership. In a number of cases this led to remnant areas between the PDP's developable with homes using land from multiple PDP's. The proposed tentative subdivision plat includes a future development tract north of and across the alley from Lots 26 and 27. This tract is anticipated to be combined with land from a future phase to create a buildable lot.



CONCLUSION AND CONDITIONS OF APPROVAL:

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. This Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board approve the proposed applications (DB14-0013, DB14-0011, DB14-0014, DB14-0016, DB14-00015, and SI14-0003) and recommend approval of the annexation and zone map amendment to City Council (DB14-0009 and DB14-0010) with the following conditions:

The Developer is working with the City to reach agreement on the apportionment of fair and equitable exactions for the subject applications through a Development Agreement. Such agreement is subject to approval by the City Council by resolution.

Planning Division Conditions:

REQUEST A: DB14-0009ANNEXATION

This action recommends Annexation to the City Council for the subject properties. The Zone Map Amendment (DB14-0010) and all approvals contingent on it are contingent on annexation. The SAP Amendment (DB14-0013) is also contingent upon annexation for those areas requested to be annexed.

REQUEST B: DB14-0010 ZONE MAP AMENDMENT

This action recommends adoption of the Zone Map Amendment to the City Council for the subject properties. This action is contingent upon annexation of the subject properties to the City of Wilsonville (DB14-0009). Case files DB14-0011, DB14-0014, DB14-0015, and DB14-0016 are contingent upon City Council's action on the Zone Map Amendment request.

REQUEST C: DB14-0013 SAP-NORTH AMENDMENT

- PDC 1. For the properties proposed to be annexed under Request A (DB14-0009) approval of DB14-0013, SAP North Amendment, is contingent upon annexation.
- PDC 2. For areas of SAP North designated as Future Phases this action reflects the plans for these areas adopted as part of the legislative Villebois Village Master Plan and does not constitute quasi-judicial land use action for these properties. It is understood the Specific Area Plan North will be amended or refined for these Future Phases concurrent with future annexation and quasi-judicial development applications.

REQUEST D: DB14-0011 SAP-NORTH PDP 3, PRELIMINARY DEVELOPMENT PLAN

- PDD 1. Approval of DB14-0011 SAP-North PDP 3, Preliminary Development Plan is contingent upon annexation of the subject properties to the City of Wilsonville (Case File DB14-0009) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB14-0010).
- PDD 2. Street lighting types and spacing shall be as shown in the Community Elements Book and as approved by the Engineering Division during the Public Works permitting process. See Finding D28.
- PDD 3. All park and open space improvements approved by the Development Review Board, including associated improvements in Open Space 2, shall be completed prior the issuance of the forty-second (42nd) house permit for PDP 3 North. If weather or other

- special circumstances prohibit completion, bonding for the improvements will be permitted. See Finding D55.
- PDD 4. The applicant/owner shall enter into an Operations and Maintenance Agreement for the subdivision that clearly identifies ownership and maintenance for parks, open space, and paths. Such agreement shall ensure maintenance in perpetuity and shall be recorded with the subdivision for 'Calais at Villebois.' Such agreement shall be reviewed and approved by the City Attorney prior to recordation. See also Finding G4.
- PDD 5. The applicant/owner shall install courtyard fencing in the front yard of no less than thirty percent (30%) of the houses, which is rounded down to twenty-five (25) of the eighty-four (84) houses. The applicant/owner is especially encouraged to place the courtyards in the front yard of homes facing the open space or linear greens and that do not have a porch as well as alley loaded homes. The design and placement of the required courtyard fencing shall be consistent with the Architectural Pattern Book and the architectural style of the house. The courtyard area enclosed by the fence shall not exceed a five (5) percent slope from front building line of the house to the point of the courtyard closest to the front lot line or between the points of the courtyard closest to opposite side lot lines. Where necessary, the applicant shall install dry stack rock or brick wall along the front or side of the lot to ensure a five (5) percent or less slope is maintained. See Finding D25.
- **PDD 6.** Where a building foundation is exposed in the public view shed more than would be typical on a level lot, the foundation shall have a brick or stone façade matching the design of the house.

REQUEST E DB14-0014 TENTATIVE SUBDIVISION PLAT

- PDE 1. Approval of DB14-0014 Tentative Subdivision Plat is contingent upon annexation of the subject properties to the City of Wilsonville (Case File DB14-0009) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB14-0010).
- PDE 2. Any necessary easements or dedications shall be identified on the Final Subdivision Plat.
- PDE 3. If one or more of the park/open space tracts are to be dedicated to the City or other public entity, this dedication(s) shall also be executed and recorded with the Final Plat.
- PDE 4. Alleyways shall remain in private ownership and be maintained by the Homeowner's Association established by the subdivision's CC&Rs. The CC&Rs shall be reviewed and approved by the City Attorney prior to recordation.
- PDE 5. The Final Subdivision Plat shall indicate dimensions of all lots, lot area, minimum lot size, easements, proposed lot and block numbers, parks/open space by name and/or type, and any other information that may be required as a result of the hearing process for PDP-3N or the Tentative Plat.
- PDE 6. A non-access reservation strip shall be applied on the final plat to those lots with access to a public street and an alley. All lots with access to a public street and an alley must take vehicular access from the alley to a garage or parking area. A plat note effectuating that same result can be used in the alternative. The applicant shall work with the County Surveyor and City Staff regarding appropriate language. See Finding E3.

- **PDE 7.** All reserve strips and street plugs shall be detailed on the Final Subdivision Plat. See Finding E3.
- **PDE 8.** All tracts shall, except those indicated for future home development, shall include a public access easement across their entirety.
- **PDE 9.** The applicant/owner shall submit subdivision bylaws, covenants, and agreements to the City Attorney prior to recordation. See Finding E6.

REQUEST F: DB14-0016 TYPE C TREE PLAN

- PDF 1. Approval of DB14-0016 Type C Tree Plan is contingent upon annexation of the subject properties to the City of Wilsonville (Case File DB14-0009) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB14-0010).
- PDF 2. The property owner/applicant or their successors in interest shall grant access to the property for authorized City representatives as needed to verify the tree related information provided, to observe tree related site conditions, and to verify, once a removal permit is granted, that the terms and conditions of the permit are followed.
- PDF 3. Pursuant to note 6 of Table V-1 in Section 4.125 WC Lot 13 can be exempt from the maximum front setback to enable tree preservation. If it is necessary to place foundations or other hardscape improvements within the root zone of preserved trees construction shall be coordinated with and follow recommendations of the project arborist to minimize impacts.
- PDF 4. In order to ensure proper preservation and clear responsibility for maintenance and due to its excellent condition, the applicant/owner shall grant a tree protection and maintenance easement to the City over the area of Lot 50 within the drip line of Tree 10499. The easement shall be shown on the Final Plat. The applicant/owner shall enter into an easement agreement regarding this tree preservation easement which, among other provisions typical of such agreements, shall include the following provisions:
 - City and HOA access to inspect health of trees and condition of area within
 easement and perform any necessary activity to preserve the tree and maintain
 appropriate landscaping within the easement area.
 - Limit landscaping within the tree protection easement to understory plantings compatible with Douglas-fir.
 - Require temporary and permanent drainage and irrigation be designed around easement area to optimize the amount of water in the root zone of the tree to support its health.
 - Establish that if the tree dies or structurally fails beyond preservation, that an additional Douglas-fir is planted in its place.
 - Establish HOA responsibility for tree maintenance within the easement area and replacement, if needed.

See Finding F3.

PDF 5. A five foot (5') access easement shall be provided along the south property line of Lot 50 to the tree preservation and maintenance easement required by Condition of Approval PDF 4. Such easement shall allow for access by the authorized representatives and contractors for the HOA or City to reach the tree preservation and maintenance easement area. Such easement shall be shown on the final plat with a

- plat note defining the scope of the easement. No other obstructions other than a fence with an unlocked gate shall be allowed within the easement area. See Finding F3.
- PDF 6. Trees planted as replacement of removed trees shall be, state Department of Agriculture Nursery Grade No. 1. or better, shall meet the requirements of the American Association of Nursery Men (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade, shall be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced. See Findings F21 and F22.
- **PDF 7.** Solvents, building material, construction equipment, soil, or irrigated landscaping, shall not be placed within the drip line of any preserved tree, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist. See Finding F24.
- **PDF 8.** Before and during development, land clearing, filling or any land alteration the applicant shall erect and maintain suitable tree protective barriers which shall include the following:
 - · 6' high fence set at tree drip lines.
 - Fence materials shall consist of 2 inch mesh chain links secured to a minimum of 1
 ½ inch diameter steel or aluminum line posts.
 - Posts shall be set to a depth of no less than 2 feet in native soil.
 - Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first.
 - Tree protection fences shall be maintained in a full upright position. See Findings F24.
- **PDF 9.** Fence posts placement within drip lines and root zones of preserved trees shall be hand dug and supervised by the project arborist. If roots are encountered alternative fence post placement is required as determined by the project arborist. See Finding F3.
- PDF 10. Utilities, including franchise utilities, public utilities, and private utilities and service lines shall be directionally bored as necessary to avoid the root zone of preserved trees. This includes trees designated "likely to be removed" unless the trees are authorized to be removed by the City through the process described in pages 3 to 4 of the Tree Maintenance and Protection Plan Memo in Section VIB) of the applicant's notebook, Exhibit B3. All work within the root zone of preserved trees shall be supervised by and follow the recommendation of the project arborist. See Finding F3.
- **PDF 11.** Of the trees indicated "Likely to be Removed" the following trees shall only be removed upon finding by Planning staff, based on the recommendation of the project arborist, that no practical design alternative exists that would enable their preservation:

Tree 10471 (32" Douglas-fir) or Tree 10474 (24" Ponderosa Pine)

Tree 10475 (28" Western Redcedar)

Tree 10480 (14" Red Maple)

Tree 10481 (24" Douglas-fir)

Tree 10482 (28" Douglas-fir)

Tree 10483 (22" Douglas-fir)

PDF 12. The sidewalk along SW Tooze Road shall meander as necessary to minimize placement within the root zone of Trees 10464, 10465, and 10466. Any sidewalk placed within the root zone of these trees shall follow Figure 1, Sample Surfacing Profile, on page 5 of the Tree Maintenance and Protection Plan Memo in Section VIB) of the applicant's notebook, Exhibit B3. All work for utilities, sidewalks, or other improvements within the root zones of these trees shall be supervised and follow the recommendations of the project arborist. See Finding F3.

REQUEST G: DB14-0015 FINAL DEVELOPMENT PLAN FOR PARKS AND OPEN SPACE

- PDG 1. Except for those improvements shown in OS-2 previously rezoned and annexed with PDP 2 North, approval of DB14-0015 Final Development Plan is contingent upon annexation of the subject properties to the City of Wilsonville (Case File DB14-0009) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB14-0010).
- PDG 2. All plant materials shall be installed consistent with current industry standards.
- PDG 3. All construction, site development, and landscaping of the parks shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor alterations may be approved by the Planning Division through the Class I Administrative Review process. See Finding G32.
- PDG 4. All retaining walls within the public view shed shall be a decorative stone or brick construction or veneer. Final color and material for the retaining walls shall be approved by the Planning Division through the Class I Administrative Review Process. See Finding G37.
- PDG 5. All hand rails within the parks and open space shall be of a design similar to the approved courtyard fencing shown in the Architectural Pattern Book. Final design of any hand rails in parks and open space shall be approved by the Planning Division through the Class I Administrative Review Process. See Finding G37.
- PDG 6. All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Development Review Board. See Finding G41 through G43.
- **PDG 7.** The applicant shall submit final parks, landscaping and irrigation plans to the City prior to construction of parks. The irrigation plan must be consistent with the requirements of Section 4.176(.07)C.
- PDG 8. Prior to occupancy of each house the Applicant/Owner shall install landscaping along the public view-sheds of each house, unless otherwise approved by the Community Development Director. Homeowners association shall contract with a professional landscape service to maintain the landscaping.
- **PDG 9.** No street trees shall be planted where there growth would interfere with preserved trees. Street trees shall be appropriately placed between curb cuts. See Finding G23.
- PDG 10. Street trees shall be planted as each house or park is built.
- **PDG 11.** Final construction plans for playground equipment and other elements shall demonstrate compliance with the requirements of the Community Elements Book which have not been verified for compliance at the current level of design. See Findings G9 and G17.
- PDG 12. Consistent with Parks and Open Spaces Policy 1 in the Villebois Village Master Plan

a large shade tree of 3"-5" caliper shall be planted in the pocket park as a focal point at the intersection of Grahams Ferry Road and Tooze Road.

REQUEST H: SI14-0003 SRIR REVIEW

NONE

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City's Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

REQUEST D: DB14-0011 SAP-NORTH PDP 3, PRELIMINARY DEVELOPMENT PLAN

PFD 1	All construction or improvements to public works facilities shall be in conform to the City of Wilsonville Public Works Standards.		
PFD 2	Applicant shall submit insurance requirements following amounts:		
	Coverage (Aggregate, accept where noted)	Limit	
	Commercial General Liability General Aggregate (per project)	\$ 2,000,000	
	Fire Damage (any one fire)	\$ 50,000	
	Medical Expense (any one person)	\$ 10,000	
	Business Automobile Liability Insurance	and the second s	
	Each Occurrence	\$ 1,000,000	
	Aggregate	\$ 2,000,000	
	Workers Compensation Insurance	\$ 500,000	
PFD 3	No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.		
PFD 4	All public utility/improvement plans submitted for review shall be based upon a 22"x		
	34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.		
PFD 5	Plans submitted for review shall meet the following general criteria:		

Development Review Board Panel 'A'Staff Report May 5, 2014 Polygon Homes-Villebois Phase 3 North Calais at Villebois Amended and Adopted May 12, 2014 Exhibit A1

- a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
- b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
- c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.
- All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
- e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
- f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
- g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
- h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
- i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
- j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
- k. All engineering plans shall be stamped by a Professional Engineer registered in the State of Oregon.
- **PFD 6** Submit plans in the following general format and order for all public works construction to be maintained by the City:
 - a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. General construction note sheet
 - d. Existing conditions plan.
 - e. Erosion control and tree protection plan.
 - f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - g. Grading plan, with 1-foot contours.
 - h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at

- crossings; vertical scale 1"= 5", horizontal scale 1"= 20" or 1"= 30".
- j. Street plans.
- k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
- Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
- m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
- n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
- o. Composite franchise utility plan.
- p. City of Wilsonville detail drawings.
- q. Illumination plan.
- r. Striping and signage plan.
- s. Landscape plan.
- PFD 7 Prior to manhole and sewer line testing, design engineer shall coordinate with the City and update the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to the updated numbering system. Design engineer shall also show the updated numbering system on As-Built drawings submitted to the City.
- PFD 8 The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
- PFD 9 Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
- PFD 10 To lessen the impact of the proposed project on the downstream storm drain system, and adjacent properties, project run-off from that portion of the site within the Mill Creek Basin shall be detained and limited to the difference between a developed 25-year storm and an undeveloped 25-year storm. The detention and outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
- PFD 11 A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City to address appropriate pipe and detention facility sizing.
- PFD 12 The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality

	system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
PFD 13	Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
PFD 14	Fire hydrants shall be located in compliance with TVF&R fire prevention ordinance and approval of TVF&R.
PFD 15	The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
PFD 16	All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
PFD 17	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
PFD 18	No surcharging of sanitary or storm water manholes is allowed.
PFD 19	The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
PFD 20	A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
PFD 21	The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
PFD 22	All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
PFD 23	Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
PFD 24	The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
PFD 25	Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street

	intersections and alley/street intersections.
PFD 26	Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
PFD 27	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
PFD 28	The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
PFD 29	All water lines that are to be temporary dead-end lines due to the phasing of construction shall have a valved tee with fire-hydrant assembly installed at the end of the line.
PFD 30	For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
	Mylar Record Drawings: At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.
	Comments:
PFD 32	Applicant shall enter into a Development Agreement with the City that clarifies the responsibilities and/or estimated costs for construction of Tooze Road, Grahams Ferry Road, Paris Avenue, Palermo Street (south of proposed subdivision), and water, sanitary and storm infrastructure to service this proposed subdivision.
PFD 33	To provide internal circulation within Villebois the Applicant shall complete the construction of both Palermo Street and Paris Avenue/Ravenna Loop in the adjacent Villebois SAP North PDP 2 subdivision either prior to, or concurrent with, construction of Villebois SAP North PDP 3.
PFD 34	At the request of Staff, DKS Associates completed a Transportation Review dated March 14, 2014. The project is hereby limited to no more than the following impacts.
	Estimated New PM Peak Hour Trips 85
	Estimated Weekday PM Peak Hour Trips 27 Through Wilsonville Road Interchange Area

PFD 35	Recent traffic analysis reports done for Villebois have indicates that the intersection of Grahams Ferry Road and Tooze Road would operate at LOS F with the build-out of this and other approved Villebois subdivisions. Improvements to this intersection are planned and funded by the City and construction work is anticipated to be	
	completed by spring 2016.	
PFD 36	Connections to the public right-of-way shall occur at Oslo Street and Grahams Ferry Road and via Palermo Street and Paris Street to streets previously approved with Villebois SAP North PDP 2.	
PFD 37	Alley Tract "H" stops short of the Oslo Street right-of-way; Applicant shall provide a hard surface pedestrian connection between this alley tract and the public sidewalk on north side of Oslo Street.	
PFD 38	All construction traffic shall access the site via Grahams Ferry Road.	
PFD 39	In the 2013 Transportation Systems Plan Tooze Road is identified as a Minor Arterial. Applicant shall dedicate sufficient right-of-way to accommodate Tooze Road as a Minor Arterial; this will require an additional 17.5 feet of right-of-way dedication to the City to accommodate a half-street width of 37.5-ft (total right-of-way width of 75 feet).	
PFD 40	In the 2013 Transportation Systems Plan Grahams Ferry Road is identified as a Minor Arterial. Applicant shall dedicate sufficient right-of-way to accommodate Grahams Ferry Road as a Minor Arterial; this will require an additional 7.5 feet of right-of-way dedication to the City to accommodate a half-street width of 37.5-ft (total right-of-way width of 77 feet).	
PFD 41	With the improvements to Grahams Ferry Road applicant shall cause to have all overhead utilities along the east side of the road installed underground along the entire property frontage and install a new underground to overhead transition pole at the southeast corner of the Tooze Road / Grahams Ferry Road intersection.	
PFD 42	On Grahams Ferry Road adjacent to the Villebois Village development the standard street light is a 35-ft black fiberglass direct bury pole (30-ft mounting height) with 6-ft black arm and black full-cutoff cobra head luminaire.	
PFD 43	All internal streets shall be lighted with approved Westbrooke style street lights per the Villebois street lighting master plan.	
PFD 44	On westbound Oslo Street at Grahams Ferry Road applicant shall provide a left-turn pocket to accommodate turn movements onto Grahams Ferry Road as recommended in the Villebois Urban Village SAP North Area 1B Transportation Study, completed by DKS, July 31, 2013.	
PFD 45	On Grahams Ferry Road, stormwater will be collected via curb inlets north of Oslo Street and via storm swales south of Oslo; however the Applicant shall be required to provide detention and water quality requirements for impervious surfaces created with the reconstruction of Grahams Ferry Road.	
PFD 46	The proposed subdivision lies within two storm drainage basins – Coffee Lake and Mill Creek. Those portions of the subdivision lying within the Coffee Lake basin are exempt from stormwater detention requirements as established per City Ordinance No. 608. Those portions of the subdivision lying within Mill Creek basin and improvements done with Grahams Ferry Road shall be required to conform to the storm detention requirements of PFD 10. No net interbasin transfer of stormwater is	

	allowed.			
PFD 47	The applicant shall provide 'stamped' engineering details with dimensions for intersection sight distance verification and AutoTURN layouts for all proposed intersections, including alley/street connections. Adequate clearance shall be provided at all intersections and alleyways. The sight distance point for exiting vehicles shall be located 14.4 feet from the edge of the traveled way.			
	At a minimum, the applicant shall provide 'stamped' engineering AutoTURN layouts for fire trucks and buses (WB-60) that show the overhang and/or mirrors of the vehicle as opposed to the wheel paths. Turning vehicles may use the width of the minor street to start the appropriate turn. The vehicle must however, stay within the appropriate receiving (inside) lane of the major street. Additionally, the turning vehicle must not intrude onto the wheel chair ramp on the inside of the turning movement.			
PFD 48	Alleys that are identified by Tualatin Valley Fire and Rescue (TVF&R) as possible routes for medical and/or fire emergencies shall meet TVF&R's design requirements			
PFD 49	At the time of plan submittal for a Public Works Permit, the applicant shall provide to the City a copy of correspondence showing that the plans have also been distributed to the franchise utilities. Prior to issuance of a Public Works Permit, the applicant shall have coordinated the proposed locations and associated infrastructure design for the franchise utilities. Should permanent/construction easements or right-of-way be required to construct the public improvements or to relocate a franchised utility, the applicant shall provide a copy of the recorded documents. Should the construction of public improvements impact existing utilities within the general area, the applicant shall obtain written approval from the appropriate utility prior to commencing any construction.			
PFD 50	Applicant shall provide sufficient mail box units for the proposed phasing plan; applicant shall construct mail kiosk at locations coordinated with City staff and the Wilsonville U.S. Postmaster. In previous discussions between City staff and the Wilsonville U.S. Postmaster mail kiosk locations were preferred to be located along Oslo Street.			
PFD 51	Rainwater management components will be allowed to be located in the public right-of-way, however such components shall be maintained by the Applicant, or subsequent HOA, and this shall be included in the Ownership and Maintenance agreement as required in PFD 27.			
PFD 52	Existing abandoned water, sanitary, or storm water lines shall either be completed removed, grouted in place, or abandoned per a City approved recommendation from Registered Geotechnical Engineer.			
PFD 53	SAP North PDP 3 consists of 84 lots. All construction work in association with the Public Works Permit and Project Corrections List shall be completed prior to the Cit Building Division issuing a certificate of occupancy, or a building permit for the bousing unit(s) in excess of 50% of total (43 rd lot).			
PFD 54	Auch of the site is located within a sanitary sewer reimbursement district adopted with Resolution No. 2350 and is subject to the requirements established by this esolution.			

REQUEST E DB14-0014 TENTATIVE SUBDIVISION PLAT

- **PFE 1.** Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
- PFE 2. Subdivision or Partition Plats:

Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.

PFE 3. Subdivision or Partition Plats:

All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.

PFE 4. Applicant shall provide a public sidewalk easement for those portions of the 10-ft sidewalk adjacent to Grahams Ferry Road that are not within the public right-of-way.

Natural Resources Division Conditions:

REQUEST D: DB14-0011 SAP-NORTH PDP 3, PRELIMINARY DEVELOPMENT PLAN & REQUEST G: DB14-0015 FINAL DEVELOPMENT PLAN FOR PARKS AND OPEN SPACE

Rainwater Management Plan:

- NRDG 1. The applicant shall submit a detailed operations and maintenance manual for the rainwater management components that has been reviewed and approved by city staff before 50% of the units are occupied in PDP 3, SAP North.
- **NRDG 2.** Pursuant to the City of Wilsonville Public Works Standards, access should be provided for the entire perimeter of the rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
- NRDG 3. All Rainwater Management Components and associated infrastructure located in public areas shall be designed to the Public Works Standards. Rainwater Management Components in private areas shall comply with the plumbing code.
- NRDG 4. Plantings in Rainwater Management Components located in public areas shall comply with the Public Works Standards. Plantings in Rainwater Management Components located in private areas shall comply with the Plant List in the Rainwater Management Program or Community Elements Plan.
- **NRDG 5.** The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.

Stormwater Management:

- **NRDG 6.** Provide profiles, plan views and specifications for the proposed water quality treatment facilities consistent with the requirements of the City of Wilsonville's Public Works Standards.
- NRDG 7. Pursuant to the Public Works Standards, the applicant shall submit a maintenance

- plan (including the City's stormwater maintenance covenant) for the proposed stormwater facilities, inclusive of the rainwater management components, prior to approval for occupancy of the associated development.
- **NRDG 8.** Pursuant to the City of Wilsonville's Public Works Standards, access shall be provided to all areas of the proposed water quality treatment facilities. At a minimum, at least one access shall be provided for maintenance and inspection.

Other:

NRDG 9. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g. DEQ NPDES #1200–C permit).

REQUEST H: SI14-0003 SRIR REVIEW

Significant Resource Overlay Zone:

- NRH 1. All landscaping, including herbicides used to eradicate invasive plant species and existing vegetation, in the SROZ shall be reviewed and approved by the Natural Resources Program Manager. Native plants are required for landscaping in the SROZ.
- NRH 2. Prior to any site grading or ground disturbance, the applicant is required to delineate the boundary of the SROZ. Six-foot (6') tall cyclone fences with metal posts pounded into the ground at 6'-8' centers shall be used to protect the significant natural resource area where development encroaches into the 25-foot Impact Area.
 - Protective fences shall be maintained in a full upright position.
- NRH 3. Pursuant to Section 4.139.04, the applicant shall demonstrate proposed exempt development (i.e., soft surface pedestrian trail and nature trail activity area) within the 25-foot Impact Area and the Significant Resource Overlay Zone has been designed to avoid, minimize and mitigate impact to the significant natural resources.
- **NRH 4.** Mitigation actions shall be implemented prior to or at the same time as the impact activity is conducted.
- NRH 5. Pursuant to Section 4.139.03 (.05) of the Wilsonville Code, the applicant is required to use habitat-friendly development practices (Table NR-2) to the extent practicable for any encroachment into the Significant Resource Overlay Zone and the 25-foot Impact Area.
- NRH 6. The Significant Resource Overlay Zone (SROZ) and mitigation area depicted on the SRIR mapping for the site shall be identified in a conservation easement. The applicant shall record the conservation easement with Clackamas Court Clerk's office. The conservation easement shall include language prohibiting any disturbance of natural vegetation without first obtaining approval from the City Planning Division and the Natural Resources Program Manager. The conservation easement shall be reviewed by the City Attorney prior to recording.

Building Division Conditions:

ALL REQUESTS

None

Tualatin Valley Fire & Rescue Conditions:

ALL REQUESTS

None

MASTER EXHIBIT LIST:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case Files DB14-0009 through DB14-0016.

- A1. Staff report and findings (this document)
- A2. Slides and notes for Staff's Public Hearing Presentation (available at Public Hearing)
- **B1.** Applicant's Notebook for SAP Amendment and SRIR Review: *Under separate cover* Section I: General Information
 - IA) Introductory Narrative
 - IB) Form/Ownership Documentation
 - IC) Copy of Certification of Assessment & Liens
 - ID) Fee Calculation
 - IE) Mailing List This information has been revised

Section II: SAP Amendment

- IIA) Supporting Compliance Report
- IIB) Reduced Drawings
- IIC) Utility & Drainage Report
- IID) Traffic Analysis
- IIE) Historic/Cultural Resource Inventory
- IIF) Significant Resource Impact Report Addendum
- IIG) Tree Report
- IIH) Architectural Pattern Book for SAP North-No Changes
- III) Community Elements Book for SPA North-No Changes
- IIJ) Master Signage and Wayfinding Plan for SAP North-No Changes
- IIK) Rainwater Management Book for SAP North-No Changes
- IIL) Compliance with SAP North Conditions of Approval
- **B2.** Applicant's SAP Large Format Plans (Smaller 11x17 plans included in Sections IIB of the applicant's notebook Exhibit B1.) *Under separate cover.*
 - Sheet 1 Cover Sheet
 - Sheet 2 Phasing Plan
 - **Sheet 3 Existing Conditions**
 - Sheet 4 Aerial Photograph
 - Sheet 5 Land Use Key
 - Sheet 6 Land Use Plan
 - Sheet 7 Circulation Plan
 - **Sheet 8 Street Sections**
 - Sheet 9 Park/Open Space/Pathways Plan
 - Sheet 10 SROZ Plan

Sheet 11 Street Tree Plan

Sheet 12 Tree Preservation Plan

Sheet 13 Grading Plan

Sheet 14 Utility Plan

- **B3.** Applicant's Notebook for PDP/Tentative Plat/Zone Change/Tree Removal Plan/Final Development Plan: *Under separate cover*
 - Section I: General Information
 - IA) Introductory Narrative
 - IB) Form/Ownership Documentation
 - IC) Fee Calculation
 - ID) Mailing List This information has been revised
 - Section II: Annexation
 - IIA) Supporting Compliance Report
 - IIB) Copy of Petition & Ownership/Elector Info
 - IIC) Legal Description & Sketch
 - Section III: Preliminary Development Plan
 - IIIA) Supporting Compliance Report
 - IIIB) Reduced Drawings
 - IIIC) Utility & Drainage Reports
 - IIID) Traffic Analysis
 - IIIE) Tree Report
 - IIIF) Conceptual House Elevations
 - IIIG) SRIR Addendum & Wetland Delineation Report
 - Section IV: Tentative Subdivision Plat
 - IVA) Supporting Compliance Report
 - IVB) Tentative Plat Revised: See Exhibit B6
 - IVC) Draft CC&R's
 - IVD) Copy of Certification of Assessments and Liens
 - IVE) Subdivision Name Approval
 - Section V: Zone Change
 - VA) Supporting Compliance Report
 - VB) Zone Change Map
 - VC) Legal Description & Sketch
 - Section VI: Tree Removal Plan
 - VIA) Supporting Compliance Report
 - VIB) Tree Report
 - VIC) Tree Preservation Plan
 - Section VII: Final Development Plan
 - VIIA) Supporting Compliance Report
 - VIIB) Reduced Plans
 - VIIC) Sample Elevations of Mailbox Kiosks
- **B4.** Applicant's Large Format Plans PDP/Tentative Plat/Tree Plan (Smaller 11x17 plans included in Sections IIIB and IVB of the applicant's notebook Exhibit B3.) *Under separate cover.*

Sheet 1 Cover Sheet

Sheet 2 Existing Conditions

Sheet 3 Aerial Photograph

Sheet 4 Preliminary Plat Revised. See Exhibit B6.

Sheet 5 Grading Plan

Sheet 6 Composite Utility Plan

Sheet 7 Circulation Plan

Sheet 8 Site/Land Use Plan

Sheet 9 Typical Lot Pattern

Sheet 10 Tree Preservation Plan

Sheet 11 Street Tree/Lighting Plan Revised. See Exhibit B6

Sheet 12 SROZ Plan

B5. Large Format Plans for Final Development Plan(Smaller 11x17 plans included in Section VIIB of the applicant's notebook, Exhibit B1.) *Under separate cover*.

Sheet 1 Cover Sheet

Sheet L1.0 Landscape Plan

Sheet L2.0 Landscape Plan

Sheet L3.0 Landscape Plan

Sheet L4.0 Landscape Plan

Sheet L5.0 Landscape Details & Specifications

B6. Revised Sheets Submitted April 29, 2014

Sheet 4 from Exhibit B4/Section IVB) of Exhibit B3 Preliminary/Tentative Plat Sheet 11 from Exhibit B4 Street Tree Plan

- **B7.** Email correspondence regarding SHPO (State Historic Preservation Office) findings on Foundation and Well found on site
- C1. Comments and Conditions from Engineering Division
- C2. Comments, Findings, and Conditions from Natural Resources
- C3. Comments and Conditions from TVF&R
- C4. Comments from Public Works
- C5. Comments from NW Natural
- C6. Email from Steve Adams concerning changes to Engineering Conditions of Approval and Tax Lot 31W15 01591
- D1. Email from Tanya Stricker dated April 25, 2014

FINDINGS OF FACT:

 The statutory 120-day time limit applies to this application. The application was received on January 31, 2014. On February 28, 2014, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on March 31, 2014, the Applicant submitted new materials. On April 22, 2014 the application was deemed complete. The City must render a final decision for the request, including any appeals, by August 20, 2014

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:	
North:	Clackamas County RRFF5	Tooze Road/ Rural Residential	
East:	Clackamas Coun RRFF5	Vacant	
South:	V	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 seg - 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

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.

CONCLUSIONARY FINDINGS:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

GENERAL INFORMATION

Section 4.008 Application Procedures-In General

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

Finding: These criteria are met.

Explanation of Finding: The application is being processed in accordance with the applicable general procedures of this Section.

Section 4.009 Who May Initiate Application

Review Criterion: "Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply."

Finding: This criterion is satisfied.

Explanation of Finding: The applications have been submitted on behalf of contract purchaser Polygon Homes, and is signed by the property owners, Wayne Rembold of Villebois LLC (TL's 1200 and 1205) and both Charles and Carolyn Taber (TL 1202).

Subsection 4.010 (.02) Pre-Application Conference

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Explanation of Finding: A pre-application conference was held on November 21, 2013 in accordance with this subsection.

Subsection 4.011 (.02) B. Lien Payment before Application Approval

Review Criterion: "City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application."

Finding: This criterion is satisfied.

Explanation of Finding: No applicable liens exist for the subject property. The application can thus move forward.

Subsection 4.035 (.04) A. General Site Development Permit Submission Requirements

Review Criteria: "An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code." Listed 1. through 6. j.

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Finding: These criteria are satisfied.

Explanation of Finding: The applicant has provided all of the applicable general submission requirements contained in this subsection.

Section 4.110 Zoning-Generally

Review Criteria: "The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192." "The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: This proposed development is in conformity with the Village zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

REQUEST A: DB14-0009ANNEXATION

The applicant's findings in Section IIA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Comprehensive Plan

Annexation and Boundary Changes

Implementation Measure 2.2.1.a.

A1. <u>Review Criteria</u>: "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: As further explained by the applicant on page 2 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) the required consistency is fulfilled by being consistent with the Villebois Village Master 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: As further explained by the applicant on page 3 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) the requirements are fulfilled by being consistent with the Villebois Village Master Plan or by compliance with state and regional policies as found elsewhere the findings supporting this request.

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 site has been included

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with a concurrent Preliminary Development Plan application for Phase 3 of SAP North. 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. The full text of the criteria is on pages 5-6 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: As further explained by the applicant on page 6 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) the request is within the UGB, contiguous with current City boundaries, and is in compliance with state, regional, and local policies as found elsewhere the findings supporting this request.

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. The full text of the criteria is on pages 7-10 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: As further explained by the applicant on pages 7-10 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) the request is within the UGB, meets the definition of a minor boundary change, satisfies the requirements for boundary change petitions, 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: As further explained by the applicant on pages 10-11of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) 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 owners of the land being annexed, and all property owners and 100% of electors within the annexed area have provided their consent in writing.

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. The full text of the criteria is on pages 11-12 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: As further explained by the applicant on pages 13 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3) 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 all property owners and 100% of electors within the annexed area have provided their consent in writing.

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: All property owners and 100% of electors within the annexed area have provided their consent in writing. However, a public hearing process is being followed as prescribed in the City's Development Code concurrent with a Zone Map Amendment request and other quasi-judicial land use applications.

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. The applicant has provided additional findings related to statewide planning goals on pages 13-14 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B3).

REQUEST B: DB14-0010 ZONE MAP AMENDMENT

The applicant's findings in Section IVA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Comprehensive Plan

Compact Urban Development-Implementation Measures

Implementation Measure 4.1.6.a

B1. 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." Finding: These criteria are satisfied.

Explanation of Finding: Development in this area is being guided by all the listed plans and codes.

Implementation Measure 4.1.6.b.

B2. Review Criteria: This implementation measure identifies the elements the Villebois Village Master Plan must contain.

Finding: These criteria are not applicable

Explanation of Finding: The concurrent proposal for a preliminary development plan implements the procedures as outlined by the Villebois Village Master Plan, as previously approved.

Implementation Measure 4.1.6.c.

B3. <u>Review Criterion</u>: "The "Village" Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation."

Finding: This criterion is satisfied.

<u>Explanation of Finding</u>: The Village Zone zoning district is being applied to an area designated as Residential-Village in the Comprehensive Plan.

Implementation Measure 4.1.6.d.

B4. Review Criterion: "The "Village" Zone District shall allow a wide range of uses that befit and support an "urban village," including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses."

Finding: This criterion is satisfied.

Explanation of Finding: The area covered by the proposed zone change is proposed for residential uses, and parks and open space as shown in the Villebois Village Master Plan.

Planning and Land Development Ordinance

Section 4.029 Zoning to be Consistent with Comprehensive Plan

B5. Review Criterion: "If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the Comprehensive Plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development."

Finding: This criterion is satisfied.

Explanation of Finding: The applicant is applying for a zone change concurrently with a Preliminary Development Plan, which is equivalent to a Stage II Final Plan for a planned development.

Subsection 4.110 (.01) Base Zones

B6. Review Criterion: This subsection identifies the base zones established for the City, including the Village Zone.

Finding: This criterion is satisfied.

Explanation of Finding: The requested zoning designation of Village "V" is among the base zones identified in this subsection.

Subsection 4.125 (.01) Village Zone Purpose

B7. Review Criteria: "The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The subject lands are designated Residential-Village on the Comprehensive Plan map and are within the Villebois Village Master Plan area and the zoning designation thus being applied is the Village "V".

Subsection 4.125 (.02) Village Zone Permitted Uses

B8. **Review Criteria:** This subsection lists the uses permitted in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed residential and park and open space uses are consistent with the Village Zone designation and Villebois Village Master Plan.

Subsection 4.125 (.18) B. 2. Zone Change Concurrent with PDP Approval

B9. Review Criterion: "... Application for a zone change shall be made concurrently with an application for PDP approval..."

Finding: This criterion is satisfied.

Explanation of Finding: A zone map amendment is being requested concurrently with a request for PDP approval. See Request D.

Subsection 4.197 (.02) Zone Change Review

Subsection 4.197 (.02) A. Zone Change Procedures

B10. Review Criteria: "That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125(.18)(B)(2), or, in the case of a Planned Development, Section 4.140;"

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: The request for a zone map amendment has been submitted as set forth in the applicable code sections.

Subsection 4.197 (.02) B. Zone Change: Conformance with Comprehensive Plan Map, etc.

B11. Review Criteria: "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;"

Finding: These criteria are satisfied.

Explanation of Finding: The proposed zone map amendment is consistent with the Comprehensive Map designation of Residential-Village and as shown in Findings B1 through B4 comply with applicable Comprehensive Plan text.

Subsection 4.197 (.02) C. Zone Change: Specific Findings Regarding Residential Designated Lands

B12. Review Criteria: "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 Measure 4.1.4.b, d, e, q, and x of Wilsonville's Comprehensive Plan text;"

Finding: These criteria are satisfied.

Explanation of Finding: Implementation Measure 4.1.6.c. states the "Village" Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation. Since the Village Zone must be applied to areas designated "Residential Village" on the Comprehensive Plan Map and is the only zone that may be applied to these areas, its application is consistent with the Comprehensive Plan.

Subsection 4.197 (.02) D. Zone Change: Public Facility Concurrency

B13. Review Criteria: "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."

Finding: These criteria are satisfied.

Explanation of Finding: The Preliminary Development Plan compliance report and the plan sheets demonstrate that the existing primary public facilities are available or can be provided in conjunction with the project. Section IIIC of the applicant's notebook, Exhibit B3, includes supporting utility and drainage reports. In addition, the applicant has provided

a Traffic Impact Analysis, which is in Section IIID of the applicant's notebook, Exhibit B3.

Subsection 4.197 (.02) E. Zone Change: Impact on SROZ Areas

B14. Review Criteria: "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 about 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;"

Finding: These criteria are satisfied.

Explanation of Finding: There is a small amount of SROZ on the southern edge of the property being rezoned. Request H is a Significant Resource Impact Report, which has found no significant adverse effect on the SROZ area.

Subsection 4.197 (.02) F. Zone Change: Development within 2 Years

B15. Review Criterion: "That the applicant is committed to a development schedule demonstrating that the development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change."

Finding: This criterion is satisfied.

Explanation of Finding: Related land use approvals for PDP 3 North expire after 2 years, so requesting the land use approvals assumes development would commence within two (2) years. However, in the scenario where the applicant or their successors due not commence development within two (2) years allowing related land use approvals to expire, the zone change shall remain in effect.

Subsection 4.197 (.02) G. Zone Change: Development Standards and Conditions of Approval

B16. Review Criteria: "That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached to insure that the project development substantially conforms to the applicable development standards."

Finding: These criteria are satisfied.

Explanation of Finding: As can be found in the findings for the accompanying requests, the applicable development standards will be met either as proposed or as a condition of approval.

REQUEST C: DB14-0013 SAP-NORTH AMENDMENT

The applicant's findings in Section IIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

Wilsonville Comprehensive Plan

Implementation Measure 4.1.6.a. Development in the "Residential-Village" Map Area

C1. 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."

Finding: These criteria are satisfied.

Explanation of Finding: As found in this report, development is being proposed consistent with the Villebois Village Master Plan and the "Village" Zone District. See Findings C3 through C69.

Implementation Measure 4.1.6.c. Application of the "Village" Zone District

C2. <u>Review Criteria</u>: "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 "Village" Zone is proposed to be applied. See Request B.

Villebois Village Master Plan

General- Land Use Plan

Goal: Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.

General-Land Use Plan Policy 1 Range of Choices

C3. **Review Criteria:** "The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the *Villebois Village Master Plan* area."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed SAP amendment continues the provision of a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois area. The proposed SAP amendment also facilitates mode choice in transportation with facilities for bicycles and pedestrians in addition to vehicles. Commercial areas continue to be concentrated around the Village Center.

General-Land Use Plan Policy 2 Compliance with Figure 1 - Land Use Plan

C4. Review Criteria: "Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on Figure 1 – Land Use Plan or as refined by Specific Area Plans."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed SAP Amendment further defines the residential uses in the subject area and other components are in the general configuration shown in the Master Plan. As can be seen on Sheet 6 Land Use Plan of the applicant's submitted plan set, Exhibit B2, the residential uses include large, standard, medium, and small detached single-family. They are arranged as a similar pattern as other areas in Villebois with large lots on the edges with a mix of lot sizes on the interior of the site. See Findings C119 through C124 regarding Master Plan land use mix and density refinements as part of the SAP Amendment request.

General-Land Use Plan Policy 3 Civic, Recreational, Educational, and Open Space Opportunities

C5. <u>Review Criteria</u>: "The Villebois Village shall provide civic, recreational, educational and open space opportunities."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed SAP Amendment shows recreational opportunities shown in the Master Plan for the subject area.

General-Land Use Plan Policy 4 Full Public Services

C6. <u>Review Criteria</u>: "The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit."

Finding: These criteria are satisfied.

Explanation of Finding: All the listed public services are proposed to be provided consistent with the Master Plan.

General-Land Use Plan Policy 5 Development Guided by Finance Plan and CIP

C7. Review Criteria: "Development of Villebois shall be guided by a Finance Plan and the City's Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City's concurrency requirements (see Implementation Measure 4, below)."

Finding: These criteria are satisfied.

Explanation of Finding: All city requirements for concurrency and Development Agreements remain in effect and will be applied, including concurrency requirements with the PDP approval. See Request D.

General-Land Use Plan Implementation Measure 1 Unique Planning and Regulatory Tools

C8. **Review Criteria:** "Allow for unique planning and regulatory tools that are needed to realize the *Villebois Village Master Plan*. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Books."

Finding: These criteria are satisfied.

Explanation of Finding: All the listed tools previously approved for SAP North are being utilized for the subject area.

General-Land Use Plan Implementation Measure 3 Master Plan Refinements

C9. Review Criteria: "Refinements to the Villebois Village Master Plan are anticipated as more detailed plans are developed for the Specific Area Plans. Specific Area Plans may propose refinements to the Villebois Village Master Plan without requiring an amendment to the Villebois Village Master Plan provided the refinement is not significant. Non-significant refinements shall be defined in the Village ("V") Zone text and may include, but are not limited to: minor alterations to street alignments or minor changes in area or uses. Disagreement about whether a refinement is significant shall be resolved by a process provided in the Village ("V") Zone text."

Finding: These criteria are satisfied.

Explanation of Finding: Refinements are proposed consistent with this allowance.

General-Land Use Plan Implementation Measure 4 Coordinating Finance Plan and Development Agreements

C10. **Review Criteria:** "The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate."

Finding: These criteria are satisfied.

Explanation of Finding: All city requirements for concurrency and Development Agreements remain in effect and will be applied, including concurrency requirements with the PDP approval. See Request D.

Residential Neighborhood Housing

Goal: The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

Residential Neighborhood Housing Policy 1 Variety of Housing Options

C11. <u>Review Criteria</u>: "Each of the Villebois Village's neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed mix of housing for the subject area is provided consistent with the Villebois Village Master Plan and allowed refinements.

Residential Neighborhood Housing Policy 2 Affordable Rental and Ownership Opportunities

C12. <u>Review Criteria</u>: "Affordable housing within Villebois shall include rental and home ownership opportunities."

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Explanation of Finding: Affordable rental and home ownership opportunities at the level shown in the adopted Master Plan remain.

Residential Neighborhood Housing Policy 3 Average Density Requirement

C13. Review Criteria: "The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: The proposed development helps maintain an overall average density in Villebois of more than 10 dwellings units per net residential acre with the type of residential development shown in Figure 1 of the Villebois Village Master Plan.

Residential Neighborhood Housing Policy 4 Minimum Total Dwelling Units

C14. **Review Criteria:** "The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the *Villebois Village Master Plan*."

Finding: These criteria are satisfied.

Explanation of Finding: This dwelling unit minimum for Villebois continues to be exceeded.

Residential Neighborhood Housing Policy 5 Mix of Housing Types in Neighborhoods

C15. Review Criteria: "The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable."

Finding: These criteria are satisfied.

Explanation of Finding: A variety of housing types are proposed in the subject area consistent with Figure 1 of the Villebois Village Master Plan and allowed refinements.

Residential Neighborhood Housing Policy 6 Community Housing Requirements

C16. Review Criteria: "The Villebois Village shall include community housing types consistent with Oregon Revised Statute 426.508(4), which requires that no more than 10 acres be retained from the sale of the former Dammasch State Hospital property for development of community housing for chronically mentally ill persons. The City of Wilsonville, the Oregon Department of Administrative Services, and the Mental Health and Developmental Disability Services Division shall jointly coordinate the identification of the acreage to be retained."

Finding: These criteria are satisfied.

Explanation of Finding: None of the designated 10 acres are within the subject area.

Residential Neighborhood Housing Policy 7 Governor's Quality Development Objectives and Governor's Livability Initiative

C17. Review Criteria: "The development standards and Specific Area Plans required by the Village zone shall be consistent with the Governor's Quality Development Objectives and the Governor's Livability Initiative."

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on page 6 of their supporting compliance report for amendment to Specific Area Plan-North (Section IIA of

Exhibit B1) the Specific Area Plan is consistent with the objectives and initiative referenced in this subsection.

Residential Neighborhood Housing Policy 8 Increasing Transportation Options

C18. Review Criteria: "Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed SAP amendment continues to show paths, bike facilities, block lengths, etc. consistent with the Master Plan to be pedestrian friendly and increase transportation options.

Residential Neighborhood Housing Policy 10 Incorporating Natural Features

C19. Review Criteria: "Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features."

Finding: These criteria are satisfied.

Explanation of Finding: Wetlands and forested areas are incorporated into the design of SAP North.

Residential Neighborhood Housing Implementation Measure 1 Compact, Pedestrian Oriented Character

C20. **Review Criteria:** "Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the Villebois Village Concept Plan and the contents of this Villebois Village Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: Development standards and a Pattern Book for SAP North have been adopted to ensure the required design and scale of dwellings.

Residential Neighborhood Housing Implementation Measure 2 Pattern Books

C21. Review Criteria: "Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams."

Finding: These criteria are satisfied.

Explanation of Finding: The Architectural Pattern Book for the entirety of SAP North has previously been approved.

Chapter 3 Parks & Open Space/Off-Street Trails & Pathways

Goal The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the larger regional park/open space system.

Parks and Open Spaces Policy 1 Incorporating Existing Trees, Planting Shade Trees

C22. Review Criteria: "Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: Existing trees have been inventoried for Phase 3 North, are being incorporated where feasible, and planted where appropriate. See Request F, Type C Tree Plan, and Request G, Final Development Plan for Parks and Open Space.

Parks and Open Spaces Policy 2 Interconnected Trail System

C23. Review Criteria: "An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading."

Finding: These criteria are satisfied.

Explanation of Finding: A trail system continues to be provided consistent with the Villebois Village Master Plan.

Parks and Open Spaces Policy 3 Variety of Facilities and Activities

C24. Review Criteria: "Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm."

Finding: These criteria are satisfied.

Explanation of Finding: SAP North provides a variety of age-oriented facilities, ranging from child play structures to more active, hard surface sport courts. Opportunities for quiet reflection and passive interaction are provided within the forested area of OS-2. SAP North provides numerous other age-oriented facilities, passive and active activities, and areas of calm, as depicted on the Parks/Open Space/Pathways Plan, Sheet 9 of Exhibit B2. This SAP Amendment adds both active and passive recreational opportunities within Phase 3. The pocket park in the northwest site corner will provide a child play structure, pedestrian/bicycle connection to the intersection of Grahams Ferry Road and Tooze Road, and a lawn area. Preservation of the treed wetland in the southwest site corner and the adjacent pedestrian connection will provide an opportunity for quiet reflection and passive recreational use. Therefore, the planned park and open space areas provide activities for a range of ages and activity levels.

Parks and Open Spaces Policy 4 Wildlife Habitat

C25. Review Criteria: "Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements."

Finding: These criteria are satisfied.

Explanation of Finding: SAP North encourages opportunities for wildlife habitat by minimizing impacts to natural resources and incorporating forested and wetland areas into the site design. Nature trails, benches, and nature trail activity areas within OS-2 will be established in ways that preserve opportunities for wildlife habitat. Additionally, with the proposed amendment, the existing treed wetland in the southwestern site corner of Phase 3

is retained in an open space tract. Landscaping and a bioretention cell are planned within this open space area to minimize wetland impacts.

Parks and Open Spaces Policy 5 Power of Ten

C26. <u>Review Criteria</u>: "Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten)."

Finding: These criteria are satisfied.

Explanation of Finding: SAP North includes a range of passive and active activities and facilities within gathering spaces of parks and open spaces, as depicted on the Parks/Open Space/Pathways Plan, Sheet 9 of Exhibit B2.

Improvements within Open Space 2 (OS-2) will occur in conjunction with PDP 3N. Note that previous development agreements identified the OS-2 improvements as an obligation of the subject property (PDP 3N). Improvements provided with PDP 3N include a creative child play area on the north side of OS-2, which includes nature play features. The creative child play area is located along a nature trail that is part of a larger nature trail system within OS-2. This nature trail system connects to residential areas along the north, south, and east sides of OS-2, to Regional Park 4 to the east, and to the Tonquin trail that continues to the south and northeast of OS-2.

Additionally, Phase 3 of SAP North includes a pocket park in the northwestern site corner, which provides an active child play structure, lawn area for active or passive use, and a minor pathway for pedestrians and bicycles. Fencing of a more transparent style will be provided along Grahams Ferry Road and Tooze Road in order to enhance the visibility of the park space and increase the perception of accessibility to and from the park with the intersection and residential neighborhood. Furthermore, a large shade tree within the pocket park will provide visual interest for the neighborhood and traveling public, a greater sense of green space, as well as protection from the sun. In addition, a sidewalk with combined pedestrian/bicycle access is provided along park frontage on Grahams Ferry Road and Tooze Road, which will encourage pedestrian and bicycle activity to and through the pocket park.

Finally, Phase 3 includes an open space tract in the southwestern site corner that preserves a treed wetland. A pedestrian/bicycle connection is provided from SW Oslo Street to SW Palermo Street adjacent to the wetland, allowing for passive recreational use of the open space. Furthermore, adjacent residential lots will front onto the open space area, which creates the potential for residents to congregate in front yards and encourages social space next to the path and wetland.

Parks and Open Spaces Policy 6 Compliance with SROZ Regulations

C27. Review Criteria: "Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations."

Finding: These criteria are satisfied.

Explanation of Finding: SROZ regulations are being reviewed, see Request H.

Parks and Open Spaces Policy 9 Parks Flexibility Over Time

C28. Review Criteria: "Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs."

Finding: These criteria are satisfied.

Explanation of Finding: No park programming is such as to preclude future flexibility.

Parks and Open Spaces Policy 11 Parking along Park Frontages

C29. Review Criteria: "On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area."

Finding: These criteria are satisfied.

Explanation of Finding: On-street parking along parks is not proposed, consistent with this Policy.

Parks and Open Spaces Implementation Measure 1 Compliance with Parks Figures

C30. Review Criteria: "Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F)."

Finding: These criteria are satisfied.

Explanation of Finding: As shown on Sheet 9, Parks/Open Space/Pathways Plan, of the applicant's SAP Plan Set, Exhibit B2, Parks in SAP North continue to be shown consistent with the Master Plan or as refined through subsequent applications.

Parks and Open Spaces Implementation Measure 3 Native Vegetation, Landforms, and Hydrology

C31. Review Criteria: "Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible."

Finding: These criteria are satisfied.

Explanation of Finding: As shown on the Park/Trail/Open Space Plan, Sheet 9 of Exhibit B2 parks and open space areas including the wetland in open space at the southwest corner of Phase 3 North.

Parks and Open Spaces Implementation Measure 4 Community Elements Book

C32. Review Criteria: "Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a proposed plant list. The Community Elements Book also includes specifications for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book."

Finding: These criteria are satisfied.

Explanation of Finding: A Community Elements Book has previously been adopted for the entirety of SAP North.

Parks and Open Spaces Implementation Measure 5 Artwork is Encouraged

C33. Review Criteria: "Artwork is encouraged to be incorporated into parks."

Finding: These criteria are satisfied.

Explanation of Finding: Space has been reserved for placement of artwork in parks closer to the Village Center and within neighborhood and community gathering spaces. While no park artwork is currently proposed in SAP North the design of parks would allow appropriate artwork if desired in the future.

Parks and Open Spaces Implementation Measure 7 Year Round Recreation

C34. Review Criteria: "The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities."

Finding: These criteria are satisfied.

Explanation of Finding: Specific Area Plan North includes a variety of year-round recreation and open space opportunities, including multi-use trails, hard surface sports areas, and play and park structures. The Park/Open Space/Pathways Plan, Sheet 9 of Exhibit B2, illustrates how Phase 3 will contribute additional parks and open space areas that contribute to the ability to recreate year round. Through the preservation of existing trees within parks and open space areas, shade from the sun and rain is provided adjacent to the retained wetland and within OS-2.

Parks and Open Spaces Implementation Measure 9 Tree Retention

C35. Review Criteria: "The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the "Important" and "Good" tree rating categories, which are defined in the Community Elements Books. Trees rated "Moderate" shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention."

Finding: These criteria are satisfied.

Explanation of Finding: Tree retention is being reviewed in concert with other design alternatives. See Request F for additional review of tree retention and removal.

Parks and Open Spaces Implementation Measure 10 Tree Preservation and Planting Plans

C36. Review Criteria: "Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: Tree Preservation and Planting Plans are being reviewed concurrently with PDP 3 North. See Request F. PDP's for future phases of SAP North will similarly require concurrent review of Tree Preservation and Planting Plans

Parks and Open Spaces Implementation Measure 11 Cultural and Historic Resources

C37. Review Criteria: "Provide for review of cultural and historic resources on portions of Villebois that are to be annexed into the City of Wilsonville with the Specific Area Plan."

Finding: These criteria are satisfied.

Explanation of Finding: A cultural resources inventory has been completed and is available in Exhibit B1, notebook, Section IIE. No resources have been identified for preservation. See also Finding C134 and Exhibit B7.

Parks and Open Spaces Implementation Measure 13 SROZ Compliance

C38. Review Criteria: "The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code."

Finding: These criteria are satisfied.

Explanation of Finding: Request H reviews compliance with the SROZ regulations.

Parks and Open Spaces Implementation Measure 14 Park Lighting

C39. Review Criteria: "A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F)."

Finding: These criteria are satisfied.

Explanation of Finding: The conceptual plan for lighting of park spaces addresses major parks and open spaces within SAP North, such as the Tonquin Trail and the Neighborhood Commons. Phase 3 does not include a Neighborhood Commons or the Tonquin Trail. Appendix H does not require lighting in SAP North Phase 3 open space or park areas.

Parks and Open Spaces Implementation Measure 15 Variety of Child Play Areas

C40. <u>Review Criteria</u>: "Each child play area shall include uses suitable for a range of age groups." Finding: These criteria are satisfied.

Explanation of Finding: The Park/Open Space/Pathways Plan, Sheet 9 of Exhibit B2, illustrates the child play areas approved with Phase 1 and Phase 2 and proposed for Phase 3. Phase 3 provides a pocket park, including a play structure and lawn area. Additionally, the child play area within OS-2 to be developed with Phase 3 is designed for both younger and older children.

Parks and Open Spaces Implementation Measure 18 Completion of Parks and Home Occupancy

C41. Review Criteria: "The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted."

Finding: These criteria are satisfied.

Explanation of Finding: A Condition of Approval PDD 3 under the Request D, Preliminary Development Plan, ensures compliance with this implementation measure.

Parks and Open Spaces Implementation Measure 20 ADA Park Access

C42. Review Criteria: "The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users."

Finding: These criteria are satisfied.

Explanation of Finding: The parks and open space areas and on-street parking within Phase 1 and Phase 2 have been approved. Parks and open spaces within Phase 3, including a pocket park and open space area, are anticipated to serve the immediate neighborhood and adjacent neighbors. The proposed park/open space uses within Phase 3 are not anticipated to require parking, as most users are anticipated to access these areas by walking or biking. Future Phases will be required to submit additional information regarding parks and open spaces and proposed parking through a SAP Amendment or Refinement.

Sanitary Sewer Goal, Policy, and Implementation Measures

C43. Review Criteria: "Goal: The Villebois Village shall include adequate sanitary sewer service.

Policy

1. The sanitary sewer system for Villebois Village shall meet the necessary requirements for the City of Wilsonville Wastewater Master Plan.

Various project specific implementation measures

Finding: These criteria are satisfied.

Explanation of Finding: The Utility Plan, Sheet 14 of Exhibit B2, shows the approved sanitary system within Phase 1 and Phase 2, and the proposed sanitary system within Phase 3. The sanitary system within Phase 3 of SAP North will comply with Policies 1 through 7 of the City of Wilsonville Wastewater Master Plan, as demonstrated by the Utility Plan and the attached Utility & Drainage Report, applicant's notebook, Exhibit B1, Section IIC. No refinements to sanitary sewer are proposed.

Water System Goal, Policy, and Implementation Measures

C44. Review Criteria:

"Goal

The Villebois Village shall include adequate water service.

Policy

The water system for Villebois Village shall meet the necessary requirements of the City of Wilsonville Water System Master Plan.

Development Review Board Panel 'A'Staff Report May 5, 2014 Polygon Homes-Villebois Phase 3 North Calais at Villebois Amended and Adopted May 12, 2014 Implementation Measures

- 1. Implement the following list of Water System Master Plan policies and projects with development of Villebois Village:
 - · Policies: 1-7
 - · Projects:
 - 1) 18-inch main in Barber Street from Kinsman Road to Brown Road
 - 2) 48-inch main in Kinsman Road from Barber Street to Boeckman Road
 - 3) 24-inch main in Boeckman Road from Kinsman Road to Villebois Drive
 - 4) 18-inch main in Villebois Drive from Boeckman Road to Barber Street
 - 5) 18-inch main in Barber Street from Brown Road to Grahams Ferry Road
 - 6) 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road.
 - 7) 12-inch main in Grahams Ferry Road from the Future Study Area to Barber Street
 - 8) 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road
 - 12-inch main in extension of Villebois Drive from Barber Street to the Future Study Area
 - 10) 12-inch main connections from Barber Street to Evergreen Road
- 2. Incorporate the construction of the above referenced projects into the Finance Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The Utility Plan, Sheet 14 of Exhibit B2, shows the water system for SAP North, reflecting Phase 1 and Phase 2 approvals, and the proposed water system for Phase 3. The proposed water system will comply with Policies 1 through 7 of the Water System Master Plan. The 18-inch main in Grahams Ferry Road from Barber Street Road to Tooze Road has been constructed. Additionally, the City has already installed the 18-inch main from Barber Street from Brown Road to Grahams Ferry.

Storm Water Goal

The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.

Storm Water Policy 1 Meeting Stormwater Master Plan and Public Works Standards

C45. Review Criteria: "The onsite storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards." Finding: These criteria are satisfied.

Explanation of Finding: The Utility Plan, Sheet 14 of Exhibit B2, shows the stormwater system for SAP North, reflecting Phase 1 and Phase 2 approvals, and the proposed stormwater system for Phase 3. A supporting Utility and Drainage Report is included in Notebook (Exhibit B1) Section IIC, which demonstrates that the stormwater system will meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.

Storm Water Policy 2 and 3 Minimizing Development "Footprint" on Hydrological Cycle, Rainwater Management

C46. Review Criteria: "Villebois Village shall strive to minimize the development "footprint" on the hydrological cycle through the combination of stormwater management and rainwater management."

"Villebois Village shall integrate rainwater management systems into parks and open space areas."

Finding: These criteria are satisfied.

Explanation of Finding: Rainwater Management Systems are integrated into parks and open space areas as shown on the Park/Open Space/Pathways Plan, Sheet 9 of Exhibit B2. A copy of the approved Rainwater Management Program for SAP North is provided in Notebook (Exhibit B1) Section IIK. A minor refinement is proposed to on-site water quality/stormwater/rainwater facilities within Phase 3 along Grahams Ferry Road and Tooze Road. See Findings C113 through C118.

Storm Water Implementation Measure 11 Stormwater Facility Maintenance

C47. Review Criteria: "Pursuant to the City's Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including detention/retention facilities, will be planned as part of the Specific Area Plans for the Villebois Village."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: Ownership and maintenance of stormwater conveyance facilities in SAP North Phase 3 and other future phases will be addressed through the future Ownership & Maintenance Agreement to be prepared with Final Plat Review.

Circulation System Goal

The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

Circulation System Policy 1 Encourage Alternative Modes, Accommodate All Modes

C48. Review Criteria: "The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians."

Finding: These criteria are satisfied.

Explanation of Finding: Transportation facilities including streets, sidewalks, and trails are proposed consistent with the Master Plan accommodating different travel modes.

Circulation System Implementation Measure 5 Curb Extensions

- C49. **Review Criteria:** "Curb extensions may be utilized within the Villebois Village area under the following basic principles for their placement and design:
 - A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all
 Residential street intersections, even where curb extensions are located. In the Village
 Center (inside the Village Loop), the minimum curb-to-curb public street width should be 22
 feet, in order to accommodate delivery and garbage truck movements.
 - Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks

- shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans."

Finding: These criteria are satisfied.

Explanation of Finding: The Circulation Plan, Sheet 7 of Exhibit B2, includes the approved placement of curb extensions within Phase 1 and Phase 2 and the proposed placement of curb extensions within Phase 3. The placement of the curb extensions within Phase 3 is consistent with the Curb Extension Concept Plan in the SAP North Community Elements Book

Circulation System Implementation Measure 6 Alignment Compliant with SROZ

C50. <u>Review Criteria</u>: "Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans."

Finding: These criteria are satisfied.

Explanation of Finding: SROZ compliance is reviewed in Request H.

Circulation System Implementation Measure 7 Connectivity Between Street Termination Points and Adjacent Trails/Pathways

C51. Review Criteria: "Pedestrian and bicycle connectivity shall be provided between public and private street termination points and adjacent trails/pathways at the discretion of the City Engineer."

Finding: These criteria are satisfied.

Explanation of Finding: The Circulation Plan and the Street Sections, Sheets 7 and 8 of Exhibit B2, illustrate the street system within SAP North, including shared roadways for bicyclists and sidewalks. The Park/Open Space/Pathways Plan, Sheet 9 of Exhibit B2, shows pedestrian/bicycle connections to adjacent streets or parks and open spaces throughout SAP North. Amendments to add specific information for Phase 3 continue this approach.

Statewide Planning Goals

Goal 1 Citizen Involvement

C52. **Review Criterion:** "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."

Finding: This criterion is satisfied.

Explanation of Finding: The adoption process for the proposed SAP amendment includes duly noticed public hearings before the Development Review Board. The current process was preceded by a Master Plan adoption and SAP North review processes found compliant with Goal 1.

Goal 2 Land Use Planning

C53. **Review Criterion:** "To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions."

Finding: This criterion is satisfied.

Explanation of Finding: The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The Villebois Village Master Plan was adopted consistent with the planning policies in the Comprehensive Plan. The Villebois Village Master Plan was found to be consistent with Goal 2 because it creates a more specific plan for a portion of the City that provides additional guidance for future regulations. The proposed SAP amendment does not alter these circumstances. No additional needed connections beyond what is proposed by the applicant in Phase 3 North have been identified.

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces

C54. Review Criterion: "To protect natural resources and conserve scenic and historic areas and open spaces."

Finding: This criterion is satisfied.

Explanation of Finding: The proposed SAP amendment complies with local and regional policies and requirements to implement this goal.

Goal 6 Air, Water and Land Resource Quality

C55. Review Criteria: "To maintain and improve the quality of the air, water and land resources of the state."

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan is consistent with the air, water and land resources policies of the Comprehensive Plan. The Villebois Village Master Plan protects water and land resources by providing protection for natural resource areas and limiting development to areas that have less impact on natural resources. The Master Plan does not propose any residential structures within the 100-year floodplain. The Plan also calls for measures to use environmentally sensitive techniques for storm drainage. The Plan provides for a mixed-use, compact, interconnected Village that will provide transportation benefits by reducing the need for lengthy vehicle trips and increase the opportunity for bicycle and pedestrian transportation. The proposed SAP amendment does not alter these conditions as it remains consistent with the Master Plan in this regard.

Goal 7 Areas Prone to Natural Disasters and Hazards

C56. Review Criteria: "To protect life and property from natural disasters and hazards."

Finding: These criteria are satisfied.

Explanation of Finding: No areas prone to floods, erosion, landslides, wildfire, etc. have been identified in SAP North.

Goal 8 Recreational Needs

C57. Review Criteria: "To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts."

Finding: These criteria are satisfied.

Explanation of Finding: Recreational amenities are shown throughout SAP North, including Phase 3. The amenities include a variety of play areas, trails, and gathering spots. In addition, connections are provided to the regional Ice Age Tonquin Trail.

Goal 10 Housing

C58. Review Criteria: "To provide for the housing needs of citizens of the state."

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan complies with local and regional policies and requirements to implement this goal. The housing density and number goals for Villebois continue to be met with the number units and type of housing proposed for SAP North, including Phase 3.

Goal 11 Public Facilities and Services

C59. <u>Review Criteria</u>: "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development." Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan is consistent with the applicable provisions of the City's various utility plans (see Chapter 4 – Utilities of the Master Plan). It proposes to coordinate future development with the provision of the public facility infrastructure in the area (Figure 6 – Conceptual Composite Utilities Plan). The proposed SAP amendment does not change the planned utilities as shown in the Master Plan.

Goal 12 Transportation

C60. Review Criteria: "To provide and encourage a safe, convenient and economic transportation system."

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan provides plans (Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System) for a transportation system that is integrated with the transportation system existing and proposed for the City and surrounding areas of Clackamas County. Street sections (Figures 9A and 9B – Street and Trail Sections) are designed to slow traffic, encourage walking and bicycling, and create a pleasant environment. The proposed SAP amendment remains consistent with the transportation components of the Villebois Village Master Plan, and thus this goal.

Goal 13 Energy Conservation

C61. Review Criteria: "Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

Finding: These criteria are satisfied.

Explanation of Finding: The Comprehensive Plan has been acknowledged to be consistent with Goal 13, and the Villebois Village Master Plan is consistent with Comprehensive Plan energy conservation policies. The Villebois Village Master Plan provides for a compact mixed-use development that will conserve energy by reducing the amount of and length of vehicle trips by making bicycle and pedestrian transportation viable alternatives for many trips. The proposed SAP amendment remains consistent with the Villebois Village Master Plan in this regard, and thus Goal 13.

Goal 14 Urbanization

C62. Review Criteria: "To provide for an orderly and efficient transition from rural to urban land use."

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan is consistent with Comprehensive Plan urbanization policies and the Residential – Village Land Use designation. The proposed SAP amendment for SAP North continues to comply with and further the intent of Goal 14 by providing a coordinated plan for urbanization of the Master Plan area that coordinates development of the area with development of public facilities, including the transportation system, and protects natural resources. The SAP amendment continues to provide more detailed plans for the urbanization of an area already determined to be within the City's urban growth boundary.

Village Zone

Subsection 4.125 (.01) Purpose

The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.

Subsection 4.125 (.02) Permitted Uses in Village Zone

C63. <u>Review Criteria</u>: This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

Finding: These criteria are satisfied.

Explanation of Finding: The uses proposed includes single-family homes, parks and playgrounds, and open space which are permitted in the Village Zone.

Subsection 4.125 (.05) Development Standards Applying to All Development in the Village Zone

"All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:"

Subsection 4.125 (.05) A. 1.-2 Block, Alley, Pedestrian and Bicycle Standards: Maximum Block Perimeter and Spacing Between Streets for Local Access

C64. Review Criteria: "Maximums Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard."

"If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard."

Finding: These criteria are satisfied.

Explanation of Finding: Circulation patterns within Phase 1 and Phase 2, and within a portion of Future Phases, are shown on the SAP Drawings, Exhibit B2. Phase 1 has been constructed and Phase 2 is in construction. Additional information for Future Phases will be required through a SAP Amendment.

Circulation patterns within Phase 3 of SAP North are dictated by the 600-foot access spacing standard on SW Grahams Ferry Road, located along the western site boundary, and SW Tooze Road, located along the northern site boundary (City of Wilsonville Transportation System Plan requirement for a minor arterial). The presence of SROZ along the southern property line and development patterns within PDP 2N to the south also influence circulation patterns within SAP North Phase 3. Blocks within the proposed PDP plan meet the maximum 1,800-foot block perimeter, except as follows.

- The block bounded by SW Oslo Street, SW Belfast Lane, SW Barcelona Street, the eastern site boundary, Tooze Road, and SW Grahams Ferry Road can only be developed to the eastern property line. In addition, circulation within these streets along the western and north portions of the site is dictated by the 600 foot access spacing standard for minor arterials, which applies to both Grahams Ferry Road and Tooze Road. A pedestrian/bicycle connection to Tooze Road is provided between Lots 14 and 15 and to the intersection of Grahams Ferry Road and Tooze Road between Lots 8 and 9 within the pocket park.
- The block bounded by Palermo Street, SW Rome Avenue, SW Oslo Street, and the western site boundary can only be developed to the western and southern property lines. The alignment of SW Palermo Street is limited by the presence of upland forest preserve in the southwestern corner of the site and along the southern portion of the site, and by the existing portion of SW Palermo Street within Phase 2. In addition, circulation within these streets along the western portion of the site is dictated by the 600 foot Grahams Ferry Road

spacing standard. A pedestrian/bicycle connection is provided along the eastern edge of the open space tract (adjacent to the retained wetland).

• The block bounded by SW Barcelona Street, SW Iceland Lane, and SW Oslo Street, and the block bounded by SW Oslo Street, SW Rome Avenue, and SW Palermo Street, can only be developed to the eastern property line. The extension of SW Barcelona Street and SW Oslo Street and construction of SW Ravenna Loop/Paris Avenue is anticipated to occur with future development of parcels to the east. Compliance with the block perimeter and street spacing standards will be addressed at such a time as these streets are extended. Other blocks within Phase 3 not mentioned above meet the maximum 1,800 foot block perimeter and maximum 530 street spacing requirements.

Subsection 4.125 (.05) A. 3. Block, Alley, Pedestrian and Bicycle Standards: Intervening Pedestrian and Bicycle Access

C65. Review Criteria: "If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard."

Finding: These criteria are satisfied.

Explanation of Finding: No SROZ area, existing buildings, or topographic variations prevent the spacing standard from being met.

Subsection 4.125 (.05) B. Access

C66. Review Criterion: "All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer."

Finding: This criterion is satisfied.

Explanation of Finding: The design of the subdivision shown in the SAP allows this criterion to be met during the review of the subdivision plat.

Subsection 4.125 (.05) D. Fences

C67. <u>Review Criterion</u>: This subsection establishes provisions for fences in the Village Zone, including being consistent with the Master Fencing Program and the Architectural Pattern Book.

Finding: This criterion is satisfied.

Explanation of Finding: A Master Fencing Plan for the SAP has previously been approved.

Subsection 4.125 (.08) Parks & Open Space

C68. Review Criteria: This subsection prescribes the open space requirement for development in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: Figure 5 – Parks & Open Space Plan of the Villebois Village Master Plan indicates that approximately 33% of Villebois is in Parks and Open Space. This SAP amendment continue to meet the open space requirements for Villebois.

Development Review Board Panel 'A'Staff Report May 5, 2014 Polygon Homes-Villebois Phase 3 North Calais at Villebois Amended and Adopted May 12, 2014 Exhibit A1

Subsection 4.125 (.09) Street Alignment and Access Improvements

Subsection 4.125 (.09) A. 1. a. Street Alignment and Access Improvements Conformity with Master Plan, etc.

C69. Review Criterion: "All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan . . ."

Finding: This criterion will be satisfied.

Explanation of Finding: The street alignments are generally consistent with those shown in the Villebois Village Master Plan. Some minor refinements are proposed. See Findings C101 through C106.

Subsection 4.125 (.09) A. 1. a. i. Street Improvement: Conformity with Public Works Standards and Continuation of Streets

C70. <u>Review Criteria</u>: "All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed street network will enable conformance with the Public Work Standards. The street system is designed to provide for the continuation of streets within Villebois and to adjoining properties or subdivisions according to the Master Plan.

Subsection 4.125 (.09) A. 1. a. ii. Streets Developed According to Master Plan

C71. Review Criterion: "All streets shall be developed according to the Master Plan."

Finding: This criterion is satisfied.

Explanation of Finding: All streets are proposed to be developed with cross sections shown in the Master Plan.

Subsection 4.125 (.09) A. 2. a. & b. Intersections of Streets: Angles and Intersections

C72. Review Criteria:

- "Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District."

Finding: These criteria are satisfied.

Explanation of Finding: The applicant's drawings in Exhibit B2 show all proposed streets are developed consistent with these standards.

Subsection 4.15 (.09) A. 2. c. Intersection of Streets: Offsets

C73. **Review Criterion:** "Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:

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- 1000 ft. for major arterials
- 600 ft. for minor arterials
- 100 ft. for major collector
- 50 ft. for minor collector"

Finding: These criteria are satisfied.

Explanation of Finding: No intersections violating the defined offsets are proposed.

Subsection 4.125 (.09) A. 2. d. Curb Extensions

- C74. **Review Criteria:** "Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:
 - Not obstruct bicycle lanes on collector streets.
 - Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District."

Finding: These criteria are satisfied.

Explanation of Finding: Proposed curb extensions are shown on the Circulation Plan (Sheet 7 of Exhibit B2), none of which are located on collector streets. The submitted drawings illustrate that all street intersections will have a minimum 20 foot wide clear distance between curb extensions.

Subsection 4.125 (.09) A. 3. Street Grades

C75. Review Criteria: "Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards."

Finding: These criteria are satisfied.

Explanation of Finding: No street grades approaching these maximums are proposed.

Subsection 4.125 (.09) A. 4. Centerline Radius Street Curves

- C76. **Review Criterion:** "The minimum centerline radius street curves shall be as follows:
 - Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
 - Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
 - · Local streets: 75 feet"

Finding: These criteria are satisfied.

Explanation of Finding: The submitted plan sheets, see Exhibit B2, show all street curves meet these standards.

Subsection 4.125 (.09) A. 5. Rights-of-way

C77. **Review Criteria:** Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for rights-of-way as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: Proposed rights-of-way are shown on the applicant's plan sheets, Exhibit B2. Rights-of-way will also be reviewed as part of the Preliminary Development Plan and Tentative Plat to ensure compliance. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

Subsection 4.125 (.09) A. 6. Access Drives

C78. Review Criteria: Access drives are required to be 16 feet for two-way traffic. Otherwise, pursuant to subsection (.09) A. above, the provisions of 4.177 apply for access drives as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states in the narrative in Exhibit B1, "Access drives (alleys) will be paved at least 16-feet in width within a 20-foot tract, as shown on the Circulation Plan. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions."

Subsection 4.125 (.09) A. 7. Clear Vision Areas

C79. **Review Criteria:** Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for clear vision areas as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that clear vision areas will be provided and maintained in compliance with the Section 4.177.

Subsection 4.125 (.09) A. 8. Vertical Clearance

C80. **Review Criteria:** Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for vertical clearance as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that Vertical clearance will be provided and maintained in compliance with the Section 4.177.

Subsection 4.125 (.10) Sidewalk and Pathway Improvement Standards

C81. Review Criteria: "The provisions of Section 4.178 shall apply within the Village zone."

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states, "All sidewalks and pathways within SAP SAP North Phase 3 will be constructed in accordance with the standards of Section 4.178 and the Villebois Village Master Plan." Sidewalks and pathways are shown in the circulation plan and street cross-sections (Sheets 7 and 8, Exhibit B2).

Subsection 4.125 (.11) Landscaping, Screening and Buffering

C82. **Review Criteria:** "Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

 Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book."

Finding: These criteria are satisfied.

Explanation of Finding: The appropriate landscaping is provided. The proposed street trees are among the choices provided in the Community Elements Book, or allowed in the Villebois Village Master Plan where wet conditions warrant.

Subsection 4.125 (.12) Signage and Wayfinding

C83. **Review Criteria:** "Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156."

Finding: These criteria are satisfied.

Explanation of Finding: A Master Signage and Wayfinding Program has previously been adopted for SAP North.

Subsection 4.125 (.13) Design Principles Applying to the Village Zone

- C84. **Review Criteria:** "The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.
 - The design of landscape, streets, public places and buildings shall create a place of distinct character.
 - The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.
 - The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
 - The design of exterior lighting shall minimize off-site impacts, yet enable functionality."

Finding: These criteria are satisfied.

Explanation of Finding: The SAP Drawings, Exhibit B2, the Architectural Pattern Book, and the Community Elements Book are intended to guide the Preliminary Development Plan and Final Development Plan applications to achieve a built environment that reflects the fundamental concepts and objectives of the Master Plan. The Design Principles of Section (.13) have driven the development of the SAP Drawings, the Architectural Pattern Book and the Community Elements Book, which have previously been approved for SAP North and will work in concert to assure that the vision of Villebois is Phase 3 of SAP North as well as future phases of SAP North.

Subsection 4.125 (.14) A. 1. a. Design Standards: Flag Lots

C85. Review Criterion: "Flag lots are not permitted."

Finding: This criterion is satisfied.

Explanation of Finding: No flag lots are proposed.

Subsection 4.125 (.14) A. 2. a. - e. and h. - k. Building and Site Design Requirements

C86. Review Criteria: "Building and site design shall include:

- Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
- Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
- · Protective overhangs or recesses at windows and doors.
- Raised stoops, terraces or porches at single-family dwellings.
- Exposed gutters, scuppers, and downspouts, or approved equivalent.
- Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
- Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
- · A porch shall have no more than three walls.
- A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space."

Finding: These criteria are satisfied.

Explanation of Finding: The Architectural Pattern Book and Community Elements Book previously approved for SAP North ensure compliance with these standards and consistency with surrounding development.

Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings

C87. Review Criteria: "Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards."

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Architectural Pattern Book and Community Elements Books have previously been approved ensuring compliance with these criteria.

Subsection 4.125 (.14) A. 4. Building Systems

C88. Review Criteria: "Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard."

Finding: These criteria are satisfied.

Explanation of Finding: Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of Table V-3 and the Architectural Pattern Book previously approved for SAP North.

Subsection 4.125 (.18) C. Specific Area Plan (SAP) Approval Process

Subsection 4.125 (.18) C. 1. Specific Area Plan Purpose

C89. Review Criterion: "Purpose – A SAP is intended to advance the design of the Villebois Village Master Plan."

Finding: This criterion is satisfied.

Explanation of Finding: As shown in Findings C3 through C51 above, the proposed SAP amendment is advancing the design of the Villebois Village Master Plan.

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Subsection 4.125 (.18) C. 2.-3. Who Can Initiate a SAP Application

C90. Review Criterion: "If not initiated by the City Council, Planning Commission or Development Review Board, an application for SAP approval shall be submitted by the Master Planner, or by landowners pursuant to subsection C.3 below. The application shall be accompanied by payment of a fee established in accordance with the City's fee schedule.

The owners of property representing at least 80 percent of a SAP area may request in writing that the Master Planner submit a SAP application. The Master Planner must provide a written response within thirty days. If the Master Planner agrees to submit a request, the Master Planner shall have 180 days to submit the SAP application. If the Master Planner denies the request, fails to respond within 30 days, or fails as determined by the Planning Director to diligently pursue the application after agreeing to submit it, by providing drafts of a pattern book and all other SAP elements within 60 days and thereafter pursuing approval in good faith, the property owners may submit a SAP application for review and approval. A copy of a SAP application submitted by property owners must be provided to the Master Planner. Once the application has been deemed complete by the City, the Master Planner shall have 30 days to review and comment in writing before the proposed SAP is scheduled for public hearing by the DRB."

Finding: This criterion is satisfied.

Explanation of Finding: The Master Planner previously submitted SAP North, which included the approval of many SAP elements. Some elements where not defined because they were not yet known. A subsequent SAP amendment defined the additional components for Phase 2. This request provides the required details for Phase 3, and has been signed by the property owners of Phase 3. For future phases the information has been provided that does not require access to the properties, including definition of street alignment and land uses consistent with the Master Plan. Future SAP Amendments or Refinements signed by the necessary property owners or initiated by the Master Planner will be submitted to finish providing all elements for the future phases before or concurrently with PDP requests.

Subsection 4.125 (.18) D 1. SAP Submittal Requirements: Existing Conditions

C91. **Review Criterion:** "Existing Conditions – An application for SAP approval shall specifically and clearly show the following features and information on maps, drawings, application form or attachments. The SAP shall be drawn at a scale of 1" = 100' (unless otherwise indicated) and may include multiple sheets depicting the entire SAP area, as follows:" Listed a. through h.

Finding: These criteria are satisfied.

Explanation of Finding: All the required existing condition drawings have been submitted. See Sheet 3 of Exhibit B2.

Subsection 4.125 (.18) D. 2. SAP Submittal Requirements: Development Information

C92. Review Criterion: "SAP Development Information – The following information shall also be shown at a scale of 1" = 100' and may include multiple sheets depicting the entire SAP area:" Listed a. through n.

Finding: These criteria are satisfied.

Explanation of Finding: All the required information has been submitted. See Exhibit B2.

Subsection 4.125 (.18) D. 3. SAP Submittal Requirements: Architectural Pattern Book

C93. Review Criterion: "Architectural Pattern Book – An Architectural Pattern Book shall be submitted with a SAP application. The Architectural Pattern Book shall apply to all development outside of the Village Center Boundary, as shown on Figure 1 of the currently adopted Villebois Village Master Plan. An Architectural Pattern Book shall address the following:" Listed a. through h.

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Architectural Pattern Book has previously been approved for the entirety of SAP North, including Phase 3 and future phases.

Subsection 4.125 (.18) D. 4. SAP Submittal Requirements: Community Elements Book

C94. **Review Criterion:** "Community Elements Book – A Community Elements Book shall be submitted, including the following:" Listed a. through n.

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Community Elements Book has previously been approved for the entirety of SAP North, including Phase 3 and future phases.

Subsection 4.125 (.18) D. 5. SAP Submittal Requirements: Rainwater Management Program

C95. <u>Review Criterion</u>: "Rainwater Management Program – A Rainwater Management Program shall be submitted, addressing the following:" Listed a. through c. vii.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval NR 1.

Explanation of Finding: The SAP North Rainwater Management Program has previously been approved for the entirety of SAP North, including Phase 3 and future phases.

Subsection 4.125 (.18) D. 6. SAP Submittal Requirements: Master Signage and Wayfinding

C96. Review Criterion: "Master Signage and Wayfinding – A Master Signage and Wayfinding Plan shall be submitted with an SAP application and shall address the following:" Listed a. through e.

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Master Signage and Wayfinding program has previously been approved for the entirety of SAP North, including Phase 3 and future phases.

Subsection 4.125 (.18) D. 8. SAP Submittal Requirements: SAP Narrative Statement

C97. **Review Criterion:** "SAP Narrative Statement – A narrative statement shall be submitted, addressing the following:" Listed a. through f.

Finding: These criteria are satisfied.

Explanation of Finding: The required narrative has been submitted. See Exhibit B1.

Subsection 4.125 (.18) E. 1. b. i. SAP Elements Consistent with Villebois Village Master Plan

C98. Review Criteria: "Is consistent with the Villebois Village Master Plan. Those elements of the Village Master Plan with which the SAP must be consistent are the Plan's Goals, Policies, and

Implementation Measures, and, except as the text otherwise provides, Figures 1, 5, 6A, 7, 8, 9A, and 9B."

Finding: These criteria are satisfied.

Explanation of Finding: Findings C3 through C51 above demonstrate compliance of proposed SAP amendment with the Villebois Village Master Plan.

Subsection 4.125 (.18) E. 1. b. ii. SAP Phasing Reasonable

C99. Review Criteria: "If the SAP is to be phased, as enabled by Sections 4.125(.18)(D)(2)(g) and (h), that the phasing sequence is reasonable."

Finding: These criteria are satisfied.

Explanation of Finding: Proposed Phase 3 is contiguous with the previously approved Phase 2 is reasonable to be the next phase developed of SAP North. Other future Phases will be contiguous to approved or built phases which allows flexibility for these phases to be built a various factors dictate.

Subsection 4.125 (.18) E. 1. b. iii. DRB Modification of SAP

C100. **Review Criteria:** "The Development Review Board may require modifications to the SAP, or otherwise impose such conditions, as it may deem necessary to ensure conformance with the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section."

Finding: These criteria are satisfied.

Explanation of Finding: No specific findings are recommended pursuant to this subsection.

Subsection 4.125 (.18) F. SAP Refinements to Villebois Village Master Plan

Refinement 1 Street Network

Subsection 4.125 (.18) F. 1. a. i. Refinements to the Master Plan: Streets

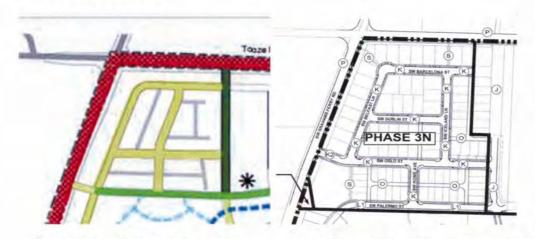
C101. <u>Review Criteria</u>: "Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians."

Finding: These criteria are satisfied.

Explanation of Finding: The only street network refinements in this SAP Amendment request relate to Phase 3, the street network within future phases remain as shown in the Master Plan subject to refinements as part of future PDP requests. The proposed street system within SAP North is generally consistent with the Villebois Village Master Plan. The Master Plan shows SW Iceland Lane with a southwest to northeast orientation with alignment towards the child play feature in Open Space 2. With the proposed refinement, SW Iceland Lane is proposed to have a straight north-south orientation with alignment towards residential lots, with the location adjusted slightly to the east. Circulation towards the child play area is maintained with the provision of SW Rome Avenue to maintain an "eyes on the street" effect for park safety. The purpose of the refinement to SW Iceland Lane allows for smaller residential blocks, which provides better pedestrian connectivity. This street refinement also allows lots to be oriented directly towards the west for greater sun exposure.

Additionally, the Master Plan shows access from Grahams Ferry Road taken from SW Firenze Street (Palermo Street) and a continuous street with north-south alignment along the western portion of Phase 3 (Amsterdam Avenue/Belfast Lane). However, in order to retain the existing treed wetland in the southwest site corner, access to/from Grahams Ferry Road will occur with SW Oslo Street, and a portion of Amsterdam Avenue/Belfast Lane adjacent to the wetland is removed. With the proposed refinement, access from Grahams Ferry Road is taken from SW Oslo Street. Site circulation along the western portion of Phase 3 is maintained with the provision of SW Belfast Lane in the originally intended location, the continuation of SW Palermo Street along the northern edge of OS-2 in the planned location of Firenze Street, and a pedestrian path adjacent to the wetland to replace the removed portion of Belfast Lane, which connects SW Oslo Street and SW Palermo Street.

These refinements do not affect the function of the circulation system or connectivity for vehicles, bicycles or pedestrians.



Subsection 4.125 (.18) F. 1. b. i. Refinements: Definition of Significant-Quantitative

C102. Review Criteria: "As used herein, "significant" means:

i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above."

Finding: These criteria are satisfied.

Explanation of Finding: Quantifiable measures related to this refinement request include circulation system function and connectivity. Level of Service (LOS) is the quantifiable performance measure related to circulation system function for motor vehicles. No data is available nor practical to obtain regarding the circulation system function for bicycles and pedestrians. Pedestrian and bicycle connections will be maintained where shown in the master plan with only slightly different alignments. While the traffic study did not compare LOS as various intersections with and without the proposed refinements, LOS of service continues to be met with the proposed changes. The quantifiable measure of connectivity is

number of connecting routes. Connectivity is maintained to Grahams Ferry Road via SW Oslo Street, and the same level of connectivity exists within the site.

Subsection 4.125 (.18) F. 1. B. ii. Refinements: Definition of Significant-Qualitative

C103. Review Criteria: "As used herein, "significant" means:

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above."

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C104 below, the proposed refinements do not negatively affect qualitative features of the street network.

Subsection 4.125 (.18) F. 2. a. Refinements: Equally or Better Meeting Master Plan

C104. Review Criteria: "The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The following are the relevant goals and policies from the Villebois Village Master Plan followed by discussion of how the refinements better or equally meet them:

Circulation System Goal: The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

While some vehicle connectivity choices are being removed, retaining of the wetland furthers the smart growth principle of a thriving natural environment. The enlargement and addition of pocket parks add more green space within the development.

Circulations System Policy 1: The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.

There will continue to be access to all homes and destinations from a variety of travel modes. The design of homes facing green spaces encourages more pedestrian mode choices.

Subsection 4.125 (.18) F. 2. b. Refinements: Impact on Resources

C105. Review Criteria: "The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and"

Finding: These criteria are satisfied.

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Exhibit A1

Explanation of Finding: The proposed refinements retain a wetland having a positive impact on the natural and scenic resources and amenities in the development.

Subsection 4.125 (.18) F. 2. c. Refinements: Relation to Adjoining Areas

C106. Review Criteria: "The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: The connections to adjoining future PDP to the east remains consistent with the Villebois Village Master Plan.

Refinement 2 Parks, Trails, and Open Spaces

Subsection 4.125 (.18) F. 1. a. ii. Refinements to the Master Plan: Parks, Trails, and Open Space

C107. Review Criteria: "Changes to the nature or location of park types, trails or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Specific Area Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The only parks, trails, and open space refinements proposed with this SAP Amendment relate to Phase 3, the parks within the future phases remain as shown in the Master Plan subject to refinements as part of future PDP or FDP requests. As further explained by the applicant on page 40 of their supporting compliance report for the SAP Amendment (Exhibit B1), the refinements include adding a pocket park at the southwest corner of Tooze Road and Grahams Ferry Road and various linear greens and landscape tracts.

Subsection 4.125 (.18) F. 1. b. i. Refinements: Definition of Significant-Quantitative

C108. Review Criteria: "As used herein, "significant" means:

i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,

Finding: These criteria are satisfied.

Explanation of Finding: The performance measures, etc. being measured for the purpose of this refinement are the reduction of function, usability, connectivity, or overall distribution or availability of park uses in the Preliminary Development Plan. The addition of park and open space areas do not reduce these performance measures.

Subsection 4.125 (.18) F. 1. B. ii. Refinements: Definition of Significant-Qualitative

C109. Review Criteria: "As used herein, "significant" means:

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above."

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the

Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C110 below, the proposed refinements do not negatively affect qualitative features of the parks, trails, and open space.

Subsection 4.125 (.18) F. 2. a. Refinements: Equally or Better Meeting Master Plan

C110. Review Criteria: "The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: Adding additional park and open space amenities help to better provide access to and variety to parks and open spaces within the Villebois Village Master Plan.

Subsection 4.125 (.18) F. 2. b. Refinements: Impact on Resources

C111. Review Criteria: "The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and"

Finding: These criteria are satisfied.

Explanation of Finding: Addition the open space around the wetland helps protect a natural resource. No proposed additional park and open space amenities have a detrimental impact on the environment or natural or scenic resources.

Subsection 4.125 (.18) F. 2. c. Refinements: Relation to Adjoining Areas

C112. <u>Review Criteria</u>: "The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed refinements do not impact the surrounding areas.

Refinement 3 Utilities and Storm Water Facilities

Subsection 4.125 (.18) F. 1. a. iii. Refinements to Utilities and Storm Water Facilities

C113. **Review Criteria:** "Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility."

Finding: These criteria are satisfied.

Explanation of Finding: The only refinements in this SAP Amendment request relate to Phase 3, the utilities and storm water facilities within future phases remain as shown in the Master Plan subject to refinements as part of future PDP requests. Refinements are in relation to the on-site water quality/rainwater facilities shown on the northern edge of Phase 3 along Tooze Road and on the western edge of Phase 3 along Grahams Ferry Road (except for the southwest site corner). In the southwest site corner, a bioretention cell is provided adjacent to the retained wetland and site entrance from Grahams Ferry Road. Due to site topography/elevation, it is not possible to provide stormwater/rainwater management facilities in the aforementioned locations. However, bioretention swales are

added along SW Oslo Street and within the open space area along the southern site edge. The provision of bioretention cells within these areas of the site will ensure that this refinement does not cause reduction to the service or function of rainwater management.

Subsection 4.125 (.18) F. 1. b. i. Refinements: Definition of Significant-Quantitative

C114. Review Criteria: "As used herein, "significant" means:

i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,

Finding: These criteria are satisfied.

Explanation of Finding: The performance measures, etc. being measured for the purpose of this refinement are the reduction of service and function of the utility or facility. As explained in Finding C113, the service or function is not being reduced.

Subsection 4.125 (.18) F. 1. B. ii. Refinements: Definition of Significant-Qualitative

C115. Review Criteria: "As used herein, "significant" means:

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above."

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C110 below, the proposed refinements do not negatively affect qualitative features of the parks, trails, and open space.

Subsection 4.125 (.18) F. 2. a. Refinements: Equally or Better Meeting Master Plan

C116. Review Criteria: "The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: Keeping the same level of service and function as described in Finding C113 will equally meet the Master Plan.

Subsection 4.125 (.18) F. 2. b. Refinements: Impact on Resources

C117. Review Criteria: "The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and"

Finding: These criteria are satisfied.

Explanation of Finding: By changing the rainwater facilities to maintain a wetland the refinement will not have a negative impact on the environment or natural or scenic resources.

Subsection 4.125 (.18) F. 2. c. Refinements: Relation to Adjoining Areas

C118. Review Criteria: "The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed refinements do not impact the surrounding areas.

Refinement 4 Land Use and Density

Subsection 4.125 (.18) F. 1. a. iv. and v. Refinements to the Master Plan: Parks, Trails, and Open Space

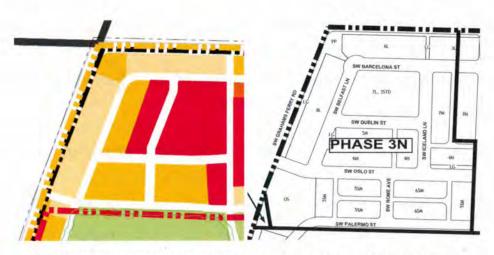
C119. **Review Criteria:** "Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected SAP."

"A change in density that does not exceed ten percent, provided such density change does not result in fewer than 2,300 dwelling units in the Village."

Finding: These criteria are satisfied.

Explanation of Finding: The only refinements in this SAP Amendment request relate to Phase 3, the land uses and densities within future phases remain as shown in the Master Plan subject to refinements as part of future PDP requests. As further explained on pages 41-42 of the applicant's supporting compliance report for the SAP Amendment (Exhibit B1) refinements to the mix and locations of land uses include fewer smalls and standards, and the addition of mediums, in the central portion of the site. Large lots are concentrated towards the edge of Phase 3, with more mediums and smalls approaching the Village Center, consistent with the land use pattern throughout Villebois. The changes in Phase 3 result in a cumulative increase of 12 units within the medium size and above aggregate land use category, or an increase of 7.4%, and a cumulative decrease of 29 units with the small size and attached aggregate land use category, or a decrease of 9.6%. These changes are within the 10% allowed when looking at both the Villebois Village Master Plan as a whole and SAP North. Through this request the density in SAP North, as measured by the number of units is reduced by 17 units or 3.6%, which again is much less than a 10% change for the Master Plan or the SAP. The Villebois Village Master Plan remains on track to provide well in excess of 2300 units within the Master Plan area.

	SAP North Unit Count within MP	Proposed SAP North Unit Count	% Change		
Medium/Standard/ Large/Estate	162	174	+7.4%		
Small/Small Cottage/Row Houses/Neighborhood Apts.	302	273	-9.6%		
TOTAL 464		447	-3.6%		



Subsection 4.125 (.18) F. 1. b. i. Refinements: Definition of Significant-Quantitative

C120. Review Criteria: "As used herein, "significant" means:

i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,

Finding: These criteria are satisfied.

Explanation of Finding: Quantifiable measures related to this refinement include number of units within the aggregate land use category, which is being reduced within the allowable 10% limit and maintains more than 2300 units in the Villebois Village. See Finding C119 above.

Subsection 4.125 (.18) F. 1. B. ii. Refinements: Definition of Significant-Qualitative

C121. Review Criteria: "As used herein, "significant" means:

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above."

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C122 below, the proposed refinements do not negatively affect qualitative features of the street network.

Subsection 4.125 (.18) F. 2. a. Refinements: Equally or Better Meeting Master Plan

C122. Review Criteria: "The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on pages 42-43 of their supporting compliance report for the SAP Amendment (Exhibit B1), increasing the variety

Development Review Board Panel 'A'Staff Report May 5, 2014 Polygon Homes-Villebois Phase 3 North Calais at Villebois Amended and Adopted May 12, 2014 of housing products in Phase 3 and slightly reducing the density equally or better meets the Villebois Village Master Plan

Subsection 4.125 (.18) F. 2. b. Refinements: Impact on Resources

C123. Review Criteria: "The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and"

Finding: These criteria are satisfied.

Explanation of Finding: The change in housing mix and reduction in overall density does not have any detrimental impacts on the environment or natural or scenic resources.

Subsection 4.125 (.18) F. 2. c. Refinements: Relation to Adjoining Areas

C124. **Review Criteria:** "The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The changes in housing mix and reduction in overall density for Phase 3 will not preclude adjacent future phases from developing with the housing mix and density shown in the Villebois Village Master Plan.

Section 4.139.01 SROZ Purpose

C125. Review Criteria: "The Significant Resource Overlay Zone (SROZ) is intended to be used with any underlying base zone as shown on the City of Wilsonville Zoning Map. The purpose of the Significant Resource Overlay Zone is to implement the goals and policies of the Comprehensive Plan relating to natural resources, open space, environment, flood hazard, and the Willamette River Greenway. In addition, the purposes of these regulations are to achieve compliance with the requirements of the Metro Urban Growth Management Functional Plan (UGMFP) relating to Title 3 Water Quality Resource Areas, and Title 13 Habitat Conservation Areas, and that portion of Statewide Planning Goal 5 relating to significant natural resources. It is not the intent of this ordinance to prevent development where the impacts to significant resources can be minimized or mitigated."

Finding: These criteria are satisfied.

Explanation of Finding: A small amount of SROZ at the southern edge of Phase 3. The SROZ regulations are being reviewed in Request H.

Section 4.139.02 Where the SROZ Regulations Apply

C126. Review Criteria: "The regulations of this Section apply to the portion of any lot or development site, which is within a Significant Resource Overlay Zone and its associated "Impact Areas". The text provisions of the Significant Resource Overlay Zone ordinance take precedence over the Significant Resource Overlay Zone maps. The Significant Resource Overlay Zone is described by boundary lines shown on the City of Wilsonville Significant Resource Overlay Zone Map. For the purpose of implementing the provisions of this Section, the Wilsonville Significant Resource Overlay Zone Map is used to determine whether a Significant Resource Impact Report (SRIR) is required. Through the development of an SRIR, a more specific determination can be made of possible impacts on the significant resources.

Unless otherwise exempted by these regulations, any development proposed to be located within the Significant Resource Overlay Zone and/or Impact Area must comply with these regulations. Where the provisions of this Section conflict with other provisions of the City of Wilsonville Planning and Land Development Ordinance, the more restrictive shall apply.

The SROZ represents the area within the outer boundary of all inventoried significant natural resources. The Significant Resource Overlay Zone includes all land identified and protected under Metro's UGMFP Title 3 Water Quality Resource Areas and Title 13 Habitat Conservation Areas, as currently configured, significant wetlands, riparian corridors, and significant wildlife habitat that is inventoried and mapped on the Wilsonville Significant Resource Overlay Zone Map."

Finding: These criteria are satisfied.

Explanation of Finding: A small amount of SROZ at the southern edge of Phase 3. The SROZ regulations are being reviewed in Request H.

Section 4.171 Protection of Natural Features & Other Resources

Subsection 4.171 (.02) General Terrain Preparation

C127. Review Criteria:

- "All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:
 - Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
 - Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
 - Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Finding: These criteria are satisfied.

Explanation of Finding: The subject area is relatively flat without the features listed. Grading will be required to follow the Uniform Building Code, as will be reviewed for grading permits for the site.

Subsection 4.171 (.03) Hillsides

C128. Review Criterion: "Hillsides: All developments proposed on slopes greater than 25% shall be limited to the extent that:"

Finding: This criterion does not apply.

Explanation of Finding: The subject Preliminary Development Plan does not include any areas of slopes in excess of 25%. Therefore, this standard does not apply to this application.

Subsection 4.171 (.04) Trees and Wooded Area

C129. Review Criteria:

- "All developments shall be planned, designed, constructed and maintained so that:
 - Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
 - Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.
 - Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 - Avoiding disturbance of the roots by grading and/or compacting activity.
 - Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
 - Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
 - Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Finding: These criteria are satisfied.

Explanation of Finding: No wooded areas exist within Phase 3. Individual trees of been inventoried and reviewed for preservation consistent with the Villebois Village Master Plan and the City's Tree Ordinance. See Request F. Future phases will also have tree plans reviewed concurrent with PDP requests.

Subsection 4.171 (.05) High Voltage Power Lines

- C130. Review Criteria: "High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:
 - Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage power line easements and rights of way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage power line easements and rights of way and petroleum pipeline easement shall be carefully reviewed.
 - Any proposed non-residential development within high voltage power line easements and
 rights of way and petroleum pipeline easements shall be coordinated with and approved by
 the Bonneville Power Administration, Portland General Electric Company or other
 appropriate utility, depending on the easement or right of way ownership.

Finding: These criteria do not apply.

Explanation of Finding: The development area and surrounding area are not around high voltage power lines.

Subsection 4.171 (.06) Safety Hazards

C131. Review Criteria: "

 To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.

- To protect lives and property from damage due to soil hazards.
- · To protect lives and property from forest and brush fires.
- To avoid financial loss resulting from development in hazard areas.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that development of the subject area will occur in a manner that minimizes potential hazards to safety.

Subsection 4.171 (.07) Earth Movement Hazard Areas

C132. Review Criterion: "No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions."

Finding: This criterion is satisfied.

Explanation of Finding: No areas of land movement, slump, earth flow, or mud or debris flow have been identified in the project area.

Subsection 4.171 (.08) Standards for Soil Hazard Areas

C133. Review Criteria:

- "Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

Finding: These criteria are satisfied.

Explanation of Finding: No soil hazard areas have been identified within the subject area.

Subsection 4.171 (.09) Historic Protection

C134. Review Criteria: This subsection establishes requirements for protection of historic resources.

Finding: This criterion is satisfied.

Explanation of Finding: A Cultural Resources Inventory for SAP North Phase 3 (see Exhibit B1, notebook, Section IIE) describes methods, conditions, findings, and recommendations related to historic, cultural, and archeological resources on the subject site in detail. A foundation and well have been identified as Site KBS1. As stated in the inventory report "it is unlikely that site KBS1 has the potential to yield important information about the area's history. SWCA (consultant) recommends that site KBS1 is not eligible for listing in the NRHP and, should SHPO concur with this recommendation, construction activities in the APE may proceed as planned." Exhibit B7 shows SHPO concurrency.

Section 4.178 Sidewalk and Pathway Standards

C135. Review Criteria:

 "Sidewalks. All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.

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Pathways

- O Bicycle facilities shall be provided using a bicycle lane as the preferred facility design. The other facility designs listed will only be used if the bike lane standard cannot be constructed due to physical or financial constraints. The alternative standards are listed in order of preference.
- O Bike lane. This design includes 12-foot minimum travel lanes for autos and paved shoulders, 5-6 feet wide for bikes that are striped and marked as bicycle lanes. This shall be the basic standard applied to bike lanes on all arterial and collector streets in the City, with the exception of minor residential collectors with less than 1,500 (existing or anticipated) vehicle trips per day."

Finding: These criteria are satisfied.

Explanation of Finding: Sheet 8 of the applicant's plan sheets, Exhibit B2, depict cross-sections of the proposed sidewalks and pathways in compliance with the above standards and Master Plan figures

REQUEST D: DB14-0011 SAP-NORTH PDP 3, PRELIMINARY DEVELOPMENT PLAN

The applicant's findings in Section IIA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Village Zone

Subsection 4.125 (.02) Permitted Uses in Village Zone

D1. <u>Review Criteria</u>: This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

Finding: These criteria are satisfied.

Explanation of Finding: The uses proposed includes single-family homes, parks and playgrounds, and open space which are permitted in the Village Zone.

Subsection 4.125 (.05) Development Standards Applying to All Development in the Village Zone

"All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:"

Subsection 4.125 (.05) A. Block, Alley, Pedestrian, and Bicycle Standards

D2. <u>Review Criteria</u>: This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The Preliminary Development Plan drawings, Exhibit B4, shows blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the SAP, as proposed to be amended.

Subsection 4.125 (.05) B. Access

D3. Review Criterion: "All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer."

Finding: This criterion is satisfied.

Explanation of Finding: A condition of approval for the Tentative Subdivision Plat will ensure compliance with this standard. See Request E.

Table V-1, Development Standards

Review Criteria D4.

			Ta	ble V-1: I	Development	Standards						
Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width 10,12 (%age)	Max. Bldg. Height (ft.)	Front Min.	Setback Front Max. (ft.)	Rear Min. (fr.)	Side Min.	Alley- Loaded Garage (note)	Street-Loaded Garage (note)
Commercial Buildings - Village Center 14	NR	NR	NR	1	90	60	NR 3	5	NR	NR	NR	NA
Hotels - Village Center 14	NR	NR	NR	1	80	60	NR ³	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center 14	NR	NR	NR	- 1	90	60	NR 3	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center 14	NR	NR	NR	1	80	45	54	15	NR	NR	NR	NA
Row Houses 11 - Village Center 14	NR	NR	NR	t	80	45	54	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	1	60	45	NR	15	NR.	NR	NR.	NA
Multi-Family Dwellings	NR	NR	NR	1	60	45	84	15	NR	NR.	NR	NA
Row Houses 11	NR	15	50	1	80	45	8 5	15	NR	NR	NR	NA
Duplexes	4,000	45	70	3	60 16	35	12 5.6	20 6	5	5 15	3.	8,17,18
Single-Family Dwellings	2,250	35	50	1	60 16	35	12 5.0	20 8	5	5 15	1	KI/

- 1 Lot < 8000sf: NR; Lot >8000sf: 80% (Max. Lot Coverage)
- Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage
- On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.
 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encrup to 8 ft. into the Public Way.
 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimmeys, awnings, and other building projections may encroach up to the Public Way.

- Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.

 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.

 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.

 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.

 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.

 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint, vertical encroachments shall not be habitable space.

 For Village Center buildings with lots fronting two or more streets, at least two facedes shall be subject to the minimum frontage width and front setback requirements.

 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are detached, the Niminum Frontage Width for detached row houses may be less than 65% on commodate the curve radius of street frontage, public utility easements, mortant trees, grade differences, public opening space requirements, or as otherwise approved by the DRB.

 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.

 Front Seetback is measured as the office of the front localized or of the reas to this ne
- 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abunting the alley the alley.

 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.
- On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.
 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.
 Dwellings on lots without alley access shall be at least 36 feet wide.
- Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.
- 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.

 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book. [Table V-1 smended by Ord. 667 on 8/17/09, Ord. 682, 9/9/10]

Finding: These criteria are satisfied.

Explanation of Finding: In previous PDP's it has consistently been interpreted to allow the lot width and lot sizes to be governed by the Pattern Book. All lot dimensions and sizes meet the standards established in the SAP North Pattern Book.

Subsection 4.125 (.07) Table V-2 Off-Street Parking, Loading & Bicycle Parking

D5. Review Criteria:

Table V-2: Of	f Street Parking	Requiremen	ts	
Permitted or Conditional Use	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Permitted Uses				
Single-Family Detached Dwellings	1.0/DU	NR	NR	NR
Single-Family Accessory Dwelling Units*	1.0/DU	NR	NR	NR
Duplex	1.0/DU	NR	NR	NR
Row Houses	1.0/DU	NR	NR	NR
Multi-Family Dwellings	1.0/1 Bdr 1.5/2 Bdr 1.75/3 Bdr	NR	1 per 20 units Min. of 2	1 per 4 units Min. of 2
Community Housing	1 per 4 residents	1 per unit	None	1 per 8 residen Min. of 2
Commercial Uses	1			
Convenience Store	2/1000 sf	5/1000 sf	1 per 5000 sf Min. of 2	1 per 12,000 s Min. of 2
Restaurant/Pub	2/1000 sf	10/1000 sf	1 per 5000 sf Min. of 2	1 per 12,000 s Min. of 2
Child Day Care	0.2 per student/staff	0.3 per student/staff	None	1 per 10,000 s Min. of 2
Medical/Dental	3/1000 sf	4/1000 sf	1 per 40,000 sf Min. of 2	1 per 70,000 s Min. of 2
All other commercial uses	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 s Min. of 2
Conditional Uses				
Schools	0.2 per student/staff	0.3 per student/staff	0.3 per student/staff	0.2 per classroom
Recreational Facilities	3/1000 sf ¹	5/1000 sf ¹	1 per 3,000 sf Min. of 4	1 per 3000 st Min. of 4
Conference Center	0.3 per seat	0.5 per seat	1 per 15 seats Min. of 2	1 per 40 seats Min. of 10
Library/Museum	2/1000 sf	4/1000 sf	1 per 1000 sf Min. of 6	1 per 1000 st Min. of 6
Religious Institution	.25 per seat	.5 per seat	1 per 2,000 sf Min. of 2	1 per 4,000 si Min. of 2
Theater	.25 per seat	.5 per seat	1 per 20 seats Min. of 2	1 per 50 seats Min. of 4
Overnight Lodging Facility	1 per room	1.5 per room	1 per 20 rooms Min. of 2	1 per 20 room Min. of 2
Light Manufacturing/Research and Development	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 s Min. of 2
All other Conditional Uses	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 s Min. of 2

Notes:

NR No requirement

[Table 4-2 amended by Ord. 677, 3/1/10]

Finding: These criteria are satisfied.

Explanation of Finding: At least two (2) parking spaces are provided for each home, exceeding the minimum of one (1). On street parking will also be provided throughout the development

^{1/1000} sf min. for court facilities

^{*} See WC Section 4.113(.11) Assessory Dwelling Units

Subsection 4.125 (.08) Parks & Open Space

D6. <u>Review Criteria</u>: This subsection prescribes the open space requirement for development in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: Figure 5 Parks & Open Space Plan of the Villebois Village Master Plan states that there are a total of 159.73 acres within Villebois, which is approximately 33% of Villebois. As described in the Parks, Trails, and Open Space refinement as part of the SAP Amendment, Request C, a pocket park along with linear greens and landscape areas are being added increasing the overall amount of open space within Villebois.

Subsection 4.125 (.09) Street Alignment and Access Improvements

Subsection 4.125 (.09) A. 1. a. Street Alignment and Access Improvements Conformity with Master Plan, etc.

D7. Review Criterion: "All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan..."

Finding: This criterion is satisfied.

Explanation of Finding: The street alignments and access improvements conform with SAP North plans which have been found to be in compliance with the Villebois Village Master Plans with some minor refinements regarding alignment of the streets. See Request C Findings C69 and Findings C101 through C106.

Subsection 4.125 (.09) A. 1. a. i. Street Improvement: Conformity with Public Works Standards and Continuation of Streets

D8. <u>Review Criteria</u>: "All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: All street improvements within this PDP will comply with the applicable Public Works Standards and make the connections to adjoining properties and phases as shown in the Villebois Village Master Plan, as refined in Request C.

Subsection 4.125 (.09) A. 1. a. ii. Streets Developed According to Master Plan

D9. Review Criterion: "All streets shall be developed according to the Master Plan."

Finding: This criterion is satisfied.

Explanation of Finding: All streets within this PDP will be developed with curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways as depicted on the Circulation Plan and Street Sections, Sheet 7 of Exhibit B4, , which are consistent with the cross sections shown in the Master Plan and as approved by the City Engineer for Grahams Ferry Road and Tooze Road.

Subsection 4.125 (.09) A. 2. a. & b. Intersections of Streets: Angles and Intersections

D10. Review Criteria:

- "Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District."

Finding: These criteria are satisfied.

Explanation of Finding: The Circulation Plan, Sheet 7 of Exhibit B4, demonstrates that all proposed streets will intersect at angles consistent with the above standards.

Subsection 4.15 (.09) A. 2. c. Intersection of Streets: Offsets

- D11. **Review Criterion:** "Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - 1000 ft. for major arterials
 - 600 ft. for minor arterials
 - 100 ft. for major collector
 - 50 ft. for minor collector"

Finding: These criteria are satisfied.

Explanation of Finding: The Circulation Plan, Sheet 7 of Exhibit B4, demonstrate that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created.

Subsection 4.125 (.09) A. 2. d. Curb Extensions

- D12. Review Criteria: "Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:
 - Not obstruct bicycle lanes on collector streets.
 - Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District."

Finding: These criteria are satisfied.

Explanation of Finding: Curb extensions are shown on the Circulation Plan, Sheet 7 of Exhibit B4. Curb extensions will not obstruct bicycle lanes on collector streets. The plan sheets illustrate that all local street intersections will have a minimum 20 foot wide clear distance between curb extensions.

Subsection 4.125 (.09) A. 3. Street Grades

D13. Review Criteria: "Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards."

Finding: These criteria are satisfied.

Explanation of Finding: No streets are proposed that exceed or approach the maximum grade.

Subsection 4.125 (.09) A. 4. Centerline Radius Street Curves

- D14. Review Criterion: "The minimum centerline radius street curves shall be as follows:
 - Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
 - Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
 - Local streets: 75 feet"

Finding: These criteria are satisfied.

Explanation of Finding: Compliance is shown on the Circulation Plan, Sheet 7 of Exhibit B4.

Subsection 4.125 (.09) A. 5. Rights-of-way

D15. <u>Review Criteria</u>: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for rights-of-way as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: Proposed rights-of-way are shown on the applicant's plan sheets, including Sheet 4, Preliminary Plat, in Exhibit B4 as revised in Exhibit B6. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

Subsection 4.125 (.09) A. 6. Access Drives

D16. <u>Review Criteria</u>: Access drives are required to be 16 feet for two-way traffic. Otherwise, pursuant to subsection (.09) A. above, the provisions of 4.177 apply for access drives as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states, "Access drives (alleys) will be paved at least 16-feet in width within a 20-foot tract, as shown on the Circulation Plan. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions."

Subsection 4.125 (.09) A. 7. Clear Vision Areas

D17. <u>Review Criteria</u>: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for clear vision areas as no other provisions are noted.

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: The applicant states that clear vision areas will be provided and maintained in compliance with the Section 4.177.

Subsection 4.125 (.09) A. 8. Vertical Clearance

D18. <u>Review Criteria</u>: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for vertical clearance as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that Vertical clearance will be provided and maintained in compliance with the Section 4.177.

Subsection 4.125 (.09) A. 9. Interim Improvement Standards

D19. <u>Review Criteria</u>: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for interim improvement standards as no other provisions are noted.

Finding: This criterion will be satisfied.

Explanation of Finding: No interim street improvements are proposed pursuant to this subjection.

Subsection 4.125 (.10) Sidewalk and Pathway Improvement Standards

D20. Review Criteria: "The provisions of Section 4.178 shall apply within the Village zone."

Finding: These criteria are satisfied.

Explanation of Finding: All sidewalks and pathways within PDP 3 North will be constructed in accordance with the standards of Section 4.178 and the Villebois Village Master Plan. Sidewalks and pathways are shown in the Circulation Plan and Street Cross-sections, Sheet 7 of Exhibit B4.

Subsection 4.125 (.11) Landscaping, Screening and Buffering

- D21. **Review Criteria:** "Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
 - Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book."

Finding: These criteria are satisfied.

Explanation of Finding: The appropriate landscaping is provided. The proposed street trees are among the choices provided in the Community Elements Book.

Subsection 4.125 (.12) Signage and Wayfinding

D22. **Review Criteria:** "Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156."

Finding: These criteria are satisfied.

Explanation of Finding: Signage will be provided consistent with the SAP North Signage & Wayfinding Plan.

Subsection 4.125 (.13) Design Principles Applying to the Village Zone

D23. <u>Review Criteria</u>: "The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.

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- The design of landscape, streets, public places and buildings shall create a place of distinct character.
- The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.
- The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
- The design of exterior lighting shall minimize off-site impacts, yet enable functionality."

Finding: These criteria are satisfied.

Explanation of Finding: The Architectural Pattern Book and Community Elements Book ensure the design meets the fundamental design concepts and support the objectives of the Villebois Village Master Plan. By complying with an approved Architectural Pattern Book and Community Elements Book, the design of the PDP will satisfy these criteria. See also Final Development Plan, Request G.

Subsection 4.125 (.14) A. 1. a. Design Standards: Flag Lots

D24. Review Criterion: "Flag lots are not permitted."

Finding: This criterion is satisfied.

Explanation of Finding: No flag lots are proposed.

Subsection 4.125 (.14) A. 2. a. - e. and h. - k. Building and Site Design Requirements

- D25. Review Criteria: "Building and site design shall include:
 - Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
 - Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
 - Protective overhangs or recesses at windows and doors.
 - · Raised stoops, terraces or porches at single-family dwellings.
 - Exposed gutters, scuppers, and downspouts, or approved equivalent.
 - Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
 - Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
 - A porch shall have no more than three walls.
 - A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space."

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval.

Explanation of Finding: The application requests PDP approval for single family detached houses. Conformance with the Pattern Book and Community Elements Book will assure consistency with the Design Standards of subsection (.14). Conformance with the Architectural Pattern Book will be reviewed at the issuance of each building permit. Conceptual front elevations of the planned homes are provided. See Section IIF) of Exhibit B3. Compliance with the Community Elements Book is being reviewed as part of Request F Final Development Plan. In order to increase consistency with the Architectural Pattern Book and other development elsewhere in Villebois Condition of Approval PDD 5

requires courtyard fencing consistent with the pattern book and the architectural style of the home for at least 30% of the homes with usable courtyards not exceeding a 5% slope.

Subsection 4.125 (.14) A. 2. g. Landscape Plans

D26. Review Criterion: "Building and site design shall include:

• A landscape plan in compliance with Sections 4.125(.07) and (.11), above."

Finding: This criterion is satisfied.

Explanation of Finding: The appropriate landscape plans have been provided. See FDP Plans, Exhibit B5.

Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees

D27. Review Criterion: "Building and site design shall include:

 The protection of existing significant trees as identified in an approved Community Elements Book."

Finding: This criterion is satisfied.

Explanation of Finding: Tree protection information is provided. See also Request F.

Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings

D28. Review Criteria: "Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards."

<u>Finding</u>: These criteria are satisfied or will be required to do so by Condition of Approval PDD 2.

Explanation of Finding: Park plans show furnishings consistent with the Community Elements Book. A condition of approval ensure the final street lighting installation is consistent with the Community Elements Book.

Subsection 4.125 (.14) A. 4. Building Systems

D29. Review Criteria: "Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard."

Finding: These criteria are satisfied.

Explanation of Finding: Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of Table V-3 and the Architectural Pattern Book.

Subsection 4.125 (.18) G. Preliminary Development Plan Approval Process

Subsection 4.125 (.18) G. 1. a. Preliminary Development Plan: Submission Timing

D30. **Review Criterion:** "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence."

Finding: This criterion is satisfied.

Development Review Board Panel 'A'Staff Report May 5, 2014 Polygon Homes-Villebois Phase 3 North Calais at Villebois Amended and Adopted May 12, 2014 **Explanation of Finding:** This PDP addresses Phase 3 on the SAP North Phasing Plan as amended with Request C.

Subsection 4.125 (.18) G. 1. b. Preliminary Development Plan: Owners' Consent

D31. **Review Criterion:** "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be made by the owner of all affected property or the owner's authorized agent;"

Finding: This criterion is satisfied.

Explanation of Finding: This application is made by Fred Gast of Polygon Homes. The PDP application has been signed by owners Wayne Rembold of Villebois LLC as well as Charles and Carolyn Taber.

Subsection 4.125 (.18) G. 1. c. Preliminary Development Plan Permit Process: Proper Form & Fees

D32. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution;"

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has used the prescribed form and paid the required application fees.

Subsection 4.125 (.18) G. 1. d. Preliminary Development Plan Permit Process: Professional Coordinator

D33. **Review Criterion:** "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall set forth the professional coordinator and professional design team for the project;"

Finding: This criterion is satisfied.

Explanation of Finding: A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design as the professional coordinator.

Subsection 4.125 (.18) G. 1. e. Preliminary Development Plan Permit Process: Mixed Uses

D34. **Review Criterion:** "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall state whether the development will include mixed land uses, and if so, what uses and in what proportions and locations."

Finding: This criterion is satisfied.

Explanation of Finding: The proposed PDP includes only residential uses with supporting recreational amenities and utilities.

Subsection 4.125 (.18) G. 1. f. Preliminary Development Plan Permit Process: Land Division

D35. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a preliminary land division (concurrently) per Section 4.400, as applicable."

Finding: This criterion is satisfied.

Development Review Board Panel 'A'Staff Report May 5, 2014 Polygon Homes-Villebois Phase 3 North Calais at Villebois Amended and Adopted May 12, 2014 **Explanation of Finding:** A preliminary subdivision plat has been submitted concurrently with this request. See Request E.

Subsection 4.125 (.18) G. 1. g. Preliminary Development Plan Permit Process: Zone Map Amendment

D36. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase."

Finding: This criterion is satisfied.

Explanation of Finding: A zone map amendment request has been submitted concurrently with this request. See Request B.

Subsection 4.125 (.18) G. 2. a. – c. Preliminary Development Plan Permit Process: Information Required

- D37. Review Criteria: "The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:
 - A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
 - Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
 - One (1) foot contours for slopes of up to five percent (5%);
 - o Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
 - Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
 - o Ten (10) foot contours for slopes exceeding twenty percent (20%).
 - The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

Finding: These criteria are satisfied.

Explanation of Finding: All of the listed information has been provided. See Exhibits B3 and B4.

Subsection 4.125 (.18) G. 2. d. Preliminary Development Plan Permit Process: Land Area Tabulation

D38. Review Criteria: "A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre."

Finding: These criteria are satisfied.

Explanation of Finding: Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

Approx. Gross Acreage 15.16 Acres Parks and Open Space 2.03 Acres

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Exhibit A1

Public Streets 4.49 Acres Lots and Alleys 8.64 Acres

Net Residential Density: 84 lots / 8.64 Acres = 9.72 units per net acre

Subsection 4.125 (.18) G. 2. e. Preliminary Development Plan Permit Process: Streets, Alleys, and Trees

D39. Review Criteria: "The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only."

Finding: These criteria are satisfied.

Explanation of Finding: Information on planned alleys and streets are provided or the information is readily available. Easements, sidewalks, bike routes and bikeways, trails, and other relevant features are shown. The required trees are shown. See Exhibit B4.

Subsection 4.125 (.18) G. 2. f. Preliminary Development Plan Permit Process: Building Drawings

D40. Review Criteria: "Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design."

Finding: This criterion is satisfied.

Explanation of Finding: The proposed PDP includes Large, Standard, Medium, and Small detached single-family housing products. Conceptual elevations have been provided. See Section IIF) of applicant's notebook, Exhibit B3. The elevations have been reviewed by the City's consultant architect for consistency with the Architectural Pattern Book or will be prior to issuance of building permits.

Subsection 4.125 (.18) G. 2. g. Preliminary Development Plan Permit Process: Utility Plan

D41. **Review Criterion:** "A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP."

Finding: This criterion is satisfied.

Explanation of Finding: A composite utility plan has been provided. See applicant's Sheet 6, Exhibit B4.

Subsection 4.125 (.18) G. 2. h. Preliminary Development Plan Permit Process: Phasing Sequence

D42. Review Criterion: "If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided."

Finding: This criterion is satisfied.

Explanation of Finding: The PDP is proposed to be executed in a single phase.

Subsection 4.125 (.18) G. 2. i. Preliminary Development Plan Permit Process: Security for Capital Improvements

D43. <u>Review Criterion</u>: "A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project."

Finding: This criterion is satisfied.

Explanation of Finding: The applicant states "the applicant will provide a performance bond or other acceptable security for the capital improvements required by the project."

Subsection 4.125 (.18) G. 2. j. Preliminary Development Plan Permit Process: Traffic Report

D44. Review Criterion: "At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2)."

Finding: This criterion is satisfied.

Explanation of Finding: The required traffic report has been provided, and can be found in Section IID of the applicant's notebook, Exhibit B3.

Subsection 4.125 (.18) H. PDP Application Submittal Requirements

Subsection 4.125 (.18) H. 1. PDP Application Submittal Requirements: General

- D45. Review Criteria: "The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:
 - The location of water, sewerage and drainage facilities;
 - Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
 - · The general type and location of signs;
 - Topographic information as set forth in Section 4.035;
 - A map indicating the types and locations of all proposed uses; and
 - A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section."

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the requested approval of the SAP North, as requested to be amended in Request C, and the application includes all of the requested information.

Subsection 4.125 (.18) H. 2. PDP Application Submittal Requirements: Traffic Report

D46. Review Criteria: "In addition to this information, and unless waived by the City's Community Development Director as enabled by Section 4.008(.02)(B), at the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of

the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs."

Finding: These criteria are satisfied.

Explanation of Finding: The required traffic report is included in Section IID of the applicant's notebook, Exhibit B3.

Subsection 4.125 (.18) H. 3. PDP Application Submittal Requirements: Level of Detail

D47. **Review Criterion:** "The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450."

Finding: This criterion is satisfied.

Explanation of Finding: The required level of detail has been shown, similar to other PDP's approved throughout Villebois.

Subsection 4.125 (.18) H. 4. PDP Application Submittal Requirements: Copies of Legal Documents

D48. **Review Criterion:** "Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted."

Finding: This criterion is satisfied.

Explanation of Finding: The required legal documents for review have been provided. See Section IVC in the applicant's notebook, Exhibit B3.

Subsection 4.125 (.18) I. PDP Approval Procedures

- D49. Review Criteria: "An application for PDP approval shall be reviewed using the following procedures:
 - Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
 - A public hearing shall be held on each such application as provided in Section 4.013.
 - After such hearing, the Development Review Board shall determine whether the proposal
 conforms to the permit criteria set forth in this Code, and shall approve, conditionally
 approve, or disapprove the application."

Finding: These criteria are satisfied.

Explanation of Finding: The request is being reviewed according to this subsection.

Subsection 4.125 (.18) K. PDP Approval Criteria

Subsection 4.125 (.18) K. 1. a. PDP Approval Criteria: Consistent with Standards of Section 4.125

D50. Review Criteria: "Is consistent with the standards identified in this section."

Finding: These criteria are satisfied.

Explanation of Finding: As shown elsewhere in this request, the proposed Preliminary Development Plan is consistent with the standards of Section 4.125.

Subsection 4.125 (.18) K. 1. b. PDP Approval Criteria: Complies with the Planning and Land Development Ordinance

D51. <u>Review Criterion</u>: "Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3)."

Finding: This criterion is satisfied.

Explanation of Finding: Findings are provided showing compliance with applicable standards of the Planning and Land Development Ordinance. Specifically Findings D57 through D59 address Subsections 4.140 (.09) J. 1. through 3.

Subsection 4.125 (.18) K. 1. c. PDP Approval Criteria: Consistent with Approved SAP

D52. <u>Review Criterion</u>: "Is consistent with the approved Specific Area Plan in which it is located." **Finding:** This criterion is satisfied.

Explanation of Finding: The requested PDP approval is consistent with the SAP, as requested to be amended by Request C.

Subsection 4.125 (.18) K. 1. d. PDP Approval Criteria: Consistent with Approved Pattern Book

D53. Review Criterion: "Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards."

Finding: This criterion is satisfied.

Explanation of Finding: As stated by the applicant, "No buildings are proposed with this Preliminary Development Plan. Subsequent Building Permit applications for residential buildings in this Preliminary Development Plan will document compliance with the Architectural Pattern Book. However, proposed lots are sized to accommodate proposed uses in a manner consistent with Table V-1 and the Architectural Pattern Book."

Subsection 4.125 (.18) K. 2. PDP Approval Criteria: Reasonable Phasing Schedule

D54. Review Criterion: "If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board."

Finding: This criterion is satisfied.

Explanation of Finding: The PDP will be completed in a single phase.

Subsection 4.125 (.18) K. 3. PDP Approval Criteria: Parks Concurrency

D55. <u>Review Criterion</u>: "Parks within each PDP or PDP Phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or other special circumstances prohibit completion, in which case bonding for such improvements shall be permitted."

Finding: This criterion will be satisfied by Condition of Approval PDD 3.

Explanation of Finding: A condition of approval ensures the parks within PDP 3 North completed prior to occupancy of 50% of the housing units of the phase or bonding will be provided if special circumstances prevent completion. Specifically, park improvement shown must be completed prior to the granting of the building permit for the 42nd house in the PDP.

Subsection 4.125 (.18) K. 5. PDP Approval Criteria: DRB Conditions

D56. Review Criterion: "The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section." Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended.

Subsection 4.140 (.09) J. Planned Development Permit Review Criteria

"A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:"

Subsection 4.140 (.09) J. 1. Consistency with Comprehensive Plan and Other Plans, Ordinances

D57. Review Criteria: "The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council."

Finding: These criteria are satisfied.

Explanation of Finding: The applicant's findings demonstrate the location, design, size, and uses proposed with the PDP are both separately and as a whole consistent with SAP North as proposed to be amended in Request C, and thus the Villebois Village Master Plan, the City's Comprehensive Plan designation of Residential – Village for the area, and any other applicable ordinance of which staff is aware.

Subsection 4.140 (.09) J. 2. Meeting Traffic Level of Service D

D58. Review Criteria: That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City's adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

Finding: These criteria are satisfied.

Explanation of Finding: The location, design, size and uses are such that traffic generated within the PDP at the most heavily used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D. The proposed uses and the circulation system are consistent with SAP North, as requested to be amended in Request C. A copy of the Traffic Impact Analysis is included in Section IID of the applicant's notebook, Exhibit B3.

Subsection 4.140 (.09) J. 3. Concurrency for Other Facilities and Services

D59. Review Criteria: "That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services."

Finding: These criteria are satisfied.

Explanation of Finding: As shown in the Utility and Drainage Report, Section IIIC of the applicant's notebook, Exhibit B3, and the applicant's Composite Utility Plan, Sheet 6 of Exhibit B4, adequate or immediately planned facilities and services are sufficient to serve the planned development.

Section 4.171 Protection of Natural Features & Other Resources

Subsection 4.171 (.02) General Terrain Preparation

D60. Review Criteria:

- "All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:
 - Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
 - Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
 - Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the SAP North approvals, as requested to be amended in Request C and found to meet the requirements of this subsection.

Subsection 4.171 (.03) Hillsides

D61. Review Criterion: "Hillsides: All developments proposed on slopes greater than 25% shall be limited to the extent that:"

Finding: This criterion does not apply.

Explanation of Finding: No development is proposed on such slopes.

Subsection 4.171 (.04) Trees and Wooded Area

D62. Review Criteria:

- "All developments shall be planned, designed, constructed and maintained so that:
 - Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.

- Existing wooded areas, significant clumps/groves of trees and vegetation, and all
 trees with a diameter at breast height of six inches or greater shall be incorporated
 into the development plan and protected wherever feasible.
- Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 - o Avoiding disturbance of the roots by grading and/or compacting activity.
 - Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
 - Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
 - Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Explanation of Finding: The Tree Preservation Plan, Section VI of Exhibit B3 and Sheet 10 of Exhibit B4, depicts existing trees within the subject area and identifies trees to be retained and to be removed. This application includes a request for approval of a Type "C" Tree Removal Plan. See Request F.

Subsection 4.171 (.05) High Voltage Power Lines

- D63. **Review Criteria:** "High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:
 - Due to the restrictions placed on these lands, no residential structures shall be allowed
 within high voltage power line easements and rights of way and petroleum pipeline
 easements, and any development, particularly residential, adjacent to high voltage power
 line easements and rights of way and petroleum pipeline easement shall be carefully
 reviewed.
 - Any proposed non-residential development within high voltage power line easements and
 rights of way and petroleum pipeline easements shall be coordinated with and approved by
 the Bonneville Power Administration, Portland General Electric Company or other
 appropriate utility, depending on the easement or right of way ownership.

Finding: These criteria do not apply.

Explanation of Finding: The development area and surrounding area are not around high voltage power lines.

Subsection 4.171 (.06) Safety Hazards

D64. Review Criteria: "

- To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- To protect lives and property from damage due to soil hazards.
- · To protect lives and property from forest and brush fires.
- To avoid financial loss resulting from development in hazard areas.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that development of the subject area will occur in a manner that minimizes potential hazards to safety.

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Subsection 4.171 (.07) Earth Movement Hazard Areas

D65. <u>Review Criterion</u>: "No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions."

Finding: This criterion is satisfied.

Explanation of Finding: No areas of land movement, slump, earth flow, or mud or debris flow have been identified in the project area.

Subsection 4.171 (.08) Standards for Soil Hazard Areas

D66. Review Criteria:

- "Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

Finding: These criteria are satisfied.

Explanation of Finding: No soil hazard areas have been identified within the subject area.

Subsection 4.171 (.09) Historic Protection

D67. **Review Criteria:** This subsection establishes requirements for protection of historic resources.

Finding: This criterion is satisfied.

Explanation of Finding: The PDP matches the SAP North approvals, as requested to be amended in Request C and found to meet the requirements of this subsection.

Section 4.176 Landscaping, Screening, and Buffering

D68. <u>Review Criteria</u>: This section establishes landscape, screening, and buffering requirements for development within the City.

Finding: These criteria are satisfied.

Explanation of Finding: Landscaping will be provided in accordance with the standards in Section 4.176. The Street Tree/Lighting Plan depicts street trees along rights-of-way within the subject Preliminary Development Plan area. The plan has been developed in conformance with the *Community Elements Book* and the applicable standards of Section 4.176. Landscaping in the parks and linear green areas will be reviewed with Request G, Final Development Plan.

Section 4.177 Street Improvement Standards

D69. Review Criteria: This section establishes street improvements standards for development within the City.

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the SAP North approvals, as requested to be amended in Request C and found to meet the requirements of this subsection.

Section 4.178 Sidewalk and Pathway Standards

D70. Review Criteria:

- "Sidewalks. All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.
- · Pathways
 - Bicycle facilities shall be provided using a bicycle lane as the preferred facility design. The other facility designs listed will only be used if the bike lane standard cannot be constructed due to physical or financial constraints. The alternative standards are listed in order of preference.
 - O Bike lane. This design includes 12-foot minimum travel lanes for autos and paved shoulders, 5-6 feet wide for bikes that are striped and marked as bicycle lanes. This shall be the basic standard applied to bike lanes on all arterial and collector streets in the City, with the exception of minor residential collectors with less than 1,500 (existing or anticipated) vehicle trips per day."

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the SAP North approvals, as requested to be amended in Request C and found to meet the requirements of this subsection.

REQUEST E: DB14-0014 TENTATIVE SUBDIVISION PLAT

The applicant's findings in Section IIIA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Subsection 4.125 (.02) Permitted Uses in the Village Zone

E1. Review Criteria: This subsection lists the permitted uses in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed subdivision is for uses including single family homes and parks and open space are permitted in the Village Zone.

Subsection 4.125 (.05) Development Standards Applying to All Development in Village Zone

Subsection 4.125 (.05) A. Block, Alley, Pedestrian, and Bicycle Standards

E2. <u>Review Criteria</u>: This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the proposed PDP.

Subsection 4.125 (.05) B. Access Standards

E3. Review Criterion: "All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer."

Finding: This criterion will be satisfied by Condition of Approval PDE 6.

Explanation of Finding: Condition of Approval PDE 6 requires a non-access reservation strip on the street side of lots with street access helping to ensure this criterion is met.

Table V-1: Development Standards in the Village Zone

E4. <u>Review Criteria</u>: This table shows the development standards, including setback for different uses in the Village Zone.

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: As been consistently interpreted for PDP approvals in Villebois, lot dimensions in the Architectural Pattern Book can govern such things as lot width and size even when it is not consistent with the table. The proposed lots facilitate the construction that meets relevant standards of the table.

Subsection 4.125 (.07) Off-Street Parking, Loading and Bicycle Parking

E5. Review Criteria: "Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the Village zone."

Finding: These criteria are satisfied.

Explanation of Finding: Nothing concerning the tentative subdivision would prevent the required parking from being built.

Subsection 4.125 (.08) Open Space Requirements

E6. Review Criteria: This subsection establishes the open space requirements for the Village Zone. Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDE 9. Explanation of Finding: The tentative subdivision plat shows open space consistent with the requirements of the Village Zone and the proposed PDP. Consistent with the requirements of (.08) C. the condition of approval require the City Attorney to review and approve pertinent bylaws, covenants, or agreements prior to recordation.

Subsection 4.125 (.09) A. 1. Street and Improvement Standards: General Provisions

- E7. <u>Review Criteria</u>: "Except as noted below, the provisions of Section 4.177 shall apply within the Village zone:
 - · General Provisions:
 - All street alignment and access improvements shall conform to Figures 7, 8, 9A, and 9B of the Villebois Village Master Plan, or as refined in an approved Specific Area Plan, Preliminary Development Plan, or Final Development Plan, and the following standards:
 - All street improvements shall conform to the Public Works Standards and the Transportation Systems Plan, and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.
 - All streets shall be developed according to the Master Plan."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: The tentative subdivision plat shows street alignments, improvements, and access improvements consistent with the approved PDP and SAP found to be consistent with the Master Plan and Transportation Systems Plan.

Subsection 4.125 (.09) A. 2. Street and Improvement Standards: Intersection of Streets

- E8. Review Criteria: "Intersections of streets:
 - Angles: Streets shall intersect one another at angles not less than 90 degrees, unless
 existing development or topography makes it impractical.
 - Intersections: If the intersection cannot be designed to form a right angle, then the right-ofway and paving within the acute angle shall have a minimum of a thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety 90 degrees shall require approval by the City Engineer after consultation with the Fire District.
 - Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - o 1000 ft. for major arterials
 - o 600 ft. for minor arterials
 - o 100 ft. for major collector
 - o 50 ft. for minor collector
 - Curb Extensions:
 - Curb extensions at intersections shall be shown on the Specific Area Plans required in Subsection 4.125(.18)(C) through (F), below, and shall:
 - Not obstruct bicycle lanes on collector streets.

Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections, meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District."

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows street intersections as proposed in the proposed PDP consistent with these standards.

Subsection 4.125 (.09) A. 4. Street and Improvement Standards: Centerline Radius Street Curves

- E9. Review Criteria: "The minimum centerline radius street curves shall be as follows:
 - Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by the City Engineer.
 - Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
 - · Local streets: 75 feet"

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows streets found to meet these standards under Requests C and D.

Subsections 4.125 (.09) A. 5. and 4.177 (.01) C. Street and Improvement Standards: Rights-of-way

E10. Review Criteria:

- "Prior to issuance of a Certificate of Occupancy Building permits or as a part of the
 recordation of a final plat, the City shall require dedication of rights-of-way in accordance
 with the Street System Master Transportation Systems Plan. All dedications shall be
 recorded with the County Assessor's Office.
- The City shall also require a waiver of remonstrance against formation of a local
 improvement district, and all non-remonstrances shall be recorded in the County
 Recorder's Office as well as the City's Lien Docket, prior to issuance of a Certificate of
 Occupancy Building Permit or as a part of the recordation of a final plat.
- In order to allow for potential future widening, a special setback requirement shall be
 maintained adjacent to all arterial streets. The minimum setback shall be 55 feet from the
 centerline or 25 feet from the right-of-way designated on the Master Plan, whichever is
 greater."

Finding: These criteria are satisfied.

Explanation of Finding: As stated by the applicant, "rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177."

Subsections 4.125 (.09) A. 6.and 4.177 (.01) E. Street and Improvement Standards: Access Drives

E11. Review Criteria:

- Access drives are required to be 16 feet for two-way traffic.
- An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.

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Exhibit A1

- Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23ton load.
- Secondary or emergency access lanes may be improved to a minimum 12 feet with an allweather surface as approved by the Fire District. All fire lanes shall be dedicated easements.
- Minimum access requirements shall be adjusted commensurate with the intended function
 of the site based on vehicle types and traffic generation.
- Where access drives connect to the public right-of-way, construction within the right-ofway shall be in conformance to the Public Works Standards.

Explanation of Finding: The tentative subdivision plat shows alleys of sufficient width to meet the width standards. The applicant states easements for fire access will be dedicated as required.

Subsections 4.125 (.09) A. 7. and 4.177 (.01) F. Street and Improvement Standards: Clear Vision Areas

E12. Review Criteria: "A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:" Listed 1. a.-f.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows streets found to meet these standards under Requests C and D.

Subsections 4.125 (.09) A. 8. and 4.177 (.01) G. Street and Improvement Standards: Vertical Clearance

E13. **Review Criterion:** "a minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives."

Finding: This criterion is satisfied.

Explanation of Finding: Nothing shown on the tentative subdivision plat would preclude the required clearance from being provided.

Subsections 4.125 (.09) A. 9.and 4.177 (.01) H. Street and Improvement Standards: Interim Improvement Standards

- E14. Review Criteria: "It is anticipated that all existing streets, except those in new subdivisions, will require complete reconstruction to support urban level traffic volumes. However, in most cases, existing and short-term projected traffic volumes do not warrant improvements to full Master Plan standards. Therefore, unless otherwise specified by the Planning Commission, the following interim standards shall apply.
 - Arterials 24 foot paved, with standard sub-base. Asphalt overlays are generally
 considered unacceptable, but may be considered as an interim improvement based on the
 recommendations of the City Engineer, regarding adequate structural quality to support an
 overlay.
 - Half-streets are generally considered unacceptable. However, where the Development Review Board finds it essential to allow for reasonable development, a half-street may be

- approved. Whenever a half-street improvement is approved, it shall conform to the requirements in the Public Works Standards:
- When considered appropriate in conjunction with other anticipated or scheduled street improvements, the City Engineer may approve street improvements with a single asphalt lift. However, adequate provision must be made for interim storm drainage, pavement transitions at seams and the scheduling of the second lift through the Capital Improvements Plan.

Explanation of Finding: The area covered by the tentative subdivision plat does not include any interim improvements addressed by this subsection.

Subsection 4.202 (.01) through (.03) Plats Reviewed by Planning Director or DRB

E15. Review Criteria: "Pursuant to ORS Chapter 92, plans and plats must be approved by the Planning Director or Development Review Board (Board), as specified in Sections 4.030 and 4.031, before a plat for any land division may be filed in the county recording office for any land within the boundaries of the City, except that the Planning Director shall have authority to approve a final plat that is found to be substantially consistent with the tentative plat approved by the Board.

The Development Review Board and Planning Director shall be given all the powers and duties with respect to procedures and action on tentative and final plans, plats and maps of land divisions specified in Oregon Revised Statutes and by this Code.

Approval by the Development Review Board or Planning Director of divisions of land within the boundaries of the City, other than statutory subdivisions, is hereby required by virtue of the authority granted to the City in ORS 92."

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat is being reviewed by the Development Review Board according to this subsection. The final plat will be reviewed by the Planning Division under the authority of the Planning Director to ensure compliance with the DRB review of the tentative subdivision plat.

Subsection 4.202 (.04) A. Lots must be Legally Created for Issuing Development Permit

E16. **Review Criterion:** "No person shall sell any lot or parcel in any condominium, subdivision, or land partition until a final condominium, subdivision or partition plat has been approved by the Planning Director as set forth in this Code and properly recorded with the appropriate county."

Finding: This criterion is satisfied.

Explanation of Finding: It is understood that no lots will be sold until the final plat has been approved by the Planning Director and recorded.

Subsection 4.202 (.04) B. Prohibition of Creating Undersized Lots

E17. Review Criterion: "It shall be a violation of this Code to divide a tract of land into a parcel smaller than the lot size required in the Zoning Sections of this Code unless specifically approved by the Development Review Board or City Council. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the minimum lot size, width, depth, frontage, yard or setback requirements, unless specifically authorized through the Variance procedures of Section 4.196 or the waiver provisions of the Planned Development procedures of Section 4.118."

<u>Finding</u>: This criterion is satisfied.

Explanation of Finding: No lots will be divided into a size smaller than allowed by the proposed Village "V" zoning designation.

Subsection 4.210 (.01) Pre-Application Conference

E18. **Review Criterion:** "Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010."

Finding: This criterion is satisfied.

Explanation of Finding: A pre-application conference was held on November 21, 2013 in accordance with this subsection.

Subsection 4.210 (.01) A. Preparation of Tentative Plat

E19. **Review Criterion:** "The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal."

Finding: This criterion is satisfied.

Explanation of Finding: Sheet 4 of Exhibit B4, as shown revised in Exhibit B6, is a tentative subdivision plat prepared in accordance with this subsection.

Subsection 4.210 (.01) B. Tentative Plat Submission

E20. Review Criteria: "The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:" Listed 1. through 26.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat has been submitted with the required information.

Subsection 4.210 (.01) D. Land Division Phases to Be Shown

E21. Review Criteria: "Where the applicant intends to develop the land in phases, the schedule of such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval."

Finding: These criteria are satisfied.

Explanation of Finding: The land is intended to be developed in a single phase.

Subsection 4.210 (.01) E. Remainder Tracts

E22. **Review Criteria:** "Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all affected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division."

Finding: These criteria are satisfied.

Explanation of Finding: All affected property has been incorporated into the tentative subdivision plat.

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Subsection 4.236 (.01) Conformity to the Master Plan or Map

E23. Review Criteria: "Land divisions shall conform to and be in harmony with the Transportation Master Plan (Transportation Systems Plan), the Bicycle and Pedestrian Master Plan, the Parks and Recreation Master Plan, the Official Plan or Map and especially to the Master Street Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat is consistent with applicable plans including the Transportation Systems Plan and Villebois Village Master Plan.

Subsection 4.236 (.02) Relation to Adjoining Street System

E24. Review Criteria:

- A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan.
- Where the plat submitted covers only a part of the applicant's tract, a sketch of the
 prospective future street system of the unsubmitted part shall be furnished and the street
 system of the part submitted shall be considered in the light of adjustments and
 connections with the street system of the part not submitted.
- At any time when an applicant proposes a land division and the Comprehensive Plan
 would allow for the proposed lots to be further divided, the city may require an
 arrangement of lots and streets such as to permit a later resubdivision in conformity to the
 street plans and other requirements specified in these regulations.

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: The tentative subdivision plat shows streets meeting these standards consistent with the proposed PDP. See Request D.

Subsection 4.236 (.03) Streets: Conformity to Standards Elsewhere in the Code

E25. Review Criteria: "All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone."

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows streets consistent with the proposed SAP Amendment and PDP under Requests C and D which meets Section 4.177 and the block requirements of the zone.

Subsection 4.236 (.04) Creation of Easements

E26. Review Criteria: "The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required."

Explanation of Finding: No specific easements are requested pursuant to this subsection.

Subsection 4.236 (.05) Topography

E27. **Review Criterion:** "The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations."

Finding: This criterion is satisfied.

<u>Explanation of Finding</u>: The tentative subdivision plat shows street alignments recognizing topographic conditions consistent with the requested PDP.

Subsection 4.236 (.06) Reserve Strips

E28. Review Criteria: "The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary:" Reasons listed A. through D.

Finding: These criteria are satisfied.

Explanation of Finding: No reserve strips are being required for the reasons listed in this subsection. However, reserve strips are being required by Condition of Approval PDD 6 to prevent access to the front side of lots served by an alley. See also Findings E3.

Subsection 4.236 (.07) Future Expansion of Street

E29. Review Criteria: When necessary to give access to, or permit a satisfactory future division of, adjoining land, streets shall be extended to the boundary of the land division and the resulting deadend street may be approved without a turn-around. Reserve strips and street plugs shall be required to preserve the objective of street extension.

Finding: These criteria are satisfied.

Explanation of Finding: Streets are being extended consistent with this subsection.

Subsection 4.236 (.08) Additional Right-of-Way for Existing Streets

E30. Review Criteria: "Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The necessary rights-of-way for Grahams Ferry Road and Tooze Road are being dedicated.

Subsection 4.236 (.09) Street Names

E31. Review Criteria: "No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer."

Finding: These criteria are satisfied.

Explanation of Finding: Street names will be reviewed by Engineering staff and be subject to approval by the City Engineer consistent with this subsection.

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Subsection 4.237 (.01) Blocks

E32. Review Criteria:

- The length, width, and shape of blocks shall be designed with due regard to providing
 adequate building sites for the use contemplated, consideration of needs for convenient
 access, circulation, control, and safety of pedestrian, bicycle, and motor vehicle traffic, and
 recognition of limitations and opportunities of topography.
- Sizes: Blocks shall not exceed the sizes and lengths specified for the zone in which they
 are located unless topographical conditions or other physical constraints necessitate larger
 blocks. Larger blocks shall only be approved where specific findings are made justifying
 the size, shape, and configuration.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows blocks consistent with those proposed Preliminary Development Plan. See Request D.

Subsection 4.237 (.02) Easements

E33. Review Criteria:

- Utility lines. Easements for sanitary or storm sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director. All of the public utility lines within and adjacent to the site shall be installed within the public right-of-way or easement; with underground services extending to the private parcel constructed in conformance to the City's Public Works Standards. All franchise utilities shall be installed within a public utility easement. All utilities shall have appropriate easements for construction and maintenance purposes.
- Water courses. Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval.

Explanation of Finding: As shown on preliminary plat, Sheet 4of Exhibit B4 as revised in Exhibit B6, the required easements have been provided. Condition of Approvals ensures all easements dealing with utilities are on the final plat.

Subsection 4.237 (.03) Mid-block Pedestrian and Bicycle Pathways

- E34. Review Criteria: "An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.
 - Pathways shall be required to connect to cul-de-sacs or to pass through unusually shaped blocks.
 - Pathways required by this subsection shall have a minimum width of ten (10) feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six (6) feet.

Finding: These criteria are satisfied.

Explanation of Finding: Pathways are being provided consistent with the Village Zone requirements and the Village Master Plan.

Subsection 4.237 (.04) Tree Planting & Tree Access Easements

E35. Review Criteria: "Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planting is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed street trees are within the proposed public right-of-way.

Subsection 4.237 (.05) Lot Size and Shape

E36. Review Criteria: "The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located."

Finding: These criteria are satisfied.

Explanation of Finding: Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed development and are in conformance with the Village Zone requirements as discussed under Requests C and D.

Subsection 4.237 (.06) Access

E37. Review Criteria: "The division of land shall be such that each lot shall have a minimum frontage on a street or private drive, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:" Listed A. and B.

Finding: These criteria are satisfied.

Explanation of Finding: Each lot has the minimum frontage on a street or greenbelt, as allowed in the Architectural Pattern Book.

Subsection 4.237 (.07) Through Lots

E38. Review Criteria: "Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation."

Finding: These criteria are satisfied.

Explanation of Finding: No through lots are proposed. The lots on Belfast Lane and Barcelona Street backing up to Grahams Ferry Road and Tooze Road have a linear green between the rear lot lines and the Grahams Ferry Road and Tooze Road rights-of-way.

Subsection 4.237 (.08) Lot Side Lines

E39. **Review Criteria:** "The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street or tract with a private drive upon which the lots face."

Finding: These criteria are satisfied.

Explanation of Finding: Generally side lot lines are at right angles with the front lot line. Where they do not, they run at the closest possible angle to 90 degrees as allowed by block shape, adjacent lot shape, and required alley orientation.

Subsection 4.237 (.09) Large Lot Land Divisions

E40. Review Criteria: "In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary."

Finding: These criteria are satisfied.

Explanation of Finding: No future divisions of the lots included in the tentative subdivision plat.

Subsection 4.237 (.10) and (.11) Building Line and Built-to Line

- E41. Review Criteria: The Planning Director or Development Review Board may establish special:
 - building setbacks to allow for the future redivision or other development of the property or
 for other reasons specified in the findings supporting the decision. If special building
 setback lines are established for the land division, they shall be shown on the final plat.
 - build-to lines for the development, as specified in the findings and conditions of approval
 for the decision. If special build-to lines are established for the land division, they shall be
 shown on the final plat.

Finding: These criteria are satisfied.

Explanation of Finding: No building lines or built-to lines are proposed or recommended.

Subsection 4.237 (.12) Land for Public Purposes

E42. **Review Criterion:** "The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time."

Finding: This criterion is satisfied.

Explanation of Finding: No property reservation is recommended as described in this subsection.

Subsection 4.237 (.13) Corner Lots

E43. **Review Criterion:** "Lots on street intersections shall have a corner radius of not less than ten (10) feet."

Finding: This criterion is satisfied.

Explanation of Finding: All proposed corner lots meet the minimum corner radius of ten (10) feet.

Section 4.250 Lots of Record

E44. Review Criteria: "All lots of record that have been legally created prior to the adoption of this ordinance shall be considered to be legal lots. Tax lots created by the County Assessor are not necessarily legal lots of record."

Explanation of Finding: The parcels being divided are of record, and the resulting subdivision lots will be lots of record.

Section 4.260 Improvements-Procedures

E45. Review Criteria: "In addition to other requirements, improvements installed by the developer, either as a requirement of these regulations or at the developer's own option, shall conform to the requirements of this Code and improvement standards and specifications of the City. The improvements shall be installed in accordance with the City's Public Works Standards."

Finding: These criteria are satisfied.

Explanation of Finding: The rights-of-way shown on the tentative subdivision plat are sufficient for installation of improvements to City standards. Conformance of the improvements with the City's Public Works Standards and other applicable standards will be ensured through the Engineering Division's permit and inspection process.

Section 4.262 Improvements-Requirements

E46. Review Criteria: This section establishes requirements for a number of different improvements including curbs, sidewalks, sanitary sewers, drainage, underground utility and service facilities, streetlight standards, street signs, monuments, and water.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has stated their intent to meet the requirements for all the types of improvements indicated in this subsection. Conformance with these requirements will be ensured through the Engineering Division's, and Building Division's where applicable, permit and inspection process.

REQUEST F: DB14-0016 TYPE C TREE PLAN

The applicant's findings in Section VA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Subsection 4.600.50 (.03) A. Access to Site for Tree Related Observation

F1. **Review Criterion:** "By submission of an application, the applicant shall be deemed to have authorized City representatives to have access to applicant's property as may be needed to verify the information provided, to observe site conditions, and if a permit is granted, to verify that terms and conditions of the permit are followed."

Finding: This criterion will be satisfied by Condition of Approval PDF 2.

Explanation of Finding: Condition of Approval PDF 2 ensures the required access is allowed.

Subsection 4.610.00 (.03) B. Type C Tree Removal Review Authority

F2. **Review Criterion:** "Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council."

Finding: This criterion is satisfied.

<u>Explanation of Finding</u>: The requested tree removal is connected to site plan review by the Development Review Board for the proposed development. The tree removal is thus being reviewed by the DRB.

Subsection 4.610.00 (.06) A. Conditions Attached to Type C Tree Permits

F3. **Review Criterion:** "Conditions. Attach to the granting of the permit any reasonable conditions considered necessary by the reviewing authority including, but not limited to, the recording of any plan or agreement approved under this subchapter, to ensure that the intent of this Chapter will be fulfilled and to minimize damage to, encroachment on or interference with natural resources and processes within wooded areas;"

Finding: This criterion is met or will be met by conditions of approval.

Explanation of Finding: A number of additional conditions are recommended pursuant to this subsection. Tree 10499 is a twenty-seven inch (27") Douglas-fir in excellent condition, rated as Good by the project arborist and indicated for retention during development. In consideration of the health and value of the tree Conditions of Approval PDF 4 and PDF 5 impose reasonable conditions to encourage proper long-term preservation and maintenance as well as clearly identify maintenance responsibility. Condition of Approval PDF 4 requires a tree preservation and maintenance easement and associated easement agreement allowing for inspection of the tree condition and assigning tree maintenance responsibility to the homeowners association as well as limiting plantings and irrigation that could damage the health of the tree. As a practical matter Condition of Approval PDF 5 requires an access easement on Lot 50 to allow necessary access for inspection and maintenance activities.

Condition of Approval PDF 12 addresses concern that the alignment of the sidewalk along SW Tooze Rd. looks to impact three trees shown as retained. The condition requires the sidewalk to meander to minimize placement within the root zone and when it is within the root zone requires a specific profile to protect roots. A public sidewalk easement may be required within the linear green to allow for the meandering.

Lastly, Conditions of Approval PDF 9 and 10 require special care be taken to limit impacts when installing fencing and utilities in the root zone of preserved trees.

Subsection 4.610.00 (.06) B. Completion of Operation

F4. **Review Criterion:** "Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:" "Fix a reasonable time to complete tree removal operations;"

Finding: This criterion is satisfied.

Explanation of Finding: It is understood the tree removal will be completed by the time construction of all homes, parks, and other improvements in the PDP are completed, which is a reasonable time frame for tree removal.

Subsection 4.610.00 (.06) C. Security

Code."

F5. Review Criterion: "Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:" "Require the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit conditions and this Chapter.

1. This requirement may be waived by the Planning Director if the tree removal must be completed before a plat is recorded, and the applicant has complied with WC 4.264(1) of this

Finding: This criterion is satisfied.

Explanation of Finding: As allowed by Subsection 1 the bonding requirement is being waived as the application is required to comply with WC 4.264(1).

Subsection 4.610.10 (.01) Standards for Tree Removal, Relocation or Replacement

Subsection 4.610.10 (.01) A. Standards for the Significant Resource Overlay Zone

F6. **Review Criteria:** "Standard for the Significant Resource Overlay Zone. The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this chapter."

Finding: These criteria are satisfied.

Explanation of Finding: Request H fully reviews any impact to the Significant Resource Overlay Zone, including any tree removal.

Subsection 4.610.10 (.01) B. Standards for Preservation and Conservation

F7. **Review Criteria:** "No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a principle shall be equal in concern and importance as other design principles."

Explanation of Finding: As shown on the Existing Conditions Plan, Sheet 2 of Exhibit B4, the majority of the site is pasture with trees concentrated around existing residential dwellings, the northwestern site corner, and the retained wetland located in the southwestern site corner. Existing trees within these areas are preserved to the extent feasible while the locations of residential lots, street improvements, alleys, and utilities were generally planned within existing pasture areas. Trees located within the wetland area to be retained and within the SROZ area will be preserved within open space tracts. The majority of trees proposed for removal are in "Poor" condition or "Moderate" condition. Trees with a "Good" rating are retained to the extent feasible. No trees with a rating of "Important" are present within the subject site.

Subsection 4.610.10 (.01) C. Standards for Development Alternatives

F8. Review Criteria: "Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements."

Finding: These criteria are satisfied.

Explanation of Finding: The majority of the site is pasture with trees located around existing residential dwellings, within the retained wetland in the southwestern site corner, and the northwestern site corner. Existing trees within these areas are preserved to the extent feasible while the locations of residential lots, street improvements, alleys, and utilities were generally planned within existing pasture areas.

Subsection 4.610.10 (.01) D. Standards for Land Clearing

F9. <u>Review Criteria</u>: "Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements."

Finding: These criteria are satisfied.

Explanation of Finding: This standard is being followed as shown in the applicant's plan set, Exhibit B4.

Subsection 4.610.10 (.01) E. Standards for Residential Development

F10. Review Criteria: "Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape."

Finding: These criteria are satisfied.

Explanation of Finding: The subject site is relatively flat and is being development with a pattern similar to other areas of Villebois.

Subsection 4.610.10 (.01) F. Standards for Compliance with Statutes and Ordinances

F11. Review Criteria: "The proposed activity shall comply with all applicable statutes and ordinances." Finding: These criteria are satisfied. **Explanation of Finding:** This standard is broad and duplicative. As found elsewhere in this report, the applicable standards are being applied.

Subsection 4.610.10 (.01) G. Standards for Relocation and Replacement

F12. Review Criteria: "The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not removed, in accordance with WC 4.620.10.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed tree activity is being reviewed in accordance to the referenced sections related to replacement and protection.

Subsection 4.610.10 (.01) H. Limitation on Tree Removal

F13. Review Criteria: "Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection." Listed 1. through 4.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed tree removal is either necessary for construction or is due to the health and condition of the trees.

Subsection 4.610.10 (.01) I. 1. Additional Standards for Type C Permits: Tree Survey

F14. Review Criteria: "For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40, and provide a Tree Maintenance and Protection Plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development."

Finding: These criteria are satisfied.

Explanation of Finding: The required Tree Maintenance and Protection Plan has been submitted. See Section VIC) of Exhibit B3.

Subsection 4.610.10 (.01) I. 2. Additional Standards for Type C Permits: Platted Subdivision

F15. Review Criteria: "The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval."

Finding: These criteria are satisfied.

Explanation of Finding: The required plan has been submitted. See Section VIC) of Exhibit B3.

Subsection 4.610.10 (.01) I. 3. Additional Standards for Type C Permits: Utilities

F16. Review Criteria: "The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter."

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Explanation of Finding: The Composite Utility Plan, Sheet 6 of Exhibit B4, shows the site has been designed to minimize the impact upon the environment to the extent feasible given existing conditions. Utility placement in relation to trees will be further reviewed during review of construction drawings and utility easement placement on the final plat.

Subsection 4.610.40 (.01) Type C Tree Plan Reviewed with Stage II Final Plan

F17. Review Criteria: "Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any plan changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed Type C Tree Plan is being reviewed concurrently with the Preliminary Development Plan, which is the equivalent of a Stage II Final Plan in the Village Zone.

Section 4.610.40 (.02) Submission of Tree Maintenance and Protection Plan

F18. Review Criteria: "The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:" Listed A. 1. through A. 7. Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: The applicant has submitted the necessary copies of a Tree Maintenance and Protection Plan. See Section VIC of the applicants notebook, Exhibit B3 and Sheet 10 of the applicant's plan set, Exhibit B4.

Subsection 4.620.00 (.01) Tree Replacement Requirement

F19. Review Criterion: "A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal."

Finding: This criterion is satisfied.

Explanation of Finding: The tree mitigation requirements will be more than exceeded by the planned street tree and trees in parks and linear greens.

Subsection 4.620.00 (.02) Basis for Determining Replacement

F20. Review Criteria: "The permit grantee shall replace removed trees on a basis of one (1) tree replanted for each tree removed. All replacement trees must measure two inches (2") or more in diameter."

Explanation of Finding: More trees are planned to be planted that proposed to be removed. Each tree, including street trees and trees in parks and linear greens will meet the minimum diameter requirement.

Subsection 4.620.00 (.03) Replacement Tree Requirements

- F21. **Review Criteria:** "A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.
 - A. Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture Nursery Grade No. 1 or better.
 - B. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date.
 - C. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced.
 - D. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat."

<u>Finding</u>: These criteria are satisfied or will be satisfied by Condition of Approval PDF 6.

Explanation of Finding: The condition of approval will ensure the relevant requirements of this subsection are met.

Subsection 4.620.00 (.04) Replacement Tree Stock Requirements

F22. Review Criteria: "All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade."

Finding: These criteria will be satisfied by Condition of Approval PDF 6.

Explanation of Finding: Condition of Approval PDF 6 assures this is met.

Subsection 4.620.00 (.05) Replacement Trees Locations

F23. **Review Criteria:** "The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed."

Finding: These criteria are satisfied.

Explanation of Finding: The applicant proposes to mitigate for all removed trees on site and in the appropriate locations for the proposed development.

Section 4.620.10 Tree Protection During Construction

F24. Review Criteria: "Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:" Listed A. through D.

Finding: These criteria are satisfied or will be satisfied by Condition of Approvals PDF 7 and PDF 8

Explanation of Finding: The conditions of approval assure the applicable requirements of this Section will be met.

REQUEST G: DB14-0015 FINAL DEVELOPMENT PLAN FOR PARKS AND OPEN SPACE

The applicant's findings in Section VIA of their PDP notebook, Exhibit B3, respond to the majority of the applicable criteria.

Subsection 4.125 (.02) Permitted Uses in the Village Zone

G1. Review Criteria: This subsection lists the uses typically permitted in the Village Zone including "Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association."

Finding: These criteria are satisfied.

Explanation of Finding: The requested Final Development Plan is for parks and open space allowed within the Village Zone.

Subsection 4.125 (.08) A. Parks and Open Space in the Village Zone-Amount Required

G2. Review Criteria: "In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multiphased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required yard areas shall not be counted towards the required open space area."

Finding: These criteria are satisfied.

Maintenance

Explanation of Finding: Park and Open Space is being provided consistent with the PDP found to meet these criteria.

Subsection 4.125 (.08) B. Parks and Open Space in the Village Zone-Ownership

according to agreements reached between the developer and the City.

G3. Review Criteria: "Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage."

Finding: These criteria are satisfied.

Explanation of Finding: This discretion of the DRB is understood. Ownership will be

Subsection 4.125 (.08) C. Parks and Open Space in the Village Zone-Protection and

G4. Review Criteria: "The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or

maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation."

Finding: These criteria are satisfied.

<u>Explanation of Finding</u>: Protection and maintenance of the open space and recreational areas are covered in the CCR's being reviewed by the City, and Operation and Maintenance Agreements between the developer and the City.

Subsection 4.125 (.09) Street and Access Improvement Standards

G5. Review Criteria: This section lists street and access improvement standards for the Village Zone including vision clearance standards.

Finding: These criteria are satisfied.

Explanation of Finding: This code section does not apply to the proposed parks and open space, except for vision clearance for vegetation which is met.

Subsection 4.125 (.10) Sidewalk and Pathway Improvement Standards

G6. Review Criteria: "The provisions of Section 4.178 shall apply within the Village zone."

Finding: These criteria are satisfied.

Explanation of Finding: Sidewalk and pathway improvements within the park areas are provided consistent with the PDP which was found to meet these criteria.

Subsection 4.125 (.11) Landscaping Screening and Buffering

G7. Review Criteria: "Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:" "Streets in the Village zone shall be developed with street trees as described in the Community Elements Book."

Finding: These criteria are satisfied.

Explanation of Finding: Findings G18 through G29 pertain to Section 4.176. Street trees are proposed consistent with the Community Elements Book.

Section 4.125 (.12) A. Signs Compliance with Master Sign and Wayfinding Plan for SAP

G8. Review Criterion: "All signage and wayfinding elements within the Village Zone shall be in compliance with the adopted Signage and wayfinding Master Plan for the appropriate SAP."

Finding: This criterion does not apply.

Explanation of Finding: The SAP North Signage & Wayfinding Plan indicates the provision of Secondary Site Identifier at the site entrance from Grahams Ferry Road. The FDP set, Exhibit B5, show provision of the 'Secondary Site Identifier' with the construction of the site entrance.

Subsection 4.125 (.14) Design Standards Applying to the Village Zone

The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village

zone shall incorporate the following:

Subsection 4.125 (.14) A. 2. b. Details to Match Architectural Pattern Book and Community Elements Book

G9. Review Criteria: "Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards."

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval.

<u>Explanation of Finding</u>: The Architectural Pattern Book is not applicable to the parks except that any retaining walls within the public view shed must be consistent with the materials in the Architectural Pattern Book and the Master Fencing shown in the pattern book. Condition of Approval PDG 11 ensures park elements are consistent with the Community Elements Book including playground equipment, nature path directional bollards, benches, tables, and trash cans.

Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees

G10. **Review Criterion:** "The protection of existing significant trees as identified in an approved Community Elements Book."

Finding: This criterion is satisfied.

Explanation of Finding: Significant trees are being protected. See Request F.

Subsection 4.125 (.14) A. 2. g. Landscape Plan

G11. <u>Review Criterion</u>: "A landscape plan in compliance with Sections 4.125(.07) and (.11), above." **Finding:** This criterion is satisfied.

Explanation of Finding: Landscape plans have been provided in compliance with the referenced sections.

Subsection 4.125 (.14) C. Lighting and Site Furnishings

G12. <u>Review Criteria</u>: "Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards."

Finding: These criteria will be satisfied by a condition of approval.

Explanation of Finding: The condition of approval requires the lighting and site furnishings to be consistent with the Community Elements Book.

Subsection 4.125 (.18) L. Final Development Plan Approval Procedures

G13. Review Criteria: This subsection establishes the approval procedures for Final Development Plans.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has followed the applicable procedures set out in this subsection for approval of a FDP.

Subsection 4.125 (.18) M. Final Development Plan Submittal Requirements

G14. Review Criteria: "An application for approval of a FDP shall be subject to the provisions of Section 4.034."

Finding: These criteria are satisfied.

Explanation of Finding: The necessary materials have been submitted for review of the FDP.

Subsections 4.125 (.18) N. and P. 1. Final Development Plans Subject to Site Design Review Criteria

G15. Review Criteria: "An application for approval of a FDP shall be subject to the provisions of Section 4.421"

Finding: These criteria are satisfied.

Explanation of Finding: The provisions of Section 4.421 are being used as criteria in the review of the FDP. See Findings G30 through G37.

Subsection 4.125 (.18) O. Refinements to Preliminary Development Plan as part of Final Development Plan

G16. **Review Criteria:** This subsection identifies the process and requirements for refinements to a preliminary development plan as party of a final development plan.

Finding: These criteria are satisfied.

Explanation of Finding: No refinements are proposed as part of the requested FDP.

Subsection 4.125 (.18) P.2. Final Development Plan Compliance with Architectural Pattern Book, Community Elements Book, and PDP Conditions of Approval

G17. **Review Criteria:** "An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP."

<u>Finding</u>: These criteria are satisfied or will be satisfied by a Conditions of Approval PDG 11 and PDG 12.

Explanation of Finding: Overall, as demonstrated by Finding G9 above, the FDP demonstrates compliance with the SAP North Community Elements Book. The applicant has provided sufficient information to show that playground equipment meeting the Community Elements Book can be provided. However, Condition of Approval PDG 11 ensures the detailed requirements of the Community Elements Book are met. There are no relevant portions of the Architectural Pattern Book, or Conditions of Approval for a previously approved PDP to which to demonstrate compliance. To further consistency with the Villebois Village Master Plan Parks and Open Spaces Policy 1, Condition of Approval PDG 12 requires a large shade tree be planted in the pocket park as a focal point at the intersection of Grahams Ferry Road and Tooze Road.

Landscape Standards Section 4.176

Subsection 4.176 (.02) B. Landscape Standards and Compliance with Code

G18. Review Criterion: "All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length"

Finding: This criterion is satisfied.

Explanation of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Subsection 4.176 (.03) Landscape Area and Locations

G19. Review Criteria: "Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable." Finding: These criteria are satisfied.

Explanation of Finding: The proposed parks are predominantly covered with vegetative plant materials other than areas for walkways, play structures, benches, tables, etc. The plantings are in a variety of areas.

Subsection 4.176 (.04) Buffering and Screening

- G20. <u>Review Criteria</u>: "Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.
 - C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.
 - D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.
 - E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.
 - F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval."

Finding: These criteria are satisfied.

Explanation of Finding: No conditions requiring buffering and screening are within the area covered by the subject FDP request.

Subsection 4.176 (.06) A. Plant Materials-Shrubs and Groundcover

G21. <u>Review Criteria</u>: This subsection establishes plant material and planting requirements for shrubs and ground cover.

Finding: These criteria are satisfied.

Explanation of Finding: Applicant's Sheet L5.0 in their plan set, Exhibit B5, indicates the requirements established by this subsection will be met by the proposed plantings.

Subsection 4.176 (.06) B. Plant Materials-Trees

G22. Review Criteria: This subsection establishes plant material requirements for trees.

Finding: These criteria are satisfied.

Explanation of Finding: Applicant's Sheet L5.0 in their plan set, Exhibit B5, indicates the requirements established by this subsection will be met by the proposed plantings.

Subsection 4.176 (.06) D. Plant Materials-Street Trees

G23. **Review Criteria:** This subsection establishes plant material requirements for street trees.

Finding: These criteria are satisfied

Explanation of Finding: Applicant's Sheets L2.0 through L4.0 of their plan set, Exhibit B5, indicate the requirements established by this subsection as well as the Community Elements Book are generally met. However, the plans show street trees both were they can interfere with preserved trees and within areas designated as curb cuts. Exhibit B6 includes a revised street tree plan to address the preserved tree and curb cut conflicts. Additional street trees may be omitted to avoid interference with "Likely to be removed" trees end up being preserved.

Subsection 4.176 (.06) E. Types of Plant Species

G24. **Review Criteria:** This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

Finding: These criteria are satisfied.

Explanation of Finding: The allowed plant materials are governed by the Community Elements Book. All proposed plant materials will be consistent with the SAP North Community Elements Book.

Subsection 4.176 (.06) F. Tree Credit

G25. Review Criteria: "Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows: Existing trunk diameter

Number of Tree Credits

18 to 24 inches in diameter 3 tree credits 25 to 31 inches in diameter 4 tree credits

32 inches or greater 5 tree credits:"

Maintenance requirements listed 1. through 2.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant is not requesting any of the preserved trees be counted as tree credits pursuant to this subsection.

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Subsection 4.176 (.06) G. Exceeding Plant Material Standards

G26. <u>Review Criterion</u>: "Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met."

Finding: This criterion is satisfied.

Explanation of Finding: The selected landscape materials do not violate any height or visions clearance requirements.

Subsection 4.176 (.07) Installation and Maintenance of Landscaping

G27. Review Criteria: This subsection establishes installation and maintenance standards for landscaping.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDG 2. **Explanation of Finding:** The installation and maintenance standards are or will be met as follows:

- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
- Plants that die are required to be replaced in kind, within one growing season, unless
 appropriate substitute species are approved by the City.
- A note on the applicant's Sheet L5.0 in their plan set, Exhibit B5, indicates "coordinate landscape installation with installation of underground sprinkler and drainage systems."

Subsection 4.176 (.09) Landscape Plans

G28. Review Criterion: "Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated."

Finding: This criterion is satisfied.

<u>Explanation of Finding</u>: Landscape plans have been submitted with the required information. See Exhibit B5.

Subsection 4.176 (.10) Completion of Landscaping

G29. Review Criterion: "The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review."

Finding: This criterion is satisfied.

Explanation of Finding: As a condition of PDP approval the parks for the PDP or PDP phase must be completed prior to fifty percent (50%) of the house permits are issued unless certain conditions exist, similar to what is described in this subsection, in which case a bond can be posted. See finding D55 and Condition of Approval PDD 3.

Site Design Review

Subsection 4.400 (.01) Excessive Uniformity, Inappropriateness of Design, Etc.

G30. Review Criteria: "Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor."

Finding: These criteria are satisfied.

Explanation of Finding:

Excessive Uniformity: A variety of parks with a variety of features and amenities are provided consistent with the diversity of park uses described in the Villebois Village Master Plan avoiding excessive uniformity in park and open space design.

Inappropriate or Poor Design of the Exterior Appearance of Structures: Park structures are being required to conform to the Community Elements Book ensuring quality design appropriate for the Villebois context.

Inappropriate or Poor Design of Signs: Signs within parks and open spaces are required to be consistent with the Master Sign and Wayfinding program which is a comprehensive signage package that ensures signs in parks and open spaces, like elsewhere in Villebois, are of a quality design and appropriate for the Villebois context.

Lack of Proper Attention to Site Development: The appropriate professional services have been used to design the park and open spaces incorporating unique features of the site including natural features, demonstrating appropriate attention being given to site development.

Lack of Proper Attention to Landscaping: Landscaping has been professionally designed by a landscape architect, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Subsection 4.400 (.02) Purposes of Objectives of Site Design Review

G31. Review Criterion: "The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:" Listed A through J.

Finding: These criteria are satisfied.

Explanation of Finding: It is staff's professional opinion that the applicant has provided sufficient information demonstrating compliance with the purposes and objectives of site design review. This includes designing the site to keep more formal improvements focused on areas of the site that were previously impacted by development, and preserving and enhancing the abundant natural areas of the site. In addition, site structures and features are

Development Review Board Panel 'A'Staff Report May 5, 2014 Polygon Homes-Villebois Phase 3 North Calais at Villebois Amended and Adopted May 12, 2014 consistent with the Community Element Book, which has previously been reviewed to ensure consistency with the Villebois Village Master Plan which has similar purposes and objectives as site design review.

Section 4.420 Site Design Review-Jurisdiction and Power of the Board

G32. Review Criteria: The section states the jurisdiction and power of the Development Review Board in relation to site design review including the application of the section, that development is required in accord with plans, and variance information.

Finding: These criteria will be satisfied by Condition of Approval PDG 3.

Explanation of Finding: A condition of approval has been included to ensure construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. No grading or other permits will be granted prior to development review board approval. No variances are requested from site development requirements.

Subsection 4.421 (.01) Site Design Review-Design Standards

G33. Review Criteria: "The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards." Listed A through G.

Finding: These criteria are satisfied.

Explanation of Finding: The scope of design standards refers only to the parks and open spaces, as the single-family homes are not subject to site design review. The park elements within Open Space 2 have appropriately been set among the natural area, and other park elements are appropriate for a relatively flat site. Surface water drainage has been thoroughly reviewed consistent with the Villebois Village Master Plan and the Rainwater Master Plan for SAP North.

Subsection 4.421 (.02) Applicability of Design Standards to Various Site Features

G34. Review Criteria: "The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures."

Finding: These criteria are satisfied.

Explanation of Finding: Design standards have been applied to all applicable site features, which does not include single-family homes.

Subsection 4.421 (.03) Objectives of Section 4.400 Serve as Additional Criteria and Standards

G35. Review Criteria: "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards."

Finding: These criteria are satisfied.

Explanation of Finding: The purposes and objectives in Section 4.400 are being used as additional criteria and standards. See Finding G31 above.

Subsection 4.421 (.05) Site Design Review-Conditions of Approval

G36. **Review Criterion:** "The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code."

Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended.

Subsection 4.421 (.06) Color or Materials Requirements

G37. **Review Criterion:** "The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City."

Finding: This criterion will be satisfied by Condition of Approvals PDG 4 and PDG 5.

Explanation of Finding: The Conditions of Approval requires specific materials for any retaining walls or hand rails to ensure a quality of design consistent with the Architectural Pattern Book.

Section 4.440 Site Design Review-Procedures

G38. **Review Criteria:** "A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:" Listed A through F.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has submitted the required additional materials, as applicable.

Section 4.442 Time Limit on Approval

G39. **Review Criterion:** "Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.

Finding: This criterion is satisfied.

Explanation of Finding: It is understood that the approval will expire after 2 years if a building permit hasn't been issued unless an extension has been granted by the board.

Subsection 4.450 (.01) Landscape Installation or Bonding

G40. Review Criterion: "All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its

designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant."

Finding: This criterion is satisfied.

Explanation of Finding: As a condition of PDP approval the parks for the PDP or PDP phase must be completed prior to fifty percent (50%) of the house permits being issued. See Finding D55 in Request D and Condition of Approval PDD 3.

Subsection 4.450 (.02) Approved Landscape Plan Binding

G41. Review Criterion: "Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code."

Finding: This criterion will be satisfied by Condition of Approval PDG 6.

Explanation of Finding: The condition of approval shall provide ongoing assurance this criterion is met.

Subsection 4.450 (.03) Landscape Maintenance and Watering

G42. Review Criterion: "All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval."

<u>Finding</u>: This criterion will be satisfied by Condition of Approval PDG 6.

Explanation of Finding: The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

Subsection 4.450 (.04) Addition and Modifications of Landscaping

G43. Review Criterion: "If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010."

Finding: This criterion will be satisfied by Condition of Approval PDG 6.

Explanation of Finding: The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

REQUEST H: SI14-0003 SRIR REVIEW

Findings of Fact:

- The area designated Significant Resource Overlay Zone (SROZ) within Phase 3 North is upland wildlife habitat (Site ID Number URA#41). The delineated wetlands (i.e., wetland A and wetland B) were not included in the City's Natural Resources Inventory, and are not considered locally significant. However, any impacts to these wetlands are regulated by the Oregon Department of State Lands and the Army Corps of Engineers.
- 2. The upland wildlife habitat (i.e., mixed coniferous/deciduous forest) is 9.89 acres, and has a mature Douglas fir/Oregon white oak canopy. The understory has been disturbed in the past, and the shrub and herbaceous layers have been impacted by non-native invasive plant species. Native tree species include Oregon white oak, Douglas fir, vine maple, and Indian plum. Non-native invasive plant species include Himalayan blackberry, English ivy, and domestic cheery trees. The forest provides habitat for birds, but due to the lack of connectivity to other habitat, it does not provide many opportunities for other species, such as mammals.
- 3. The Significant Resource Overlay Zone ordinance prescribes regulations for development within the SROZ and its associated 25 foot Impact Area. Setbacks from significant natural resources implement the requirements of Metro Title 3 Water Quality Resource Areas, Metro Title 13 Nature in Neighborhoods, and Statewide Planning Goal 5. Wetlands, streams and riparian corridors shall have at least a minimum 50-foot buffer, but buffers may extend to the top of the slope for riparian corridors. All significant natural resources have a 25 foot Impact Area. Development or other alteration activities may be permitted within the SROZ and its associated 25 foot Impact Area through the review of a Significant Resource Impact Report (SRIR).
- 4. Pursuant to the city's SROZ ordinance, development is only allowed within the Area of Limited Conflicting Use (ALCU). The ALCU is located between the riparian corridor boundary, riparian impact area or the Metro Title 3 Water Quality Resource Area boundary, whichever is furthest from the wetland or stream, and the outside edge of the SROZ, or an isolated significant wildlife habitat (upland forest) resource site.
- 5. The applicant's Significant Resource Impact Report delineated specific resource boundaries and analyzed the impacts of development within the SROZ. The applicant's SRIR contained the required information, including an analysis and development recommendations for mitigating impacts. The approved mitigation plan was submitted with Phase 2.

Description of Request:

The applicant is requesting approval of a Significant Resource Impact Report (SRIR) for non-exempt development that is located within the Significant Resource Overlay Zone and its associated 25 foot Impact Area in Phase 3.

Summary of Issues/Background:

The proposed non-exempt development will encroach into the Significant Resource Overlay Zone and its associated 25 foot Impact Area. All non-exempt development will occur within the Area of Limited Conflicting Use of the isolated significant wildlife habitat (i.e., upland forest). The applicant is proposing to add 2,101 square feet of impact to the impacts previously approved with Phase 2. With this revision, the impacted area totals 18,356 square feet and is situated within and along the edge of the upland forest. The impact to the SROZ is necessary for the construction of a bioretention cell along the northern edge of the forest.

Proposed exempt development in the SROZ and its associated 25 foot Impact Area includes the following:

1) Soft surface pedestrian pathway and nature trail activity area within the upland forest.

Section 4.139.04 Use and Activities Exempt from These Regulations

Proposed exempt development in the SROZ and its associated 25 foot Impact Area comply with the following exemptions:

- (.08) The construction of new roads, pedestrian or bike paths into the SROZ in order to provide access to the sensitive area or across the sensitive area, provided the location of the crossing is consistent with the intent of the Wilsonville Comprehensive Plan. Roads and paths shall be constructed so as minimize and repair disturbance to existing vegetation and slope stability.
- H1. The construction of the nature trail and nature trail activity area will have minimal impacts to the resource area, and is consistent with the requirements of this exemption.

Section 4.139.06.03 SRIR Review Criteria:

In addition to the normal Site Development Permit Application requirements as stated in the Planning and Land Development Ordinance, the following standards shall apply to the issuance of permits requiring an SRIR. The SRIR must demonstrate how these standards are met in a manner that meets the purposes of this Section.

- A. Except as specifically authorized by this code, development shall be permitted only within the Area of Limited Conflicting Use (see definition) found within the SROZ;
- H2. The proposed non-exempt development is located within the Area of Limited Conflicting Use found within the SROZ. The total area of all other encroachments within the SROZ or its associated Impact Area has been deemed exempt or proposed only within the Impact Area.
- B. Except as specifically authorized by this code, no development is permitted within Metro's Urban Growth Management Functional Plan Title 3 Water Quality Resource Areas boundary;

- H3. The proposed development for Phase 3 will not be located within Metro's Title 3 Water Quality Resource Areas boundary.
- C. No more than five (5) percent of the Area of Limited Conflicting Use (see definition) located on a property may be impacted by a development proposal. On properties that are large enough to include Areas of Limited Conflicting Use on both sides of a waterway, no more than five (5) percent of the Area of Limited Conflicting Use on each side of the riparian corridor may be impacted by a development proposal. This condition is cumulative to any successive development proposals on the subject property such that the total impact on the property shall not exceed five (5) percent;
- H4. The applicant has identified the proposed development within the Area of Limited Conflicting Use, and calculated the percentage for this development. The total includes impacts associated with phases 2 and 3 of SAP-North. The following information has been provided on the Area of Limited Conflicting Use (ALCU):

Total ALCU = 430,988 square feet Allowed Impact (5%) = 21,549 square feet

Proposed Impact = 18,356 square feet (4.3%)

- D. Mitigation of the area to be impacted shall be consistent with Section 4.139.06 of this code and shall occur in accordance with the provisions of this Section;
- H5. The applicant has identified the mitigation area necessary to offset impacts to the SROZ, and proposed to enhance 46,212 square feet. Based on the required mitigation ratio of 2.5:1, only 45,890 square feet is required. The mitigation plan was approved with Phase 2.
- E. The impact on the Significant Resource is minimized by limiting the degree or magnitude of the action, by using appropriate technology or by taking affirmative steps to avoid, reduce or mitigate impacts;
- H6. The impact to the SROZ will be from the construction of a bioretention cell along the northern edge of the forest. The applicant has minimized permanent impacts to very mature trees, and other native vegetation. The grading and erosion control plan will ensure areas within the SROZ are protected during construction activities. No stormwater runoff will discharge into the SROZ.
- F. The impacts to the Significant Resources will be rectified by restoring, rehabilitating, or creating enhanced resource values within the "replacement area" (see definitions) on the site or, where mitigation is not practical on-site, mitigation may occur in another location approved by the City;
- H7. Impacts to the SROZ will be mitigated for on-site and will satisfy the mitigation ratios and other requirements of Section 4.139.07.
- G. Non-structural fill used within the SROZ area shall primarily consist of natural materials similar to the soil types found on the site;

- H8. Non-structural fill will consist of natural materials similar to the soil types found on the site.
- H. The amount of fill used shall be the minimum required to practically achieve the project purpose;
- H9. No fill is proposed to be placed within the SROZ.
- Other than measures taken to minimize turbidity during construction, stream turbidity shall not be significantly increased by any proposed development or alteration of the site;
- H10. All proposed grading activities on-site will be managed pursuant to guidelines established and identified in the applicant's approved erosion control plan and a 1200-C Erosion Control Permit issued by the Oregon Department of Environmental Quality. Stream turbidity is regulated under the City's Grading and Erosion Control Permit and the DEQ's 1200-C Erosion Control Permit.
- J. Appropriate federal and state permits shall be obtained prior to the initiation of any activities regulated by the U.S. Army Corps of Engineers and the Oregon Division [Department] of State Lands in any jurisdictional wetlands or water of the United States or State of Oregon, respectively.
- H11. The applicant has submitted a joint permit application for the filling of wetland A, which will require permit approval from the Oregon Department of State Lands and the Army Corps of Engineers.

Section 4.139.07 Mitigation Standards

- (.01) The applicant shall review the appropriate Goal 5 Inventory Summary Sheets for wildlife habitat (i.e. upland) contained in the City of Wilsonville Natural Resource Inventory and Goal 5/Title 3/ESA Compliance and Protection Plan ("Compliance and Protection Plan"- May 2000) to determine the resource function ratings at the time the inventory was conducted.
- H12. The applicant has reviewed the appropriate Upland Summary Sheet (Site ID Number 2.14U) to determine the resource function ratings at the time the inventory was conducted.
 - (.02) The applicant shall prepare a Mitigation Plan document containing the following elements:
 - A. The Mitigation Plan shall contain an assessment of the existing natural resource function ratings at the time of the proposed encroachment for the site compared to the function ratings recorded in the Compliance and Protection Plan.
- H13. The applicant has addressed the resource function ratings for the impact area and also correctly documented the resource function ratings in the Compliance and Protection Plan.

The impact area has a low to medium function rating due to non-native invasive plant species, and the lack of habitat connectivity.

- B. The Mitigation Plan shall contain an assessment of the anticipated adverse impacts to significant wildlife habitat resources. The impact assessment shall discuss impacts by resource functions (as listed in the Compliance and Protection Plan, May 2000) for each resource type, and shall map the area of impact (square feet or acres) for each function.
- H14. The applicant has determined the impact to the significant resource area based on the resource functions. The applicant has calculated the square feet of the impact to the Significant Resource. The applicant's site plan in the SRIR depicts the area of impact.
 - C. The Mitigation Plan shall present a proposed mitigation action designed to replace the lost or impacted resource functions described in Subsection B, above. The mitigation plan shall be designed to replace lost or impacted functions by enhancement of existing resources on, or off the impact site, or creation of new resource areas.
- H15. For Phase 2, the applicant received approval of a mitigation plan consistent with the requirements in Section 4.139.07. The mitigation will occur on-site, and within close proximity to the areas of impact.
 - D. For mitigation projects based on resource function enhancement, the area ratios presented in Table NR 2 shall be applied. These ratios are based on the resource function ratings at the time of the proposed action, as described in Subsection A, above. The mitigation action shall be conducted on the appropriate size area as determined by the ratios in Table NR 2.
- H16. The applicant has estimated the resource function ratings for the "existing rating at mitigation site" and "proposed rating at mitigation site."
 - (.03) Proposals for mitigation action where new natural resource functions and values are created (i.e. creating wetland or wildlife habitat where it does not presently exist) will be reviewed and may be approved by the Development Review Board or Planning Director if it is determined that the proposed action will create natural resource functions and values that are equal to or greater than those lost by the proposed impact activity.
- H17. No new habitat will be created as part of the mitigation plan. The proposed mitigation will enhance existing habitat.
 - (.04) Mitigation actions shall be implemented prior to or at the same time as the impact activity is conducted.
- H18. A condition of approval requires the mitigation actions to be implemented prior to or at the same time as the impact activity is conducted.

- (.05) Mitigation plans shall have clearly stated goals and measurable performance standards.
- H19. The applicant has submitted a mitigation plan with goals and measurable performance standards.
 - (.06) All mitigation plans shall contain a monitoring and maintenance plan to be conducted for a period of five years following mitigation implementation. The applicant shall be responsible for ongoing maintenance and management activities, and shall submit an annual report to the Planning Director documenting such activities, and reporting progress towards the mitigation goals. The report shall contain, at a minimum, photographs from established photo points, quantitative measure of success criteria, including plant survival and vigor if these are appropriate data. The Year 1 annual report shall be submitted one year following mitigation action implementation. The final annual report (Year 5 report) shall document successful satisfaction of mitigation goals, as per the stated performance standards. If the ownership of the mitigation site property changes, the new owners will have the continued responsibilities established by this section.
- H20. The applicant has submitted information regarding monitoring and maintenance of the proposed mitigation.
 - (.07) The Mitigation Plan document shall be prepared by a natural resource professional.
- H21. The applicant's team has the necessary credentials to implement a mitigation plan for the proposed impacts.
 - (.08) Prior to any site clearing, grading or construction, the SROZ area shall be staked, and fenced per approved plan. During construction, the SROZ area shall remain fenced and undisturbed except as allowed by an approved development permit.
- H22. A condition of approval requires the SROZ to be fenced and undisturbed.
 - (.09) For any development which creates multiple parcels intended for separate ownership, the City shall require that the SROZ areas on the site be encumbered with a conservation easement or tract.
- H23. A conservation easement is required for the SROZ areas on the site. A condition of approval requires a conservation easement to be recorded.
 - (.10) The City may require a conservation easement over the SROZ that would prevent the owner from activities and uses inconsistent with the purpose of this Section and any easements therein. The purpose of the conservation easement is to conserve and protect resources as well as to prohibit certain activities that are

inconsistent with the purposes of this section. Such conservation easements do not exclude the installation of utilities.

- H24. A conservation easement is required for the SROZ areas on the site. A condition of approval requires a conservation easement to be recorded.
 - (.11) At the Planning Directors discretion, mitigation requirements may be modified based on minimization of impacts at the impact activity site. Where such modifications are granted by the Planning Director, the Director shall clearly indicate the reasons for doing so in the record, citing the relevant information relied upon in reaching the decision.
- H25. The applicant has not requested a modification of mitigation requirements.
 - (.12) The Director may study the possibility of a payment-in-lieu-of system for natural resource impact mitigation. This process would involve the public acquisition and management of natural resource properties partially funded by these payments.
- H26. The applicant has not requested a payment-in-lieu.

Sign off accepting Conditions of Approval

Calais at Villebois

Project Name:

DB14-0009 Annexation	
DB14-0010 Zone Map Amendment	
DB14-0013 SAP North Amendment	
DB14-0011 SAP North PDP-3, Preliminary Develop	ment Plan
DB14-0014 Tentative Subdivision Plat	
DB14-0016 Type C Tree Plan	
DB14-0015 Final Development Plan for Parks and O	pen Space
SI14-0003 SRIR Review	
	•

Signature		
Title	Date	
Signature		
Title	Date	

This decision is not effective unless this form is signed and returned to the planning office as required by WC Section 4.140(.09)(L).

Adherence to Approved Plan and Modification Thereof: The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development.

> Please sign and return to: Shelley White Planning Administrative Assistant City of Wilsonville 29799 SW Town Center Loop E Wilsonville OR 97070



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: June 2, 2014	Subject: Resolution No. 2473 Wilsonville Community Sharing Support Grant Agreement			
	Staff Member: Cathy Director Department: Finance	Rodocker, Assistant Finance		
Action Required	Advisory Board/Com	Advisory Board/Commission Recommendation		
☐ Motion				
☐ Public Hearing Date:	☐ Denial			
☐ Ordinance 1 st Reading Date: ☐ None Forwarded				
☐ Ordinance 2 nd Reading Date:	☐ Not Applicable	☐ Not Applicable		
 ☑ Resolution ☐ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda 	Comments: This resolution authorizes an agreement between the City and Wilsonville Community Sharing with WCS providing certain assistance to Wilsonville residents for fiscal year 2014-15 in the total amount of \$46,677.			
Staff Recommendation: Staff re-	commends the City Council a	dopt Resolution No. 2473.		
Recommended Language for Me	otion: I move to approve Res	olution No.2473.		
PROJECT / ISSUE RELATES	ΓΟ: [Identify which goal(s), master p	lans(s) issue relates to.]		
	Adopted Master Plan(s)	□Not Applicable		

ISSUE BEFORE COUNCIL: Whether to approve a grant of financial assistance to Wilsonville Community Sharing.

EXECUTIVE SUMMARY:

The City has provided financial assistance to Wilsonville Community Sharing for more than 15 years. This resolution authorizes the continuation of the assistance for FY 2014-15. Terms of the agreement are very similar to existing terms. These terms include:

 \$30,677 for general use by Wilsonville Community Sharing in support of all their programs including administrative costs but excludes use on capital construction or renovation. Wilsonville Community Sharing provides diverse assistance including food, utility assistance, prescription help, housing support and referral to other agencies for service beyond those that they provide.

- \$16,000 dedicated to renters utility assistance which includes city water and sewer, natural gas and electricity. Historic demand indicates that assistance for electric bills is of the greatest need. Administrative costs are to be paid from the general portion noted in paragraph 1 above.
- 3. The renters utility assistance portion, which was added in 2010 in response to the recessions impact is scheduled to terminate after the Portland area unemployment rate falls below 7% as measured at the end of each calendar year. The annual average has been trending downward from a high of 10.8% in 2009 to 7.3% in 2013.
- 4. Term of the Agreement and Grant is for just FY 2014-15.
- Wilsonville Community Sharing shall provide quarterly reports on the use of renters utility assistance portion of the Grant and annual financial statements on the full organization.

The City of Wilsonville Finance Department will administer and oversee the grant, which will include reviewing the quarterly and annual financial reports provided by Wilsonville Community Sharing to ensure the grant funds are properly spent based on the grant document.

EXPECTED RESULTS: Approval of the resolution for FY 2014-15 Agreement and Grant.

TIMELINE:

July 1, 2014 through June 30, 2015

CURRENT YEAR BUDGET IMPACTS: This grant is fully budgeted in the City's 2014-15 adopted budget.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: CAR Date: May 20, 2014

The Grant is budgeted in the City Manager's program for 2014-15.

LEGAL REVIEW / COMMENT:

Reviewed by: MEK Date: 5/12/2014

The provision of a grant contract is not a public contract under the public contracting statutes and therefore, can be awarded directly by the City Council at the Council's discretion. The form of Resolution and Grant Agreement are approved.

COMMUNITY INVOLVEMENT PROCESS: Wilsonville Community Sharing presented information at the October 7, 2013 regularly scheduled council meeting during the Citizen Input portion of the meeting. The community was also afforded an opportunity to address the Grant during budget deliberations and before Council with budget adoption.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY: This grant has a very positive impact to those in the community most at need. The renters utility assistance program,

which was restructured in 2011, benefited an estimated 232 individuals in FY 2012-13 and for the first nine months of FY 2013-14 has benefited an estimated 157 individuals. Many others have benefited from the financial and referral assistance programs Wilsonville Community Sharing provides.

ALTERNATIVES: None

CITY MANAGER COMMENT:

ATTACHMENTS

A. Resolution No. 2473

RESOLUTION NO. 2473

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING SUPPORT GRANT AGREEMENT WITH WILSONVILLE COMMUNITY SHARING

WHEREAS, Wilsonville Community Sharing, an Oregon non-profit corporation, has been providing community outreach services, including but not limited to staffing, food, utility assistance, prescription help, rent and housing support, and referral to other services beyond that which Wilsonville Community Sharing can meet for those in need; and

WHEREAS, the City of Wilsonville has supported the administrative and operational services of Wilsonville Community Sharing through grant support for more than 15 years; and

WHEREAS, since fiscal year 2010-11 the City has provided both a general purpose grant and a separate renters utility assistance grant, collectively referred to as "Grant"; and

WHEREAS, the City has included the Grant within the City Manager's budget which is subject to review by the Budget Committee and adoption by City Council; and

WHEREAS, Wilsonville Community Sharing has provided detailed quarterly and annual financial statements that include information on services and activities and Grant expenditures; and

WHEREAS, the Grant totaling \$46,677 is included in the FY 2014-15 budget and is composed of \$30,677 for the general purpose portion and \$16,000 for the renters utility assistance portion; and

WHEREAS, the parties agree that it is prudent to enter into a Support Grant Agreement setting forth the respective parties' rights and obligations for the fiscal year 2014-15 (ending June 30, 2015), ensure a financial reporting and review system, and state the specific purpose for which the Grant monies can be used:

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

- 1. A one-year Grant is awarded to Wilsonville Community Sharing.
- 2. The City Manager is authorized to enter into for the fiscal year 2014-15 (ending June 30, 2015) a Support Grant Agreement with Wilsonville Community Sharing, an Oregon non-profit organization, in the amount of \$46,677 for the fiscal year 2014-15, under the terms and conditions as set forth in the Support Grant Agreement, a copy of which is marked Exhibit A, attached hereto, and incorporated by reference as if fully set forth herein.
- This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this Xth day of June, 2014, and filed with the Wilsonville City Recorder this date.

Tim Knapp, Mayor

SUMMARY OF VOTES:

Mayor Knapp

Council President Starr

Councilor Goddard

Councilor Fitzgerald

Councilor Stevens

Attachments:

Exhibit A – Wilsonville Community Sharing Support Grant Agreement

WILSONVILLE COMMUNITY SHARING SUPPORT GRANT AGREEMENT

WHEREAS, Wilsonville Community Sharing, an Oregon non-profit corporation, has been providing community outreach services, including but not limited to staffing, food, utility assistance, prescription help, rent and housing support, and referral to other services beyond that which Wilsonville Community Sharing can meet for those in need; and

WHEREAS, the City of Wilsonville has supported the administrative and operational services of Wilsonville Community Sharing through financial support for more than 15 years and has included the grant support in the City Manager's program budget; and

WHEREAS, the fiscal year 2014-15 budget includes a total of \$46,677 for financial support which is separated into a general purpose portion of \$30,677 and a renter utility assistance portion of \$16,000, collectively this is referred to as "Grant"; and

WHEREAS, the general purpose portion of the Grant has been indexed to the Portland-Salem Metropolitan Area Consumer Price Index: and

WHEREAS, the renters utility assistance portion was added in May 2010 in response to a Council Goal to address increased need resulting from the recession during that time period and contained a provision to continue through June 2013 or until the Portland metro area unemployment rate fell below 7%, whichever happened later; and

WHEREAS, Wilsonville Community Sharing has provided detailed quarterly and annual financial statements that include information on services and activities and Grant expenditures; and

WHEREAS, the parties agree that it is prudent to enter into a Grant Agreement setting forth the respective parties' rights and obligations and to establish the Grant for fiscal year 2014-15 (ending June 30, 2015), ensure a financial reporting and review system, and state the specific purpose for which the Grant monies can be used;

NOW, THEREFORE, based on the mutual considerations and provisions set forth below, the parties enter into this Support Grant Agreement ("Grant Agreement") as follows:

1. <u>Purpose of Grant</u>. To provide financial support to Wilsonville Community Sharing for administration and operations to provide community services and outreach to and for community members in need of such services, including but not limited to staffing, food, utility assistance, prescription help, rent and housing support, and referral to other services beyond that which Wilsonville Community Sharing can provide. The financial support provided by the Grant is not for capital construction or renovation.

- 2. <u>Grant Amount</u>. The amount of the Grant for fiscal year 2014-15 shall be \$46,677 composed of \$30,677 for general support of all programs including administration and \$16,000 dedicated solely to renter utility assistance.
- 3. <u>Term of Grant</u>. The term of the Agreement commences July 1, 2014 and terminates June 30, 2015, subject to the terms and provisions of this Agreement and Wilsonville Community Sharing providing the community services and outreach set forth in the above Section 1–Purpose.
- 4. <u>Consumer Price Index Escalator</u>. If the general support portion of the Grant shall be continued into the ensuing fiscal year (FY 2015-16) it shall be indexed to the Portland-Salem Metropolitan Area Consumer Price Index, all items, annual average year over year change, unless other modifications are approved by the City Council.
- 5. <u>Portland Unemployment Index</u>. The renters utility assistance portion shall cease in the fiscal year following a reduction in the Portland Metropolitan Statistical Area unemployment rate below 7% as reported by the Bureau of Labor Statistics annual average (December) each year. Thus, if below 7% for at the end of a calendar year the renter utility assistance portion would cease on June 30th of the ensuing year.

6. Grant Administration.

- 6.1. The Grant shall be administered by the City's Finance Director.
- 6.2. The Grant shall be paid quarterly by the seventh day of each quarter.

7. Reporting.

- 7.1. Wilsonville Community Sharing shall provide a report to the City on the use of the renters utility assistance portion within three weeks following the end of a calendar quarter. The form of the report shall be similar to the format used in the prior fiscal year.
- 7.2. Wilsonville Community Sharing shall provide to the City an annual financial report each January setting forth the operational and administrative services and activities provided and the Grant expenditures in support thereof. The reports shall provide the information on services and activities and Grant expenditures for the prior calendar year and a budget from the 1st of January of that reporting year to December 31st of that year.

8. Finance Review.

8.1. Wilsonville Community Sharing shall maintain books, records, documents, and other materials (collectively referred to as "documents and records") that sufficiently and properly reflect back-up for all expenditures made pursuant to this Agreement. The City shall have full access to and the right to examine and copy, during

normal Wilsonville Community Sharing business hours, all of the documents and records of Wilsonville Community Sharing related to matters covered by this Agreement, whether the documents and records are in electronic form or printed form and whether maintained separately or as part of other financial information. This inspection right shall remain in full force and effect for two (2) years from July 1, 2014.

- 8.2. Upon fifteen (15) days' prior written notice, the City shall have the right to conduct an audit or financial review of Wilsonville Community Sharing's documents and records, as reasonably related to this Agreement. If an audit or review of the documents and records determines that Grant funds have been inappropriately expended by Wilsonville Community Sharing under this Agreement or any federal, state, or City regulation, Wilsonville Community Sharing agrees that it must reimburse the City for the full amount identified by the audit or review as an inappropriate expenditure. Such outstanding amounts shall bear interest at the rate of twelve percent (12%) per annum until repaid in full.
- 8.3. If the inappropriate expenditure(s) exceeds five hundred dollars (\$500) Wilsonville Community Sharing will reimburse the City for the cost of the audit or review.
- 8.4. Wilsonville Community Sharing may contest the audit findings and, if so, the parties will meet to arrive at a mutual resolution. If no resolution can be agreed upon within sixty (60) days, the parties will mutually agree on a review auditor to resolve the dispute or, if the parties cannot agree on a review auditor, either party may ask a Clackamas County judge to appoint a review auditor, whose finding shall be binding on the parties and non-appealable.
- 9. <u>Grant Confidentiality</u>. In reporting to the City under Section 7 and in reporting the findings of any audit or financial review, the names, addresses, social security numbers, medical information, or other information that is confidential under law as may pertain to the clients of Wilsonville Community Sharing shall not be reported and shall remain confidential.

10. Termination.

- 10.1. The City and Wilsonville Community Sharing may mutually terminate this Grant Agreement at any time.
- 10.2. The City may terminate this Grant Agreement at the end of the fiscal year in which the Grant has been funded if the City is unable to appropriate sufficient funding to fund the Grant for the ensuing year.
- 10.3. The City may terminate upon fifteen (15) days' notice upon an audit or financial review determination of inappropriate expenditure.

- 10.4. The City may terminate the Grant Agreement immediately upon receiving notice that Wilsonville Community Sharing is no longer providing the services set forth in Section 1–Purpose.
- 10.5. Wilsonville Community Sharing may terminate this Grant Agreement at the end of any quarter in which it has received funds and it may terminate this Grant at any time, provided it reimburses the City for any unexpended funds received.
- 11. <u>Authority</u>. The individuals executing this Grant Agreement on behalf of the respective parties thereto each represent and warrant to the other that he/she has the full power and authority to do so on behalf of said party and to bind said party to the terms of this Grant Agreement.

IN WITNESS WHEREOF, the under effective this day of	rsigned have executed this Grant Agreement, 2014.
WILSONVILLE COMMUNITY SHARING	CITY OF WILSONVILLE
By: Richard Truitt As Its: President	Bryan Cosgrove As Its: City Manager

I:\wlsv community sharing\grant agr comm serv support

Ordinance No. 743 Annexation Villebois Phase 3 North "Calais at Villebois"

INDEX of RECORD

- 1. City Council Staff Report for June 2, 2014 Meeting
- 2. Council Exhibit A: Ordinance No. 743 Annexing the Subject Territory
- 3. Council Exhibit A, Attachment 1: Legal Description and Sketch Depicting Land/Territory to be Annexed
- 4. Council Exhibit A, Attachment 2: Signatures of Owners of Land and Electors within Territory to be Annexed
- 5. Council Exhibit A, Attachment 3: Annexation Findings, June 2, 2014.
- 6. Council Exhibit A, Attachment 4: Compliance Report Submitted with Petition
- 7. Council Exhibit A, Attachment 5 Development Review Board Panel A Resolution No. 277 recommending approval of the annexation

ZONE MAP AMENDMENT Zoning Order DB14-0010 Villebois Phase 3 North "Calais at Villebois"

INDEX of RECORD

- 1. City Council Staff Report for June 2, 2014 Meeting
- 2. Council Exhibit A: Ordinance No. 744 approving and adopting Zoning Order DB14-0010
- 3. Council Exhibit A, Attachment A: Zoning Order DB14-0010
 - Attachment 1, Legal Description
 - Attachment 2, Map Depicting Zone Amendment
- 4. Council Exhibit A, Attachment B: Zone Map Amendment Findings, May 23, 2014
- 5. Council Exhibit A, Attachment C: Development Review Board Panel A's Resolution No. 277 recommending approval of the Zone Map Amendment.
- Council Exhibit B: DRB amended and adopted staff report (Exhibit A1) digital sent and on compact disk.
 - Additional Materials from DRB Record for Zone Map Amendment and Applications Contingent on Zone Map Amendment Approval (Already posted on the City's website at http://www.ci.wilsonville.or.us/AgendaCenter/ViewFile/Agenda/05122014-285?html=true No need to reproduce in Council Packet) Paper copies available to review upon request from City Recorder or Planning Division Staff. Paper copy to be available at hearing:
 - Packet items for the May 12, 2014 DRB Panel A meeting, including staff report and exhibits and:
 - Exhibit B3 (PDP-3 North submittal documents)
 - Exhibit B4 (PDP-3 North PDP Plans)
 - Exhibit B5 (FDP Plans)
 - Exhibits B6-B7

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AGENDA ITE	M YOU WA	NT TO ADDI	RESS: B	ODOF	7	

Please limit your comments to 3 minutes. Thank you.

City of Wilsonville City Council Meeting June 2, 2014 Sign In Sheet

Name	Mailing Address
ALAN KIRK	7926 5, W. EDGENHTER E 97070

June 2, 2014 City Council Meeting Action Minutes

COUNCILORS	STAFF	STAFF	STAFF Angela Handran	
Mayor Knapp	Bryan Cosgrove	Eric Mende		
Councilor Goddard - excused	Mike Kohlhoff	Dan Pauly	Andrea Villagrana	
Councilor Starr	Jeanna Troha	Chris Neamtzu		
Councilor Fitzgerald	Sandra King	Mark Ottenad		
Councilor Stevens	Stephan Lashbrook	Jon Gail		
	Nancy Kraushaar	Barbara Jacobson		
	Cathy Rodocker	Stan Sherer		

	AGENDA	ACTIONS		
W	ORK SESSION			
•	Council Concerns O Councilor Fitzgerald – speeding traffic on Parkway from Jory Trail to OIT	Staff will check when a traffic study was last done, and look at the 85 th percentile to see what the speeds are.		
	Review of Agenda O Save the Giant Sequoia in proposed Calais neighborhood Place budget savings into the General Fund rather than the specific budgets to allow the funds to be used if necessary Read comments of Chair Steiger into the record during	Discussed during the Public Hearing portion of the meeting. Staff explained budget law did not allow that practice. Staff would summarize Mr. Steiger's comments;		
	the Budget public hearing.	the letter has been made part of the record. The project is completed and came in well under		
Sherwood Water Line Segment 3-B Final Report		budget and on time.		
•	Wilsonville Road Traffic Study	Staff provided the results of the analysis which showed the traffic was within range of the speed limit set. Targeted enforcement will be requested. Costs and designs for traffic calming tools will be brought back to Council (landscape median and permanent flashing speed signs). Discussions with Clackamas County for the redesign of the 65 th Ave and Stafford intersection will take place.		
•	Rivergreen Erosion Mitigation Costs	A memo was prepared describing the history of the project, repairs made, and costs for each of the projects.		
•	Library Board Appointments	Council directed staff to put the reappointment of Megan Chuinard and Reggie Gains on the next Council meeting agenda. Council will telephone the new applicants to see if they will be a good fit for the Foundation.		
RI	EGULAR MEETING			
Ma	ayor's Business	A proclamation honoring James Lee was read. The KWMFO and KWVA spoke about their		

	relationship and their desire to move to a cultural focus rather than military focus at the Memorial. They presented a \$5,000 check to the City for maintenance of the Memorial. Representatives of KWVA present a check for electronic improvements to the Town Center Park building.
Consent Agenda	Approved 4-0
New Business Resolution 2473 – authorizing support grant agreement with Wilsonville Community Sharing	Continued to 6/16/14 meeting to allow additional information to be gathered.
 Public Hearing Resolution 2474 – Eligibility to receive state shared revenues Resolution 2475 – Election to receive state revenues Resolution 2476 – Adopting FY 2014-15 budget Ordinance 743 1st reading - Annexing property into City of Wilsonville Polygon NW Company applicant Ordinance 744 1st reading – Approving zone map amendment, Polygon NW Company applicant 	Resolutions adopted 4-0. Ordinances approved on first reading 4-0.
City Manager's Business	Advised the second community survey had been sent to residents.
Legal Business	Reported the Young property condemnation case had been filed with Clackamas County Circuit Court Friday May 30th
URBAN RENEWAL • URA Resolution 245 – Adopting FY 2014-15 Budget	Adopted 4-0

RECORDED BY: SCK