

**WILSONVILLE CITY HALL  
DEVELOPMENT REVIEW BOARD PANEL A**

**MONDAY, SEPTEMBER 8, 2014 - 6:30 P.M.**

I. Call To Order:

II. Chairman's Remarks:

III. Roll Call:

Mary Fierros Bower  
Lenka Keith  
Simon Springall

Ken Ruud  
Kristin Akervall  
Council Liaison Julie Fitzgerald

IV. Citizen's Input:

V. City Council Liaison's Report:

VI. Consent Agenda:

**A. Approval of minutes of July 14, 2014 DRB Panel A meeting**

*- Note: Due to a lack of quorum to approve minutes from the July 14, 2014 minutes in the normal fashion, staff has attained signatures of approval from all attendees. The board is asked to recognize those signatures as valid and therefore adopt those minutes as approved.*

Documents: [July 14 2014 Minutes.pdf](#)

**B. Approval of minutes of August 11, 2014 DRB Panel A meeting**

Documents: [August 11 2014 Minutes.pdf](#)

VII. Public Hearing:

**A. Resolution No. 290.**

**Carvalho and Sevilles Row Houses: RCS-Villebois Investment LLC and RCS-Villebois Development LLC - owners.** The applicant is requesting a modification to Preliminary Development Plan 1 Central, a Refinement to SAP Central, a Tentative Subdivision Re-Plat for the Carvalho Row Houses, a Tentative Subdivision Re-Plat for the Sevilles Row Houses and a Refinement to the Linear Green Address of the Village Center Architectural Standards. The subject properties are located along SW Villebois Drive South and SW Barber Street. The properties are described as Tax Lots 11800 - 12500 and 7800 and 8000 of Section 15DB, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files:	DB14-0050 - Carvalho & Sevilles Row Houses PDP Modification
	DB14-0051 - Carvalho & Sevilles Row Houses SAP
Refinement	
	DB14-0052 - Carvalho Row Houses Tentative Subdivision
Re-Plat	
	DB14-0055 - Sevilles Row Houses Tentative Subdivision Re-
Plat	
	DB14-0056 - Revisions to the Village Center Architectural
Standards	

Documents: [Carvalho.Sevilles SR - Exhibits.pdf](#), [Exhibit B1.pdf](#), [Exhibit B2.pdf](#)

**VIII. Board Member Communications:**

**A. Results of the August 25, 2014 DRB Panel B meeting**

Documents: [DRB-B Aug 25 2014 Results.pdf](#)

**IX. Staff Communications**

**X. Adjournment**

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this 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 such services, please call the Planning Assistant at 503 682-4960

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, SEPTEMBER 8, 2014**

**6:30 PM**

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**VI. Consent Agenda:**

**A. Approval of minutes from July 14, 2014 DRB Panel  
A meeting**

- *Note: Due to a lack of quorum to approve minutes from the July 14, 2014 minutes in the normal fashion, staff has attained signatures of approval from all attendees. The board is asked to recognize those signatures as valid and therefore adopt those minutes as approved.*

**Wilsonville City Hall  
29799 SW Town Center Loop East  
Wilsonville, Oregon**

**Development Review Board – Panel A  
Minutes–July 14, 2014 6:30 PM**

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**I. Call to Order**

Vice Chair **Ken Ruud** called the meeting to order at 6:30 p.m.

**II. Chair's Remarks**

The Conduct of Hearing and Statement of Public Notice were read into the record.

**III. Roll Call**

Present for roll call were: Lenka Keith, Ken Ruud, Cheryl Dorman (Panel B), and Councilor Liaison Julie Fitzgerald. Mary Fierros Bower, Simon Springall, Kristin Akervall were absent.

Staff present: Blaise Edmonds, Barbara Jacobson and Steve Adams

**VI. Citizens' Input** This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

**V. City Council Liaison Report**

**Councilor Fitzgerald** reported on the following City Council meetings with these comments:

- On July 7, 2014, City Council:
  - Heard a presentation from the Willamette Water Supply Council. Tualatin Valley Water District (TVWD) representatives provided an update on the expansion plans for the water line planned to go from Wilsonville to Tualatin that would serve a number of different cities.
  - A focus group was recently conducted to gauge public understanding and opinion of the idea of extending the water line per long ago agreements. The main takeaway she found interesting was that while not everyone in the focus group was fully aware of the water line, they had a really good understanding of the water system in Wilsonville. The focus group provided the Communications Committee for this effort with a good baseline on the level of further outreach that needed to be done and she believed a lot more outreach was needed to get more people informed.
  - More information would be seen in the paper and she encouraged the DRB to steer people to any articles they saw and to the City's website to stay informed.
  - Reviewed the Charbonneau Consolidated Improvement Plan. The entire water/sewer system in the Charbonneau area, one of the City's oldest systems, was being videotaped. Streets and sidewalks were also reviewed to ascertain the costs the City would need to undertake in the next 20 years to address aging infrastructure in Charbonneau. Staff had prepared a report about the number of projects needed to address the issue, which was substantial.
  - The second part of Staff's report would be presented next week and considered ways to prioritize the infrastructure improvements. Nearly three decades had passed since everything was installed and different building standards and materials were used now. Many improvements needed to be made and the prioritization would group the improvements together wherever possible. The Charbonneau improvements would be spread out over the next 20 years, as not all of it had to be done immediately.
  - Council would also consider how Wilsonville's water rate structure was currently set up in an effort to address the costs and determine whether other changes needed to be made.

- Identified four or five priorities from the 2015 legislative priorities of the League of Oregon Cities for Staff to keep an eye on.
- Received an update on the Basalt Creek Concept Plan. A joint meeting with the Tualatin and Wilsonville City Councils was scheduled for July 16, 2014.
  - Mayor Knapp went to the last meeting and had noted more Tualatin citizens participated in the meeting than Wilsonville citizens. This could be because the project seemed to be farther away from Wilsonville, but the project was probably closer than many realized, so she asked for the DRB's help in sharing awareness about the project.
  - Heard a great presentation on current economic developments and activity in Wilsonville. If the DRB was interested, perhaps Staff could arrange a presentation for the DRB as well.
- On June 16, 2014, City Council reviewed the Wilsonville Calais Subdivision with the Sequoia tree. A considerable amount of time was spent trying to see if there was a way the tree could be saved and incorporated into the development. A proposal was made, but in the end the Council voted against incorporating the tree and agreed with the DRB-A's decision.
  - Although a different matter, an effort would be made to replace the downed oak located on the corner that died of its own accord with another oak tree, which was not Council's decision to make.

#### **VI. Consent Agenda:**

- A. Approval of minutes of May 12, 2014 DRB Panel A meeting
- B. Approval of minutes of June 9, 2014 DRB Panel A meeting

Approval of the minutes was postponed to the August DRB Panel A meeting due to the lack of a voting quorum.

#### **VII. Public Hearing:**

- A. Resolution No. 286. Wilsonville Greens Townhomes: West Coast Real Estate Holdings, LLC- applicant.** The applicant is requesting approval of Stage I Preliminary Plan, Stage II Final Plan, Site Design Review and a Monument Sign to enable development of twelve (12) townhomes. The subject .79 acre property is located on Tax Lots 1500 of Section 23B, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files:           DB14-0027 – Stage I Preliminary Plan  
                               DB14-0028 – Stage II Final Plan  
                               DB14-0029 – Site Design Review  
                               DB14-0030 – Monument Sign

**Vice Chair Ruud** called the public hearing to order at 6:40 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

**Blaise Edmonds, Manager of Current Planning**, announced that the criteria applicable to the application were stated on pages 2 and 3 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

**Mr. Edmonds** entered the following exhibits into the record:

- Exhibit A4: Memorandum from Blaise Edmonds dated July 14, 2014 proposing a change to Condition PDB4 and noting corrections to the Staff report.
- Exhibit A5: Memorandum from Nancy Kraushaar dated July 14, 2014 providing clarification on the spacing of the site's driveway access and the site distance along Wilsonville Road.

**Mr. Edmonds** presented the Staff report via PowerPoint, noting the site's location, surrounding features, and residential densities, as well as future road improvements in the Transportation System Plan (TSP) with these key additional comments:

- No offsite improvements were required of the Applicant, except to close one of two driveways on Wilsonville Rd, retaining the one at the northeast corner, and reducing the size of the planting median on Wilsonville Rd to allow for full turning movements at that retained driveway.
- He reviewed the Planting Plan (Sheet A02), which was color coded for clarity, noting the following:
  - A beautiful large Flowering Cherry tree with burls that was located off the driveway accessing Wilsonville Rd would be protected in an island.
  - Parking would be provided on the west side of the north/south private drive and in the alley to the two-story units' garages.
  - All of the units in the development were two-story, three bedroom units and each unit would have patios for additional recreation space.
  - Pervious pavers were located in the drives of the units to help offset the stormwater runoff designed for the project, including the pathway that extended north and south.
    - The yellow lines showed all pedestrian connectivity, including a connection to the bike/pedestrian trail to the west. A lot of consideration had been put into pedestrian connectivity of the site and to the surrounding properties.
  - Areas in green were open space with grass or sod and trees, and a storm detention pond was located at the north end of the .79-acre site.
- One issue raised by the City Engineer was that the adjacent Timber Creek Village apartments had an architectural wall covered in ivy that would need to be lowered to about 2 ft high to improve the vision clearance. With the posted speed limit along that street, the vision clearance extended clear over through the wall. The adjacent property owner had verbally indicated by email that they were agreeable to reducing the height of the wall or removing it. He noted a parking lot was located on the other side of the wall.
- Almost 38 percent of the site was an open space or landscaped area and Code required at least 25 percent, so the Applicant exceeded the requirement for an outdoor living area.
- The Applicant was not requesting any waivers to setbacks, honoring the 20-ft setback at the rear and front yards and 10 ft at the sides.
- The Applicant provided adequate parking for the future residents. The Code would require 21 spaces for the project and the Applicant was proposing 36 parking spaces; 24 of which would be surface parking in front and on the sides of the units and 12 parking garage spaces.
  - More testimony would be heard from the Applicant about whether the project would be for rent or lease, but he believed the Applicant had grander plans for eventually making the units condominium units where people would actually purchase into the property.
- As requested, the Applicant proposed installing a landscaping strip with a hedge and fence along the east side of the property, so the parking lot did not go right up to the edge of the adjacent property.
- The trash enclosure, which was reviewed by Republic Services, would have to be relocated at some future date because an engineering condition of approval required that when Brown Rd was built to the south, the property would take access to Brown Rd and the main driveway would be closed off to improve driveway safety and separation along the minor arterial street, which was Wilsonville Rd.
- The architecture of the two-story multi-family apartment units was more of an American style. Due to some grade differences on the site, a bit of an elevation change might possibly be seen as the different units were stepped up as they followed the grade.
- The trash enclosure area would match the brick line and the architecture of the buildings.
- He circulated the color materials board, which was also displayed via PowerPoint.
- The exterior lighting was mostly wall mounted lighting and met the Development Code's Dark Sky Lighting Ordinance and the lighting would not project beyond the property lines.

- One monument sign would be located at the entrance. A condition of approval required the sign's final location had to be reviewed by the city engineer to ensure it would not obstruct the vision clearance.
- City Council asked Staff to investigate the inconsistencies in density between the Zoning Code and Comprehensive Plan allowances, so a consultant had been hired to review them. For example, the Zoning Code would allow up to 13 units on the subject property, whereas the Comprehensive Plan would allow up to 9 units.
  - He recommended approval of the 12 units under the Zoning Code, as the Applicant provided more than adequate green space, outdoor living area and parking, and did not request any waivers to any Development Standards. Although the density under the Zoning Code was a bit higher than that in the Comprehensive Plan, it seemed that the Applicant really took a lot into consideration in providing light, air and space for the livability of the residents ~~for approval of the 12 units.~~

**Lenka Keith** asked how the property to the east was currently zoned and how it was zoned under the Comprehensive Plan.

**Mr. Edmonds** displayed Slide 2, noting the adjacent property was Residential (R) zoned, which was odd. He believed it would be Planned Development Residential (PDR) zoned, but it was the same 10 to 12 units per acre. He believed the adjacent property is owned by Joe Bernert Towing Company, who also operated Wilsonville Sand and Gravel. He noted he had been with the City for a long time and had never seen a for sale sign on the property, adding that any long-term interests for the property had never been shared with him, but a filbert orchard surrounded the subject property. He would caution renters that farming practices, such as spraying, were still being practiced in the filbert orchard.

- He had recently received complaints from Wilsonville residents about the farming operations of the filbert orchards in town, which was managed by the Oregon Department of Agriculture, not the City. Conflict always existed when infill developments were built next to farming operations, but that was part of living and farming in the city.

**Cheryl Dorman** noted she had not seen a timeframe for the Applicant to comply with closing the main driveway when future development occurred around the Brown Road Extension, adding perhaps it did not matter since that was so far in the future.

**Mr. Edmonds** did not believe a timeframe existed, but asked City Engineer Steve Adams to provide an explanation regarding that matter.

**Steve Adams, Deputy City Engineer**, confirmed that no timeframe existed. He had talked in casual conversation to Joe Bernert who said he would never sell the property. What might happen in the future was uncertain, as there could be a right buyer at the right time, but if the property eventually sold, the City wanted to have the subject property's driveway taken either from the property to the south or the east. Development of the adjacent property would trigger the change to the Applicant's driveway.

**Ms. Dorman** asked if the Applicant would have to be in compliance within a certain timeframe, if the property sold and future development occurred.

**Mr. Adams** replied it would be concurrent with the development, adding as soon as the adjacent development had a public road leading into it, the subject Applicant would need to have access to it. Staff would condition that any adjacent development must extend a public access to the subject site from the south or east, and the adjacent developers could not develop without complying with that condition. Once the public access was built, the internal changes would need to be done by the subject property owner and the connection would be made.

**Ms. Dorman** confirmed that changes to the ivy wall had to be done with the subject project as well.

**Mr. Adams** explained that drivers had to be able to see 350 ft from the driveway, so somewhere between 60 ft to 80 ft of the wall had to be removed to lower it. Staff had said the wall must be only 2 ft high so drivers could see over the top of the wall. The owner of the Timber Creek Village apartments liked the 2 ft high wall because it still provided the physical separation from the sidewalk to his property and still worked as a safety measure for small children. He confirmed the preferred line of sight would be achieved.

**Vice Chair Ruud** understood 36 parking spots existed in all, with 12 spaces on the side of Unit 1 plus two spaces in the garage of each unit. He asked where parking was located for Unit 1.

**Mr. Edmonds** responded it looked like they were single car garages. He was unsure where the parking lot was located for Unit 1 and deferred to the Applicant to answer specific questions.

**Ms. Keith** inquired about the ingress and egress and whether Staff had considered requiring mirrors or something on the opposite side of the road so that when people pulled out of the driveway, they could look at the mirror to see if anything was coming from the west. She noted the spot was pretty tight.

**Mr. Adams** noted one mirror was installed by Public Works in Charbonneau as a test, and he was not convinced that mirrors were a benefit. He believed directly looking and seeing cars coming was needed instead. With the removal of the wall and the proper installation of landscaping and maintenance of the landscaping, the site distance would be maintained.

- He noted traffic coming from the east was not a problem because the road straightened out and a nice site distance existed for hundreds of feet; the issue was turning right onto Wilsonville Rd. Knowing how traffic flowed in Wilsonville, he expected 90 percent of the traffic would turn left into the site and right out of the site; not a lot of traffic would be crossing to turn left and go out towards Sherwood, although some cars would. He noted that he and Community Development Director Nancy Kraushaar believed the driveway was safe.

**Ms. Dorman** believed the traffic study seemed very minimal and asked for further comment.

**Mr. Adams** responded that the City had a policy that if 25 PM peak hour trips were being generated, the traffic study would expand to look at intersection impacts to see what was going on. When developing a site that created less than 25 PM peak hour trips, which was one hour between 4:00 pm and 6:00 pm, it was not considered a major impact to the city's intersections and the traffic study was scaled down.

**Ms. Dorman** stated the traffic study indicated 11 PM peak hour trips with the 12 townhomes. She asked if that was a ratio or percentage was considered for the 12 townhomes.

**Mr. Adams** responded the City followed the International Transportation Engineers (ITE) Manual, which assigned a figure for each housing type. For apartments, he believed it was 0.75 PM peak hour trips per unit, while individual homes had 1 PM peak hour trip per unit. He noted that housing styles varied and figures were based on studies.

**Vice Chair Ruud** asked if townhomes were considered apartments in Wilsonville.

**Mr. Adams** replied he would review the study to see how the proposed units were classified as, but noted condos had a different rate, adding single-family, detached housing had the highest rate at 1 PM peak hour trip, so an apartment or condo would have less than 1 PM peak hour trips per unit.



**Ms. Keith** asked if the number of trips per unit was related to the number of bedrooms, as it would seem that larger units would generate more trips than a one- or two-bedroom unit.

**Mr. Adams** responded that was a good question, adding that to his knowledge he had not seen that distinction in the study. He would have to do a quick review as the latest copy of the ITE Manual was available.

**Vice Chair Ruud** called for the Applicant's presentation.

**Eugene Labunsky, West Coast Real Estate Holdings, 21510 Shannon Ln, West Linn, OR, 97068**, stated he was the property owner and doing the development on the site. The plan was basically to clean up the existing site and long-term, the plan was to make the units into condos versus apartments. As mentioned, they had tried to put as much emphasis on landscaping and sufficient parking as possible. He believed that all of the City's requirements had been met, adding that Mr. Edmonds had been a big help in helping provide recommendations to meet the standards. He believed the project was nice and would fit well on the site.

**Vice Chair Ruud** asked for an explanation regarding the Unit 1 parking configuration.

**Mr. Labunsky** directed the question to the project's architect.

**Bayard Mentrum, Architect, 11860 SE Morrison St, Portland, OR, 97216**, stated no driveway existed for Unit 1, as there was not enough room with the front setback, but all of the other units had driveways and plenty of extra parking was located on the east end of the site. The extra parking would be adequate for the number of cars there would be based on the number of units, even with three-bedroom units.

**Vice Chair Ruud** asked if that reduced the total amount of parking spaces by one or two.

**Mr. Mentrum** responded Unit 1 had a garage space, but any guests would have to use the end parking instead of parking in front of the garage. He confirmed the resident could park in the garage or in guest parking, but could not park in the driveway.

**Ms. Dorman** asked if the unit would have an assigned spot.

**Mr. Labunsky** confirmed a spot could be assigned for the unit and suggested Space 6, as it was located closest to the unit and was not by the handicapped parking.

**Ms. Dorman** said it looked like the Applicant was requiring that residents be able to park in the garage; that it was not meant solely for storage, so it could be a parking spot.

**Mr. Mentrum** responded they had planned one parking space in each garage and also at least one bike rack in each garage for long-term bike parking.

**Vice Chair Ruud** asked about some of the dimensions for the first unit, as he wondered whether the space was adequate for the turning radius for entering the garage.

**Mr. Mentrum** replied the alley was about 24 ft wide, so one could easily swing into the garage driveway, which was about 20 ft long, with the proper turning radiuses and the curb.

**Ms. Dorman** said it might be difficult for someone to turn around if they drove down there and should not have.

**Mr. Mentrum** noted room was available to back out into the extension going west to then head out.

**Mr. Labunsky** added it almost was like a hammerhead type turnaround, so one could back out either way.

**Vice Chair Ruud** asked if the garage for Unit 1 was located on the east or west side of the unit.

**Mr. Mentrum** replied he believed the garage was located on the east side of the unit, so there was room to back out and go forward. He confirmed the garage on Unit 1 was facing south, but was located on the southeast corner of the unit. The garage was about 12 ft wide with about 8 ft for the entry and stairs.

**Mr. Labunsky** said it should be more than sufficient to do a turnaround either way, backing out or going out into the main driveway.

**Mr. Edmonds** said he often saw cars in Villebois parked parallel to the garage in alley-loaded lots. The only conflict was that the cars might be parked on the pathway to the common pedestrian way to the west.

**Ms. Dorman** asked if room existed for parallel parking at the back of Unit 1 instead of head-in parking.

**Mr. Labunsky** said they could, but a pedestrian walkway connected there, so they a no parking sign would be posted there. He noted plenty of space was available for Unit 1 with the additional parking from the main entrance and in their garage.

**Mr. Mentrum** noted the pedestrian connection to the main bike path and walkway was important.

**Ms. Dorman** appreciated the green space that the Applicant had included in the bike and pedestrian considerations.

**Mr. Labunsky** responded he really wanted to incorporate the green space so the site would not just seem like a big open space with a building by adding as much landscaping as possible and preserving the significant trees on site, including the flowering cherry tree and another tree located near the detention pond. They were adding a significant amount of greenery to the project. He confirmed all the evergreen trees were being retained; in fact, some would be added to match the rest when the driveway was closed off.

**Mr. Mentrum** noted the evergreens would help as a sound and visibility buffer for the development.

**Ms. Dorman** said the development was unique compared to what had come before the DRB in recent years and she thanked the Applicant for that.

**Mr. Labunsky** said they tried to make the development have the Villebois feel but with more parking, as he used to walk the Villebois neighborhood and could not understand where residents parked.

**Ms. Dorman** agreed that assigning space Space 6 to Unit 1 was a good idea, as everyone else had a designated spot but they did not. She noted that she appreciated her designated spot.

**Mr. Labunsky** stated that significant parking was available, so Space 6 would become the assigned parking spot for Unit 1. He noted that wrought iron fencing would be added as a guard rail to all the patios facing Wilsonville Rd to make them look more like townhomes. No fencing would be added to units facing the orchard because they did not want to block the view.

**Ms. Keith** asked if the trees along the north boundary would be tall.

**Mr. Labunsky** responded the cedar trees were about 8 ft tall and would grow about 1 ft per year.

**Mr. Edmonds** stated the trees should not obstruct the vision clearance so the Applicant needed to coordinate the tree plantings with Mr. Adams in order to maintain the sight vision of 350 ft.

**Mr. Mentrum** added some selective pruning was needed because many small trees were clumped together that would have to be opened up so one could see underneath them.

**Ms. Keith** stated she lived west of the site and was concerned about traffic speeding by the entrance to the site because sometimes people do not pay attention. She believed anything that could be done to improve the visibility, not only for oncoming traffic heading east, but also for people pulling out of the driveway, would be beneficial.

**Mr. Labunsky** noted that to address that concern, the monument sign would be lit near the entrance and an additional light on a post would be added to the right to signify the access point. He believed making the island smaller would make a big difference for visibility and for traffic entering and exiting the development.

**Ms. Keith** asked if any devices existed for pulling out of a driveway, similar to a crosswalk with a button that sets off flashing lights as someone crosses the street.

**Mr. Labunsky** did not believe that could be done in this case because it was an entrance, not a parking garage with a gate and noise to alert pedestrians. There would be quite a bit of visibility to see both ways because the driveway with the parking was 44 ft and taking the wall down 2 ft would also help.

**Ms. Keith** asked what the width of the site was along Wilsonville Rd.

**Mr. Labunsky** confirmed with Mr. Mentrum that it was about 230 ft, not including the bike path because that was not part of the subject property.

**Ms. Keith** replied that made her feel better because if a 50 ft stopping distance was needed, plenty of room was available for stopping if someone pulled out.

**Vice Chair Ruud** expressed concern about the usability of Parking Space #1 because one could turn in, but with the trash enclosure there, he did not see any option other than backing all of the way out.

**Mr. Labunsky** replied if the driver backed all of the way out, they should have significant room to make a full turn unless they were driving a very large vehicle because the driveway was 22 ft wide.

**Mr. Edmonds** confirmed the parking spaces were 18 ft deep, which was the standard size.

**Mr. Labunsky** stated one could back out and make a full turn without having to back out and turn into the trash enclosure. He confirmed the space looked similar to the length of the car, but in actuality it was quite a bit larger.

**Mr. Mentrum** stated the site had 7-ft sidewalks with a 2-ft overhang for the bumper of a car, so the sidewalk would clear 5 ft and the driveway was 18 ft with 22-ft to backup. He clarified the hedge and fences were extra.

**Ms. Dorman** stated the bike/pedestrian lane appeared to be wider near Unit 1. She asked whether that actually was the case or if that was just the way it was colored in. (Slide 3)

**Mr. Edmonds** believed it overlapped when he colored it in, as it jogged over.

**Vice Chair Ruud** stated one of his concerns with the design was if a lot of people were all backing out at once and maneuvering around.

**Ms. Keith** asked if the Applicant had considered putting the trash enclosure just south of Space 6 and screening it somehow.

**Mr. Labunsky** believed the trash company needed access for turning around, so the location was designed so they could pull in and empty the large trash container, which would go overhead, he believed, and then back out into the alleyway and go forward again. He believed the trash enclosure was placed in the best spot possible in terms of aesthetics, use of the space and accessibility.

**Vice Chair Ruud** called for public testimony in favor of, opposed and neutral to the application.

**Linda Engelman, 10457 SW Wilsonville Rd, Wilsonville, OR, 97070**, said she was impressed with the project and her only objection to it was the amount of traffic. She lived directly across the street from the proposed development and sometimes it was practically impossible to get out onto Wilsonville Rd from her driveway. Many times she turned right, went up to the school, turned around and came back because she could not turn left onto Wilsonville Rd, and with this many more vehicles, she could not see how it would all work. When the Boeckman Bridge reopened, she had hoped that some of the traffic would be mitigated, but it was not and a tremendous amount of cars still traveled Wilsonville Rd. She noted that she and her siblings owned an acre together and had checked into dividing the property but were told they could not because of the property's zoning. They still had the full acre, which was fine, but she just wondered what made that change.

**Vice Chair Ruud** asked if her zoning was the exact same as the application's.

**Ms. Engelman** replied she was not sure what it was now, but she could not remember going through a zone change. She found it interesting that she was told she could not divide her property only to find 12 units were going in directly across the street. She had lived there most of her life and had seen many changes in Wilsonville, but traffic was the worst part of the whole city.

**Ms. Dorman** said it sounded someone leaving the new complex might have a challenge turning left just as Ms. Engelman did when exiting her property.

**Ms. Engelman** agreed, adding she had walked across Wilsonville Rd many times to visit relatives and at times it was impossible to look left and see what was coming until you were already out into the road. She understood the west driveway would be closed and she believed that should take care of that issue, but she was still concerned about the traffic.

**Buz Wiedemann, 5195 SW Prosperity Park Rd, Tualatin, OR, 97062**, said he was also a party to the property directly across the street at 10455 SW Wilsonville Rd. He was not necessarily opposed to the project, but had some concerns. He believed City Staff seemed to be awfully generous regarding the distance between the property's driveway and the Brown Rd intersection. He noted Staff had stated in PFB 29 that the City did not wish to land lock the site, so they waived the requirement for the distance between the egress from Brown Rd. He had always understood that Tualatin Valley Fire & Rescue

(TVF&R) required two points of ingress and egress and apparently Staff was not concerned about that in this case as they had not made that a requirement.

- As far as the timing of when Joe Bernert might sometime decide he wanted to extend Brown Rd onto his property, he noted that was pure speculation. He did not believe anyone had any idea that Mr. Bernert would do that anytime in the foreseeable future, so that should not be counted into the planning on this project. If that did indeed happen that was fine, but he did not see any reason to believe that it would.
- He grew up on the property across the street, used the driveway most of his life, and he would not even want to guess how many accidents there had been, under all kinds of circumstances and not necessarily people turning onto the road, but it was not a good stretch of road. He had a lot of personal experience getting on and off of the road there and it was not easy to do when traffic was heavy because it was hard to catch a break. He would not say visibility was awful, but sometimes traffic was just heavy enough that it was hard to do.
- He noted no stormwater plan was in place as of yet from what he could make out from the Staff report, and Staff might want to give that some consideration.
- In terms of parking on site, people do drive pickups and he did not think adequate room was available for turning around a vehicle of any size without it taking a long time.
- He reiterated he was not opposed to the project, but believed some parts of it needed a bit more thought, primarily the traffic situation. He noted the Brown Road Extension would not be pushed through without Joe Bernert's cooperation but it almost looked like that would be a necessity.

**Ms. Engelman** stated her neighbor across the driveway from her was on his honeymoon this week and could not attend the meeting, but he requested that she speak for him about the traffic and driveway problems there.

**Mr. Wiedemann** noted a number of driveways and properties were involved, adding that four properties used one driveway and a few more driveways slightly further to the east would be affected in the same way.

**Vice Chair Ruud** noted PFB 29 had been mentioned and asked Mr. Adams what made Rd a minor arterial and why Wilsonville Rd did not qualify for the next level up because it did tend to be a very well traveled road.

**Mr. Adams** responded generally the City's Traffic Engineer, DKS & Associates, worked with Staff when updating the City's Transportation System Plan (TSP), which was completed in 2013. DKS did traffic counts on the roads to determine traffic volumes and various traffic counts coincided with the different street designations, whether a local street, collector, minor arterial or major arterial. This part of Wilsonville Rd was a minor arterial, but once east of the railroad tracks, where Kinsman Rd came in, Wilsonville Rd became four lanes and was a major arterial clear down to Town Center Loop E. Major arterials have 20,000 to 25,000 vehicles a day; minor arterials have 15,000 to 22,000 and collectors have 7,000 to 15,000 vehicles a day. The volume on Wilsonville Rd at the project's location did not warrant a major arterial now, but might in the future.

**Vice Chair Ruud** asked what visible change would be made when it did qualify as a major arterial.

**Mr. Adams** responded an extra lane would be added on each side of the road, typically a major arterial was a 4-lane street with one center turn lane.

**Ms. Dorman** understood the island was being shortened and a left turn lane was being added.

**Mr. Adams** clarified it was being shortened for a left turn out of the site. The left turn already existed; drivers coming from the freeway had a pocket to easily pull over into and turn casually into the site. However, when leaving the site, the island blocked too much of the driveway, so it needed to be shortened to allow a driver to make the left turn out.

**Ms. Dorman** asked if a center lane would be available, so one could merge right if they wanted.

**Mr. Adams** answered yes, the island would be shortened enough for a driver to leave, occupy the center lane, look right, look in their rear view mirror, look over their shoulder, and merge when it was clear, similar to what was done in other areas of that center median.

**Ms. Dorman** commented that would help the Applicant's side of the road, but might not help those on the opposite side of the road.

**Mr. Adams** agreed, noting those on the opposite side of Wilsonville Rd would have more difficulty maneuvering onto Wilsonville Road because they were directly opposite of the existing driveway that was being demolished at the other end of the island. The island ends at the driveway in front of Ms. Engelman and Mr. Wiedemann's driveway and in front of the east driveway to the subject site, which he knew as the Bradley property. Those across Wilsonville Rd had to cross traffic coming from the freeway, and then merge with traffic headed east.

- He confirmed that Ms. Engelman did come in and asked for development options a few years ago and Staff instructed that they could not subdivide their property and had told the Applicant the same thing, which was why the Applicant's project was on a single lot. He was not allowed to split the property up because of the traffic problems on Wilsonville Rd.
- The Engelman's had an option to connect to private roadways to the north of their property, which would require an agreement with the owners of the Silver Creek Apartments, and some options for that connection existed on the plat map. He was not sure if that had ever been pursued, as it never went forward after Staff explained developing the more dense area was the preferred option from the City's standpoint. In this case, the City's preferred option was that the connection go south or east through the Joe Bernert property. He reiterated Staff had no idea when Mr. Bernert might sell.

**Ms. Dorman** asked if the development would not hurt or help those on the opposite side of the road.

**Mr. Adams** responded it would only affect them if someone were to leave the driveway and turn left. The traffic study indicated seven of the 11 PM peak hour trips would wind up in the interchange. The other four might go down and turn onto Kinsman Rd or Boones Ferry Rd, which would not qualify as interchange traffic. The amount of trips that would actually go west of the development was really not considered.

**Ms. Keith** asked if anyone had measured the actual speeds along this stretch of Wilsonville Rd.

**Mr. Adams** replied yes, but he did not recall when and he did not have those numbers handy. He confirmed Wilsonville Rd was posted at 35 miles per hour, adding he was not aware of any speeding issues on the road as no one had complained about cars going too fast. The volume of the traffic was there and sometimes when he turned onto Wilsonville Rd the traffic was moving at 10 or 15 miles per hour, but that was because of the amount of traffic. No study had been done on Wilsonville Rd for several years, so he would talk to Nancy Kraushaar to see about doing a one-day study to determine what was happening.

**Vice Chair Ruud** concurred, adding he was not sure if it was necessarily speed, as it was hard to tell; however, the volume during certain hours was very heavy.

**Mr. Adams** stated Staff had looked at the volume quite a bit after the interchange improvements that were completed two years ago, adding DKS & Associates was on board and had been looking at all of the signals along Wilsonville Rd trying to maximize their efficiency in the morning hours, getting people to the freeway, which sometimes conflicted with getting people to schools, because they were heading in different directions. In the afternoon, schools got out at 3:00 pm, so at 5:00 pm the key thing was trying to keep the green lights coordinated so as much traffic could head westbound as possible without stopping. Staff had been working with DKS & Associates to tweak and modify the timing for the past two years.

**Ms. Dorman** said she was empathic to some of the testimony heard, noting it made sense, but based on the traffic study, it did not make sense to go to any great length of studies or testing for 11 trips in the PM peak hour. It was not a great situation, but if the number were more she would be more concerned.

**Vice Chair Ruud** noted the last study was done in 2013, so the information was still pretty time pertinent.

**Mr. Adams** agreed, noting that one thing that was different between this property and properties to the north was that this property was zoned differently. Staff had discussed it and no one really knew why it was zoned the way that it was.

**Mr. Edmonds** added the zoning probably went back to 1980 when the Comprehensive Plan was adopted. The Comprehensive Plan density range, which was originally 8 to 12 du/ac and was now 10 to 12 du/ac, had been consistent since its adoption in 1980 and the zoning basically matched the table in the Zoning Code, which indicated the property was zoned as PDR-5. Historically, he believed the original city planners did not want to concentrate any one type of housing in one part of the city, but instead wanted to spread the housing out and mix the types throughout, and that was probably how this occurred. This site had very tight lot, single-family zoning while elsewhere in the city, like at Wilsonville Meadows, had much larger lots with some multi-family.

**Vice Chair Ruud** asked if different zoning truly existed between Ms. Engelman's and the Applicant's properties.

**Mr. Edmonds** responded the density was the same. He believed Ms. Engelman's zoning was still Residential Agricultural - Holding (RA-H), which might be a result of having a septic tank at the time instead of City sewer as urban-type zoning was not placed on a property unless it had City sewer and water. The density was still 10 to 12 units per acre, so the properties had the same type of density.

- He clarified the property could be subdivided, but it was all a question of where access was taken. Staff has had numerous discussions over the years talking about one parcel, as well as combining and master planning all of the properties to save access and infrastructure construction costs. A wide range of discussions had taken place over the years from singular properties to multiple properties and, of course, that changed the discussion of what kind of access would exist and how it would be partitioned or subdivided, a wide range of public improvement requirements existed for those kinds of ranges.

**Vice Chair Ruud** called for the Applicant's rebuttal.

**Mr. Labunsky** stated he had similar concerns about the property having too much traffic, as he used to live on SW Camelot St exiting from Brown Rd. He noted that with the help of Mr. Adams and Mr. Edmonds, they had gone to great lengths to determine how to minimize the project's impact to Wilsonville Rd and make it aesthetically pleasing with good visibility in and out, which was the biggest concern from the start.

- The Applicant had worked hard to come up with a plan to address the traffic problems. In his opinion, they were improving the traffic situation. Although units were being added, the second driveway was being removed, the existing driveway was being widened, an alleyway was being installed to allow people to turn around, and the wall was being shortened, as well as the island on Wilsonville Rd.

**Vice Chair Ruud** closed the public hearing at 7:47 pm.

**Lenka Keith** moved to adopt the Staff report as amended by Exhibits A4 and A5. **Cheryl Dorman** seconded the motion, which passed unanimously.

**Cheryl Dorman** moved to adopt Resolution No. 286. The motion was seconded by **Lenka Keith**.

**Ms. Dorman** stated she was concerned about the traffic, but the Applicant tried to minimize the impact and, while it did not solve the problem across the street, she believed the Applicant had done a good job of mitigating the traffic impact and had done a good job on the project overall.

**Vice Chair Ruud** agreed; the Applicant had worked well with the City and within the Code, for the most part. He added it was nice to be part of a growing city and sometimes there were pains involved; traffic was definitely one of them.

**Ms. Keith** believed the plan was very thoughtful and the fact that it provided three parking spaces per unit, which was pretty impressive and she was very happy to see that.

**Vice Chair Ruud** thanked Mr. Wiedemann and Ms. Engelman for attending tonight's meeting and providing valuable input from residents that lived right across the street.

**The motion passed unanimously.**

**Vice Chair Ruud** read the rules of appeal into the record.

#### **VIII. Board Member Communications**

##### **A. Results of the June 23, 2014 DRB Panel B Meeting**

**Mr. Edmonds** explained that Resolution No. 279 had been withdrawn by Republic Services because they were not prepared to do Phase 2 because of budget reasons. The Applicant would come back through the process at some unspecified future date, which would require a separate new application. He confirmed they were expected to return at a later time.

#### **IX. Staff Communications**

**Mr. Edmonds** expressed his appreciation for everyone's attendance tonight.

#### **X. Adjournment**

The meeting adjourned at 7:53 p.m.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, Inc. for  
Shelley White, Planning Administrative Assistant



**DRB Panel A Board Members in Attendance:**

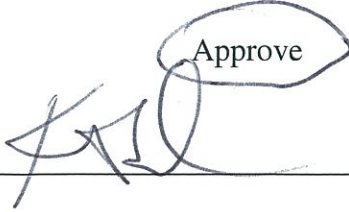
**Ken Ruud**

(Please circle one)

Approve

Deny

Signature: \_\_\_\_\_



Date: 8/18/14

**Lenka Keith**

(Please circle one)

Approve

Deny

Signature: \_\_\_\_\_



Date: 8/8/2014

**DRB Panel B Board Member in Attendance:**

**Cheryl Dorman**

(Please circle one)

Approve

Deny

Signature: \_\_\_\_\_



Date: 8/9/14

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, SEPTEMBER 8, 2014**

**6:30 PM**

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**VI. Consent Agenda:**

- B. Approval of minutes from August 11, 2014  
DRB Panel A meeting**

**Wilsonville City Hall  
29799 SW Town Center Loop East  
Wilsonville, Oregon**

**Development Review Board – Panel A  
Minutes–August 11, 2014 6:30 PM**

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**I. Call to Order**

Chair Mary Fierros Bower called the meeting to order at 6:30 pm.

**II. Chair's Remarks**

The Conduct of Hearing and Statement of Public Notice were read into the record.

**III. Roll Call**

Present for roll call were: Mary Fierros Bower, Lenka Keith, Simon Springall, Kristin Akervall, and Councilor Liaison Julie Fitzgerald. Ken Ruud was absent.

Staff present: Blaise Edmonds and Barbara Jacobson

**VI. Citizens' Input** This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

**V. City Council Liaison Report**

Councilor Fitzgerald reported on the August 4<sup>th</sup>, 2014 City Council meeting as follows:

- Another lengthy discussion was held during work session with some collaborators of the Willamette Water Supply Group. While the City of Wilsonville, Willamette Water Supply Council, and all the other communities involved were committed to a thorough community communications plan, it never hurt to draw more attention to the project, which would have huge long-term visual and physical effects on the community.
  - Council received an update about the project's timeline. Between now and the fall of 2014, pipeline routes and reservoir sites for taking water from Wilsonville to Hillsboro were being evaluated with preliminary water plant, intake master planning and governance negotiations taking place in the fall of 2014. With respect to the City of Wilsonville, the negotiations referred to how the City would chose to continue participating in the planning. A few different methods were being considered in addition to ongoing community engagement.
  - The Group briefly overviewed the method for finding the best pipeline routes, which included Geographic Information Systems (GIS) mapping, environmental studies and considering a number of factors, such as whether the route was acceptable or constructible, the communities located along the various routes being evaluated, regulations that would come into play on the different routes and the existing conditions. The Group would also consider whether the route was resilient, any natural hazards that might affect the route over time, other utilities, and the best method for managing costs for ratepayers.
  - The project was very involved and she encouraged people to look at the website and contact Council with any questions.
- Council also reviewed the City's stormwater utility rates and evaluated them against other comparable cities. This analysis had been planned and would be helpful when evaluating whether the rates being charged were sufficient to maintain the City's existing infrastructure.
- Council voted to acknowledge and accept the Charbonneau infrastructure assessment and would not be moving forward to determine how to stage and pay for about \$45 million worth of stormwater, sewer and other infrastructure improvements needed in the next 20 to 30 years.

## VI. Consent Agenda:

A. Approval of minutes of May 12, 2014 DRB Panel A meeting

**Lenka Keith moved to approve the May 12, 2014 DRB Panel A meeting minutes. Kristin Akervall seconded the motion, which passed 3 to 0 to 1 with Simon Springall abstaining.**

B. Approval of minutes of June 9, 2014 DRB Panel A meeting

**Simon Springall moved to approve the June 9, 2014 DRB Panel A meeting minutes. Kristin Akervall seconded the motion, which passed 3 to 0 to 1 with Lenka Keith abstaining.**

## VII. Public Hearing:

A. **Resolution No. 287. Carriage Homes: Sage Group LLC – owner.** The applicant is requesting Final Development Plan (FDP) approval for six (6) Carriage Homes in Villebois Village Center No. 2. The subject .14 acre property is located on Tax Lot 200 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds.

**Chair Fierros Bower** called the public hearing to order at 6:40 pm and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

**Blaise Edmonds, Manager of Current Planning**, announced that the criteria applicable to the application were stated on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

**Mr. Edmonds** presented the Staff report via PowerPoint, briefly reviewing the site's history and noting the project's location and surrounding features, with these key comments:

- He entered the following exhibits into the record:
  - Exhibit E1 Five-page letter submitted by Ron and Donna Larson via email dated August 10, 2014 recommending additional conditions of approval.
  - Exhibit A3: Memorandum dated August 11, 2014 from Blaise Edmonds providing responses to some of the issues raised in Exhibit E1. He noted this exhibit was different than the response emailed earlier to the Board because a street name was corrected from Barber St to Toulouse St. The exhibit was labeled A3, not A4, as another exhibit expected from the applicant was not submitted.
- A Preliminary Development Plan (PDP) was approved for Phase 2 of the Villebois Village Center and this particular FDP, originally approved in 2008 under DB-08-0063, had expired, so the Applicant had to resubmit the application, which was almost identical to that submitted in 2008.
- The project site was a very narrow piece of property where the Applicant proposed six, small apartment-type dwellings with garages and carports located underneath. A condominium project called the Carvalho was to be located adjacent SE, but plans had changed and detached row houses were now being proposed for that project site.
  - Originally, the Carvalho was going to lease out or rent garages from the Carriage Homes and, although the Carriage Homes might not have the use of a garage or carport, one parking space per unit was still required. He understood that it was no longer the case, and the Carriage Homes would have their own garages and carports, so additional parking would be available for these units.
  - The parking lot to the northwest and immediately adjacent to the Carriage Homes site is for the Charleston Apartments.
- The request included an updated Phasing Plan which resulted from a change in plans for the Trafalger Apartments, located at the northwest corner of PDP Phase 2. Phase 3 now only included the Carriage Homes. He noted part of the DRB's review was adopting the Updated Phasing Plan.

- Site Plan. The units were very tight and alley-loaded with the idea that open space and recreation was available at the nearby Piazza Park and the linear green.
- Tree Preservation & Removal Plan. As mentioned in the letter from the Larsons, a tree that was originally approved for removal as part of the PDP in 2008-2009 was now also slated for removal. The tree mitigation would occur in terms of street tree planting and the Applicant would be required to plant at least one, 2-inch caliper tree.
  - The Larsons did not believe any street trees were being planted on either side on the Landscape Plan. However, the Community Elements Book for Villebois for PDP-2 Central required two Autumn Blaze trees off Toulouse St, but did not identify any street trees on the frontage along Zurich St.
  - Following discussion, the Applicant was willing to plant one Autumn Blaze street tree off Toulouse St, as they believed the space was too crowded for two trees, and plant another off Zurich St, which the Larsons hoped the DRB would approve. He encouraged rewriting Finding 23 to state that the planting of at least one tree off of Toulouse St and one tree off Zurich St would be appropriate and would help break up the end elevations of those units.
- Planting Plan. The plant legend and number of plants proposed was identical to the one from the 2008 FDP with most plants proposed along the northwest side of the property. As mentioned in their letter, the Larson's believed more plantings were needed between the garage units, potentially 16 small planting areas, which was very typical of what was seen in alley conditions in Villebois where landscaping was often introduced to attempt to break up the monotony of the alley and garage doors.
  - With regard to discussions about applying the Low Screen Standard along lot lines or areas separating parking lots, he had clarified that the Larsons were more concerned about the view of the carports at either end facing the street and that additional screening was needed to help screen the sides of the cars and the carports from the adjacent streets. He agreed additional screening should be provided there, noting that the addition of street trees would also help break up the view of the side of the carports.
- The Larsons also talked about installing a vine or wire mesh fence that would go on the southwest, northeast and backside of the property along the adjacent parking lot. The Larsons objected to a square wire fence and he had envisioned a false wrought iron fence similar to that used near Villebois' swimming facility, which would be more aesthetic and in keeping with the Villebois character.
  - Vision clearance needed to be preserved at the intersections of the alley with Toulouse St and Zurich St, so a transparent fence was needed. He did not believe the wire fence was appropriate for the application, nor did it need to be 6 ft high, but could be 4 ft high instead. Most fences along property lines in Villebois were transparent fences. If solid fencing was used, a solid hedge more than 30 inches high could not be planted because it would obstruct vision clearance at the intersections of the alley.
  - He was seeking a compromise from the Applicant and Staff sought a condition of approval that would require a higher quality, transparent fence at least on the ends where the fence was visible, and possibly a low shrub together with a single street tree at each end to help screen the sides of the cars.
- Prior to tonight's meeting, the Larsons mentioned the Applicant's civil plans showed bio detention cells, but the Applicant emailed that no bio detention cells existed. Clarification was needed from the Applicant about whether bio detention cells really existed, as numerous conditions of approval regarding stormwater design existed from the City's Natural Resources Program Manager, Kerry Rappold.
- Some confusion existed about the elevations originally shown in 2008-2009 and what was presented in the application. Little planting areas between the garages for shrubs were shown on the elevations, but the Landscape Plan presented by the Applicant did not show them. The elevations also showed street trees potentially on each end of the units along the streets, but again the Landscape Plan did not

show them. The Larson's very thorough and well thought out letter pointed out the discrepancies about what was proposed and what was shown in some of the drawings.

- He believed the discrepancies could be the result of over embellishments of the architectural rendering to make the buildings look nicer. But this was a good example that one should not be fooled by what the architectural graphics and the plan drawings indicated.
- No change was made to the architecture from what was approved in 2008. The plans were very interesting with small units of approximately 600 sq ft.
- Going into the hearing, he did not realize so many little issues would need to be hammered out tonight for a DRB decision. He directed the DRB to listen to the Applicant and what they were willing to do, in addition to the testimony being received. From this collaborative effort, he believed the project would turn out to be better than what was originally approved in 2008. He recommended approval of the project.

**Chair Fierros Bower** asked where the lighting poles would be located.

**Mr. Edmonds** believed the lighting poles were indicated by Xs on the Street Tree/Lighting Plan. Alleys typically had very low-level lighting with wall pack lighting that would shine back into the alley and porch lighting up above to light the stairs up to the living units. The lighting would be very low-key.

**Mr. Springall** asked if the streetlights were part of the current application, as the displayed plan was part of the 2008 application.

**Mr. Edmonds** replied it was replicated for the current application. He confirmed the 2008 FDP included three applications that were being split up amongst different buyers and potentially different builders. The Carriage Homes were being broken out for the Sage Group and the project owner, Patrick Lucas, might buy and build something else in the Village Center. This was his first taste of building in Villebois.

**Ms. Akervall** confirmed the buildings in the development would be rental properties and immediately after completion would become rent-for-lease properties. She asked if specific requirements existed within Villebois about how that worked or what proportion of the neighborhood was rental versus not.

**Mr. Edmonds** replied the units were considered similar to the multiple family housing category in Villebois, like condominiums. Village Center had the highest proportion of rentals, because it also would have the highest density. Detached row houses that would be fee simple ownership was being built adjacent to the SW, but the buildings around the Piazza would most likely be rent-to-lease with some possibly converted to condominiums over time. Condominiums involved some legal technical problems in terms of liability issues and obtaining construction financing. Rental and lease units would be located in the Village Center, following the concept of having single-family detached housing at outer edges of Villebois. He confirmed the proposed development complied with the SAP Central density levels for the neighborhood.

**Lenka Keith** asked if the carports were only on the end units.

**Mr. Edmonds** clarified there were no carports, only parking spaces, and indicated a total of 6 parking spaces and 12 garage spaces on the Planting Plan (Sheet L1).

**Ms. Keith** noted Sheet A.11 of the FDP showed the front elevation with a vehicle parked next to the front door.

**Mr. Springall** understood each unit had a two-car garage and a parking space, so essentially three parking spaces were provided for each one-bedroom apartment.

**Mr. Edmonds** confirmed there were 18 parking spaces total.

**Chair Fierros Bower** believed the application stated 12 parking spaces.

**Ms. Akervall** replied it was confusing because the drawings showed a two-car garage plus a parking space.

**Mr. Springall** stated the application was confusing because at one point, it stated 12 parking spaces were being provided and, in fact, according to plans, 18 parking spaces total existed.

**Mr. Edmonds** noted that Finding 2 stated there were six dwelling units, 12 parking spaces and six garages were proposed.

**Mr. Springall** responded that was incorrect.

**Mr. Edmonds** deferred to the Applicant to clarify that for the record. He believed he had pulled that information from the application, but it might be wrong.

**Mr. Springall** asked why so many spaces were being provided.

**Mr. Edmonds** explained that originally, the garage spaces of the Carriage Homes were going to be leased out to the adjacent Carvalho Condominiums and not to have so many parking spaces for the Carriage Homes. The apartments and the garages underneath were to be leased separately, so one would be living above someone else's garage, but that was no longer proposed. This development would stand alone, so now they would be reaping all the rewards of additional parking.

**Mr. Springall** did not believe a plan with three parking spaces for each single-family apartment did not seem very congruent with a highly walkable neighborhood.

**Mr. Edmonds** suspected the garage would be used for storage because the units were very small. He noted the minimum parking Code requirement for Villebois was one parking space per unit, not three.

**Mr. Springall** said the whole premise of three parking spaces per unit seemed peculiar and did not fit with what Villebois was supposed to be about. He said he would ask the Applicant to talk about that.

**Mr. Edmonds** agreed the Applicant could address it. He noted that throughout the city, one could drive through any residential, single-family neighborhood on a spring day and find a full garage with cars parked in the driveway. There always seemed to be a lack of storage, especially in apartments, so it might seem excessive, but in this particular case, he believed the tenants might use the garage as extra space for something other than parking.

**Chair Fierros Bower** noted rental units typically had visitor parking adjacent to the property. In this case, she did not believe any visitor parking existed, so the extra parking spot could be used for visitors.

**Mr. Edmonds** agreed, noting the angled parking at Villebois Drive South next to the linear green (Slide 4) served as parking for residents and visitors. Most residents, even in a one-bedroom apartment, would have at least two cars per unit, especially if they work. Parallel parking also existed along Zurich St and Toulouse St. It would be interesting to see if the Carvalho had adequate parking without the garage spaces of the Carriage Homes. He believed the Carvalho would have fewer units than originally planned.

**Chair Fierros Bower** called for the Applicant's presentation.

**Stacey Connery, Pacific Community Design, 12564 SW Main St, Tigard, OR, 97223**, clarified that no bio retention cells were proposed for the project. She noted a hatching was shown on the civil drawings that looked similar to bio retention cells on other sites, but it was intended to demonstrate the sidewalk construction that would occur along the street frontages on both sides; it was not intended to be a bio retention cell.

- With regard to Mr. Edmonds' memorandum, the Applicant was perfectly happy to add the shrubs in the spaces between the parking spaces and the garages as suggested, and to plant a street tree on each street frontage as shown in the architectural renderings.
- Regarding the fence along the parking space, she noted Page E19 of the Villebois Master Fencing Plan for Specific Area Plan (SAP) Central showed a transparent fence type labeled as the American Modern fence, which the Applicant proposed using instead of the vine or wire mesh fencing. She believed that was the fencing described and that it would match the architecture of the units. The Applicant was also happy to add shrubbery along the fence to help with screening.
- As identified by Mr. Edmonds, she noted each rental unit would have two garage spaces underneath and the adjacent parking space, which repeated on down the length of the alley. As noted, visitor parking space parking was located directly adjacent to each unit, which was a nice feature. She confirmed a total of 18 parking spaces existed when counting the garages and the parking spaces.

**Mr. Springall** confirmed there was no requirement that the open space adjacent to the units be used for visitor parking, adding it would more than likely be used by the resident.

**Ms. Akervall** said she was also surprised to see all of the parking. In one sense, she realized one could have a boat, motorcycle or many other things there, but she also wondered if it was a bit excessive. She asked if the Applicant had considered using some of those parking spaces to make ground floor units to service those with mobility issues or older people.

**Patrick Lucas, 8215 SW Tualatin Sherwood Rd, Tualatin, OR, 97062**, said there was never enough parking. One of his pet peeves in his neighborhood was everyone parked in the street even though they had a three car garage because it was full of junk. The proposed units would probably have at least one garage side full of things. He agreed there were many parking spaces for what they were trying to do, and stated that if it would help in the DRB's decision, he would turn the two end parking spaces into landscaped areas, so that 16 total parking spaces would exist and then the ends might not have to be screened. He confirmed additional landscaping would be done in those areas, such as more trees and shrubs, instead of doing the fence.

**Chair Fierros Bower** asked if certain Covenants, Conditions and Restrictions (CC&Rs) or something would prevent a tenant from storing items in the open parking space.

**Mr. Lucas** replied he did not see anything in the CC&Rs, but was not sure how that would be enforced.

**Ms. Connery** suggested it could be a condition in the tenant's paperwork.

**Chair Fierros Bower** clarified she meant the open parking space, not necessarily a private garage, but it was just a visual thing.

**Mr. Lucas** stated he would not want that either, so it would definitely be part of the lease.

**Ms. Keith** asked if the Code had any provisions that would prevent future tenants from storing things in the open parking space.



**Mr. Edmonds** replied the usual things, like bicycles or scooters, would probably be stored in garages. No Code existed for that, but Code provisions does require screening and buffering outdoor storage areas such as in industrial and commercial zones. He believed property management would control outdoor storage.

**Mr. Springall** said he heard the Applicant state that storage in the open parking space could be managed by a condition of the lease, so it did not seem that any issue existed there.

**Ms. Akervall** agreed, adding she liked the idea of additional green space on either end.

**Mr. Springall** confirmed the result of converting the outside parking spaces would mean two units would have slightly less parking than the central four units, so the central visitor parking spaces would still exist. He asked if the idea was to have low screen landscaping and no fence on the exterior units.

**Mr. Lucas** replied that was correct.

**Ms. Akervall** confirmed street trees would be located on either side.

**Mr. Springall** asked if adequate space existed to plant two street trees on each side.

**Ms. Connery** replied the street trees that were planned for Toulouse St and Zurich St had a 25-ft spacing between them and the length of the lots was just slightly less than 30 ft long, so not quite enough length existed to do two trees on the lots. She confirmed an actual proposal was being made to replace the end unit parking spaces with landscaping.

**Ms. Akervall** believed that was a good idea, as less asphalt would be used.

**Barbara Jacobson, Assistant City Attorney**, confirmed that Page E19 of the Villebois Master Fencing Plan, which was entered into the record as Exhibit A14, was still relevant as an option for screening the site.

**Chair Fierros Bower** called for public testimony in favor of, opposed and neutral to the application.

**Ron Larson, 29101 SW Villebois Dr S, Wilsonville, OR, 97070**, stated that he and his wife lived across the street and down just a bit from the south end of the Carriage Homes. He thanked the Applicant and DRB for working through a number of issues in the letter they had submitted with the five points. He believed the street trees had been addressed and he appreciated the Landscape Plan with the shrubs along the alleyway, as he believed that would add value to the entire development. He believed the parking screening had been worked through very well. He originally believed a conflict existed between the need to screen and requiring a transparent screen, as that did not seem to fit this particular application. He believed having a parking space directly adjacent to the right-of-way line was unique in Villebois, so eliminating that parking space was a good move, for which he thanked the Applicant, noting that eliminated the fencing.

- In terms of stormwater drainage, it was clarified that the bio cells were not being done which had been shown on Plan Sheets C2 and C5.
- One new thing they learned at the meeting tonight was that the units would be rentals. He noted when he and his wife moved to Villebois in 2009, they had looked at the townhomes which they bought, in addition to the Carvalho Condominiums at the corner of Villebois and Toulouse St. They had also talked with a realtor about the Carriage Homes and in 2009, the Carriage Homes were described as

being single-family dwellings for sale at approximately \$150,000, so it was a bit of a shock to learn that they would instead be rental units.

- He noted also in the applications that the Carvalho would now be row homes and believed it would be very important to understand the ownership there from what the realtor told he and his wife in 2009.
- He and his wife wanted to see a good quality development, as could be seen throughout Villebois. He agreed there was never enough parking, noting the apartments located further to the east basically filled the diagonal parking on Villebois Dr every night. He believed the proposed parking was a good amount, as the units did not have the on street frontage that provided visitor parking.
- He noted he and his wife would definitely be interested in whether single-family homes were being proposed for the Carvalho Row Homes. He was not sure much could be done about the Carriage Homes being rentals now, but he hoped they would be more upscale than the three-story apartments where one unit was on top of another, as that was not always pleasant.

**Donna Larson** stated she was dismayed that the information provided online by the City did not clearly state that there was a change from homes to apartments. When purchasing their home in 2009, they tried to do due diligence before purchasing to see what would be built around them, so their home could maintain its value. They had one apartment across the street from their frontage, Renaissance Court, and they did not want apartments surrounding their property because they did not feel that would retain their home's value.

- She reiterated her dismay about this not being made clear, noting they were still called Carriage Homes so they had not prepared anything. They did want the project to go forward and she and her husband understood it needed to be developed. It was obvious that Costa Pacific would no longer be developing the way they had planned, but they understood that these things happened.
- She and her husband definitely wanted to know what would be going on with the Carvalho Row Homes because it would affect their property values. They understood the economics of the area, which was one reason they moved to Wilsonville. She reiterated their dismay about the information from the City not being clear about these now being apartments and not homes. She added that she and her husband did want to see the project move forward.

**Mr. Springall** recommended that Staff ensure that the Larsons were on the list of people to keep informed of future applications.

**Mr. Edmonds** noted the application for Carvalho had been submitted. He explained that the information seen online was general information and Staff encouraged the public to actually come in and look at the application materials. He noted the Carvalho would basically be detached row houses for sale, adding that before they were larger, boxier, French-style structures proposed as condominiums.

- The owners of the subject property simply stated they were not finding it in the marketplace to build condominiums and larger, type units, so they returned with tall, three-story detached row houses with a different design. The Seville Apartments, proposed on the NE side on Barber St near the Piazza, had French style, but the proposed row houses are modern style and would be detached, three-story row houses. All of that information was available in the packet for the public to see. Both developments are homes for sale and not for rent.

**Ms. Akervall** confirmed it was possible for people to buy the homes and then immediately rent them out.

**Mr. Edmonds** responded that happened in every neighborhood in Wilsonville and was nothing the City could control. He noted some homeowners' associations (HOAs) would like to regulate that, but it was very difficult, as it was pretty commonplace.

**Chair Fierros Bower** confirmed that the Applicant had no rebuttal.

**Ms. Akervall** appreciated the detail and visual references in the Larson's letter. She added this was an example of multiple people coming together to make the whole plan better, which was excellent.

**Mr. Springall** said in this case it was very effective because it had clearly moved the plan along and made the whole development better.

**Chair Fierros Bower** closed the public hearing at 7:37 pm.

**Mr. Edmonds** noted that Finding 2 should be corrected to reflect the original number of garage versus parking spaces which was 12 garage spaces and 6 parking spaces.

- He suggesting amending Condition PD5 in Exhibit A3 to state, "The applicant/owner shall plant approximately sixteen (16) shrubs, at minimum 2 gallon size, one in each of the planter areas in between ~~and at~~ each garage within a concrete curbed planting area with automatic irrigation".
  - He explained he wanted to create some kind of a curbed area to protect the shrub and the minimum Code was a 2-gallon shrub with some kind of irrigation. He was not sure how that would be done, as it was hard to string irrigation line under asphalt.

**Mr. Springall** believed the landowner would be responsible for irrigating the shrubs.

**Mr. Edmonds** discussed how irrigation the shrubs might be irrigated, noting that irrigating between the asphalt driveways would be challenging. The landowner would have to figure out how to maintain the shrubs so they would not die, which was why he raised the irrigation issue. The shrubs could be hand watered or a landscape maintenance service could irrigate them.

- He was not sure how the gutter systems and downspouts would work for irrigation. Typically the Building Code required them to be tied into the stormwater system and not one shrub area. He confirmed his proposed condition addressed irrigation, but suggested deleting "automatic" from the condition.
- He proposed new Condition PD6 as follows, "The applicant/owner shall replace the parking spaces, one at each end of the project, with landscaping and plant street trees, one at each end at a minimum 2-inch caliper size."

**Mr. Springall** noted originally Mr. Edmonds mentioned Autumn Blaze street trees and asked if he wanted to specify the kind of tree.

**Mr. Edmonds** believed the Applicant could deviate from that type of tree at the ends of the project because they might find a better shade tree for the park like settings at each end. The trees needed to be deciduous, but he wanted to give the Applicant the liberty to choose what tree they wanted to plant.

**Mr. Springall** noted this was a new idea just produced tonight and the Applicant might need to go back to their landscape architect to determine how to landscape it.

**Mr. Edmonds** agreed they might want a different tree than an Autumn Blaze. He noted nothing was specified under the current Community Elements Book on Zurich St, so the Applicant had liberty on that side as well. He wanted to give them a chance to figure out the landscape treatment.

**Ms. Keith** confirmed the three conditions that were discussed were condensed into Conditions PD5 and PD6.

**Ms. Jacobson** clarified that Condition PD6 was a landscaping condition that discussed what would be done with the two extra parking spaces, and suggested separating the language about the street trees. She also suggested stating that the landscaping be suitable for screening.

**Chair Fierros Bower** suggested requiring irrigation for the landscaped end spaces.

**Mr. Edmonds** amended Condition PD6 to state, “The applicant/owner shall replace the parking spaces, one at each end of the project, with suitable Low Screen Landscaping Standard along the public streets and automatic irrigation, including planting street trees, one at each end at a minimum 2-inch caliper size.” He clarified the fence was never required in the conditions, so there was no need to remove it.

- He clarified that the landscape architect would ensure the irrigation system did not overwater the street trees.

**Chair Fierros Bower** noted the plans identified a metal fence that was not being required so she wondered how that should be addressed.

**Mr. Edmonds** believed enough testimony existed on the record that clarified the fence was not required.

**Ms. Jacobson** read the proposed additional conditions into the record based on the discussion as follows:

- Amend new Condition PD5 proposed in Exhibit A3 to state, “The applicant/owner shall plant approximately sixteen (16) shrubs, at minimum 2-gallon size, one in each of the planter areas in between ~~and at~~ each garage within a concrete curbed planting area with ~~automatic~~ irrigation.”
- New Condition PD6 “Outside parking will be reduced from six (6) spaces to four (4) with the two end spaces instead being dedicated to additional irrigated landscape screening material.”
- New Condition PD7 “Two street trees of minimum 2” caliper will be planted, one on Zurich Street and one on Toulouse Street.”

**Ms. Jacobson** confirmed Mr. Edmonds stated for the record that Finding 2 should have originally stated 12 garage spaces and six parking spaces and that Condition PD6 modified it to 12 garage spaces and four (4) parking spaces.

**Simon Springall move to approve the Staff report as amended.**

The following correction and additions were made to the Staff report:

*(Note: additional language in bold, italic text; deleted language struck through)*

- **Correct the fourth line of Finding 2 on Page 9 of 18 of the Staff report to state, “...12 ~~parking~~ *garage* spaces and 6 ~~garages~~ *parking spaces*.”**
- **Add Exhibits A3, A14 and E1.**
- **Add the following Conditions of Approval:**
  - **Amend new Condition PD5 proposed in Exhibit A3 to state, “The applicant/owner shall plant approximately sixteen (16) shrubs, at minimum 2 gallon size, one in each of the planter areas in between ~~and at~~ each garage within a concrete curbed planting area with ~~automatic~~ irrigation.”**
  - **New Condition PD6 “Outside parking will be reduced from six (6) spaces to four (4) with the two end spaces instead being dedicated to additional irrigated landscape screening material.”**
  - **New Condition PD7 “Two street trees of minimum 2” caliper will be planted, one on Zurich Street and one on Toulouse Street.”**

**Lenka Keith** seconded the motion, which passed unanimously.

**Simon Springall** moved to approve Resolution No. 287. The motion was seconded by **Lenka Keith** and passed unanimously.

**Chair Fierros Bower** read the rules of appeal into the record.

**VIII. Board Member Communications**

There were none.

**IX. Staff Communications**

There were none.

**X. Adjournment**

The meeting adjourned at 7:57 pm.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, Inc. for  
Shelley White, Planning Administrative Assistant

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, SEPTEMBER 8, 2014**

**6:30 PM**

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**VII. Public Hearing:**

**A. Resolution No. 290. Carvalho and Seviles Row Houses: RCS-Villebois Investment LLC and RCS-Villebois Development LLC – owners.** The applicant is requesting a modification to Preliminary Development Plan 1 Central, a Refinement to SAP Central, a Tentative Subdivision Re-Plat for the Carvalho Row Houses, a Tentative Subdivision Re-Plat for the Seviles Row Houses and a Refinement to the Linear Green Address of the Village Center Architectural Standards. The subject properties are located along SW Villebois Drive South and SW Barber Street. The properties are described as Tax Lots 11800 – 12500 and 7800 and 8000 of Section 15DB, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files:

DB14-0050 – Carvalho & Seviles Row Houses PDP Modification  
DB14-0051 – Carvalho & Seviles Row Houses SAP Refinement  
DB14-0052 – Carvalho Row Houses Tentative Subdivision Re-Plat  
DB14-0055 – Seviles Row Houses Tentative Subdivision Re-Plat  
DB14-0056 – Revisions to the Village Center Architectural Standards  
for the Linear Green Address

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 290  
CARVALHO & SEVILLES ROW HOUSES**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A MODIFICATION TO PRELIMINARY DEVELOPMENT PLAN 1-CENTRAL, A REFINEMENT TO SAP CENTRAL, A TENTATIVE SUBDIVISION RE-PLAT FOR THE CARVALHO ROW HOUSES, A TENTATIVE SUBDIVISION RE-PLAT FOR THE SEVILLES ROW HOUSES AND A REFINEMENT TO THE LINEAR GREEN ADDRESS OF THE VILLAGE CENTER ARCHITECTURAL STANDARDS. THE SUBJECT PROPERTIES ARE LOCATED ALONG SW VILLEBOIS DRIVE SOUTH AND SW BARBER STREET. THE PROPERTIES ARE DESCRIBED AS TAX LOTS 11800 – 12500 AND 7800 and 8000 OF SECTION 15DB, T3S, R1W, CLACKAMAS COUNTY, OREGON. RCS – VILLEBOIS INVESTMENT LLC AND RCS – VILLEBOIS DEVELOPMENT LLC – OWNERS.**

**RECITALS**

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 a report on the above-captioned subject dated September 1, 2014, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board at a regularly scheduled meeting conducted on September 8, 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 approve the following applications:

DB14-0050: Carvalho & Sevilles Row Houses PDP 1C Modification

DB14-0051: Carvalho & Sevilles Row Houses SAP Refinement

DB14-0052: Carvalho Row Houses Tentative Subdivision Re-Plat

DB14-0055: Sevilles Row Houses Tentative Subdivision Re-Plat

DB14-0056: Refinement to the Village Center Architectural Standards for the Linear Green Address.

The Board also adopts the staff report attached hereto as Exhibit A1, as amended, with findings, conditions and recommendations contained therein, and approves applications consistent with said recommendations.

ADOPTED by the Development Review Board Panel A of the City of Wilsonville at a regular meeting thereof this 8<sup>th</sup> day of September, 2014, and filed with the Planning Administrative Assistant on \_\_\_\_\_, 2014. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision unless appealed or called up for review by the council in accordance with *WC Sec 4.022(.09)*

\_\_\_\_\_  
Mary Fierros Bower, Chair  
Development Review Board, Panel A

Attest:

\_\_\_\_\_  
Shelley White, Planning Administrative Assistant



**Exhibit A1**

**STAFF REPORT  
WILSONVILLE PLANNING DIVISION  
*Carvalho & Sevilles Row Houses*  
Quasi-judicial Hearing**

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**Public Hearing Date:** September 8, 2014  
**Date of Report:** September 1, 2014

**Owners:** RCS – Villebois Development (Carvalho TL’s 7800 – 8000)  
RCS – Villebois Investment LLC (Sevilles TL’s 11800 – 12500)

**Applicant:** Pacific Community Design

**Request:** Pacific Community Design, Inc., acting as applicant for RCS – Villebois Development LLC proposes the development of the Carvalho & Sevilles Row Houses.

Request A: DB14-0050: Carvalho & Sevilles Row Houses PDP 1C Modification  
Request B: DB14-0051: Carvalho & Sevilles Row Houses SAP Refinement  
Request C: DB14-0052: Carvalho Row Houses Tentative Subdivision Re-Plat  
Request D: DB14-0055: Sevilles Row Houses Tentative Subdivision Re-Plat  
Request E: DB14-0056: Refinement to the Village Center Architectural Standards for the Linear Green Address.

**Applicant’s Project Narrative (Pages 3 and 4, Section 1A of Exhibit B1):**

“SAP Central was approved in 2006. PDP 1C was approved in 2006 and the final subdivision plat for this phase recorded in May 2007. At that time, the subject lots were planned for attached Row Homes and Condominiums. However, these lots have sat undeveloped for more than seven (7) years. Challenges in funding and liability concerns have made attached housing more difficult to develop, especially in a market that does not encourage such attached product due to weak sales.”

**PDP Modification (SAP Refinement)**

“PDP 1C is proposed to be modified to change 8 lots for attached Row Homes and 3 lots for Condominiums (30 units) to 25 lots for detached Row Homes. This application includes an SAP refinement to address the density change. The proposed refinement will effectively result in a 1.3% change. Additionally, the overall unit count in Villebois will not be compromised by this refinement. The proposed change complies with the refinement test.”

“This request replaces 8 attached Row Houses and 30 Condominium Units with 25 detached Row Houses, which will provide for a market need that is not widely met in

Villebois presently. The detached Row Houses are a size that is smaller than the Smalls which are also detached. Detaching the Row Houses makes them much more desirable in the market place than an attached house. These characteristics appeal to an additional market segment of people moving from apartments to homes, people downsizing, and young families purchasing their first home. The detached Row Houses contribute positively to the affordable housing options within Villebois.”

“The conceptual plans to be submitted by the builder will provide information for the proposed detached Row Houses. A separate FDP Application for the proposed architecture and the proposed building site plans will be submitted by the builder at a later date.”

“The proposed SAP refinements include revisions to The Linear Green Address in the *Village Center Architectural Standards*. The proposed revisions will update The Linear Green Address for the provision of detached Row Houses. The proposed revisions to The Linear Green Address are included in Section IIF of this Notebook.”

“It is stated that the medium-density land uses (comprised of smalls, row homes, and neighborhood apartments) will be used to help define the important walking streets, such as Barber Street, and open space edges at the transition between neighborhoods and the Village Center. This proposal continues the placement of row homes on important walking streets, transitioning from neighborhoods to the south and east of SAP South to the neighborhood within the Village Center surrounding the Plaza. The proposed refinement to change 8 attached Row Houses and 30 Condominium units to 25 detached row houses will equally or better meet the goals, policies and Implementation Measures of the *Villebois Village Master Plan* as it will provide diversity in the housing options within Villebois.”

**Recommended Action:** Approve Requests A through E with proposed conditions of approval beginning on page 4.

**Comprehensive Plan Designation:** Residential-Village (R-V)

**Zone Map Designation:** Village (V)

**Size:** 1.21 acres

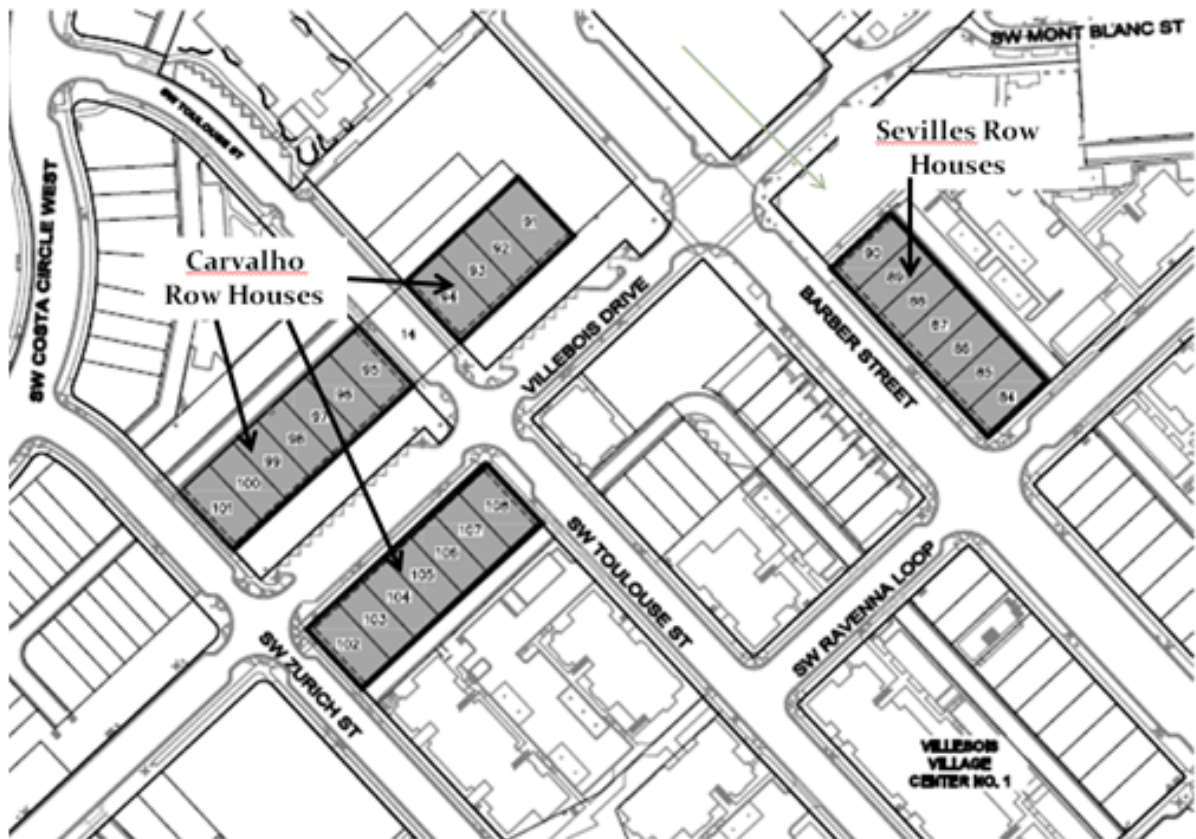
**Applicable Review Criteria:** *Planning and Land Development Ordinance:*

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
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.113	Residential Development in Any Zone

Section 4.125	V-Village Zone
Section 4.154	Bicycle, Pedestrian, and Transit Facilities
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.175	Public Safety and Crime Prevention
Section 4.177	Street Improvement Standards
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 4.600 through 4.640.20 as applicable	Tree Preservation and Protection
OTHER CITY PLANNING DOCUMENTS:	
Villebois Village Master Plan	
SAP Central Approval Documents	

**Legal Description:** The project site is more specifically described at Tax Lots 11800 – 12500, 7800 and 8000 in Section 15DB, Clackamas County, Oregon

**VICINITY MAP**



**Staff Reviewers:** Blaise Edmonds, Manager of Current Planning; Steve Adams, Development Engineering Manager and Kerry Rappold, Natural Resources Program Manager.

**SUMMARY:**

**Request A – DB14-0050 Modification to PDP 1C:** As demonstrated in findings A1 through A44 the proposed modification to PDP 1C meets the City criteria in Section 4.125 Village Zone.

**Traffic Impact:** The Community Development Director waived the requirement for a traffic impact study because the proposed development would have fewer residential units. See Exhibit C4. The proposed project meets the City criteria in Subsection 4.140.09(J)(2) – Traffic.

**Public Utilities:** The proposed project with Engineering Division conditions of approval referenced therein, meets the City’s public works standards for public utilities for streets, water, sanitary sewer and storm drainage.

**Request B – DB14-0051 SAP Refinement of PDC 1C (housing density):** As demonstrated in findings B1 through B6 the proposed Refinement meets the City criteria in Section 4.125 Village Zone.

**Requests C and D – DB14-0052 and 0055 Subdivision Re-Plats:** The applicant is proposing subdivision re-plats for the subject Carvalho & Sevilles Row House properties. The current approval is for condominiums. As demonstrated in findings C1 through C43 and D1 through D43 the proposed Tentative Subdivision Re-Plats meets the City criteria in Section 4.200 4.270 and 4.300 through 4.320 Land Division Standards.

**Request E – DB14-0056 Refinement to Linear Green Address of PDP 1C:** As demonstrated in findings E1 through E7 the proposed Refinement meets the City criteria in Section 4.125 Village Zone.

**Architecture & Landscaping:** This staff report does not include review of Final Development Plans (architectural and landscape plans) for the Carvalho and the Sevilles Row Houses. The owner or the builder will submit separate applications for the Final Development Plans at a later date. However, the applicant has provided conceptual building elevations as required by code to help justify the proposed refinements to SAP Central and to the Linear Green Address to allow for detached row houses. Though the DRB would not be approving Final Development Plans the board can provide the applicant direction about the proposed row house designs.

**Fencing:** The SAP Central Architectural Pattern Book specifies “Good Neighbor Fence, Typ.” and “Wire Mesh Fence, Typ.” Regarding VCAS 4.2(3) the applicant’s proposal is to make the fencing requirement “may” instead of “shall”. It is not evident to staff why the applicant is proposing to make the fence requirement optional.

**RECOMMENDED ACTION AND PROPOSED CONDITIONS OF APPROVAL FOR DB14-0050 – 53, 55 and 56:**

**Based on the applicant’s findings, findings of fact, analysis and conclusionary findings, staff recommends that the Development Review Board approve the applications.**

The application and supporting documents are hereby adopted for approval with the following conditions:

- PD = Planning Division
- PF = Engineering Division (Public Facilities)
- BD = Building Division. No conditions of approval were proposed.
- NR = Natural Resources.
- PW = Public Works

**REQUEST A: DB14-0050 SAP-CENTRAL PDP 1C, PRELIMINARY DEVELOPMENT PLAN MODIFICATION. No PD conditions of approval are proposed.**

**REQUEST B: DB14-0051 SAP-CENTRAL PDP 1C, PRELIMINARY DEVELOPMENT PLAN SAP REFINEMENT. No PD conditions of approval are proposed.**

**REQUEST C: DB14-0052 CARVALHO TENTATIVE SUBDIVISION RE-PLAT**

On the basis of findings C1 through C43, this action <u>approves</u> the Tentative Subdivision Re-Plat submitted with this application, approved by the Development Review Board, and stamped “Approved Planning Division”.
PDC1. Assure that construction and site development shall be carried out in substantial conformance with the Tentative Subdivision Re-Plat as approved by the Development Review Board, and as amended by these conditions, except as may be subsequently altered by Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.
PDC2. 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.
PDC3. All tracts shall, except those indicated for future home development, shall include a public access easement across their entirety.
PDC4. The Applicant/Owner shall submit subdivision bylaws, covenants, and agreements to the City Attorney prior to recordation.
PDC5. Prior to approval of the Final Subdivision Re-Plat, the Applicant/Owner shall: <ul style="list-style-type: none"><li>a. Assure that the parcels shall not be sold or conveyed until such time as the final plat is recorded with Clackamas County.</li><li>b. Submit an application for Final Plat review and approval on the Planning Division Site Development Application and Permit form. In</li></ul>

this case, the County Surveyor may require up to three (3) separate final plats to record which would require up to three (3) Final Plat applications to the Planning Division. The Applicants/Owner shall also provide materials for review by the City's Planning Division in accordance with Section 4.220 of City's Development Code. Prepare the Final Plat in substantial accord with the Tentative Partition Plat as approved by the Development Review Board, and as amended by these conditions, except as may be subsequently altered by Board approval, or by minor revisions approved by the Planning Director.

- c. Submit final construction plans, to be reviewed and approved by the Planning Director, the Engineering Division, the Tualatin Valley Fire and Rescue District, Natural Resources Manager, and the City Building Official, prior to the project's construction.
- d. Submit final drawings and construction plans for the water quality/detention facilities and their outfalls for review and approval of the City Engineer, the Natural Resources Manager and the Environmental Services Division.
- e. Supply the City with a performance bond, or other security acceptable to the Community Development Director, for any capital improvement required by the project.
- f. Illustrate existing and proposed easements, on the Final Plat.
- g. Dedicate all rights-of-way and easements necessary to construct all private and public improvements required for the project.
- h. Provide the City with a recordable instrument guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.
- i. The Final Subdivision Plats shall indicate dimensions of all lots, lot area, minimum lot size, easements, proposed lot and block numbers, and any other information that may be required as a result of the hearing process.

PDC6. The Applicant/Owner shall enter into an Operations and Maintenance Agreement for the Carvalho Row House subdivision re-plat that clearly identifies ownership and maintenance where applicable for parks, open space, and paths. Such agreements shall ensure maintenance in perpetuity and shall be recorded with the subdivision re-plats. Such agreement shall be reviewed and approved by the City Attorney prior to recordation.

PDC7. The Applicant/Owner must provide a maintenance/use easement for use of the adjacent lot's side yard for the benefit of the lots with shared side yards. See Finding A44.

**REQUESTS D: DB14-0055 SEVILLES TENTATIVE SUBDIVISION RE-PLAT**

On the basis of findings D1 through D43, this action approves the Tentative Subdivision Re-Plat submitted with this application, approved by the Development Review Board, and stamped “Approved Planning Division”.

PDD1. Assure that construction and site development shall be carried out in substantial conformance with the Tentative Subdivision Re-Plat as approved by the Development Review Board, and as amended by these conditions, except as may be subsequently altered by Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.

PDD2. 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.

PDD3. All tracts shall, except those indicated for future home development, shall include a public access easement across their entirety.

PDD4. The Applicant/Owner shall submit subdivision bylaws, covenants, and agreements to the City Attorney prior to recordation.

PDD5. Prior to approval of the Final Subdivision Re-Plat, the Applicant/Owner shall:

- a. Assure that the parcels shall not be sold or conveyed until such time as the final plat is recorded with Clackamas County.
- b. Submit an application for Final Plat review and approval on the Planning Division Site Development Application and Permit form. The Applicants/Owner shall also provide materials for review by the City’s Planning Division in accordance with Section 4.220 of City’s Development Code. Prepare the Final Plat in substantial accord with the Tentative Partition Plat as approved by the Development Review Board, and as amended by these conditions, except as may be subsequently altered by Board approval, or by minor revisions approved by the Planning Director.
- c. Submit final construction plans, to be reviewed and approved by the Planning Director, the Engineering Division, the Tualatin Valley Fire and Rescue District, Natural Resources Manager, and the City Building Official, prior to the project's construction.
- d. Submit final drawings and construction plans for the water quality/detention facilities and their outfalls for review and approval of the City Engineer, the Natural Resources Manager and the Environmental Services Division.
- e. Supply the City with a performance bond, or other security acceptable to the Community Development Director, for any capital improvement required by the project.
- f. Illustrate existing and proposed easements, on the Final Plat.
- g. Dedicate all rights-of-way and easements necessary to construct all private and public improvements required for the project.
- h. Provide the City with a recordable instrument guaranteeing the City

<p>the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.</p> <p>i. The Final Subdivision Plat shall indicate dimensions of all lots, lot area, minimum lot size, easements, proposed lot and block numbers, and any other information that may be required as a result of the hearing process.</p>
<p>PDD6. The Applicant/Owner shall enter into an Operations and Maintenance Agreement for the Seviles Row House subdivision re-plat that clearly identifies ownership and maintenance where applicable for parks, open space, and paths. Such agreements shall ensure maintenance in perpetuity and shall be recorded with the subdivision re-plats. Such agreement shall be reviewed and approved by the City Attorney prior to recordation.</p>
<p>PDD7. The Applicant/Owner must provide a maintenance/use easement for use of the adjacent lot's side yard for the benefit of the lots with shared side yards. See Finding D44.</p>

<p><b><u>Natural Resources Conditions:</u></b></p>
<p><b>Rainwater Management:</b></p>
<p>NR1. Provide a rainwater analysis for the PDP that demonstrates the proposed rainwater management components are consistent with the rainwater management components proposed in the SAP.</p>
<p>NR2. All Rainwater Management Components in private areas shall comply with the plumbing code.</p>
<p>NR3. Pursuant to the City of Wilsonville Public Works Standards, access shall be provided to all areas of the proposed rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.</p>
<p>NR4. Plantings in Rainwater Management Components located in private areas shall comply with the Plant List in the Rainwater Management Program or Community Elements Plan.</p>
<p>NR5. Provide a setback from buildings at 1:1 slope from bottom of building footing to bottom of Rainwater Management Component. This requirement applies to Rainwater Management Components 1, 2, 3, 6 and 7.</p>
<p>NR6. The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.</p>
<p>NR7. Other: The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g. DEQ NPDES #1200-CN permit).</p>



**Engineering Division: Standard Comments:**

**PFA 1.** Applicant shall be in compliance with the adopted conditions of approval for Development Review Board Resolution No. 68, except as modified below.

**Specific Comments:**

**PFA 2.** If public utilities are installed outside of existing public right-of-way or public easements, additional easement(s) shall be provided to the City in accordance with adopted conditions of approval for Development Review Board Resolution No. 68.

**PFA 3.** If franchise utilities are installed outside of existing PUE's, additional utility easement(s) shall be provided to the City.

**PFA 4.** Applicant shall complete the construction of any rainwater features adjacent to these lots as proposed and shown in the approved plans for Development Review Board Resolution No. 68.

**PFA 5.** Water service lines and meters shall be located in compliance with the Public Works Standards and Detail Drawings or as authorized by the City Engineer.

**PFA 6.** As built plans indicate eight water services installed to the existing lots 44 – 51 along Barber Street; proposed plans show seven lots (proposed lots 84 – 90). The one unused water service line shall be plugged at the water main line and the abandoned water service lines cut off at back of curb.

**PFA 7.** As built plans indicate one 6" water stub from Toulouse Street servicing TL 8000 (proposed lots 91 – 94). Applicant shall connect a bank of water meters to this 6" line at Toulouse to service the individual lots.

**PFA 8.** As built plans indicate one 6" water stub from Toulouse Street servicing TL 7900 (proposed lots 95 – 101). Applicant shall connect a bank of water meters to this 6" line at Toulouse to service the individual lots.

**PFA 9.** As built plans indicate one 6" water stub from Toulouse Street servicing TL 7800 (proposed lots 102 – 108). Applicant shall connect a bank of water meters to this 6" line at Toulouse to service the individual lots.

**PFA 10.** As built plans indicate eight storm service laterals installed to the existing lots 44 – 51 along Barber Street; proposed plans show seven lots (proposed lots 84 – 90). The one unused storm lateral shall be plugged at the main line and filled with low-strength controlled density fill.

**PFA 11.** As-built plans indicate two 6" storm lines from Villebois Drive servicing existing water quality swales located in Promenade Park (Tract F, TL 13300) in front of TL 8000 (proposed lots 91 – 94). Applicant shall show that the 6" lines have adequate capacity to convey storm runoff from existing and proposed impervious surfaces directed into the water quality swale, or shall upsize this line to the required capacity, or shall install other direct connections to the public storm line located in Villebois Drive.

**PFA 12.** As-built plans indicate one 6" storm line from Villebois Drive servicing an existing water quality swale located in Promenade Park (Tract C, TL 13000)

	in front of TL 7900 (proposed lots 95 – 101). Applicant shall show that the 6” line has adequate capacity to convey storm runoff from existing and proposed impervious surfaces directed into the water quality swale, or shall upsize this line to the required capacity, or shall install other direct connections to the public storm line located in Villebois Drive.
<b>PFA 13.</b>	As-built plans indicate two 10” storm lines from Villebois Drive stubbed to present TL 7800 (proposed lots 102 – 108). Storm runoff from the site shall be either conveyed from the proposed lots via a swale to these storm stub-outs, or private storm lines shall connect the individual lots directly to these storm stub-outs. The swale or private lines shall be privately maintained.
<b>PFA 14.</b>	As built plans indicate eight sanitary services laterals installed to the existing lots 44 – 51 along Barber Street; proposed plans show seven lots (proposed lots 84 – 90). The one unused sanitary lateral shall be plugged at the main line and filled with low-strength controlled density fill.
<b>PFA 15.</b>	As built plans indicate one 6” sanitary sewer lateral from Villebois Drive servicing TL 8000 (proposed lots 91 – 94). Applicant shall install individual sanitary sewer laterals for each of the proposed lots.
<b>PFA 16.</b>	As built plans indicate one 4” sanitary sewer lateral from Villebois Drive servicing TL 7900 (proposed lots 95 – 101). Applicant shall install individual sanitary sewer laterals for each of the proposed lots.
<b>PFA 17.</b>	As built plans indicate two 4” sanitary sewer laterals from Villebois Drive servicing TL 7800 (proposed lots 102 – 108). Applicant shall install individual sanitary sewer laterals for each of the proposed lots.
<b>PFA 18.</b>	Sanitary and storm laterals shall be located in compliance with the Public Works Standards and Detail Drawings or as authorized by the City Engineer.
<b>PFA 19.</b>	Recorded plat shows a 2.00-ft PUE along the alley (Tract K) on existing lot 51 and a 3.00-ft PUE on existing lots 44 – 50. Applicant appears to propose a 2.00-ft PUE on proposed lots 84 – 90. Applicant shall provide a 3.00-ft PUE on proposed lots 84 – 90 adjacent to Tract K.
<b>PFA 20.</b>	Recorded plat shows no PUE on existing Tax Lots 8000, 7900, and 7800 and no franchise utilities are installed here. If franchise utilities are proposed to be installed on the alley side of proposed lots 91 – 108 applicant shall provide a 3.00-ft PUE.
<b>PFA 21.</b>	Applicant shall repair or replace, at the direction of the City’s Authorized Representative, any sidewalk, curb and gutter, or other public infrastructure that is damaged during construction.

**Public Works Department Advisory:**

Water meters are not preferred in the alleys. Such as those in Tract D/E. Please make sure that street address numbers are clearly visible from the rear of the units and that meter boxes are not placed in driveway approaches. See Exhibit C1.

**REQUEST E: DB14-0056**

On the basis of findings E1 through E7, this action approves the Refinement to the Village Center Architectural Standards for the Linear Green Address.

PDE1. The Applicant/Owner shall provide the Planning Division three (3) copies of the updated Village Center Architectural Standards showing the approved changes.

**EXHIBIT LIST:**

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- A1. Staff Report**
- A2. Staff PowerPoint Presentation**

**Applicant’s Written and Graphic Materials:**

**B1. INTRODUCTIVE NARRATIVE, APPLICATION, FEES, MAILING LIST, SUPPORTING COMPLIANCE REPORT, REDUCED PLANS, CONCEPTUAL ELEVATIONS, UPDATED SAP CENTRAL UNIT COUNTS, ARBORIST REPORT, PROPOSED EDITS TO THE LINEAR GREEN ADDRESS IN VCAS,EXISTING CONDITIONS MAP AND TENTATIVE PLATS. 7/22/2014 (SUBMITTED NOTEBOOK):**

**B2. PLAN DRAWINGS (Reduced size and full size):**

**Plan Sheet No.**

- 1 COVER SHEET
- 2A EXISTING CONDITIONS
- 2B EXISTING CONDITIONS
- 3A PDP MODIFICATION AND RE-PLAT
- 3B PDP MODIFICATION AND RE-PLAT
- 3C PDP MODIFICATION AND RE-PLAT
- 4A SITE PLAN
- 4B SITE PLAN
- 5A UTILITY PLAN
- 5B UTILITY PLAN
- 6 TREE PRESERVATION PLAN
- 1 CARVALHO PLAT
- 2 VILLEBOIS STREET 19 PERSPECTIVE ROW HOUSES
- 3 VILLEBOIS STREET 19 PERSPECTIVE ROW HOUSES
- 4 VILLEBOIS STREET 19 PERSPECTIVE ROW HOUSES
- 5 VILLEBOIS STREET 19 PERSPECTIVES ROW HOUSES
- 1 VILLEBOIS STREET PERSPECTIVES ROW HOUSES – END UNITS
- 3 VILLEBOIS STREET ELEVATIONS ROW HOUSES – END UNITS
- 5 VILLEBOIS STREET FLOOR PLANS – END UNITS
- 1 VILLEBOIS STREET PERSPECTIVES ROW HOUSES – END UNITS B
- 3 VILLEBOIS STREET ELEVATIONS ROW HOUSES – END UNITS
- 5 VILLEBOIS STREET ELEVATIONS ROW HOUSES – END UNITS
- 1 BARBER STREET PERSPECTIVES ROW HOUSES – MIDDLE UNITS
- 3 BARBER STREET ELEVATIONS ROW HOUSES – MIDDLE UNITS
- 5 BARBER STREET FLOOR PLANS – MIDDLE UNITS
- 1 BARBER STREET PERSPECTIVES ROW HOUSES – MIDDLE UNITS B
- 3 BARBER STREET ELEVATIONS ROW HOUSES – MIDDLE UNITS B
- 5 BARBER STREET FLOOR PLANS – MIDDLE UNITS B

**Development Review Team Correspondence:**

- C1. E-mail from Public Works Department, dated August 19, 2014.
- C2. Memo from Kerry Rappold, Natural Resources Program Manager; dated August 19, 2014
- C3. Memo from Steve Adams, Development Engineering Manager, dated August 27, 2014
- C4. Memo from Nancy Kraushaar, Community Development Director waiving the requirement for a traffic impact study, dated July 28 2014.
- C5. E-mail from Andrew F. Young, P.E., NW Natural Gas, dated August 25, 2014.

**Materials Provided by Staff:**

- E1. **Letters (neither For nor Against):** None submitted.
- E2. **Letters (In Favor):** None submitted.
- E3. **Letters (Opposed):** None submitted.

## **FINDINGS OF FACT**

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1. The statutory 120-day time limit applies to this application. The application was received on July 3, 2014. On July 16, 2014, staff conducted a completeness review within the statutorily allowed 30-day review period. The application was deemed complete on July 16, 2014. The City must render a final decision for the request, including any appeals, by November 12, 2014.

2. Prior SAP-Central land use actions include:  
Villebois Village Ordinances, and Resolutions

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)

Quasi Judicial:

DB06-0005:

- Specific Area Plan (SAP) – Central.
- Village Center Architectural Standards.
- SAP-Central Architectural Pattern Book.
- Master Signage and Wayfinding Plan.
- Community Elements Book Rainwater Management Program and Plan

2006 – SAP Central

DB06-0006        Zone Map Amendment  
DB06-0007        Preliminary Development Plan (PDP) for Phase 1  
DB06-0008        Type ‘C’ Tree Plan  
DB06-0009        Tentative Subdivision Plat  
DB06-0011        Final Development Plan for Phase I (The Sevilla and LeBois Row Houses)  
LP09-0003        Zone text amendment to allow for detached row houses.  
DB09-0037 & 0038   Modification to the Village Center Architectural Standards (VCAS) to change/add provisions for detached row houses.  
DB09-0024        Tentative Condominium Plat (Carvalho Carriage Homes)  
DB09-0025        Tentative Condominium Plat (The Trafalgar Flats)  
DB09-0026        Variance Front Yard (The Trafalgar Flats)  
DB09-0027        Final Development Plan for Phase 3 (Sevilles Row Homes & The Trafalgar Flats)  
DB09-0028        Refinement to Preliminary Development Plan – 2C to increase density for Phases 1 - 4 & Phasing Modification

The Alexan Apartments.

LesBois and Sevilles Row Homes.

The Villages at Villebois.

Community Housing (NW Housing Associates) aka The Charleston.

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:**

The applicant's findings in their submittal notebook, Exhibit B1, respond to the majority of the applicable criteria and are incorporated into this staff report as affirmative findings for approval.

**REQUEST A: DB14-0050 SAP-CENTRAL, MODIFY PDP 1, PRELIMINARY DEVELOPMENT PLAN**

*Village Zone*

*Subsection 4.125 (.02) Permitted Uses in Village Zone.* 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.

- A1. The uses proposed includes detached single-family row houses which are permitted in the Village Zone. Applicant: "PDP 1C is proposed to be modified to change 8 lots for attached Row Homes and 3 lots for Condominiums (30 units) to 25 lots for detached Row Homes. This application includes an SAP refinement to address the density change. This criterion is satisfied.

*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* This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

- A2. The proposed revised Preliminary Development Plan drawings, Plan Sheets 2A, 2B, 3B, 3C, 4A and 4B shows existing blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and SAP Central. These criteria are satisfied.

*Subsection 4.125 (.05) B. Access*

- A3. All the proposed lots shown in the proposed Tentative Subdivision Re-Plats in Requests C and D have access to a public street, and an alley, will take vehicular access from the alley to a garage. This criterion is satisfied.

**Table V-1, Development Standards**

**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 <sup>10,12</sup> (%age)	Max. Bldg. Height <sup>6</sup> (ft.)	Front Min. (ft.)	Setbacks <sup>10,13,20</sup>			Alley-Loaded Garage (note)	Street-Loaded Garage (note)
								Front Max. (ft.)	Rear Min. (ft.)	Side Min. (ft.)		
Commercial Buildings - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	90	60	NR <sup>3</sup>	5	NR	NR	NR	NA
Hotels - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	80	60	NR <sup>3</sup>	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	90	60	NR <sup>3</sup>	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	80	45	5 <sup>4</sup>	15	NR	NR	NR	NA
Row Houses <sup>11</sup> - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	80	45	5 <sup>4</sup>	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	<sup>1</sup>	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	<sup>1</sup>	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	<sup>1</sup>	60	45	8 <sup>4</sup>	15	NR	NR	NR	NA
Row Houses <sup>11</sup>	NR	15	50	<sup>1</sup>	80	45	8 <sup>5</sup>	15	NR	NR	NR	NA
Duplexes	4,000	45	70	<sup>2</sup>	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8.17.18
Single-Family Dwellings	2,250	35	50	<sup>2</sup>	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8.17

Notes: NR, No Requirement  
 NA, Not Allowed  
 1 Lot < 8000sf: NR; Lot >8000sf: 80% (Max. Lot Coverage)  
 2 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%.  
 3 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 encroach up to 8 ft. into the Public Way.  
 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.  
 5 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.  
 6 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.  
 7 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.  
 8 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.  
 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 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.  
 11 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 Minimum Frontage Width is 65%. The Minimum Frontage Width for detached row houses may be less than 65% on corner lots or to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB.  
 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.  
 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.  
 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.  
 15 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.  
 16 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.  
 17 Dwellings on lots without alley access shall be at least 36 feet wide.  
 18 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 amended by Ord. 667 on 8/17/09; Ord. 682, 9/9/10]

A4. These criteria will be reviewed at the time row house plans are submitted for building permits.

**Subsection 4.125 (.07) Table V-2 Off-Street Parking, Loading & Bicycle Parking**

**Review Criteria:**

Table V-2: Off Street Parking Requirements				
	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
<b>Permitted or Conditional Use</b>				
Row Houses	1.0/DU	NR	NR	NR

A5. 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. Additional on-street parking is provided along SW Villebois Drive and SW Barber Street shown on Plan Sheets 4A and 4B. These criteria are satisfied.



**Subsection 4.125 (.08) Parks & Open Space** This subsection prescribes the open space requirement for development in the Village Zone.

- A6. 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. This also includes the Linear Green fronting the proposed Carvalho row houses site which is a fully improved park. These criteria are satisfied.

**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.** “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 . . .”

- A7. Existing streets and access improvements conform to SAP Central which has been found to be in compliance with the Villebois Village Master Plan. This criterion is satisfied.

**Subsection 4.125 (.09) A. 1. a. i. Street Improvement: Conformity with Public Works Standards and Continuation of Streets.** “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.”

- A8. All the existing street improvements within this PDP comply with the applicable Public Works Standards and make the connections to adjoining properties and phases as shown in the Villebois Village Master Plan. These criteria are satisfied.

**Subsection 4.125 (.09) A. 1. a. ii. Streets Developed According to Master Plan.** “All streets shall be developed according to the Master Plan.”

- A9. All the streets within this PDP that are adjacent to the subject properties have existing curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways which are consistent with the cross sections shown in the Master Plan. This criterion is satisfied.

**Subsection 4.125 (.09) A. 6. Access Drives.** Access drives are required to be 16 feet for two-way traffic. Otherwise, pursuant to subsection (.09) A. above, the provisions of 4.177 applies for access drives as no other provisions are noted.

- A10. There are existing access drives (alleys) paved at least 16-feet in width within a 20-foot tract. In accordance with Section 4.177, all access drives were constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access are dedicated as required by the TVFR fire department. All access drives were

built designed to provide a clear travel lane free from any obstructions. These criteria are satisfied.

***Subsection 4.125 (.11) Landscaping, Screening and Buffering.*** : “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.”

A11. A landscape plan was not provided. Landscaping would be reviewed in separate Final Development Plan (FDP) applications for the Carvalho and the Sevilles row houses. Street trees were planted within the Linear Green fronting the site for the proposed Carvalho row houses. These criteria are satisfied.

***Subsection 4.125 (.13) Design Principles Applying to the Village Zone***

A12. The Village Center Architectural Standards (VCAS) and Community Elements Book ensure site designs meets the fundamental design concepts and support the objectives of the Villebois Village Master Plan. The applicant indicates that “The conceptual plans to be submitted by the builder will provide information for the proposed detached Row Houses. A separate FDP application for the proposed architecture and the proposed site plans will be submitted by the builder at a later date.” “The proposed SAP refinements include revisions to the Linear Green Address in the Village Center Architectural Standards (VCAS). The proposed revisions will update The Linear Green Address for the provision of detached Row Houses.”

***Subsection 4.125 (.14) A. 2. g. Landscape Plans***

A13. Separate Final Development Plan (FDP) applications mentioned in Finding A11 for the proposed landscaping will be submitted by the builder at a later date.

***Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees***

A14. Three regulated trees (468, 469 and 471) would be removed to accommodate a row house on Lot #91 of the Carvalho development. See Plan Sheet 6. Tree #331 (important tree) would be retained. The Arborist Report is found in Exhibit B1. This criterion is satisfied.

***Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings.***

A15. Existing lighting and site furnishings within the Linear Green are in compliance with the approved Village Center Architectural Standards and with the SAP Central Community Elements Book.

***Subsection 4.125 (.18) G. Preliminary Development Plan Approval Process***

***Subsection 4.125 (.18) G. 1. a. Preliminary Development Plan: Submission Timing.*** “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.”

- A16. This addresses PDP 1 Central on the SAP Central Phasing Plan. This criterion is satisfied.

**Subsection 4.125 (.18) G. 1. b. Preliminary Development Plan: Owners’ Consent.** “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;”

- A17. This application was submitted by RCS – Villebois Development (Carvalho – TL’s 7800 – 8000) and RCS – Villebois Investment LLC (Sevilles – TL’s 11800 – 12500). The PDP application has been signed by the property owners. This criterion is satisfied.

**Subsection 4.125 (.18) G. 1. c. Preliminary Development Plan Permit Process: Proper Form & Fees.** : “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;”

- A18. The applicant has used the prescribed form and paid the required application fees. These criteria are satisfied.

**Subsection 4.125 (.18) G. 1. d. Preliminary Development Plan Permit Process: Professional Coordinator.** “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;”

- A19. A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design as the professional coordinator. This criterion is satisfied.

**Subsection 4.125 (.18) G. 1. e. Preliminary Development Plan Permit Process: Mixed Uses.** “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.”

- A20. The proposed modified PDP 1C includes only residential uses with supporting recreational amenities and utilities. This criterion is satisfied.

**Subsection 4.125 (.18) G. 1. f. Preliminary Development Plan Permit Process: Land Division.** “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.”

- A21. Tentative subdivision re-plats have been submitted concurrently with this request. See Requests C and D. This criterion is satisfied.

***Subsection 4.125 (.18) G. 2. a. – c. Preliminary Development Plan Permit Process: Information Required***

A22. All of the listed information has been provided. See Exhibits B1. These criteria are satisfied.

***Subsection 4.125 (.18) G. 2. d. Preliminary Development Plan Permit Process: Land Area Tabulation.*** “A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.”

A23. Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

Carvalho and Seville Approx. Gross Acreage	1.21 Acres
SAP Central, Parks and Open Space	8.7 Acres
SAP Central, Streets Paving	12 Acres
Alleys	2.8 Acres

Carvalho: Net Residential Density: 18 lots / .89 Acres = 20 units per net acre.  
These criteria are satisfied.

Seville: Net Residential Density: 7 lots / .32 Acres = 21 units per net acre.  
These criteria are satisfied.

***Subsection 4.125 (.18) G. 2. e. Preliminary Development Plan Permit Process: Streets, Alleys, and Trees.*** “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.”

A24. Information on the existing alleys and streets are provided on Plan Sheet 1. Easements, sidewalks, bike routes and bikeways, trails, and other relevant features are shown. Existing street trees are shown within the Linear Green next to the Carvalho. Street trees are needed next to the Sevilles when the row houses are built. These criteria are satisfied.

***Subsection 4.125 (.18) G. 2. f. Preliminary Development Plan Permit Process: Building Drawings.*** “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.”

A25. The proposed revised PDP C1 includes detached single family row houses. Conceptual elevations have been provided. See Section IIC of applicant’s notebook, Exhibit B1. The proposed conceptual row house elevations have not been reviewed by the City’s consultant architect for consistency with the Village

Center Architectural Standards and will be reviewed under separate FDP applications at a later date.

***Subsection 4.125 (.18) G. 2. g. Preliminary Development Plan Permit Process: Utility Plan.*** “A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.”

A26. A composite utility plan has been provided. See applicant’s Plan Sheets 5A and 5B. This criterion is satisfied.

***Subsection 4.125 (.18) G. 2. j. Preliminary Development Plan Permit Process: Traffic Report.*** “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 build-out of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).”

A27. The Community Development Director has waived the requirement for a traffic report. See Exhibit C4. This criterion is satisfied.

***Subsection 4.125 (.18) H. PDP Application Submittal Requirements***

***Subsection 4.125 (.18) H. 1. PDP Application Submittal Requirements: General***

A28. The proposed revised PDP 1 Central with the proposed Refinement in Requests B and E will match SAP Central, and the application includes all of the requested information. These criteria are satisfied.

***Subsection 4.125 (.18) H. 2. PDP Application Submittal Requirements: Traffic Report***

A29. See Finding A27. This criterion is satisfied.

***Subsection 4.125 (.18) H. 3. PDP Application Submittal Requirements: Level of Detail.*** “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.”

A30. The required level of detail has been shown, similar to other PDP’s approved throughout Villebois. This criterion is satisfied.

***Subsection 4.125 (.18) H. 4. PDP Application Submittal Requirements: Copies of Legal Documents.*** “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.”

A31. The required legal documents for review have been provided. See Section II in the applicant’s notebook, Exhibit B1. This criterion is satisfied.

***Subsection 4.125 (.18) I. PDP Approval Procedures.***

“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.”

A32. This request is being reviewed according to this subsection. These criteria are satisfied.

***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***

A33. As shown elsewhere in this request, the proposed revised Preliminary Development Plan is consistent with the standards of Section 4.125. These criteria are satisfied.

***Subsection 4.125 (.18) K. 1. b. PDP Approval Criteria: Complies with the Planning and Land Development Ordinance.*** “Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).”

A34. Findings are provided showing compliance with applicable standards of the Planning and Land Development Ordinance. Specifically findings addressing Subsections 4.140 (.09) J. 1 through 3. This criterion is satisfied.

***Subsection 4.125 (.18) K. 1. c. PDP Approval Criteria: Consistent with Approved SAP.*** “Is consistent with the approved Specific Area Plan in which it is located.”

A35. The requested revised PDP approval is consistent with SAP Central, as requested to be amended. This criterion is satisfied.

***Subsection 4.125 (.18) K. 1. d. PDP Approval Criteria: Consistent with Approved Pattern Book.*** “Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards.”

A36. No buildings are proposed with this Preliminary Development Plan. Subsequent Building Permit applications for the proposed row houses in this Preliminary Development Plan will document compliance with the Village Center Architectural Standards. However, proposed lots are sized to accommodate proposed Row Houses in a manner consistent with Table V-1.

**Subsection 4.125 (.18) K. 2. PDP Approval Criteria: Reasonable Phasing Schedule. :** “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.”

A37. The proposed revised PDP 1C will be completed in two developments; the Carvalho and the Seviles. This criterion is satisfied.

**Subsection 4.125 (.18) K. 3. PDP Approval Criteria: Parks Concurrency.** “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.”

A38. The required Linear Green is built. This criterion is satisfied. There are no park improvements associated with the Seviles.

**Subsection 4.125 (.18) K. 5. PDP Approval Criteria: DRB Conditions.** “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.”

A39. No additional conditions of approval are recommended. This criterion is satisfied.

**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.** “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.”

A40. The applicant’s findings demonstrate the location, design, size, and uses proposed with the proposed revised PDP 1C are both separately and as a whole consistent with SAP Central as proposed to be amended 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. These criteria are satisfied.

**Subsection 4.140 (.09) J. 2. Meeting Traffic Level of Service D.** “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.”

A41. The Community Development Director in Exhibit C4 has waived the requirement for a traffic study. The combined revised Carvahlo and Seviles projects will have 13 fewer housing units from the current approval. Thus, the location, design, size and uses are such that traffic generated within the PDP 1C 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 Central, as requested to be amended. These criteria are satisfied.

***Subsection 4.140 (.09) J. 3. Concurrency for Other Facilities and Services.*** “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.”

A42. As shown on the Utility Plan, Sheet 5A, existing or immediately planned facilities and services are sufficient to serve the planned row house developments. These criteria are satisfied.

***Section 4.178 Sidewalk and Pathway Standards.***

- 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.
- 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.”

A43. The proposed modified PDP matches the SAP Central approval. These criteria are satisfied.

**Shared Use Easement:**

A44. The proposal includes a request to develop detached row houses. While the proposed side yards will function as private yards it should be noted that this will be achieved by a shared use easement. Thus there needs to be a maintenance/use easement for use of the adjacent lot’s side yard. The applicant has provided conceptual elevations and staff estimates that there would be approximately 3.5 foot setback to the property line or 7 feet of shared private yard area between buildings. The proposed house plans present an entry/exit on one side of each dwelling. This also allows the applicant to provide shared landscaping. Proposed



Condition of Approval PDA2 requires that the applicant provide a shared maintenance/use easement for the benefit of lots.

**REQUEST B: DB14-0051 SAP REFINEMENT**

**Subsection 4.125 (.18) F. SAP Refinements to Villebois Village Master Plan**

**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.*** “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.”

**Applicant’s Narrative:**

“PDP 1C is proposed to be modified to change 8 lots for attached Row Homes and 3 lots for Condominiums (30 units) to 25 lots for detached Row Homes. This application includes an SAP refinement to address the density change. The proposed refinement will effectively result in a 1.3% change. Additionally, the overall unit count in Villebois will not be compromised by this refinement. The proposed change complies with the refinement test.”

“This request replaces 8 attached Row Houses and 30 Condominium Units with 25 detached Row Houses, which will provide for a market need that is not widely met in Villebois presently. The detached Row Houses are a size that is smaller than the Smalls which are also detached. Detaching the Row Houses makes them much more desirable in the market place than an attached house. These characteristics appeal to an additional market segment of people moving from apartments to homes, people downsizing, and young families purchasing their first home. The detached Row Houses contribute positively to the affordable housing options within Villebois.”

B1. As indicated above the proposed changes in PDP 1C would result in a decrease of 13 dwelling units within the Small, Small Cottage, Row Houses and Neighborhood Apartments aggregate land use category. This change is well within the 10% allowed when looking at both the Villebois Village Master Plan as a whole and SAP Central. Through this request the density in SAP Central, as measured by the number of units is reduced by 13 units or 1.3%, 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. These criteria are satisfied.

	SAP Central Unit Count within MP	Proposed SAP Central Unit Count	% Change
TOTAL	1011	998	1.3%

***Subsection 4.125 (.18) F. 1. b. i. Refinements: Definition of Significant-Quantitative***

“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,

- B2. 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. These criteria are satisfied.

***Subsection 4.125 (.18) F. 1. B. ii. Refinements: Definition of Significant-Qualitative***

“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.”

- B3. 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 the proposed refinement does not negatively affect qualitative features of the existing street and alley network. These criteria are satisfied.

***Subsection 4.125 (.18) F. 2. a. Refinements: Equally or Better Meeting Master Plan.***

“The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.”

- B4. As further explained by the applicant on page 16 of her supporting compliance report for the SAP Refinement (Exhibit B1), increasing the variety of housing products and slightly reducing the density equally or better meets the Villebois Village Master Plan. These criteria are satisfied.

***Subsection 4.125 (.18) F. 2. b. Refinements: Impact on Resources.*** “The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and”

- B5. The reduction in overall density does not have any detrimental impacts on the environment or natural or scenic resources. These criteria are satisfied.

***Subsection 4.125 (.18) F. 2. c. Refinements: Relation to Adjoining Areas.*** “The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan.”

- B6. The reduction in overall density will not preclude adjacent future phases from developing with the housing mix and density shown in the Villebois Village Master Plan. These criteria are satisfied.

**REQUEST C: DB14-0052 CARVALHO TENTATIVE SUBDIVISION RE-PLAT  
LOTS 4, 5 AND 6.**

**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.* This subsection lists the permitted uses in the Village Zone.

- C1. The proposed Tentative Subdivision Re-Plat is for uses including single family detached row houses which are permitted in the Village Zone. These criteria are satisfied.

*Subsection 4.125 (.05) Development Standards Applying to All Development in Village Zone*

*Subsection 4.125 (.05) A. Block, Alley, Pedestrian, and Bicycle Standards.* This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

- C2. The proposed Tentative Subdivision Re-Plat shows blocks, existing alleys, pedestrian, and bicycle paths consistent with this subsection and the proposed modified PDP 1C. These criteria are satisfied.

*Subsection 4.125 (.05) B. Access Standards* "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."

- C3. The proposed row houses are designed with garage access at alleys so there is no need for a reservation strip on the street side (Villebois Drive South) of lots.

*Table V-1: Development Standards in the Village Zone.* This table shows the development standards, including setback for different uses in the Village Zone.

- C4. The proposed lots facilitate row house construction that meets relevant standards of the Table V1. These criteria are satisfied.

*Subsection 4.125 (.07) Off-Street Parking, Loading and Bicycle Parking.* "Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the Village zone."

- C5. Nothing concerning the proposed Tentative Subdivision Re-Plat would prevent the required parking from being built. These criteria are satisfied.

*Subsection 4.125 (.08) Open Space Requirements.* This subsection establishes the open space requirements for the Village Zone.

- C6. The proposed Tentative Subdivision Re-Plat shows the adjacent Linear Green and incidental open space consistent with the requirements of the Village Zone and PDP 1 Central. Consistent with the requirements of (.08) C. the condition of approval requires the City Attorney to review and approve pertinent bylaws, covenants, or agreements prior to recordation. These criteria are satisfied or will be satisfied by Condition of Approval PDC4.

***Subsection 4.125 (.09) A. 1. Street and Improvement Standards: General Provisions.***

“Except as noted below, the provisions of Section 4.177 shall apply within the Village zone:

**Review Criteria:**

- 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.”

- C7. The proposed Tentative Subdivision Re-Plat shows existing street alignments, improvements, and access improvements consistent with the approved PDP 1C and SAP Central found to be consistent with the Master Plan and Transportation Systems Plan. These criteria are satisfied.

***Subsection 4.125 (.09) A. 2. Street and Improvement Standards: Intersection of Streets***

**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-of-way 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:
  - 1000 ft. for major arterials
  - 600 ft. for minor arterials
  - 100 ft. for major collector
  - 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.”
- C8. The proposed Tentative Subdivision Re-plat shows existing street intersections in PDP 1C consistent with these standards. These criteria are satisfied.

***Subsection 4.125 (.09) A. 4. Street and Improvement Standards: Centerline Radius Street Curves.***

**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”

- C9. The proposed Tentative Subdivision Re-Plat shows existing streets meeting these standards. These criteria are satisfied.

***Subsections 4.125 (.09) A. 5. and 4.177 (.01) C. Street and Improvement Standards: Rights-of-way***

**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.”

- C10. The existing public rights-of-ways are already dedicated to the city meeting the above criteria.

***Subsections 4.125 (.09) A. 6.and 4.177 (.01) E. Street and Improvement Standards: Access Drives***

**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 23-ton load.
- Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather 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-of-way shall be in conformance to the Public Works Standards.

C11. The proposed Tentative Subdivision Re-Plat shows existing alleys of sufficient 16 foot width to meet the width standards. Easements for fire access were dedicated as required. These criteria are satisfied.

**Subsections 4.125 (.09) A. 7. and 4.177 (.01) F. Street and Improvement Standards: Clear Vision Areas.** “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.

C12. The proposed Tentative Subdivision Re-Plat shows existing streets meeting these standards. These criteria are satisfied.

**Subsections 4.125 (.09) A. 8. and 4.177 (.01) G. Street and Improvement Standards: Vertical Clearance.** “a minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives.”

C13. Nothing is shown on the proposed Tentative Subdivision Re-Plat that would preclude the required clearance from being provided. This criterion is satisfied.

**Subsections 4.125 (.09) A. 9. and 4.177 (.01) H. Street and Improvement Standards: Interim Improvement Standards.**

**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.

- C14. The area covered by the proposed Tentative Subdivision Re-Plat does not include any interim improvements addressed by this subsection. These criteria are satisfied.

***Subsection 4.202 (.01) through (.03) Plats Reviewed by Planning Director or DRB***

**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.”

- C15. The proposed Tentative Subdivision Re-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. These criteria are satisfied.

***Subsection 4.202 (.04) A. Lots must be Legally Created for Issuing Development Permit.*** “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.”

- C16. It is understood that no lots will be sold until the final plat has been approved by the Planning Director and recorded. This criterion is satisfied.

***Subsection 4.202 (.04) B. Prohibition of Creating Undersized Lots.*** “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.”

- C17. No lots will be divided into a size smaller than allowed by the proposed Village “V” zoning designation. This criterion is satisfied.

**Subsection 4.210 (.01) Pre-Application Conference.** “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.”

C18. A pre-application conference was held in May, 2014 in accordance with this subsection. This criterion is satisfied.

**Subsection 4.210 (.01) A. Preparation of Tentative Plat.** “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.”

C19. Sheets 3B and 3C of Exhibit B1 is the proposed Tentative Subdivision Re-Plat prepared in accordance with this subsection. This criterion is satisfied.

**Subsection 4.210 (.01) B. Tentative Plat Submission.** “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:”

C20. The proposed Tentative Subdivision Re-Plat has been submitted with the required information. These criteria are satisfied.

**Subsection 4.210 (.01) D. Land Division Phases to Be Shown.** “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.”

C21. The land is intended to be developed in a single phase. These criteria are satisfied.

**Subsection 4.210 (.01) E. Remainder Tracts.** “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.”

C22. All affected property has been incorporated into the proposed Tentative Subdivision Re-Plat. These criteria are satisfied.

**Subsection 4.236 (.01) Conformity to the Master Plan or 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.”

C23. The proposed Tentative Subdivision Re-Plat is consistent with applicable plans including the Transportation Systems Plan and Villebois Village Master Plan. These criteria are satisfied.



***Subsection 4.236 (.02) Relation to Adjoining Street System***

**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 un-submitted 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 re-subdivision in conformity to the street plans and other requirements specified in these regulations.

C24. The proposed Tentative Subdivision Re-Plat shows existing streets meeting these standards consistent with the proposed modified PDP 1C. These criteria are satisfied.

***Subsection 4.236 (.03) Streets: Conformity to Standards Elsewhere in the Code.*** “All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.”

C25. The proposed Tentative Subdivision Re-Plat shows streets consistent with the proposed modified PDP 1C and SAP Refinement under Requests A and B which meets Section 4.177 and the block requirements of the zone. These criteria are satisfied.

***Subsection 4.236 (.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.”

C26. No specific easements are requested pursuant to this subsection. These criteria are satisfied.

***Subsection 4.236 (.05) Topography.*** “The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.”

C27. The proposed Tentative Subdivision Re-Plat shows existing street alignments recognizing topographic conditions consistent with PDP 1C. This criterion is satisfied.

**Subsection 4.236 (.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.”

C28. No reserve strips are being required for the reasons listed in this subsection. These criteria are satisfied.

**Subsection 4.236 (.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.”

C29. No Streets are required to be being extended. These criteria are satisfied.

**Subsection 4.236 (.08) Additional Right-of-Way for 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.”

C30. All necessary rights-of-ways were previously dedicated. These criteria are satisfied.

**Subsection 4.236 (.09) Street Names.** “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.”

C31. Street names have been established. These criteria are satisfied.

**Subsection 4.237 (.01) Blocks**

**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.

C32. The proposed Tentative Subdivision Re-Plat shows existing blocks consistent with those in PDP 1C. These criteria are satisfied.

### ***Subsection 4.237 (.02) Easements***

#### **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.

C33. Proposed PF Condition of Approvals ensures all easements dealing with utilities are on the final plat. These criteria are satisfied or will be satisfied by Conditions of Approval.

### ***Subsection 4.237 (.03) Mid-block Pedestrian and Bicycle Pathways***

**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.

C34. Existing pathways were provided within the adjacent Linear Green consistent with the Village Zone requirements and the Villebois Village Master Plan. These criteria are satisfied.

***Subsection 4.237 (.04) Tree Planting & Tree Access Easements.*** "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."

C35. Existing street trees in the Linear Green are within the proposed public right-of-way. These criteria are satisfied.

***Subsection 4.237 (.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."

C36. Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed row house development and are in conformance with the Village Zone requirements. These criteria are satisfied.

**Subsection 4.237 (.06) Access.** “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.

C37. Each lot has the minimum frontage on a street or greenbelt. These criteria are satisfied.

**Subsection 4.237 (.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.”

C38. No through lots are proposed. These criteria are satisfied.

**Subsection 4.237 (.08) Lot Side Lines.** “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.”

C39. Proposed side lot lines are at right angles with the front lot line. These criteria are satisfied.

**Subsection 4.237 (.09) Large Lot Land Divisions.** “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.”

C40. No future divisions of the lots included in the tentative subdivision re-plat. These criteria are satisfied.

**Subsection 4.237 (.10) and (.11) Building Line and Built-to Line**

**Review Criteria:** The Planning Director or Development Review Board may establish special:

- Building setbacks to allow for the future re-division 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.

C41. No building lines or built-to lines are proposed or recommended. These criteria are satisfied.

**Subsection 4.237 (.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.”

C42. No property reservation is recommended as described in this subsection. This criterion is satisfied.

**Subsection 4.237 (.13) Corner Lots.** “Lots on street intersections shall have a corner radius of not less than ten (10) feet.”

C43. All proposed corner lots meet the minimum corner radius of ten (10) feet. This criterion is satisfied.

<p style="text-align: center;"><b>REQUEST D: DB14-0055 SEVILLES TENTATIVE SUBDIVISION RE-PLAT LOTS 44 – 51.</b></p>
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**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.** This subsection lists the permitted uses in the Village Zone.

D1. The proposed Tentative Subdivision Re-Plat is for uses including single family detached row houses which are permitted in the Village Zone. These criteria are satisfied.

**Subsection 4.125 (.05) Development Standards Applying to All Development in Village Zone**

**Subsection 4.125 (.05) A. Block, Alley, Pedestrian, and Bicycle Standards.** This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

D2. The proposed Tentative Subdivision Re-Plat shows blocks, and existing alleys, pedestrian, and bicycle paths consistent with this subsection and the proposed modified PDP 1C. These criteria are satisfied.

**Subsection 4.125 (.05) B. Access Standards** “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.”

D3. The proposed row houses are designed with garage access at alleys so there is no need for a reservation strip on the street side of lots.

**Table V-1: Development Standards in the Village Zone.** This table shows the development standards, including setback for different uses in the Village Zone.

D4. The proposed lots facilitate the construction that meets relevant standards of the Table V1. These criteria are satisfied.

**Subsection 4.125 (.07) Off-Street Parking, Loading and Bicycle Parking.** “Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the Village zone.”

D5. Nothing concerning the proposed Tentative Subdivision Re-Plat would prevent the required parking from being built. These criteria are satisfied.

**Subsection 4.125 (.08) Open Space Requirements.** This subsection establishes the open space requirements for the Village Zone.

D6. There is no open space associated with the proposed Tentative Subdivision Re-Plat consistent with the requirements of the Village Zone and PDP 1 Central. Consistent with the requirements of (.08) C. the condition of approval requires the City Attorney to review and approve pertinent bylaws, covenants, or agreements prior to recordation. These criteria are satisfied or will be satisfied by Condition of Approval PDD4.

**Subsection 4.125 (.09) A. 1. Street and Improvement Standards: General Provisions.** “Except as noted below, the provisions of Section 4.177 shall apply within the Village zone:

**Review Criteria:**

- 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.”

D7. The proposed Tentative Subdivision Re-Plat shows existing street alignments, improvements, and access improvements consistent with the approved PDP 1C and SAP Central found to be consistent with the Master Plan and Transportation Systems Plan. These criteria are satisfied.

**Subsection 4.125 (.09) A. 2. Street and Improvement Standards: Intersection of Streets**

**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-of-way 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:
  - 1000 ft. for major arterials
  - 600 ft. for minor arterials
  - 100 ft. for major collector
  - 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.”

D8. The proposed Tentative Subdivision Re-plat shows existing street intersections in PDP 1C consistent with these standards. These criteria are satisfied.

***Subsection 4.125 (.09) A. 4. Street and Improvement Standards: Centerline Radius Street Curves.***

**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”

D9. The proposed Tentative Subdivision Re-Plat shows existing streets abutting it meeting these standards. These criteria are satisfied.

***Subsections 4.125 (.09) A. 5. and 4.177 (.01) C. Street and Improvement Standards: Rights-of-way***

**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.”

D10. The existing public rights-of-ways are dedicated to the city meeting the above criteria.

***Subsections 4.125 (.09) A. 6. and 4.177 (.01) E. Street and Improvement Standards: Access Drives***

**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 23-ton load.
- Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather 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-of-way shall be in conformance to the Public Works Standards.

D11. The proposed Tentative Subdivision Re-Plat shows existing alleys of sufficient width to meet the width standards. Easements for fire access were dedicated as required. These criteria are satisfied.

***Subsections 4.125 (.09) A. 7. and 4.177 (.01) F. Street and Improvement Standards: Clear Vision Areas.*** “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.

D12. The proposed Tentative Subdivision Re-Plat shows existing streets meeting these standards. These criteria are satisfied.

***Subsections 4.125 (.09) A. 8. and 4.177 (.01) G. Street and Improvement Standards: Vertical Clearance.*** “a minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives.”

D13. Nothing is shown on the proposed Tentative Subdivision Re-Plat that would preclude the required clearance from being provided. This criterion is satisfied.



***Subsections 4.125 (.09) A. 9.and 4.177 (.01) H. Street and Improvement Standards: Interim Improvement Standards.***

**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.

D14. The area covered by the proposed Tentative Subdivision Re-Plat tentative does not include any interim improvements addressed by this subsection. These criteria are satisfied.

***Subsection 4.202 (.01) through (.03) Plats Reviewed by Planning Director or DRB***

**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.”

D15. The proposed Tentative Subdivision Re-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. These criteria are satisfied.

***Subsection 4.202 (.04) A. Lots must be Legally Created for Issuing Development Permit.*** “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.”

D16. It is understood that no lots will be sold until the final plat has been approved by the Planning Director and recorded. This criterion is satisfied.

**Subsection 4.202 (.04) B. Prohibition of Creating Undersized Lots.** “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.”

D17. No lots will be divided into a size smaller than allowed by the proposed Village “V” zoning designation. This criterion is satisfied.

**Subsection 4.210 (.01) Pre-Application Conference.** “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.”

D18. A pre-application conference was held in May, 2014 in accordance with this subsection. This criterion is satisfied.

**Subsection 4.210 (.01) A. Preparation of Tentative Plat.** “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.”

D19. Sheet 3A of Exhibit B1 is the proposed Tentative Subdivision Re-Plat prepared in accordance with this subsection. This criterion is satisfied.

**Subsection 4.210 (.01) B. Tentative Plat Submission.** “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:”

D20. The proposed Tentative Subdivision Re-Plat has been submitted with the required information. These criteria are satisfied.

**Subsection 4.210 (.01) D. Land Division Phases to Be Shown.** “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.”

D21. The land is intended to be developed in a single phase. These criteria are satisfied.

**Subsection 4.210 (.01) E. Remainder Tracts.** “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.”

D22. All affected property has been incorporated into the proposed Tentative Subdivision Re-Plat. These criteria are satisfied.

**Subsection 4.236 (.01) Conformity to the Master Plan or 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.”

D23. The proposed Tentative Subdivision Re-Plat is consistent with applicable plans including the Transportation Systems Plan and Villebois Village Master Plan. These criteria are satisfied.

**Subsection 4.236 (.02) Relation to Adjoining Street System**

**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 un-submitted 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 re-subdivision in conformity to the street plans and other requirements specified in these regulations.

D24. The proposed Tentative Subdivision Re-Plat shows existing streets meeting these standards consistent with the proposed modified PDP 1C. These criteria are satisfied.

**Subsection 4.236 (.03) Streets: Conformity to Standards Elsewhere in the Code.** “All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.”

D25. The proposed Tentative Subdivision Re-Plat shows existing streets consistent with the proposed modified PDP 1C and SAP Refinement under Requests A and B

which meets Section 4.177 and the block requirements of the zone. These criteria are satisfied.

**Subsection 4.236 (.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.”

D26. No specific easements are requested pursuant to this subsection. These criteria are satisfied.

**Subsection 4.236 (.05) Topography.** “The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.”

D27. The proposed Tentative Subdivision Re-Plat shows street alignments recognizing topographic conditions consistent with PDP 1C. This criterion is satisfied.

**Subsection 4.236 (.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:”

D28. No reserve strips are being required for the reasons listed in this subsection. These criteria are satisfied.

**Subsection 4.236 (.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.”

D29. No Streets are required to be being extended. These criteria are satisfied.

**Subsection 4.236 (.08) Additional Right-of-Way for 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.”

D30. All necessary rights-of-ways were previously dedicated. These criteria are satisfied.

**Subsection 4.236 (.09) Street Names.** “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.”

D31. Street names have been established. These criteria are satisfied.

### ***Subsection 4.237 (.01) Blocks***

#### **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.

D32. The proposed Tentative Subdivision Re-Plat shows existing blocks consistent with those in PDP 1C. These criteria are satisfied.

### ***Subsection 4.237 (.02) Easements***

#### **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.

D33. Condition of Approvals ensures all easements dealing with utilities are on the final plat. These criteria are satisfied or will be satisfied by Conditions of Approval.

### ***Subsection 4.237 (.03) Mid-block Pedestrian and Bicycle Pathways***

**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.

D34. Existing pathways were provided consistent with the Village Zone requirements and the Villebois Village Master Plan. These criteria are satisfied.

**Subsection 4.237 (.04) Tree Planting & Tree Access Easements.** “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.”

D35. Street trees are required at the time building permits are issued for the lots. These criteria will be satisfied.

**Subsection 4.237 (.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.”

D36. Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed row house development and are in conformance with the Village Zone requirements. These criteria are satisfied.

**Subsection 4.237 (.06) Access.** “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.

D37. Each lot has the minimum frontage on SW Barber Street. These criteria are satisfied.

**Subsection 4.237 (.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.”

D38. No through lots are proposed. These criteria are satisfied.

**Subsection 4.237 (.08) Lot Side Lines.** “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.”

D39. Proposed side lot lines are at right angles with the front lot line. These criteria are satisfied.

**Subsection 4.237 (.09) Large Lot Land Divisions.** “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.”

D40. No future divisions of the lots included in the tentative subdivision re-plat. These criteria are satisfied.

***Subsection 4.237 (.10) and (.11) Building Line and Built-to Line***

**Review Criteria:** The Planning Director or Development Review Board may establish special:

- Building setbacks to allow for the future re-division 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.

D41. No building lines or built-to lines are proposed or recommended. These criteria are satisfied.

***Subsection 4.237 (.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.”

D42. No property reservation is recommended as described in this subsection. This criterion is satisfied.

***Subsection 4.237 (.13) Corner Lots.*** “Lots on street intersections shall have a corner radius of not less than ten (10) feet.”

D43. All proposed corner lots meet the minimum corner radius of ten (10) feet. This criterion is satisfied.

<p><b>REQUEST E: DB14-0056 REFINEMENT TO SAP-CENTRAL LINEAR GREEN ADDRESS, VILLAGE CENTER ARCHITECTURAL STANDARDS</b></p>
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***Subsection 4.125 (.13) Design Principles Applying to the Village Zone***

**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.”

- E1 The proposed Refinement (edits) to the Linear Green Address in the Village Center Architectural Standards (VCAS) in Exhibit B1 is intended primarily to allow for “Detached Row Houses.” The VCAS 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 VCAS and the Community Elements Book, which have previously been approved for SAP Central and will work in concert to assure that the vision of Villebois Village Center. These criteria are satisfied.





3.1 Horizontal Façade Articulation

**Intent:**  
Reduce the apparent bulk of long buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

**Required Standards:**

- 1) Horizontal Articulation: Horizontal façades longer than 60 feet shall be articulated through consistent and rhythmic facades. At least two of the following methods of rhythmic facade articulation shall be employed:
  - a) Expression of structural bay or width of units;
  - b) Subtle variation of color, texture, or grain of materials;
  - c) Major façade planes that are consistent and repetitive in proportion;
  - d) Consistent and repetitive windows;
  - e) Consistent and repetitive building entries; and/or
  - f) Horizontal banding.

**Optional:**

- 2) Each dwelling need not be articulated as an individual unit. Consistency of the building character is more important than unit identity for this Address.
- 3) Buildings along the Linear Green Address are encouraged to be bookmatched. That is, the buildings on opposite sides of the street are similar in mass, material, color, and articulation.

*For Multi-Family Buildings*





4.1 Exterior Building Materials

Intent:

Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

Required Standards:

- 1) The requirements of this Section supersede Table V-4: Permitted Materials and Configurations (Village Zone). *For Multi-Family Buildings - Multi-Family*
- 2) At least 30 percent of each building façade to which these standards apply shall be finished in one or more of the following materials:
  - a) Brick, stone, or cast stone;
  - b) Stucco or plaster;
  - c) Poured-in-place concrete, or pre-cast concrete veneer; and/or
  - d) Metal panel systems.
- 3) The additional following materials may be used up to the remaining percentage of each façade:
  - a) Wood;
  - b) Cellulose fiber-reinforced cement products (i.e. Hardi-Board) or other cement building products approved by a nationally recognized building products evaluation service;
  - c) Rock, glass block, tile; and/or
  - d) Concrete block: split-faced, ground-faced, or scored.
- 4) The percentage calculation applies only to the façades facing a public or private street.
- 5) Doors and windows and their associated trim shall be excluded from the percentage calculation.
- 6) Glass shall have less than 20 percent reflectance.

4.2 Ground Level Building Components

Intent:

Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that all ground floors reinforce the streetscape character.

Required Standards:

- 1) Developments shall include at least two of the following at all primary building entrances:
  - a) Recesses;
  - b) Distinct roof forms;
  - c) Porches or stoops;
  - d) Trellises; and/or
  - e) Glass at sides or above entry doors. *may*
- 2) Ground level units shall be at grade and have direct access to a yard.
- 3) Each unit shall have a fence between the yard and street meeting the following requirements:
  - a) The fence may be as tall as four feet but not less than two feet;
  - b) The fence shall be no more than 25% opaque; and
  - c) The fence shall be constructed out of painted metal and/or masonry, predominantly vertical in configuration.

Optional:

- 4) Vertically stacked units are encouraged to share a common entry.
- 5) Raised entries, such as a stoop, are encouraged.
- 6) Fences are strongly encouraged to be metal.

4.3 Façade Components

Intent:

Maintain a lively and active street face. Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the building through a variety of building techniques.

Optional:

- 1) Building elements that lend themselves to rhythmic patterns are encouraged. These but are not limited to: bay windows, shuttered windows, dormers, covered unit entrances, brackets, etc.

E2. **Fencing:** The SAP Central Architectural Pattern Book specifies “Good Neighbor Fence, Typ.” and “Wire Mesh Fence, Typ.” Regarding VCAS 4.2(3) the applicant’s proposal above is to make the fencing requirement “may” instead of “shall”. It is not evident to staff why the applicant is proposing to make the fence requirement optional.

**Subsection 4.125 (.14) A. 2. a. - e. and h. – k. Building and Site Design Requirements**

**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.”

E3. The Village Center Architectural Standards (VCAS) and Community Elements Book previously approved for SAP Central ensure compliance with these standards and consistency with surrounding development. These criteria are satisfied.

**Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings.** “Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.”

E4. The SAP Village Center Architectural Standards and Community Elements Book have previously been approved ensuring compliance with these criteria. With the proposed Refinement the revised criteria will be satisfied within the Linear Green Address.

**Subsection 4.125 (.14) A. 4. Building Systems.** “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.”

E5. Subsequent Building Permit applications will review the proposed row houses for consistency with the criteria of Table V-3 and the Village Center Architectural Standards previously approved for SAP Central. These criteria are satisfied.

Table V-1: Development Standards

E6. The proposed row houses are within the Linear Green Address and the Barber Street Address which encourages building façades to be identical or similar in proportion and configuration. The proposed conceptual row house elevations meet this standard.

**The Seviles – Barber Street Address**

E7. This application does not include the review of Final Development Plans. The applicant has provided conceptual building elevations which show 3 story detached row houses. However, all porches must be designed elevated at least 24” above grade, which is not shown.

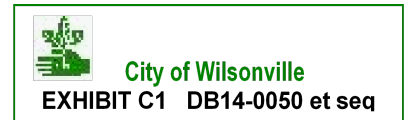
Public Works Plan Review Comment Form

Plans for Review: **Carvalho & Sevilles Row Houses**

Return All Comments To: **Blaise Edmonds**

Due Date: **Aug 19, 2014**

Name	Page No.	Comments	Engineering's Response
Randy Watson		No Comments	
Matt Baker			
Sherer/Reeder		No Comments	
Arnie Gray		No Comments	
Ralph Thorp			
Jason Labrie		Water meters are not preferred in the alleys. Such as those in Tract D/E. Please make sure that street address numbers are clearly visible from the rear of the units and that meter boxes are not placed in driveway approaches.	
House/Gering			
Folz/Havens			



## COMMUNITY DEVELOPMENT MEMORANDUM

To: Blaise Edmonds, Manager of Current Planning

From: Kerry Rappold, Natural Resources Program Manager

Date: August 19, 2014

**RE: Villebois Village SAP Central, PDP 1C (DB14-0050)**

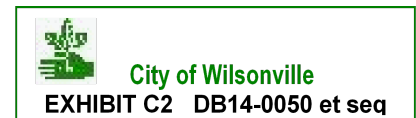
This memorandum includes staff conditions of approval. The conditions are based on the Preliminary Development Plan for Phase 1C. The conditions of approval apply to the applicant's submittal of construction plans (i.e. engineering drawings).

### **Rainwater Management**

- NR1. Provide a rainwater analysis for the PDP that demonstrates the proposed rainwater management components are consistent with the rainwater management components proposed in the SAP.
- NR2. All Rainwater Management Components in private areas shall comply with the plumbing code.
- NR3. Pursuant to the City of Wilsonville Public Works Standards, access shall be provided to all areas of the proposed rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
- NR4. Plantings in Rainwater Management Components located in private areas shall comply with the Plant List in the Rainwater Management Program or Community Elements Plan.
- NR5. Provide a setback from buildings at 1:1 slope from bottom of building footing to bottom of Rainwater Management Component. This requirement applies to Rainwater Management Components 1, 2, 3, 6 and 7.
- NR6. The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.

### **Other**

- NR7. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g. DEQ NPDES #1200-CN permit).



**EXHIBIT A  
PLANNING DIVISION  
STAFF REPORT**

**CARVALHO & SEVILLE ROW HOUSES REPLAT**

**DEVELOPMENT REVIEW BOARD PANEL ‘ \_\_\_ ’  
QUASI JUDICIAL HEARING**

---

**Public Hearing Date:**

**Date of Report:**

**Application Numbers:**

**Request A: 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**



**City of Wilsonville  
EXHIBIT C3 DB14-0050 et seq**

<b>Standard Comments:</b>	
<b>PFA 1.</b>	Applicant shall be in compliance with the adopted conditions of approval for Development Review Board Resolution No. 68, except as modified below.
<b>Specific Comments:</b>	
<b>PFA 2.</b>	If public utilities are installed outside of existing public right-of-way or public easements, additional easement(s) shall be provided to the City in accordance with adopted conditions of approval for Development Review Board Resolution No. 68.
<b>PFA 3.</b>	If franchise utilities are installed outside of existing PUE's, additional utility easement(s) shall be provided to the City.
<b>PFA 4.</b>	Applicant shall complete the construction of any rainwater features adjacent to these lots as proposed and shown in the approved plans for Development Review Board Resolution No. 68.
<b>PFA 5.</b>	Water service lines and meters shall be located in compliance with the Public Works Standards and Detail Drawings or as authorized by the City Engineer.
<b>PFA 6.</b>	As built plans indicate eight water services installed to the existing lots 44 – 51 along Barber Street; proposed plans show seven lots (proposed lots 84 – 90). The one unused water service line shall be plugged at the water main line and the abandoned water service lines cut off at back of curb.
<b>PFA 7.</b>	As built plans indicate one 6” water stub from Toulouse Street servicing TL 8000 (proposed lots 91 – 94). Applicant shall connect a bank of water meters to this 6” line at Toulouse to service the individual lots.
<b>PFA 8.</b>	As built plans indicate one 6” water stub from Toulouse Street servicing TL 7900 (proposed lots 95 – 101). Applicant shall connect a bank of water meters to this 6” line at Toulouse to service the individual lots.
<b>PFA 9.</b>	As built plans indicate one 6” water stub from Toulouse Street servicing TL 7800 (proposed lots 102 – 108). Applicant shall connect a bank of water meters to this 6” line at Toulouse to service the individual lots.
<b>PFA 10.</b>	As built plans indicate eight storm service laterals installed to the existing lots 44 – 51 along Barber Street; proposed plans show seven lots (proposed lots 84 – 90). The one unused storm lateral shall be plugged at the main line and filled with low-strength controlled density fill.
<b>PFA 11.</b>	As-built plans indicate two 6” storm lines from Villebois Drive servicing existing water quality swales located in Promenade Park (Tract F, TL 13300) in front of TL 8000 (proposed lots 91 – 94). Applicant shall show that the 6” lines have adequate capacity to convey storm runoff from existing and proposed impervious surfaces directed into the water quality swale, or shall upsize this line to the required capacity, or shall install other direct connections to the public storm line located in Villebois Drive.
<b>PFA 12.</b>	As-built plans indicate one 6” storm line from Villebois Drive servicing an existing water quality swale located in Promenade Park (Tract C, TL 13000)

	in front of TL 7900 (proposed lots 95 – 101). Applicant shall show that the 6” line has adequate capacity to convey storm runoff from existing and proposed impervious surfaces directed into the water quality swale, or shall upsize this line to the required capacity, or shall install other direct connections to the public storm line located in Villebois Drive.
<b>PFA 13.</b>	As-built plans indicate two 10” storm lines from Villebois Drive stubbed to present TL 7800 (proposed lots 102 – 108). Storm runoff from the site shall be either conveyed from the proposed lots via a swale to these storm stub-outs, or private storm lines shall connect the individual lots directly to these storm stub-outs. The swale or private lines shall be privately maintained.
<b>PFA 14.</b>	As built plans indicate eight sanitary services laterals installed to the existing lots 44 – 51 along Barber Street; proposed plans show seven lots (proposed lots 84 – 90). The one unused sanitary lateral shall be plugged at the main line and filled with low-strength controlled density fill.
<b>PFA 15.</b>	As built plans indicate one 6” sanitary sewer lateral from Villebois Drive servicing TL 8000 (proposed lots 91 – 94). Applicant shall install individual sanitary sewer laterals for each of the proposed lots.
<b>PFA 16.</b>	As built plans indicate one 4” sanitary sewer lateral from Villebois Drive servicing TL 7900 (proposed lots 95 – 101). Applicant shall install individual sanitary sewer laterals for each of the proposed lots.
<b>PFA 17.</b>	As built plans indicate two 4” sanitary sewer laterals from Villebois Drive servicing TL 7800 (proposed lots 102 – 108). Applicant shall install individual sanitary sewer laterals for each of the proposed lots.
<b>PFA 18.</b>	Sanitary and storm laterals shall be located in compliance with the Public Works Standards and Detail Drawings or as authorized by the City Engineer.
<b>PFA 19.</b>	Recorded plat shows a 2.00-ft PUE along the alley (Tract K) on existing lot 51 and a 3.00-ft PUE on existing lots 44 – 50. Applicant appears to propose a 2.00-ft PUE on proposed lots 84 – 90. Applicant shall provide a 3.00-ft PUE on proposed lots 84 – 90 adjacent to Tract K.
<b>PFA 20.</b>	Recorded plat shows no PUE on existing Tax Lots 8000, 7900, and 7800 and no franchise utilities are installed here. If franchise utilities are proposed to be installed on the alley side of proposed lots 91 – 108 applicant shall provide a 3.00-ft PUE.
<b>PFA 21.</b>	Applicant shall repair or replace, at the direction of the City’s Authorized Representative, any sidewalk, curb and gutter, or other public infrastructure that is damaged during construction.





Community Development  
29799 SW Town Center Loop East  
Wilsonville, OR 97070  
Phone 503-682-4960  
Fax 503-682-7025  
TDD 503-682-0843  
Web www.ci.wilsonville.or.us

July 28, 2014

Attn: Stacy Connery  
Pacific Community Design, Inc.  
12564 SW Main Street  
Tigard, Oregon 97223

RE: *Villebois Central – Carvalho and Seville Row Homes  
Request for Waiver of Traffic Study*


Dear Ms. Connery,

This letter is in response to your request for approval of a waiver of the requirement for a traffic impact study in association with the proposed redesign of the *Carvalho and Seville Row Homes in Villebois SAP Central* (Tax Lots 7800-8000 & 11800-12500, Map 3 1W 15DB).

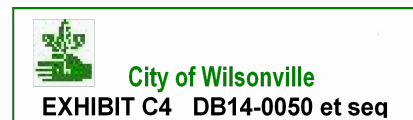
In your application request dated July 17, 2014 you have indicated that previously these tax lots had received approval for 30 condominium units and 8 attached row homes. Presently you are requesting a change to approving 25 detached row homes. Staff has reviewed data from the Trip Generation Manual (Institute of Transportation Engineers, 9<sup>th</sup> Edition, 2012) and determined that for the previously approved Land Use 230 (Residential Condominium/Townhouse, attached) the development was expected to create 21 new PM Peak Hour traffic trips; for the proposed Land Use 210 (single-family detached housing) the development is expected to create 26 new PM Peak Hour traffic trips, or five additional trips. Because this trip level is less than the City's 25 PM Peak Hour trip threshold, minimal impacts are expected to the City's transportation network and a formal traffic impact study is not required.

Based on the above findings, a recommendation to waive the Study will be forwarded to the Development Review Board (DRB). Irrespective of the Staff recommendation to waive the analysis, the DRB may determine that a Study is necessary to make a recommendation or decision concerning the proposed project. A copy of this letter is being forwarded to the Planning Division and will be entered into the land partition application.

Sincerely,

  
Nancy Kraushaar, P.E.  
Community Development Director

cc: Chris Neamtzu, Planning Director  
Steve Adams, Development Engineer Manager



**From:** [White, Shelley](#)  
**To:** [Edmonds, Blaise](#)  
**Subject:** FW: Wilsonville Public Hearing Notice for Sept. 8, 2014 DRB-A mtg  
**Date:** Monday, August 25, 2014 8:00:38 AM  
**Attachments:** [img-821181216-0001.pdf](#)

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Blaise- FYI. Comment from NW Natural re: Carvalho/Sevilles Row Houses...

*Shelley White*

Administrative Assistant  
City of Wilsonville  
Ph: 503 570-1575  
[swhite@ci.wilsonville.or.us](mailto:swhite@ci.wilsonville.or.us)

DISCLOSURE NOTICE: Messages to and from this E-mail address may be subject to the Oregon Public Records Law.

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**From:** Young, Andrew F. [mailto:Andrew.Young@nwnatural.com]  
**Sent:** Thursday, August 21, 2014 6:13 PM  
**To:** White, Shelley  
**Subject:** RE: Wilsonville Public Hearing Notice for Sept. 8, 2014 DRB-A mtg

Hello Shelley:

Please advise the applicant of the existing gas facilities in and around their project per the attached map.

Thank you.

Respectfully,

**Andrew F. Young, P.E.**

Resource Center Engineer – West Metro

NW Natural | 220 NW 2<sup>nd</sup> Avenue | Portland, Oregon 97209

office: 503.226.4211 ext. 2980 | cell: 360.281.6169 | email: [Andrew.Young@nwnatural.com](mailto:Andrew.Young@nwnatural.com)

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**From:** White, Shelley [mailto:[swhite@ci.wilsonville.or.us](mailto:swhite@ci.wilsonville.or.us)]  
**Sent:** Tuesday, August 19, 2014 12:48 PM  
**To:** Young, Andrew F.; Andy Back; Brian Harper ([brian.harper@oregonmetro.gov](mailto:brian.harper@oregonmetro.gov)); Mike McCallister ([mikem@co.clackamas.or.us](mailto:mikem@co.clackamas.or.us)); Ward, Mike; Region 1 Development Review Applications; [CopperstoneP@Metro.Dst.Or.Us](mailto:CopperstoneP@Metro.Dst.Or.Us); Keller, Robert; Adams, Steve  
**Subject:** Wilsonville Public Hearing Notice for Sept. 8, 2014 DRB-A mtg

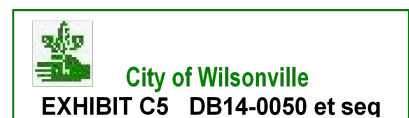
Please find the attached public hearing notice for the September 8, 2014 DRB Panel A meeting for your review.

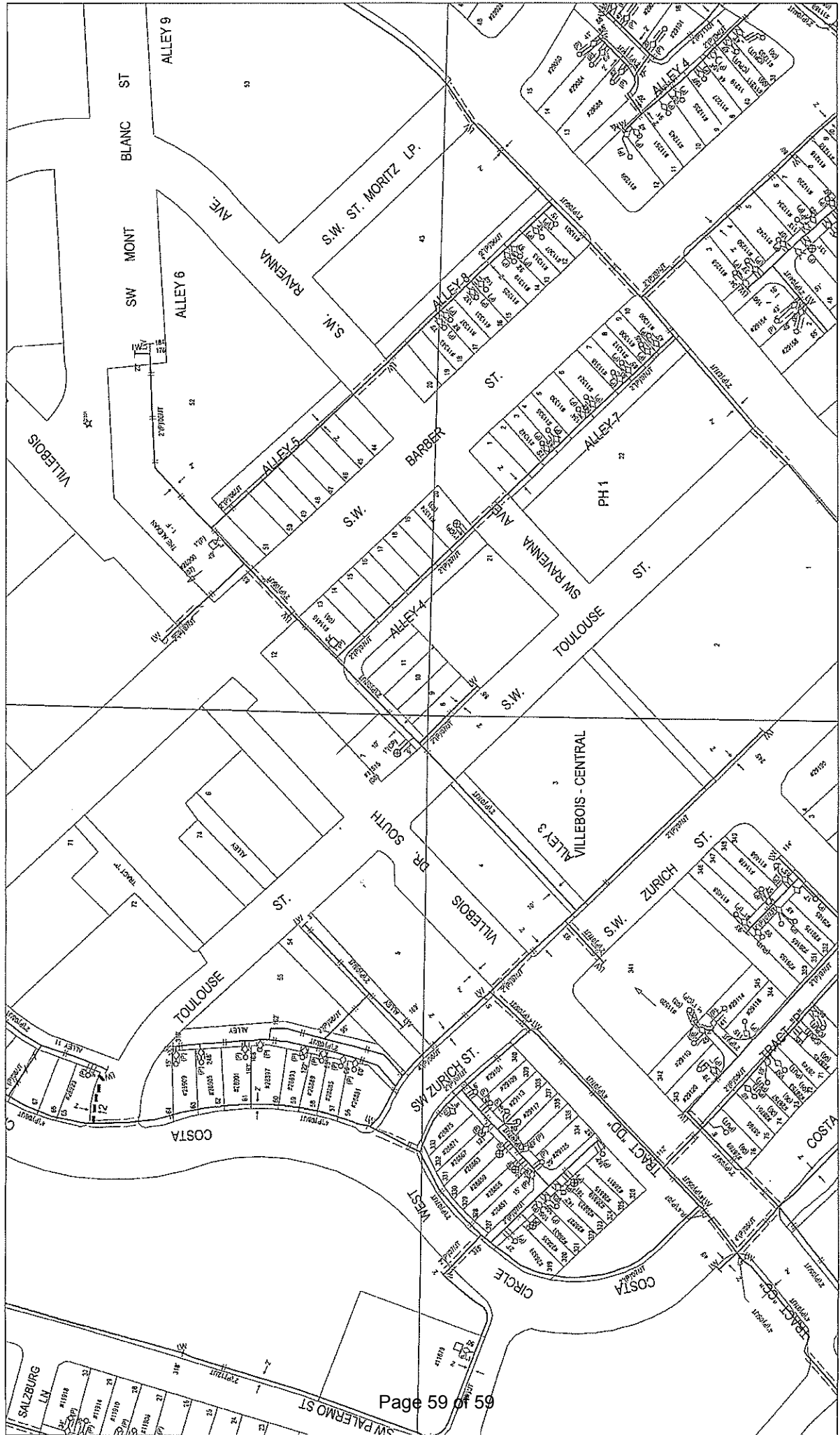
On the agenda:

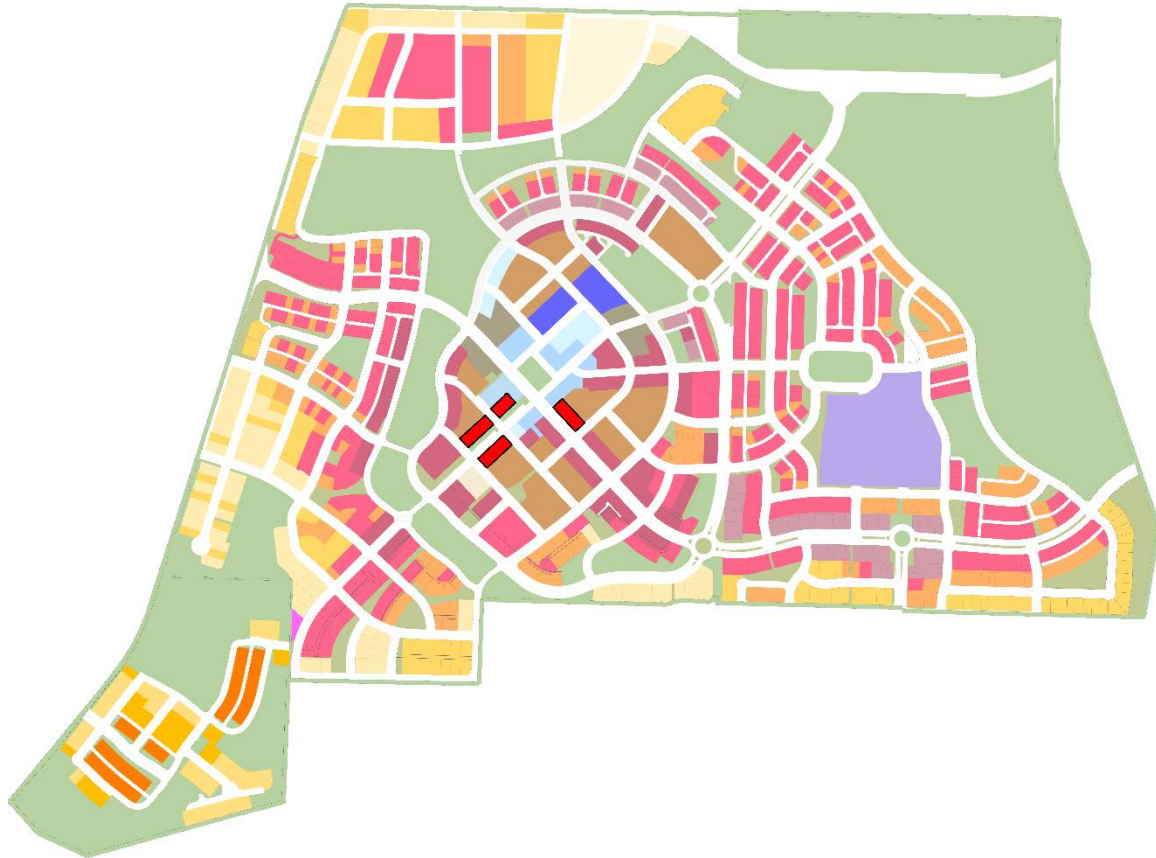
[DB14-0050 et al – Carvalho/Sevilles Row Houses](#)

Thanks!

*Shelley White*







Villebois

## Carvalho & Seviles Row Houses Replat

Preliminary Development Plan (PDP) Modification,  
SAP Refinement & Tentative Plat

Submitted to City of Wilsonville, Oregon

July 3, 2014

**Applicant:**

Rudy Kadlaub  
RCS - Villebois Investment, LLC + RCS - Villebois Development, LLC  
371 Centennial Pkwy, Suite 200  
Louisville, CO 80027  
[P] (303) 535-1615

**Applicant's Representative:**

Stacy Connery, AICP  
Pacific Community Design, Inc  
12564 SW Main Street  
Tigard, Oregon 97223  
[P] 503-941-9484



City of Wilsonville  
EXHIBIT B1 DB14-0050 et seq

Pacific  
Community  
Design

**TABLE OF CONTENTS**  
**FOR**  
***CARVALHO & SEVILLES ROW HOUSES REPLAT***

SECTION I)	GENERAL INFORMATION
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	IB) COPY OF APPLICATION FORM
	IC) FEE CALCULATION/COPY OF CHECK
	ID) MAILING LIST
SECTION II)	PRELIMINARY DEVELOPMENT PLAN MODIFICATION (INCLUDES SAP REFINEMENT)
	IIA) SUPPORTING COMPLIANCE REPORT
	IIB) REDUCED PLANS
	IIC) CONCEPTUAL ELEVATIONS
	IID) UPDATED SAP CENTRAL UNIT COUNTS
	IIE) COPY OF ARBORIST REPORT
	IIF) PROPOSED EDITS TO THE LINEAR GREEN ADDRESS IN THE VILLAGE CENTER ARCHITECTURAL STANDARDS (VCAS)
SECTION III)	TENTATIVE SUBDIVISION PLAT (REPLAT)
	IIIA) SUPPORTING COMPLIANCE REPORT
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## SECTION I

### GENERAL INFORMATION

**INTRODUCTORY NARRATIVE**

**PDP MODIFICATION (SAP REFINEMENT) + REPLAT**  
*DETACHED ROW HOMES - CARVALHO/SEVILLES*

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    REPLAT OF LOTS 4, 5, 6, AND 44-51 OF “VILLEBOIS VILLAGE CENTER” ..... 4

**IV. PROPOSAL SUMMARY & CONCLUSION..... 4**

## I. GENERAL INFORMATION

Applicant/Property Owner:  
(Sevilles - Tax Lots 11800-12500)

**RCS - Villebois Investment LLC**  
371 Centennial Pkwy. Suite 200  
Louisville, CO 80027  
Tel: (303) 535-1615  
Fax: (303) 466-4202  
Contact: Rudy Kadlaub

Applicant/Property Owner:  
(Carvalho - Tax Lots 7800-8000)

**RCS - Villebois Development**  
371 Centennial Pkwy. Suite 200  
Louisville, CO 80027  
Tel: (303) 535-1615  
Fax: (303) 466-4202  
Contact: Rudy Kadlaub

Process Planner/Civil  
Engineer/Surveyor:

**Pacific Community Design, Inc.**  
12564 SW Main St.  
Tigard, OR 97223  
Tel: (503) 941-9484  
Fax: (503) 941-9485  
Contact: Stacy Connery, AICP  
Patrick Espinosa, PE  
Travis Jansen, PLS/PE

Site: 3 1W 15DB, Tax Lots 11800-12500, 7800-8000

Size: 1.21 acres

Comprehensive Plan  
Designation/Zone:

Residential - Village (R-V) / Village (V)

Specific Area Plan/  
Preliminary Development Plan:

SAP - Central / PDP 1C

Proposal:

PDP minor modification, SAP refinement,  
Tentative replat of lots 4, 5, 6, and 44-51 of  
"Villebois Village Center".

## II. REQUEST

SAP Central was approved in 2006. PDP 1C was approved in 2006 and the final subdivision plat for this phase recorded in May 2007. At that time, the subject lots were planned for attached Row Homes and Condominiums. However, these lots have sat undeveloped for more than seven (7) years. Challenges in funding and liability concerns have made attached housing more difficult to develop, especially in a market that does not encourage such attached product due to weak sales.



The Applicant proposes to modify these lots from attached Row Homes/Condominiums to detached row homes, which are allowed within the Village Center through a Code Amendment and an Amendment of the Village Center Architectural Standards that occurred in 2009. This request involves the following applications, which are organized as described below.

- PDP Modification (SAP Refinement) - Section II of Notebook
- Replat of Lots 4, 5, 6, and 44-51- Section III of Notebook

### III. PROPOSAL DESCRIPTION

#### PDP MODIFICATION (SAP REFINEMENT)

PDP 1C is proposed to be modified to change 8 lots for attached Row Homes and 3 lots for Condominiums (30 units) to 25 lots for detached Row Homes. This application includes an SAP refinement to address the density change. The proposed refinement will effectively result in a 1.3% change. Additionally, the overall unit count in Villebois will not be compromised by this refinement. The proposed change complies with the refinement test.

This request replaces 8 attached Row Houses and 30 Condominium Units with 25 detached Row Houses, which will provide for a market need that is not widely met in Villebois presently. The detached Row Houses are a size that is smaller than the Smalls which are also detached. Detaching the Row Houses makes them much more desirable in the market place than an attached house. These characteristics appeal to an additional market segment of people moving from apartments to homes, people downsizing, and young families purchasing their first home. The detached Row Houses contribute positively to the affordable housing options within Villebois.

The conceptual plans to be submitted by the builder will provide information for the proposed detached Row Houses. A separate FDP Application for the proposed architecture and the proposed building site plans will be submitted by the builder at a later date.

The proposed SAP refinements include revisions to The Linear Green Address in the *Village Center Architectural Standards*. The proposed revisions will update The Linear Green Address for the provision of detached Row Houses. The proposed revisions to The Linear Green Address are included in Section IIF of this Notebook.

It is stated that the medium-density land uses (comprised of smalls, row homes, and neighborhood apartments) will be used to help define the important walking streets, such as Barber Street, and open space edges at the transition between neighborhoods and the Village Center. This proposal continues the placement of row homes on important walking streets, transitioning from neighborhoods to the south and east of SAP South to the neighborhood within the Village Center surrounding the Plaza. The proposed refinement to change 8 attached Row Houses and 30 Condominium units to 25 detached row houses will equally or better meet the goals, policies and Implementation Measures of the *Villebois Village Master Plan* as it will provide diversity in the housing options within Villebois.

## **REPLAT OF LOTS 4, 5, 6, AND 44-51 OF “VILLEBOIS VILLAGE CENTER”**

Lots 4, 5, 6, and 44-51 are 8 lots for Row Homes (attached) and 3 lots for Condominiums that are proposed to be replatted to 25 lots for Row Homes (detached). The proposed replat is shown within Exhibit IIIB. The adjustments of lot lines will result in the modifications to utilities shown in the attached plans, but will not alter the planned retention of existing trees within the subject area. Existing streets and alleys are already constructed to serve the proposed lots.

## **IV. PROPOSAL SUMMARY & CONCLUSION**

This ‘Introductory Narrative,’ in conjunction with the referenced sections, describes the proposed PDP Modification and Replat. The Supporting Compliance Reports located in Sections II through III, 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](http://www.ci.wilsonville.or.us)

Pre-Application meeting date:

## 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.*

### TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

#### Applicant:

RCS - Villebois Investment LLC (Sevilles Owner)

Address: 371 Centennial Pkwy. Suite 200 Louisville, CO 80027

Phone: (303) 535-1615

Fax: (303) 466-4202

E-mail: \_\_\_\_\_

#### Property Owner:

RCS - Villebois Development LLC (Carvalho Owner)

Address: 371 Centennial Pkwy. Suite 200 Louisville, CO 80027

Phone: (303) 535-1615

Fax: (303) 466-4202

E-mail: \_\_\_\_\_

#### Authorized Representative:

Pacific Community Design LLC

Address: 12564 SW Main St. Tigard, OR 97223

Phone: (503) 828-5052

Fax: (503) 941-9485

E-mail: [stacy@pacific-community.com](mailto:stacy@pacific-community.com)

#### Property Owner's Signature:

Printed Name: Ryan Atkin Date: 6.23.14

#### Applicant's Signature (if different from Property Owner):

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

#### Site Location and Description:

Project Address if Available: N/A Suite/Unit \_\_\_\_\_

Project Location: Within Villebois Village - Toulouse/Villebois; Barber/Ravenna

Tax Map #(s): 3 1W 15DB Tax Lot #(s): 11800-12500, 7800, 7900, 8000 County:  Washington  Clackamas

Request: PDP Minor Modification, SAP Refinement, and Tentative Replat within the SAP central area of Villebois Village.

Project Type: Class I  Class II  Class III

Residential  Commercial  Industrial  Other (describe below)

#### Application Type:

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Annexation                  | <input type="checkbox"/> Appeal                       | <input type="checkbox"/> Comp Plan Map Amend         | <input type="checkbox"/> Conditional Use              |
| <input type="checkbox"/> Final Plat                  | <input type="checkbox"/> Major Partition              | <input type="checkbox"/> Minor Partition             | <input type="checkbox"/> Parks Plan Review            |
| <input type="checkbox"/> Plan Amendment              | <input type="checkbox"/> Planned Development          | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension   | <input type="checkbox"/> Signs                       | <input type="checkbox"/> Site Design Review           |
| <input type="checkbox"/> SROZ/SRIR Review            | <input type="checkbox"/> Staff Interpretation         | <input type="checkbox"/> Stage I Master Plan         | <input type="checkbox"/> Stage II Final Plan          |
| <input type="checkbox"/> Type C Tree Removal Plan    | <input type="checkbox"/> Tree Removal Permit (B or C) | <input type="checkbox"/> Temporary Use               | <input type="checkbox"/> Variance                     |
| <input type="checkbox"/> Villebois SAP               | <input type="checkbox"/> Villebois PDP                | <input checked="" type="checkbox"/> Villebois PDP    | <input type="checkbox"/> Waiver                       |
| <input type="checkbox"/> Zone Map Amendment          | <input type="checkbox"/> Other                        |  |   |

## SECTION II

### PRELIMINARY DEVELOPMENT PLAN MODIFICATION

**SUPPORTING COMPLIANCE REPORT  
DETACHED ROW HOMES - CARVALHO/SEVILLES  
PDP MODIFICATION (SAP REFINEMENT)**

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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:

#### D. Row Houses

**Response:** Detached row homes are proposed. These are permitted to be detached within the Village Center.

(.05) Development Standards Applying to All Developments in the Village Zone. In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is a conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.

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.

**Response:** Vehicular access to the proposed units and the garage and parking areas is provided via alleys as shown in the attached plans. The alleys accessing the proposed units were approved and built with PDP 1 - Central.

#### D. Fences:

##### 1. General Provisions:

- a. Fencing in 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 shared side yard fence, as required by Section 4.125(.05)(D)(1)(a), above.

Example: Building 'A' has 20' front yard setback and Building 'B' has zero front yard setback. Since Building 'A' has the larger front yard setback, it shall be used to determine the height and length of the shared side yard fence. It is 6' tall, but is reduced to 3' in front of Building 'A's building line.

- 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.

**Response:** Proposed fencing will be shown in a separate FDP Application to be submitted by the builder.

**2. Residential:**

- a. Fencing in the Village Zone shall be in compliance with the Master Fencing Program in the adopted Architectural Pattern book for the appropriate SAP.
- 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 fencing standards of the Village Center Architectural Standards will be addressed in a separate FDP Application to be submitted by the builder. The proposed fences will not be chain link, barbed wire, razor wire, electrically charged wire, or constructed of sheathing material.

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

1. The Recreational Area requirement is intended to provide adequate recreational amenities for occupants of multiple family developments and mixed use developments where the majority of the developed square footage is to be in residential use.
2. Recreational Area is defined as the common area of all lawns, gardens, play lots, day care centers, plazas, court yards, interior and exterior swimming pools, ball courts, tennis clubs, game rooms, social rooms, exercise rooms, health club facilities, libraries, internet/electronic media rooms, decks, and other similar areas for common recreational uses. Recreational Area may include Parks required under the Villebois Village Master Plan, and any usable park areas not shown in such plan. Private areas under this definition, defined as those areas that are accessible only by a single owner or tenant, shall not constitute or contribute to the measurement of Recreational Area.
3. A variety of age appropriate facilities shall be included in the mix of Recreational Area facilities.
4. Recreational Area shall be calculated at both the PDP and the SAP level and shall be provided at the ratio of 30 square feet per residential unit for each PDP and 225 square feet per residential unit for each SAP.

5. **Recreational Area shall be considered to be part of the Open Space requirement in Section 4.125(.08)**

**Response:** Compliance with the requirement for recreation area has been established with the SAP Central application as well as with the PDP 1 - Central application. This application remains consistent with what was listed in the SAP and PDP applications concerning recreation areas.

The site is located within close proximity to recreational facilities which will serve the residents of the proposed units. Within a ¼ mile walking distance residents can access a variety of facilities including: bocce ball courts, a creative child play area, covered picnic tables, and community gathering area in the Village Center Plaza (Neighborhood Park 7). The pocket park in Tract A of PDP 1 - Central (Pocket Park 14) provides an open green area for informal recreation such as picnics or a game of Frisbee. The residents are also within an easy walk of the various amenities provided in the Villebois Greenway (Regional Park 1, 2, 3, 4, Neighborhood Park 3), Oak Park, Cedar Park, and Pocket Parks 1 and 2 ranging from basketball courts to horse shoes, play structures, and picnic tables. In addition, a small pocket park has been added in Tract R of PDP 1 - Central which will provide open space for informal recreation. The cover of this notebook includes a picture of the entire Villebois project. Parks are indicated in green on this graphic.

F. **Fire Protection:**

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

**Response:** All buildings will have sprinklers installed as approved by the Fire Marshall, in compliance with this standard.

Table V-1 **Development Standards**

**Row Houses**

**Minimum lot size: NR**

**Minimum lot width: 15 feet**

**Minimum lot depth: 50 feet**

**Response:** All of the proposed lots meet the applicable minimum lot size requirement and meet the applicable minimum lot width and depth as specified for the Row House lot type (see also Replatt in Section III of this Notebook).

**(.06) Standards Applying To Commercial Uses**

**Response:** No commercial space is proposed as part of this application, so these standards do not apply.

**(.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:**

1. **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.

2. 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:** A separate FDP will be submitted by the builder and will illustrate the off-street parking to be provided and maintained by the respective property owner. The PDP Modification plans in Section IIB include a Site Plan showing potential off-street parking within garages.

**B. Minimum and Maximum Off-Street Parking Requirements:**

1. Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The minimum number of required parking spaces shown in Table V-2 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required.

Use	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Row Houses	1.0/Dwelling Unit	NR	NR	NR

2. Minimum parking requirements may be met by dedicated off-site parking, including surfaced parking areas and parking structures.
3. Except for detached single-family dwellings and duplexes, on-street parking spaces, directly adjoining and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking requirements.
4. Minimum parking requirements may be reduced under the following conditions:
  - a. When complimentary, shared parking availability can be demonstrated, or;
  - b. Bicycle parking may substitute for up to 25% of required Mixed-Use or Multi-Family Residential parking. For every five non-required bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement for compact spaces may be reduced by one space.

**Response:** Twenty five (25) row homes are proposed, which requires 25 off-street vehicular spaces. There is no maximum number of vehicle spaces allowed, and no

bicycle parking is required. The subsequent FDP to be submitted by the builder will demonstrate that each row home will include a two-car garage, which will provide at least 1 off-street parking spaces per dwelling. The proposed footprints for buildings to be proposed in the subsequent FDP are shown on the Site Plan in Exhibit IIB. The Site Plan demonstrates that the proposed row houses are expected to comply with the required off-street parking.

**C. Minimum Off-Street Loading Requirements:**

1. Loading facilities shall be sited at the rear or side whenever practicable, and if adjacent to a residential use, shall be screened. Screening shall match the adjacent residential development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses. See also Section 4.155(.03)(B).

**Response:** There are no loading facilities proposed.

**(.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 SAP Central application outlines the approach for achieving 25% open space within the SAP upon build-out. The following table illustrates the assumptions made at the SAP level for open space:

**Table C: Open Space Requirement**

SAP Central Total Area	55.2 acres
Net deductions:	
Street Paving (approx.)	12.0 acres
Alleys (projected)	2.8 acres
Surface Parking (projected)	5.5 acres
Approximate SAP Central Net Acreage	34.9 acres
<b>Total open space requirement (34.9 @ 25%)</b>	<b>8.7 acres</b>

This SAP includes 4.51 acres of parks, therefore leaving 4.19 acres of “other” open space to be demonstrated as the SAP develops. Approximately 2.0 acres of “other” open spaces were provided in the PDP 1 - Central area. The area demonstrated in PDP 1 - Central leaves 2.19 acres of “other” open spaces to be provided with the remainder of the PDP’s within SAP Central.

PDP 1 - Central included the addition of a 0.13 acre pocket park, shown as Tract R in the plan set. The first FDP in Phase 2 (the Villages at Villebois, a.k.a. The Charleston Apartments) included the addition of 0.28 acres of open space. These areas leave 1.78 acres of “other open spaces to be provided with the remainder of the PDP’s/FDP’s within SAP Central.

**(.09) Street & Access Improvement Standards**

- A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:

**Response:** This modification does not alter any street locations and, therefore, does not alter existing compliance with these standards.

**(.10) Sidewalk and Pathway Improvement Standards**

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

**Response:** This modification does not alter any sidewalk or pathway improvement locations and, therefore, does not alter existing compliance with these standards.

**(.11) Landscaping, Screening and Buffering**

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

**Response:** The streets surrounding the subject area have already been constructed with the PDP as described in the Community Elements Book. No streets will be constructed in association with this PDP Modification.

**(.12) Master Signage and Wayfinding**

**Response:** No signage is proposed as part of this application.

**(.14) Design Standards Applying to the Village Zone**

- A. 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:

1. General Provisions:
  - a. Flag lots are not permitted.

**Response:** This PDP Modification does not include any flag lots.

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

**Response:** This PDP Modification does not include any single family dwellings with accessory dwelling units.

- c. Village Center lots may have multiple front lot lines.

**Response:** None of the subject lots have multiple front lot lines.

- 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.

**Response:** One (1) lot has frontage on both SW Barber Street and SW Ravenna Loop. One (1) lot has frontage on both SW Toulouse Street and Villebois Drive South. One (1) lot has frontage on both SW Zurich Street and Villebois Drive South. Table V-1 states that the minimum building frontage width is 65% for detached row homes in the Village Center. The row homes will be generally sited to their setback line and will be in conformance with this standard. This will be shown in the FDP to be submitted by the builder.

- e. Neighborhood Centers shall only be located within a Neighborhood Commons.

**Response:** No neighborhood center is proposed.

- f. Commercial Recreation facilities shall be compatible with surrounding residential uses.

**Response:** No commercial recreation facilities are proposed.

- g. Convenience Stores within the Village zone shall not exceed 4,999 sq. ft., and shall provide pedestrian access.
- h. Specialty Grocery Stores within the Village zone shall not be more 19,999 square feet in size.
- i. A Grocery Store shall not be more than 40,000 square feet in size.

**Response:** No commercial uses are proposed.

2. Building and site design shall include:

- a. Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
- 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 Architectural Standards.

**Response:** Compliance with the *Village Center Architectural Standards* will be demonstrated in the FDP to be provided by the builder. Compliance with the Community Elements Book is demonstrated later in this report.

- c. Protective overhangs or recesses at windows and doors.
- d. Raised stoops, terraces or porches at single-family dwellings.
- e. Exposed gutters, scuppers, and downspouts, or approved equivalent.

**Response:** The subsequent FDP will include buildings in compliance with these standards. Conceptual Elevations are included in Section IIC. Proposed buildings will include protective overhangs and recesses at windows and doors and exposed gutters and downspouts. The row homes will include a raised stoop or porch at the front entrance.

- f. The protection of existing significant trees as identified in an approved Community Elements Book.

**Response:** There are 2 existing trees in the PDP Modification / Replat area, both of which are proposed for removal for Row Home construction, in addition to one (1)

tree on abutting property. These trees are identified on the attached Tree Removal/Preservation Plan in Section IIB of this Notebook. A list of the trees in the subject FDP area and their respective conditions can be found in the “Arborist Report” (see Section IIE).

- g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

**Response:** The subsequent FDP plans to be submitted by the builder will comply with the requirements of Sections 4.125(.07) and (.11).

- h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
- i. Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.

**Response:** The building elevations do not repeat an elevation found on an adjacent lot, except as may be required by the Address standards in the VCAS.

- j. A porch shall have no more than three walls.

**Response:** Porches and balconies for the proposed Row Homes will not have more than 3 walls, which will be shown on the subsequent FDP to be submitted by the builder.

- k. A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.

**Response:** Each garage will provide storage for at least 1 motor vehicle, which will be shown in the FDP to be submitted by the builder.

- 3. Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.

**Response:** Compliance with the Community Elements Book and Village Center Architectural Standards will be demonstrated in the subsequent FDP to be submitted by the builder.

- 4. 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.

**Response:** The subsequent FDP to be submitted by the builder will include information to demonstrate compliance with the materials, applications, and configurations as required in Tables V-3 and V-4.

**(.16) Village Center Design Standards**

- A. In addition to the design standards found in Section 4.125(.14), above, the following Design Standards are applicable to the Village Center, exclusive of single-family detached dwellings and row houses:

**Response:** The standards of this section are not applicable to the detached row homes.

**(.17) Village Center Plaza Design Standards**

- A. In addition to the design standards found in Section 4.125(.16), above, the following Design Standards are specific to the design of the Village Center Plaza:

1. The Village Center Plaza shall be measured as all space enclosed by the surrounding buildings.

**Response:** This area does not include any portions of the Village Center Plaza, so the standards of this section do not apply.

**(.18) Village Zone Development Permit Process**

**G. Preliminary Development Plan Approval Process:**

1. 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.

**Response:** This application modifies PDP 1C which has already been constructed and platted.

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

**Response:** This application is made by RCS - Villebois Investment LLC and RCS - Villebois Development LLC, who are the owners of the subject properties, as demonstrated by Ryan Atkin's signature on the application form.

- 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. Copies of the form and fee are attached.

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

**Response:** This information is set forth in the Introductory Narrative.

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

**Response:** No mixed land uses are proposed.

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

**Response:** A land division has already occurred; a replat of the subject lots is proposed and is addressed in Section III of this Notebook.

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

**Response:** The property is already zoned Village.

- 2. 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) 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:
  - i) 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.



- d) A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density 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.
- 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.
- g) A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.

**Response:** The attached plans in Section IIB include the above information. Conceptual Elevations are included in Section IIB.

- h) If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided.

**Response:** No phasing is proposed.

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

**Response:** Since the public improvements have already been built, no bonding should be needed.

- 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).

**Response:** A Traffic Analysis is not required for the proposed modification.

**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:
  - a) 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;
  - d) Topographic information as set forth in Section 4.035;
  - e) A map indicating the types and locations of all proposed uses; and
  - f) A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.

**Response:** The attached plans in Section IIB include the above information. Conceptual Elevations are included in Section IIB.

2. 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 Traffic Analysis is not required for the proposed modification.

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.

**Response:** As previously stated, this request proposes to modify Lots 4, 5, 6, and 44-51 from 8 attached Row Houses and 30 units of Condominiums to 25 detached Row Houses. A subsequent FDP application for the proposed buildings will be submitted at a later date by the builder. Conceptual Elevations are included in Section IIC of this Notebook.

4. 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.

**Response:** All necessary legal documents have already been executed. Amendments to the legal documents will be prepared as needed.

**I. PDP Approval Procedures**

1. 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.
  - b) 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.

**Response:** 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 PDP Modification. 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**

1. 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:
    - i. 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.

**Response:** No changes to the street network or functional classification of streets are proposed.

- ii. Changes to the nature or location of parks types, trails or open space that do not significantly reduce function, usability,

connectivity, or overall distribution or availability of these uses in the Preliminary Development Plan.

**Response:** No changes to parks, trails or open space are proposed.

- 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:** No changes to utilities or storm water facilities are proposed, other than the minor adjustments for the new lot lines as shown on the attached plans in Sections IIB of this Notebook.

- iv. Changes to the location or mix of land uses that do 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:** The proposed refinement involves changing 8 attached row houses and 30 Condominium units to 25 detached row houses. Row houses are allowed to be detached inside the Village Center in accordance with the code amendment and VCAS amendment approved in 2009. This refinement is intended to achieve a housing product that is more aligned with current market conditions. There is no change proposed to the location of the units; there is only a reduction in the number of units by 13, and the units are now proposed to be detached row houses instead of attached row houses and condominiums.

The percentage change in unit count refinements is measured across the relevant SAP by aggregate land use category as defined above. In the case of SAP Central, all land use types in SAP Central fall within the same aggregate land use category. SAP Central is planned to have 1,011 units. With the 13 unit reduction proposed with this Modification, the refinements would result in 998 units in SAP Central, which is a **1.3% reduction in the aggregate land use category across the SAP** (see Section IID for updated unit count tracking tables). Thus, the proposed refinement is well within

the allowable 10% refinement. Additionally, the proposed refinements are so small that they will not result in fewer than 2,300 dwelling units in Villebois (see Section IID for updated unit count tracking tables). This request complies with the refinement test.

- 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:** There are no changes requested that are significant under the definitions above.

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.

**Response:** While this request replaces 8 attached row houses and 30 condominium units with 25 detached row houses, it will be providing for a market need that is not widely met in Villebois presently. This is consistent with the *Villebois Village Master Plan*, which aims to offer a wide range of living choices. This is stated in the *General - Land Use Plan Policy 1*: “The Villebois Village shall be a complete community with a wide range of living choices.” The area surrounding the proposed detached row houses is currently characterized by condominiums, apartments, and attached row houses. The proposed detached row houses provide an option that has greater appeal to the current market than condominiums or attached row houses, and they will further the diversity of living choices for potential buyers.

While the proposed row houses will reduce the density, they still comply with the overall density goals outlined in the *Villebois Village Master Plan*. The *General - Land Use Plan, Policy 1* further states that “Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units.” This request to reduce the amount of dwelling units by 13 will have no effect on the fulfillment of this policy. After accounting for this reduction, the proposed unit count is 2,602. This exceeds the standards set forth in the *Villebois Village Master Plan*.

The proposed detached row houses will meet the architectural standards of the *Barber Street* and *Linear Green Addresses* by establishing consistency in size, design, and quality of building materials. The existing row houses in SAP Central transition to greater heights as they get closer to the Village Center. The row houses immediately in the opposite direction of the Village Center on SW Barber St are 2.5 stories, transitioning to 2 stories even farther away from the Village Center. The proposed row houses fit this trend, as they will be 3 stories tall (See Conceptual Elevations in Section IIC). This consistently increasing height toward the Village Center will meet the goals in the *Liner Green* and *Barber Street Addresses Village Center Architectural Standards* to construct a “consistent, and rhythmic architectural character” and “build anticipation as a foreground to the Plaza, offer a

unique visual identity from the Plaza, and mark a distinct location.” The fulfillment of these policies will strengthen the character of the Village Center as a whole.

The detached row houses will also provide a visually pleasing diversity of design, as shown in the attached conceptual elevations (See Section IIC). The elevations show a variety of building techniques that mix size and design of balconies, windows, and roofing. The materials used for constructing the proposed row houses will also be varied, utilizing wood, brick, metal, and stone materials. These variations in techniques and materials are consistent with the *Linear Green* and *Barber Street Addresses Village Center Architectural Standards* that require “a consistency of façade heights and roof forms” and “a consistent strategy of massing, façade design, and materials within the Village Center.”

The proposed row houses are detached, which makes them much more desirable in the market place than an attached house. However, the houses are still condensed enough to attract potential buyers who are seeking a smaller living space in an urban setting. These characteristics appeal to an additional market segment of people moving from apartments to homes, people downsizing, and young families purchasing their first home. Detached row houses provide families with a much more affordable alternative to the larger single family home options. Overall the detached row houses contribute positively to the affordability of housing options within Villebois.

The attached Conceptual Elevation will be furthered with a subsequent FDP application to be submitted later by the builder. The subsequent FDP application will provide detailed information for the proposed detached row houses. Detached row homes that are placed this close together will have a more urban feel and are in higher demand. These row homes fulfill a significant need of the current housing market in Villebois Village. Overall the proposed refinement to change 8 attached row houses and 30 condominium units to 25 detached row houses will equally or better meet the goals, policies and Implementation Measures of the *Villebois Village Master Plan* as it will provide an option that meets a significant need in the housing market within Villebois.

- b) **The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area, and**

**Response:** The proposed modification will have no effect on the environment or natural/scenic resources of the area.

- c) **The refinement will not preclude an adjoining or subsequent PDP or SAP from development consistent with the approved SAP or Master Plan.**

**Response:** The proposed modification will not preclude an adjoining or subsequent PDP or SAP from developing in a manner consistent with the approved SAP or Master Plan.

- 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.

4. Amendments to the SAP for phasing will be processed as a Class II administrative review proposal.

**Response:** No amendments are proposed.

**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:

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

**Response:** This Supporting Compliance Report provides an explanation of how the proposed Modification is consistent with the standards of the Village zone.

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

**Response:** This Supporting Compliance Report provides an explanation of how the proposed Modification is consistent with the applicable standards of the Planning and Land Development Ordinance. The proposed modification will have no effect on the compliance of PDP 1C with Section 4.140(.09)J.1-3.

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

**Response:** The proposed Modification is consistent with SAP Central, as refined and described earlier in this report.

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

**Response:** The proposed architecture will be demonstrated to be in compliance with the Village Center Architectural Standards in the subsequent FDP to be submitted by the builder.

**COMMUNITY ELEMENTS BOOK**

**Response:** The proposed modification will not alter the project's compliance with the Community Elements Book.

**MASTER SIGNAGE AND WAYFINDING PLAN**

**Response:** The proposed modification will not alter the project's compliance with the Master Signage and Wayfinding Plan.

## RAINWATER PROGRAM

**Response:** The proposed modification has no effect on the project's compliance with the Rainwater Program.

1. 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:** No phasing is proposed.

2. 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 PDP 1C parks are already constructed. This modification will not alter their compliance.

3. 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.

**Response:** The PDP 1C parks are already constructed. This modification will not alter their compliance.

4. 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 modification is in conformance with Specific Area Plan - Central, and thus, the *Villebois Village Master Plan* as well as the applicable requirements and standards of the Planning and Land Development Ordinance.

### **(.19) Expiration of SAP, PDP and FDP Approvals**

A SAP approval shall not expire. A PDP or FDP approval shall expire two years after its approval date, if substantial development has not occurred on the property prior to that time. Provided, however, that the Development Review Board may extend these expiration times for up to three (3) additional periods of not more than one (1) year each. Applicants seeking time extensions shall make their requests in writing at least thirty (30) days in advance of the expiration date. Requests



for time extensions shall only be granted upon a showing that the applicant has in good faith attempted to develop or market the property in the preceding year or that development can be expected to occur within the next year. For purposes of this section, “substantial development” is deemed to have occurred if the subsequently-required development approval, building permit or public works permit has been submitted for the development, and the development has been diligently pursued, including the completion of all conditions of approval established for the permit.

**Response:** The applicant has plans to complete substantial development on the property within two years of the approval date. Should this fail to occur, the applicant will apply for an extension at least 30 days prior to the expiration date.

**(.20) 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 FDP. The approved FDP and phase development sequence shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved FDP may be approved by the Planning Director if such changes are consistent with the purposes and general character of the approved development plan. All other modifications, excluding revision of the phase development sequence, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.

**Response:** The applicant will agree in writing to adhere to the conditions prescribed for the approval of the PDP Modification. Any changes or modifications will follow the procedures prescribed in Section 4.125(.20).

**(.21) In the event of a failure to comply with the approved FDP, or any prescribed condition of approval, including failure to comply with the phase development schedule, the Development Review Board may, after notice and hearing, revoke a FDP. General economic conditions that affect all in a similar manner may be considered as a basis for an extension of a development schedule.**

**Response:** The applicant understands that failure to comply with the approved PDP Modification may result in the revocation of the PDP Modification.

### **III. CONCLUSION**

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested PDP Modification (SAP Refinement). Therefore, the applicant requests approval of this application.

REDUCED PLANS  
&  
CONCEPTUAL ELEVATIONS

**See Exhibit B2**

## Villebois (updated 6/23/14)

### Land Use Table

LAND USE	SAP NORTH	SAP SOUTH	SAP EAST	SAP CENTRAL	TOTAL
Estate	22	0	0	0	22
Large	43	104	0	0	147
Standard	20	68	49	0	137
Medium	89	127	112	0	328
<b>subtotal</b>	<b>174</b>	<b>299</b>	<b>161</b>	<b>0</b>	<b>634</b>
Small Detached	214	158	226	8	606
Small Attached / Cottage	49	0	147	9	205
Rowhouse	0	103	42	155	300
Nbhd Apartments	10	21	0	0	31
Village Apartments	0	0	0	411	411
Condos	0	0	0	94	94
Urban Apartments	0	0	0	90	90
Mixed Use Condos	0	0	0	104	104
Specialty Condos	0	0	0	127	127
<b>subtotal</b>	<b>273</b>	<b>282</b>	<b>415</b>	<b>998</b>	<b>1,968</b>
<b>TOTAL UNITS</b>	<b>447</b>	<b>581</b>	<b>576</b>	<b>998</b>	<b>2,602</b>

**SAP Central** (updated 6/23/14)

LAND USE	Existing Count				Proposed										Total
	SAP CENTRAL	PDP 1C*	PDP 2C**	PDP 3C	PDP 4C	5C	6C	7C	8C	9C	10C	11C	12C	13C	
Estate	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Large	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Small Detached	8	0	0	0	8	0	0	0	0	0	0	0	0	0	8
Small Attached/Cottage	9	0	0	0	9	0	0	0	0	0	0	0	0	0	9
Rowhouse	138	56	13	0	40	(28-46)	0	0	0	0	(8-10)	0	0	0	109 + (36-56)
Nbhd Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Village Apartments	411	304	52	0	0	0	(4-8)	0	(6-14)	0	0	(24-36)	(24-36)	(66-98)	356 + (124-192)
Condos	124	3	45 + (2-4)	0	0	0	0	0	0	(15-30)	(13-26)	0	0	0	48 + (30-60)
Urban Apartments	90	0	0	0	0	0	0	(22-42)	0	0	0	(18-32)	0	0	(40-74)
Mixed Use Condos	104	(8-12)	(24-30)	0	0	0	0	0	0	(13-52)	0	(11-44)	0	0	(56-138)
Specialty Condos	127	0	0	0	0	0	(40-70)	0	(34-60)	0	0	0	0	0	(74-130)
<b>subtotal</b>	<b>1,011</b>	<b>363+(8-12)</b>	<b>110 + (26-34)</b>	<b>0</b>	<b>57</b>	<b>(28-46)</b>	<b>(44-78)</b>	<b>(22-42)</b>	<b>(40-74)</b>	<b>(28-82)</b>	<b>(21-38)</b>	<b>(53-112)</b>	<b>(24-36)</b>	<b>(66-98)</b>	<b>530+ (360-650)</b>
<b>TOTAL UNITS</b>	<b>1,011</b>							<b>890 - 1,180</b>							

(#-#) indicates range approved with either PDP or SAP, but no building or refined unit count yet defined

\* PDP 1C Approved & Built; FDP's Approved for The Alexan - 274 Apts (built), 39 RH w/ Polygon 2013 MOD (31 built or in process), 33 Carvalho Condos (3 built), and 30 Rainwater Garden Apts (built) - 2014 PDP Mod to change 30 condos to 18 RH & 8 RH to 7 RH

\*\*PDP 2C Approved & Built; FDP's Approved for The Charleston - 52 Apts (built), 13 RH w/ Polygon MOD (0 built), Carvalho Carriage Homes - 6 Condos (0 built), and The Trafalgar Flats - 39 Condos (0 built)

**Proposed Count**

LAND USE	SAP CENTRAL
Estate	0
Large	0
Standard	0
Medium	0
<b>subtotal</b>	<b>0</b>
Small Detached	8
Small Attached/Cottage	9
Rowhouse	155
Nbhd Apartments	0
Village Apartments	411
Condos	94
Urban Apartments	90
Mixed Use Condos	104
Specialty Condos	127
<b>subtotal</b>	<b>998</b>
<b>TOTAL UNITS</b>	<b>998</b>

Walter H. Knapp  
*Silviculture & Urban Forestry*

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**TREE REPORT**  
**VILLEBOIS – SPECIFIC AREA PLAN CENTRAL**  
**WILSONVILLE, OREGON**

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Revised: February 24, 2006

**Purpose**

This report documents the condition, viability, and likelihood of survival for trees on the Central Villebois site. It also includes a preliminary finding of which trees will be retained on the site and which will be removed because of construction or condition. Decisions regarding trees that are questionable will be deferred until later in the development process.

**Methods**

All trees on the site were visually examined in the field by Certified Arborists.<sup>1</sup> Data were collected on tree condition, including diseases, structural defects, and soil-site interactions. This information is shown in the tree inventory (enclosed). The inventory lists tree species, size, condition, descriptive comments, and likely treatment prescription. The treatment prescriptions were based on tree characteristics as well as location within the site. Determining the prescription was an interactive process where important trees were identified and integrated into the design of the site where possible.

**Findings**

**Species Composition.** A total of 39 different tree species was inventoried on the site. Only 9 of these are native species, and these are mostly found in the conifer grove. The remaining species were planted as street trees or ornamentals.

**Tree Condition.** A complete description of all trees, including species, size, and condition, is included in the tree inventory. A total of 62 trees on the site are classed as “Important”

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<sup>1</sup> Arborists included Peter Torres, Ryan Neumann and Walter H. Knapp,.

(table 1). These trees are very good or outstanding specimens with no significant defects or health limitations. An additional 56 trees are classed as “Good.” These trees are suitable for retention on the site, with only minor limitations of condition or species characteristics. The 72 trees in the “Moderate” category can be retained, but are less suitable due to health or other limitations.

The 160 trees classed as “Poor” should be removed because of their condition. Many of the street trees, particularly the Norway maples, are damaged or diseased. Verticillium wilt and Armillaria root disease have killed some of these trees, and many are in severe decline.<sup>2</sup> Many of the grand firs in the Hilltop Park area have been killed by insects, and most of those that remain are in poor condition and vulnerable.

Table 1. Condition classification summary for trees at Villebois SAP-Central.

Rating <sup>3</sup>	Number of Trees	Percent
Important	62	17%
Good	56	15%
Moderate	72	20%
Poor	160	44%
Dead	17	5%
Grand Total	367	100%

### Treatment Prescriptions

Recommended treatment prescriptions were based on an evaluation of species, condition, and location with respect to proposed development infrastructure. As a result of this detailed planning and analysis, 81 trees have been designated for protection and permanent retention (table 2). A total of 68 trees will be removed for construction, and 160 will be removed due to condition. Seventeen dead trees will be removed during site development. Five trees were selected for transplanting on the site.

During construction, 36 trees will be reevaluated to determine if they can be retained. Although it is likely that they will need to be removed due to their location, it may be feasible to retain some of them as site design and construction plans become more finite. The project arborist will coordinate with City of Wilsonville staff to make these situational decisions.

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<sup>2</sup> See Verticillium report for SAP-Central, by Peter Torres, Multnomah Tree Experts, Ltd. 3/22/05.

<sup>3</sup> Refer to Villebois Community Elements Book for a full description of tree classification categories.

Table 2. Treatment prescriptions for trees at Villebois SAP-Central.

<b>Recommendation</b>	<b>Rating</b>	<b>Total</b>	<b>Percent</b>
Remove - construction	Good	17	5%
	Important	4	1%
	Moderate	47	13%
<b>Remove - construction Total</b>		<b>68</b>	<b>19%</b>
Likely to be removed - construction	Good	16	4%
	Important	1	0.3%
	Moderate	19	5%
<b>Likely to be removed - construction Total</b>		<b>36</b>	<b>10%</b>
Remove - condition	Poor	160	44%
<b>Remove - condition Total</b>		<b>160</b>	<b>44%</b>
<b>Trees subject to mitigation requirement - Total</b>		<b>264</b>	<b>72%</b>
Remove - dead	Dead	17	5%
<b>Remove - dead Total</b>		<b>17</b>	<b>5%</b>
Retain	Good	20	5%
	Important	55	15%
	Moderate	6	2%
<b>Retain Total</b>		<b>81</b>	<b>22%</b>
Transplant	Good	3	1%
	Important	2	1%
<b>Transplant Total</b>		<b>5</b>	<b>1%</b>
<b>Grand Total</b>		<b>367</b>	<b>100%</b>

Considerable effort was taken to retain as many of the high-quality trees as possible. Note that only 5 of the Important trees are being removed or likely to be removed for construction and 57 (92%) are planned for retention or transplanting on the site.

### Mitigation

The City of Wilsonville requires mitigation planting when live trees are removed. According to current landscaping plans for SAP-Central, 812 street trees will be planted (table 3). An additional 12 trees will be planted in Hilltop Park. As shown in table 2, there

are 264 trees that are subject to mitigation requirements, leaving a mitigation surplus of 560 trees.

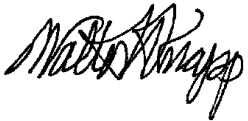
Table 3. Mitigation calculations, SAP-Central.

Mitigation Category	Number of Trees
Street trees to be planted	812
Hilltop Park trees to be planted	12
Total trees to be planted	824
Trees to be removed, subject to mitigation (table 2)	-264
Surplus mitigation	560

### Tree Protection During Construction

Tree protection specifications will be developed in later stages of planning. In keeping with City of Wilsonville development code, a tree protection plan will be required. The plan will include:

- Identification of protection area for trees that will be retained.
- Type and location of tree protection fencing.
- Activities restricted from tree protection area.
- An inspection schedule and protocol.



Walter H. Knapp  
Certified Forester, SAF 406  
Certified Arborist, ISA PN-0497

Enclosure: Tree Inventory





### 2.1 Building Types

The Building Type, per **Table V-1 Development Standards** (Village Zone), shall be Multi-Family Dwellings - Village Center.

*OR Row Houses - Village Center. Row Houses may be attached or detached.*

The preferred product type is the maisonette: a residence occupying two or more floors of a larger building and having its own entrance from outside.

### 2.2 Building Height & Roof Form

#### Intent:

Strengthen the perception of the Parkway as a public room by establishing a consistency of façade heights and roof forms.

#### Required Standards:

- 1) Buildings shall be three stories or greater in height.
- 2) Principal roofs shall have 6:12 or greater pitch towards the Address, such that the roof is visible from the street. Gables are allowed only at building corners.

*For Row Houses, roof forms should be consistent.*

#### Optional:

- 3) Dormers, light monitors, chimneys, and other roof elements are encouraged to create visual interest.
- 4) Roof forms along the Linear Green Address are encouraged to be substantially similar in character.

*On Multi-Family Buildings*



### 3.1 Horizontal Façade Articulation

#### Intent:

Reduce the apparent bulk of long buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

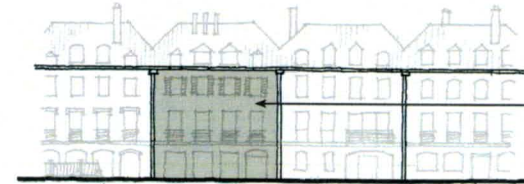
#### Required Standards:

- 1) Horizontal Articulation: Horizontal façades longer than 60 feet shall be articulated through consistent and rhythmic façades. At least two of the following methods of rhythmic facade articulation shall be employed:
  - a) Expression of structural bay or width of units;
  - b) Subtle variation of color, texture, or grain of materials;
  - c) Major façade planes that are consistent and repetitive in proportion;
  - d) Consistent and repetitive windows;
  - e) Consistent and repetitive building entries; and/or
  - f) Horizontal banding.

#### Optional:

- 2) Each dwelling need not be articulated as an individual unit. Consistency of the building character is more important than unit identity for this Address.
- 3) Buildings along the Linear Green Address are encouraged to be bookmatched. That is, the buildings on opposite sides of the street are similar in mass, material, color, and articulation.

*For Multi-Family Buildings*



c) Major facade planes are consistent in proportion



d) Consistent and repetitive windows



a) Expression of structural bay or unit width



e) Consistent and repetitive building entries



b) Subtle variation of color, or texture or pattern of materials



f) Horizontal banding



### 4.1 Exterior Building Materials

**Intent:**

Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

**Required Standards:**

- For Multi-Family Buildings*  
*Multi-Family*
- 1) The requirements of this Section supersede **Table V-4: Permitted Materials and Configurations** (Village Zone).
  - 2) At least 30 percent of each building façade to which these standards apply shall be finished in one or more of the following materials:
    - a) Brick, stone, or cast stone;
    - b) Stucco or plaster;
    - c) Poured-in-place concrete, or pre-cast concrete veneer; and/or
    - d) Metal panel systems.
  - 3) The additional following materials may be used up to the remaining percentage of each façade:
    - a) Wood;
    - b) Cellulose fiber-reinforced cement products (i.e. Hardi-Board) or other cement building products approved by a nationally recognized building products evaluation service;
    - c) Rock, glass block, tile; and/or
    - d) Concrete block: split-faced, ground-faced, or scored.
  - 4) The percentage calculation applies only to the façades facing a public or private street.
  - 5) Doors and windows and their associated trim shall be excluded from the percentage calculation.
  - 6) Glass shall have less than 20 percent reflectance.

### 4.2 Ground Level Building Components

**Intent:**

Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that all ground floors reinforce the streetscape character.

**Required Standards:**

- 1) Developments shall include at least two of the following at all primary building entrances:
  - a) Recesses;
  - b) Distinct roof forms;
  - c) Porches or stoops;
  - d) Trellises; and/or
  - e) Glass at sides or above entry doors.
- 2) Ground level units shall be at grade and have direct access to a yard.
- 3) Each unit ~~shall~~ *may* have a fence between the yard and street meeting the following requirements:
  - a) The fence may be as tall as four feet but not less than two feet;
  - b) The fence shall be no more than 25% opaque; and
  - c) The fence shall be constructed out of painted metal and/or masonry, predominantly vertical in configuration.

**Optional:**

- 4) Vertically stacked units are encouraged to share a common entry.
- 5) Raised entries, such as a stoop, are encouraged.
- 6) Fences are strongly encouraged to be metal.

### 4.3 Façade Components

**Intent:**

Maintain a lively and active street face. Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

**Optional:**

- 1) Building elements that lend themselves to rhythmic patterns are encouraged. These elements include but are not limited to: bay windows, shuttered windows, dormers, covered unit entries, pilasters, brackets, etc.

**SECTION III**

**TENTATIVE REPLAT**

**SUPPORTING COMPLIANCE REPORT**  
**REPLAT OF LOTS 4, 5, 6 AND 44-51 OF “VILLEBOIS VILLAGE**  
**CENTER”**

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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:

#### D. Row Houses

**Response:** This application is a proposed replat of Lots 4, 5, 6, and 44-51 of “Villebois Village Center” which were originally platted for the purposes of attached Row Homes and Condominiums. The proposed use is now for all properties to be detached Row Homes. This change necessitates a replat of the subject lots to fit the redesigned buildings. Row Homes are permitted pursuant to subsection (.02).

### (.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:

**Response:** The proposed replat will not alter compliance with this standard.

#### 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.

**Response:** The proposed replat will not alter compliance with this standard.

#### Table V-1 Development Standards

**Response:** The proposed replat will not alter compliance with this standard.

### (.09) STREET & ACCESS IMPROVEMENT STANDARDS

**Response:** No improvements are proposed with this replat. The proposed replat will not alter compliance with these standards.

## 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.

**Response:** A Tentative Replat has been prepared by an Oregon licensed professional surveyor as required. The Tentative Replat is attached. The Replat does not require any improvements.

**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:

1. 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.

**Response:** An application form and fee are attached (see Exhibits 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.

**Response:** Ten (10) copies of the Tentative Replat are attached. Three (3) copies are provided initially for completeness review; the balance of the 10 will be provided at determination of completeness.

4. 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.

**Response:** The names of the proposed subdivision replats are listed below. The proposed names were agreed to by the Clackamas County Surveyor in a phone conversation with the project surveyor on July 2, 2014.

- “Villebois Village Center” lots 44-51 (Sevilles) will be named “Villebois Village Center No. 4”
- “Villebois Village Center” lots 5 & 6 (Carvalho) will be named “Villebois Village Center No. 5”
- “Villebois Village Center” lot 4 (Carvalho) will be named “Villebois Village Center No. 6”

5. Names, address, and telephone numbers of the owners and applicants, and engineer or surveyor.

**Response:** The names, addresses and telephone numbers of the owner, applicant, engineer and surveyor are listed in the 'Introductory Narrative' (see Section IA of the Notebook).

6. Date, north point and scale drawing.
7. Location of the subject property by Section, Township, and Range.
8. Legal road access to subject property shall be indicated as City, County, or other public roads.
9. Vicinity map showing the relationship to the nearest major highway or street.
10. Lots: Dimensions of all lots, minimum lot size, average lot size, and proposed lot and block numbers.
11. Gross acreage in proposed plat.

**Response:** The above information is provided on the tentative replat. The location of the subject property by Section, Township and Range and the gross acreage of the replat are also listed in the 'Introductory Narrative' (see Section IA of the Notebook).

12. Proposed uses of the property, including sites, if any, for multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses.

**Response:** The proposed use is detached Row Homes.

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:** The subject replat does not require any improvements.

14. Trees. Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.

**Response:** The proposed replat will not alter planned retention of existing trees.

15. Utilities such as electrical, gas, telephone, on and abutting the tract.

**Response:** The subject replat does not require any improvements.

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:** The attached replat shows the width, location, and purpose of all existing easements. No deed restrictions are proposed. This report serves as the necessary written statement. New CC&R’s will be prepared for the subject lots with the replat.

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 subject replat does not border a stream or river.

21. Proposed use or treatment of any property designated as open space by the City of Wilsonville.

**Response:** The subject replat does not include any areas designated as open space by the City of Wilsonville.

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.

**Response:** The required mailing list is attached (see Exhibit ID).

23. A completed “liens and assessments” form, provided by the City Finance Department.

**Response:** This form is on file at the City of Wilsonville.

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.

**Response:** The subject area does not include SROZ lands or wetland habitat.

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:** The subject replat does not require any improvements, other than some minor utility adjustments as shown in the PDP Modification Plans.

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:** The number of units is decreased from 38 to 25 with the proposed replat. A traffic study is not required to address such a minor reduction.

F. Replats subject to same procedures as new plat. Proposals to replat any previously platted land shall be subject to the same standards and procedures as a new application for tentative plat approval. Except, however, that a replat that proposed the same number of lots or parcels as the originally recorded land division, and that is determined by the Planning Director to create no significant adverse impacts on adjacent properties beyond that of the original division, may be reviewed through Class II Administrative Review procedures.

**Response:** This application is a proposed replat of Lots 4, 5, 6, and 44-51 of "Villebois Village Center" to allow the lots to fit the proposed buildings. The proposed buildings have changed in response to market conditions from the buildings contemplated at the time the subject lots were originally platted. The proposed replat increases the number of lots from 11 in the originally recorded subdivision to 25. The proposed replat will not create any significant adverse impacts on adjacent properties beyond that of the original subdivision.

#### 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.

**Response:** The proposed replat does not alter compliance with Specific Area Plan - Central and the *Villebois Village Master Plan* and thereby conforms to the applicable Master Plans.

(.02) **Relation to Adjoining Street System.**

**Response:** The proposed replat does not alter streets in any way.

(.03) All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.

**Response:** The proposed replat will not alter compliance with this standard.

(.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:** No new easements are proposed with this replat.

(.05) **Topography:** The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.

**Response:** The proposed replat does not alter compliance with this standard.

(.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:

**Response:** No reserves strips are needed or proposed.

(.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.

**Response:** The proposed replat does not alter 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.

**Response:** The proposed replat does not alter compliance with this standard.

(.09) **Street Names:** 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:** The proposed replat does not alter compliance with this standard.

#### 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.

**Response:** The proposed replat does not alter compliance with this standard.

**(.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 proposed replat does not alter compliance with this standard.

**(.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.

**Response:** The proposed replat does not alter compliance 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.

**Response:** The proposed replat does not affect 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. The proposed replat does not alter compliance with this standard.

(.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 subject lots comply with the applicable access requirements of the Village zone. The proposed replat does not alter compliance with this standard.

(.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 exist or are proposed by this application.

(.08) **Lot side lines.** 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. The proposed replat does not alter compliance with this standard.

(.09) **Large lot land divisions.** 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:** The subject lots are not large enough to allow re-division.

(.10) **Building line.** 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.

**Response:** This replat does not include land to be dedicated for public purposes.

(.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 have a corner radius of not less than ten (10) feet. The proposed replat does not alter compliance with this standard.

#### SECTION 4.262. IMPROVEMENTS - REQUIREMENTS.

(.01) **Streets.** 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.

**Response:** The subject replat does not require any improvements, other than some minor utility adjustments as shown in the attached plans (see Section IIB).

(.02) **Curbs.** Curbs shall be constructed in accordance with standards adopted by the City.

**Response:** No improvements are proposed with this replat.

(.03) **Sidewalks.** Sidewalks shall be constructed in accordance with standards adopted by the City.

**Response:** No improvements are proposed with this replat.

(.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.

**Response:** The subject replat does not require any improvements, other than some minor utility adjustments as shown in the attached plans (see Section IIB).

(.05) **Drainage.** Storm drainage, including detention or retention systems, shall be provided as determined by the City Engineer.

**Response:** No improvements are proposed with this replat.

(.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.

**Response:** The subject replat does not require any improvements, other than some minor utility adjustments as shown in the attached plans (see Section IIB).

(.07) **Streetlight standards.** Streetlight standards shall be installed in accordance with regulations adopted by the City.

**Response:** No improvements are proposed with this replat.

(.08) **Street signs.** 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:** No improvements are proposed with this replat.

(.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.

**Response:** Monuments will be placed at all applicable 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) **Water.** Water mains and fire hydrants shall be installed to serve each lot in accordance with City standards.

**Response:** The subject replat does not require any improvements, other than some minor utility adjustments as shown in the attached plans (see Section IIB).

## **II. CONCLUSION**

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested replat. Therefore, the applicant respectfully requests approval of this application.

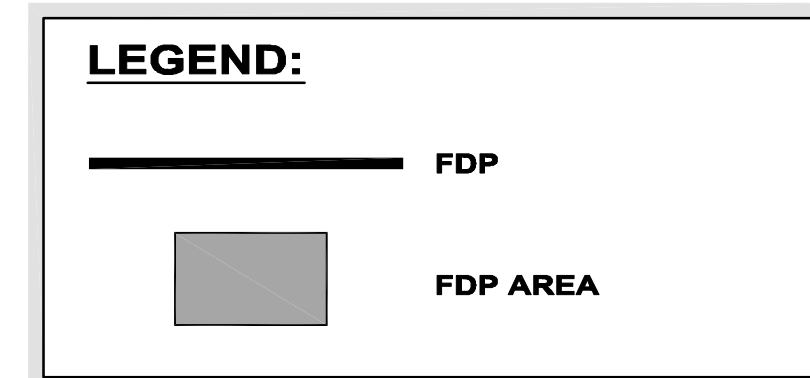
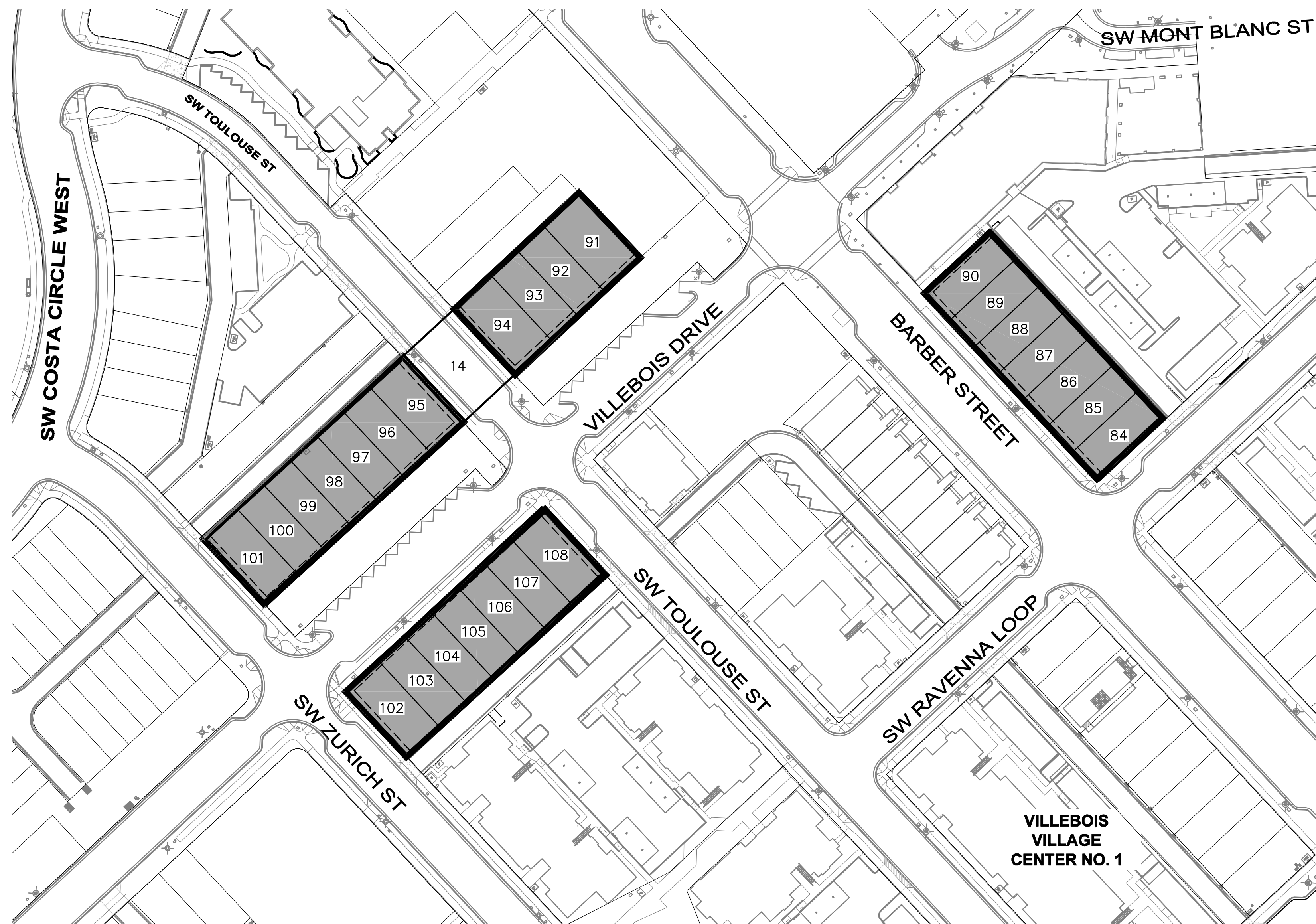


# CARVAHLO AND SEVILLES ROW HOMES

## PDP MODIFICATION AND REPLAT

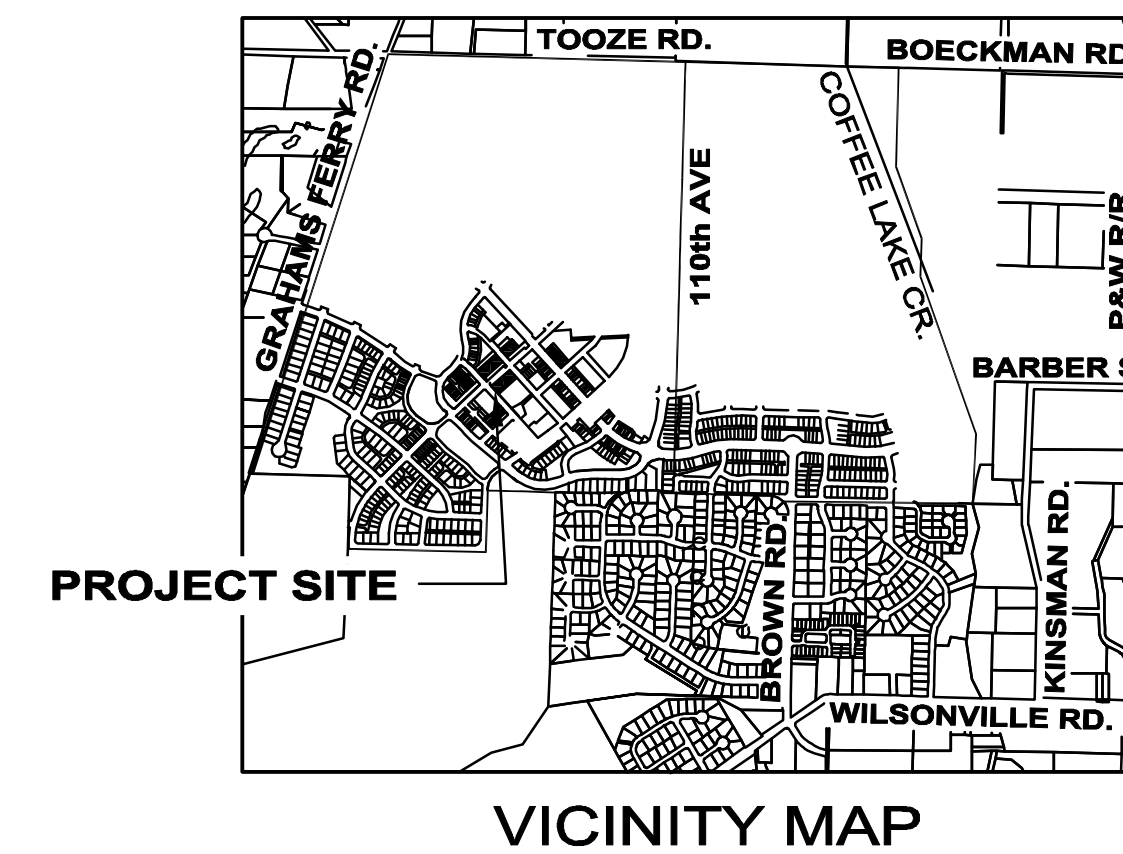
### LOTS 84-108 OF PDP 1 CENTRAL ("VILLEBOIS VILLAGE CENTER")

TOWNSHIP 3 SOUTH, RANGE 1 WEST, SEC. 15 W.M.  
CITY OF WILSONVILLE, OREGON



**SHEET INDEX:**

1	COVER SHEET
2A	EXISTING CONDITIONS
2B	EXISTING CONDITIONS
3A	PRELIMINARY PLAT
3B	PRELIMINARY PLAT
3C	PRELIMINARY PLAT
4A	SITE PLAN
4B	SITE PLAN
5A	COMPOSITE UTILITY PLAN
5B	COMPOSITE UTILITY PLAN
6	TREE PRESERVATION PLAN



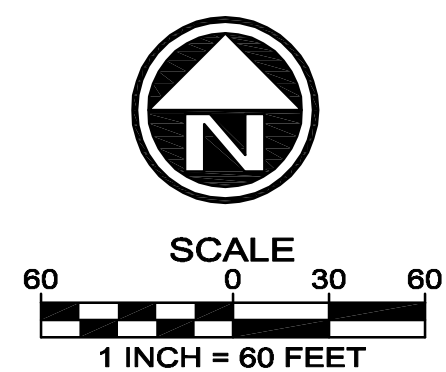
**UTILITIES & SERVICES:**

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

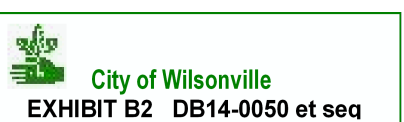


RCS-Villebois Development, LLC

RCS-Villebois Investments, LLC

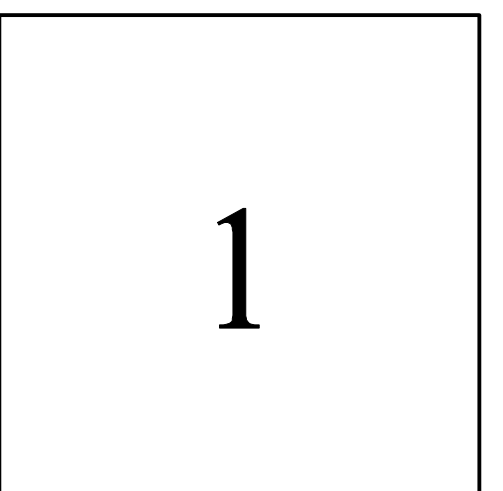
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS  
PHASE I CENTRAL  
CARVAHLO AND SEVILLES  
ROW HOMES  
PDP Modification and Replat



Cover Sheet

DATE: 7/3/14





Villebois

RCS-Villebois  
Development, LLC

RCS-Villebois Investments, LLC

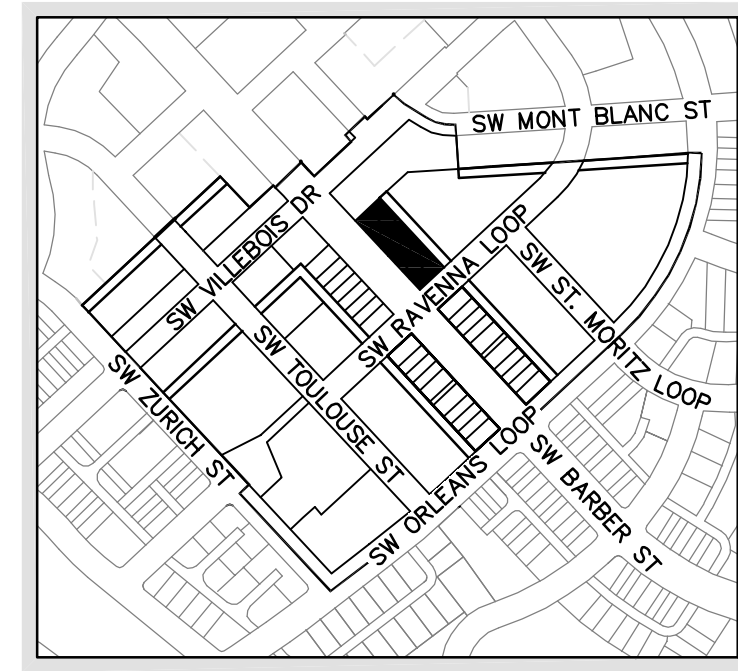
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS  
PHASE I CENTRAL  
CARVAHLO AND  
SEVILLES  
ROW HOMES  
PDP Modification and  
Replat

Existing  
Conditions

DATE: 7/3/14

2A



KEY MAP  
NTS

**TAX MAP REFERENCE:**

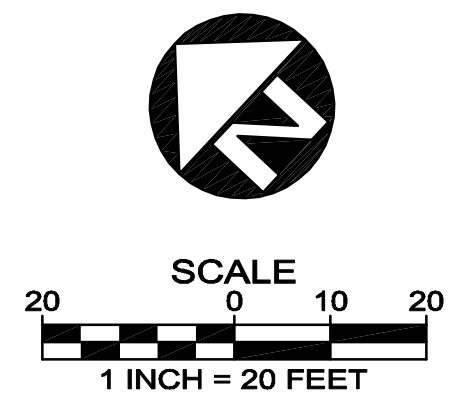
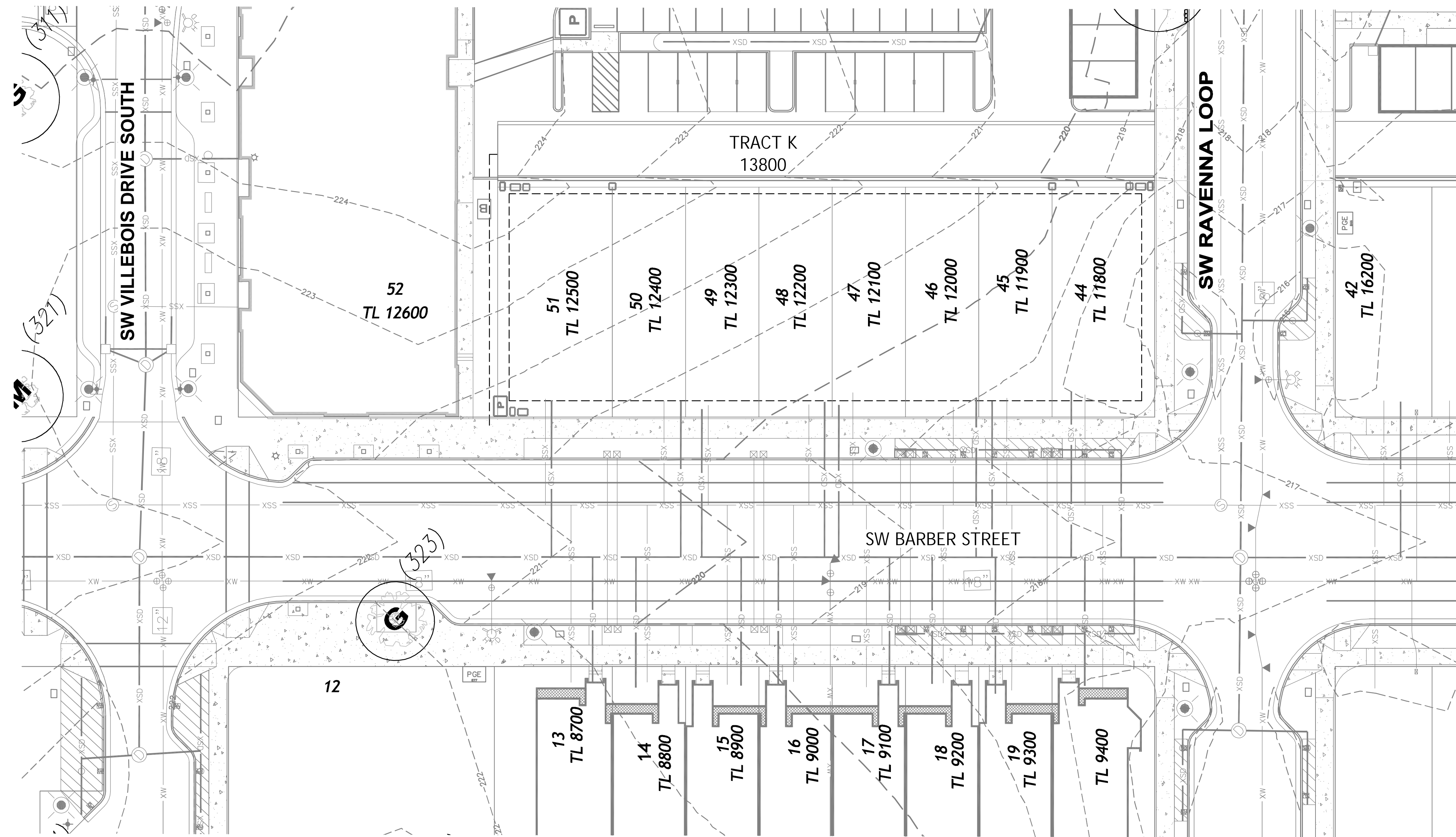
TOWNSHIP 3S R1W  
SECTION 15, W.M.  
WILSONVILLE, OREGON.  
TAX LOTS 7800, 7900, 8000, & 11800-12500

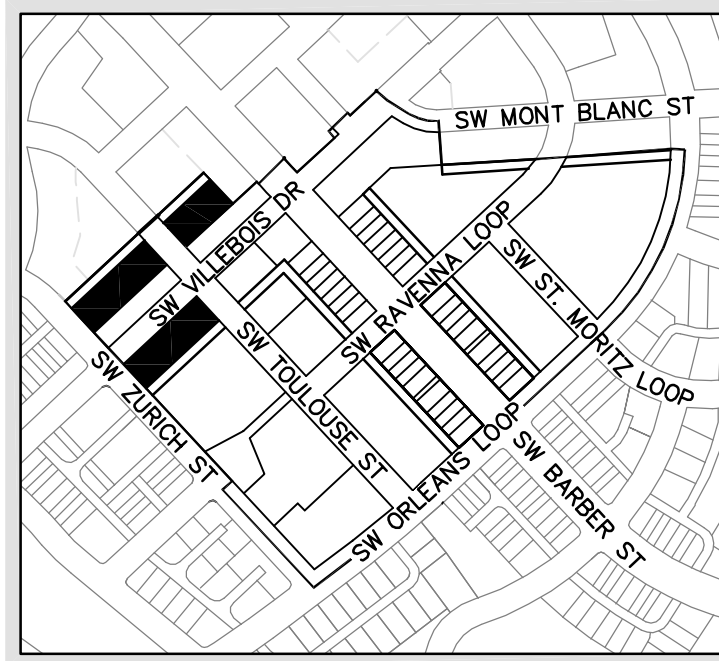
**GENERAL NOTES:**

1. NO TREES CURRENTLY EXIST ON THIS SITE.
2. THE INFORMATION SHOWN ON THIS PLAN IS BASED ON ASBUILT SURVEY DATA COMPILED BY ALPHA COMMUNITY DEVELOPMENT IN JULY 2007.

**LEGEND:**

- XSS — EX SANITARY SEWER
- XSD — EX STORM DRAIN
- XW — EX WATER LINE
- ⊠ PGE EX PGE TRANSFORMER
- ⊠ EX PGE PEDESTAL
- ⊠ VZ EX VERIZON HANDHOLE
- ⊠ EX COMCAST PEDESTAL
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER





KEY MAP  
NTS

**TAX MAP REFERENCE:**  
 TOWNSHIP 3S R1W  
 SECTION 15, W.M.  
 WILSONVILLE, OREGON.  
 TAX LOTS 7800, 7900, 8000, & 11800-12500

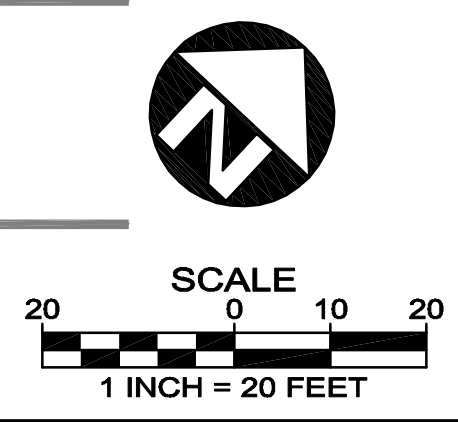
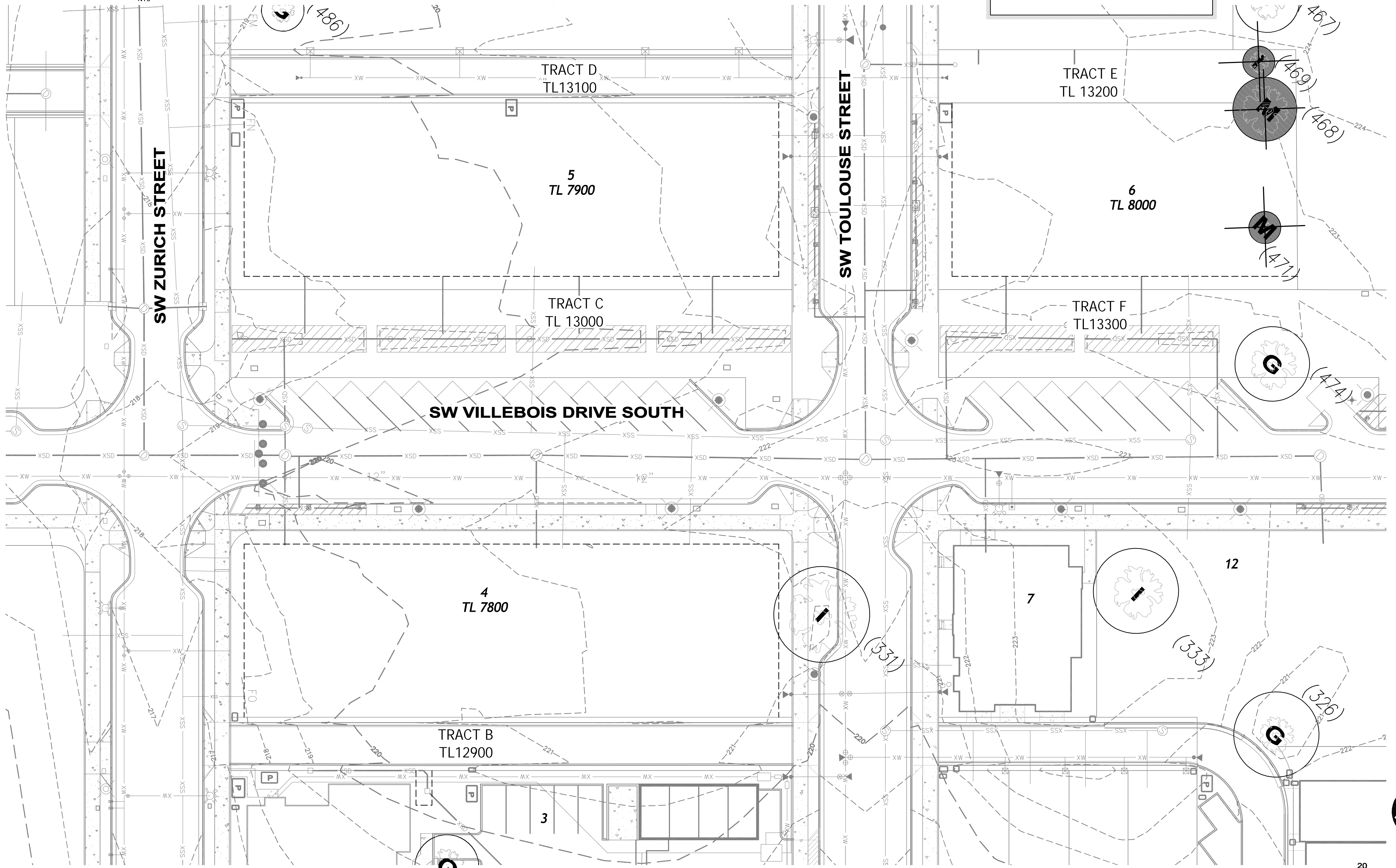
**GENERAL NOTES:**  
 1. SEE TREE REMOVAL PLAN FOR TREES TO BE REMOVED/PROTECTED.  
 2. THE INFORMATION SHOWN ON THIS PLAN IS BASED ON ASBUILT SURVEY DATA COMPILED BY ALPHA COMMUNITY DEVELOPMENT IN JULY 2007 AND ADDITIONAL FIELD OBSERVATION BY PACIFIC COMMUNITY DESIGN IN MAY 2009.

**LEGEND:**

- XSS EX SANITARY SEWER
- SS PROPOSED SANITARY LINE
- XSD EX STORM DRAIN
- PROPOSED STORM LINE
- XW EX WATER LINE
- PGE EX PGE TRANSFORMER
- EX PGE PEDESTAL
- EX VERIZON HANDHOLE
- EX COMCAST PEDESTAL
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER

**TREE LEGEND**

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- TREES TO BE RETAINED
- ⊗ TREES TO BE REMOVED
- ⊘ TREES LIKELY TO BE REMOVED



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RCS-Villebois Investments, LLC  
 PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS  
 PHASE I CENTRAL  
 CARVAHLO AND SEVILLES  
 ROW HOMES  
 PDP Modification and Replat

Existing Conditions

DATE: 7/3/14

2B



Villebois

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Development, LLC

RCS-Villebois Investments, LLC

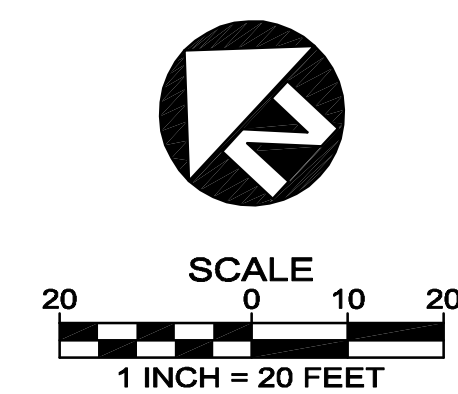
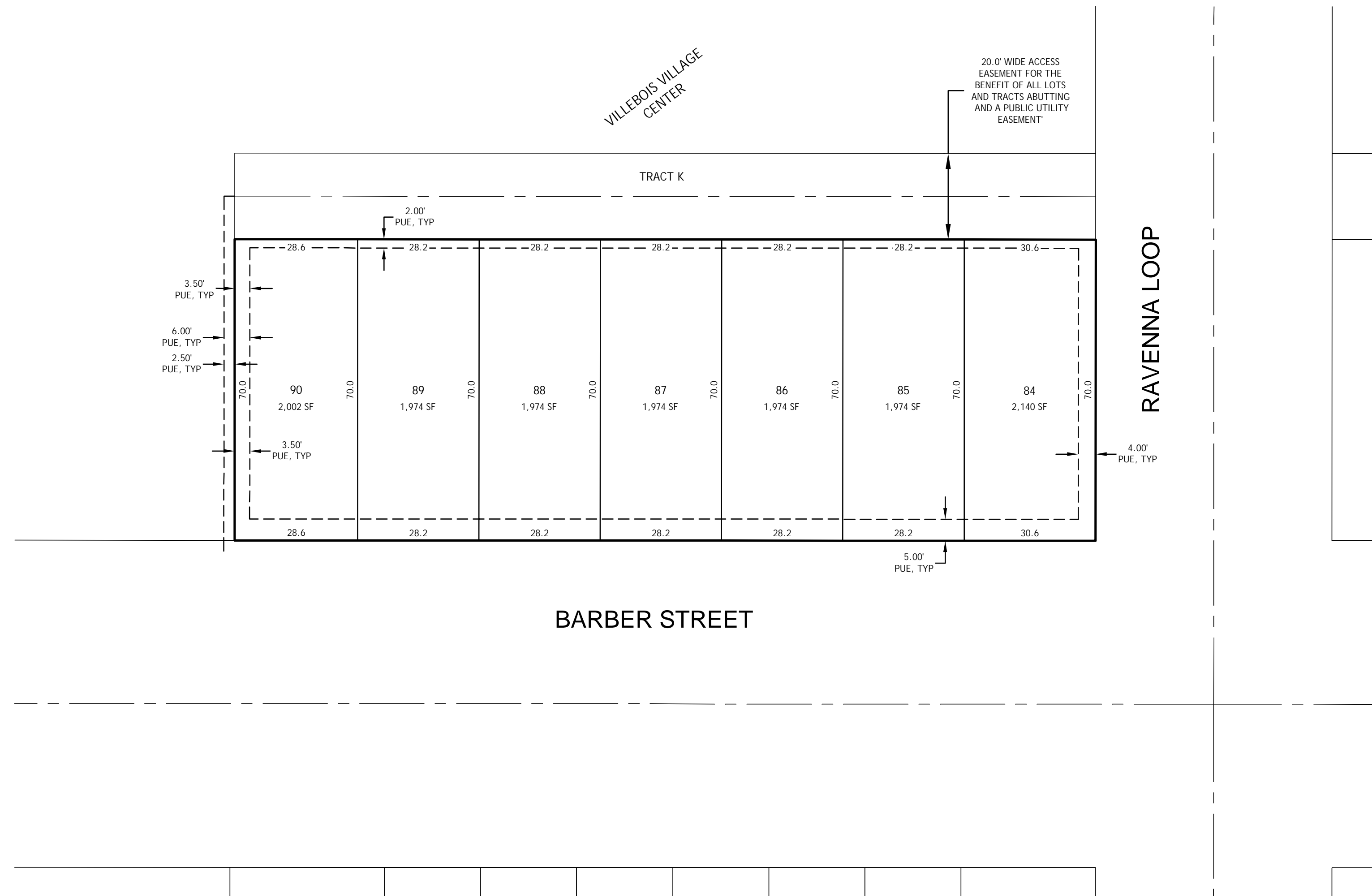
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CARVAHLO AND  
SEVILLES  
ROW HOMES  
PDP Modification and  
Replat

Preliminary Plat  
Villebois Village  
Center No. 4

DATE: 7/3/14

3A





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PACIFIC COMMUNITY DESIGN, INC.

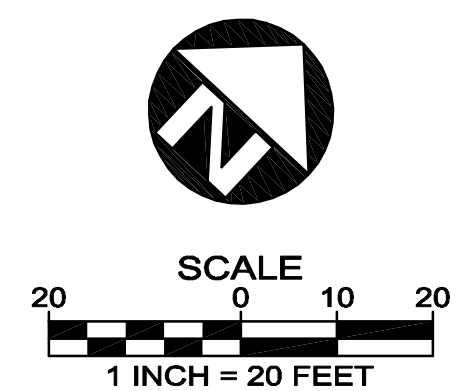
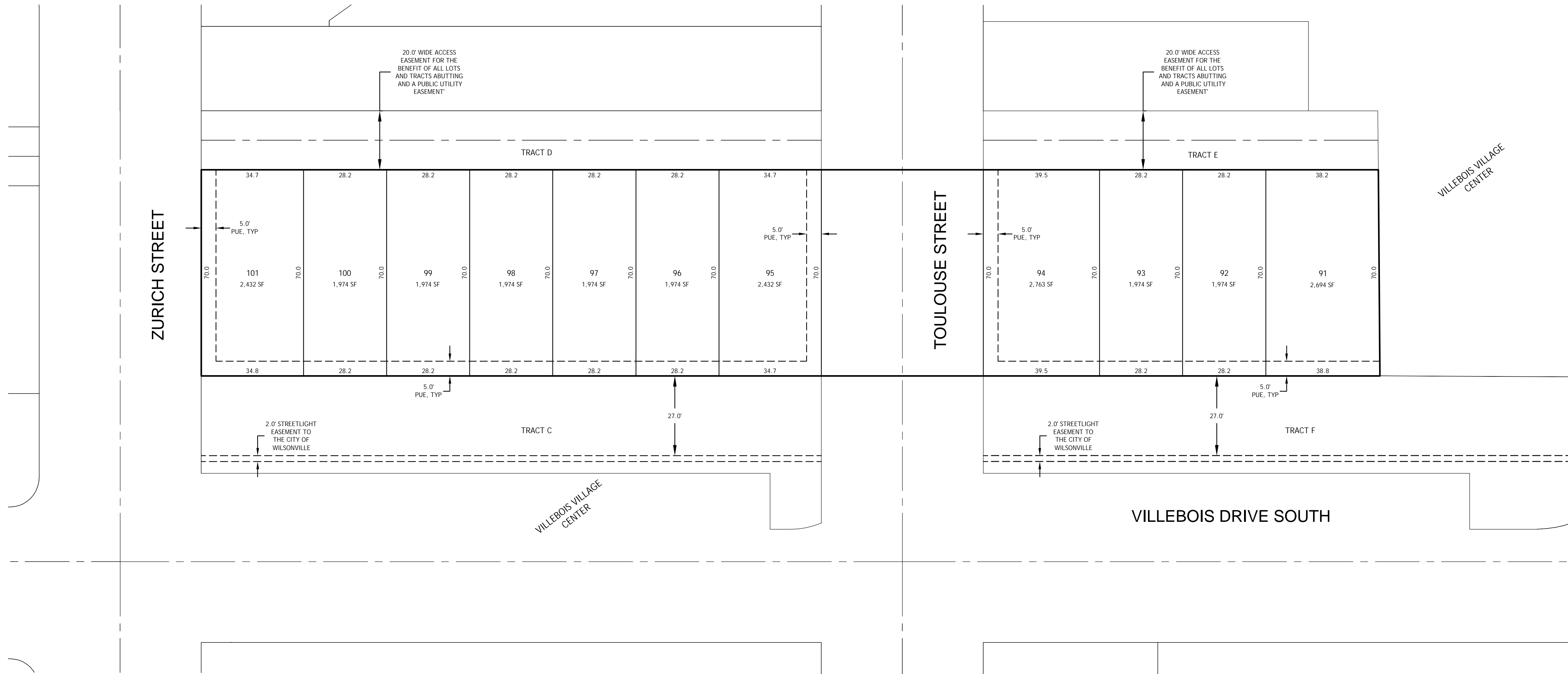
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CARVAHLO AND  
SEVILLES  
ROW HOMES

PDP Modification and  
Replat

Preliminary Plat  
Villebois Village  
Center No. 5

DATE: 7/3/14

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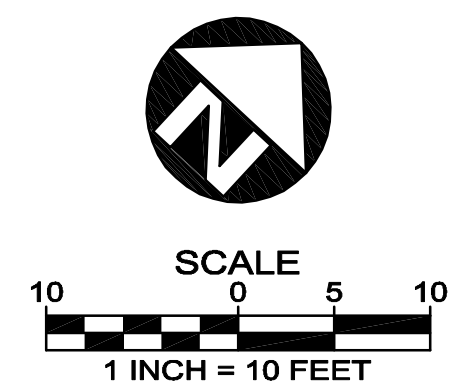
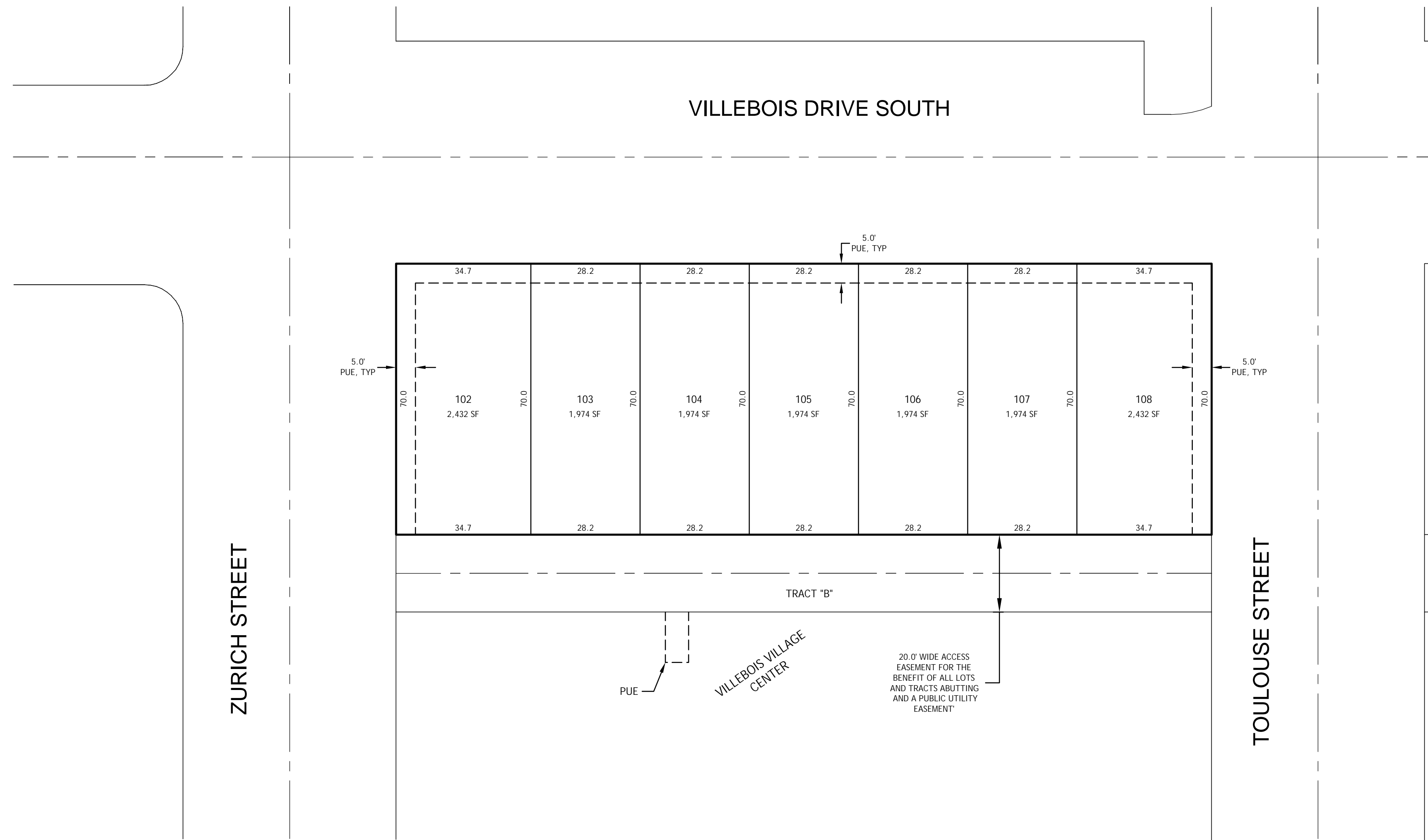
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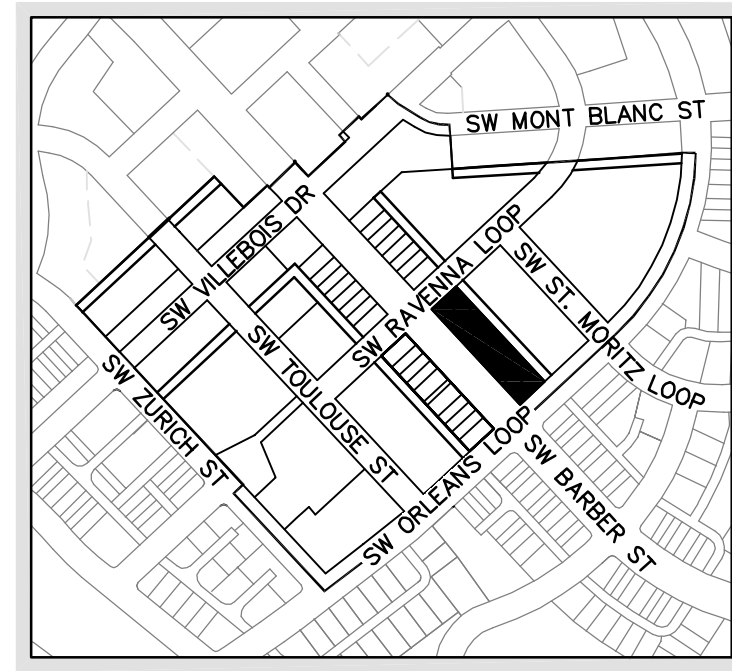
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CARVAHLO AND  
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ROW HOMES  
PDP Modification and  
Replat

Preliminary Plat  
Villebois Village  
Center No. 6

DATE: 7/3/14

3C



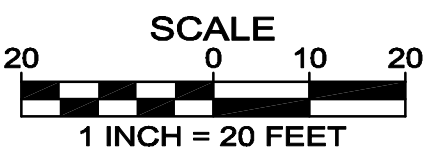
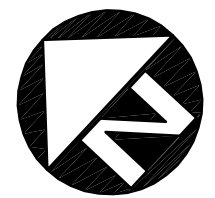
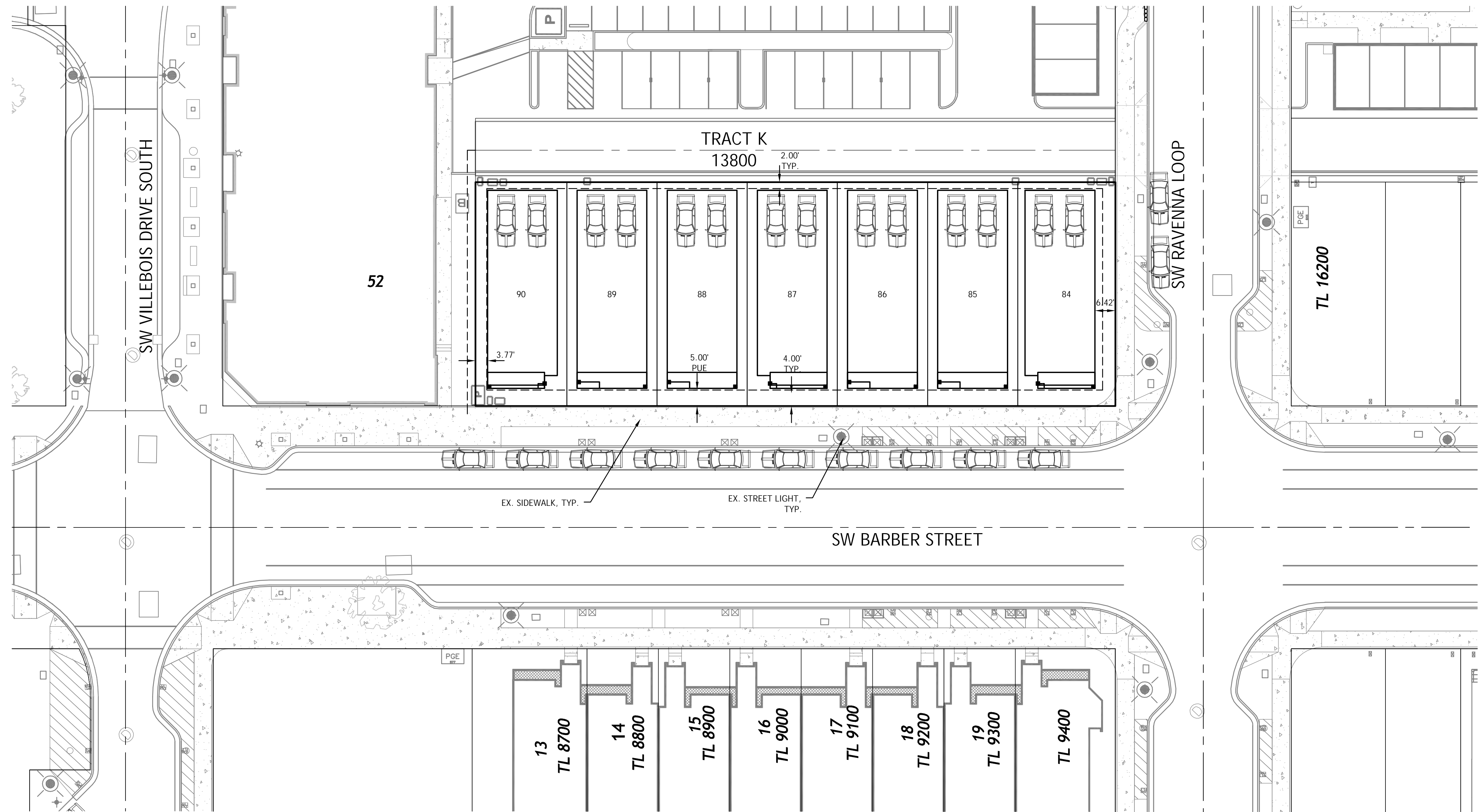


KEY MAP  
NTS

PARKING COUNT: SEVILLES ROW HOUSES	
GARAGE PARKING PROVIDED	14
ON STREET PARKING PROVIDED	12
<b>TOTAL PARKING PROVIDED</b>	<b>26</b>

UNIT COUNT: SEVILLES ROW HOUSES	
TOTAL UNITS	7
AVG. DENSITY	7 UNITS/0.32 AC

LANDSCAPE AREA: SEVILLES ROW HOUSES	
LANDSCAPE AREA	4,220 SF (30.1%)
BUILDING AREA	9,721 SF
PARKING/PAVED AREA	70 SF
<b>TOTAL LOT AREA</b>	<b>14,011 SF</b>



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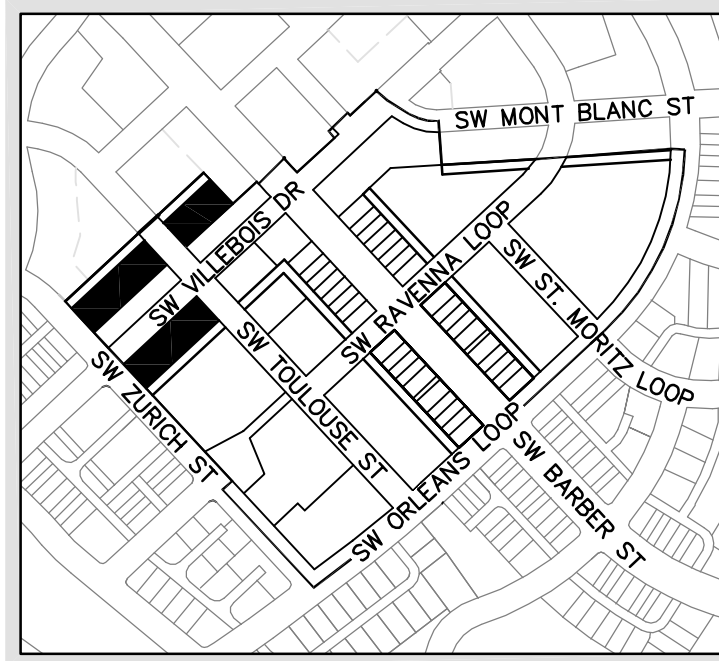
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SEVILLES  
ROW HOMES  
PDP Modification and  
Replat

Site Plan

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4A

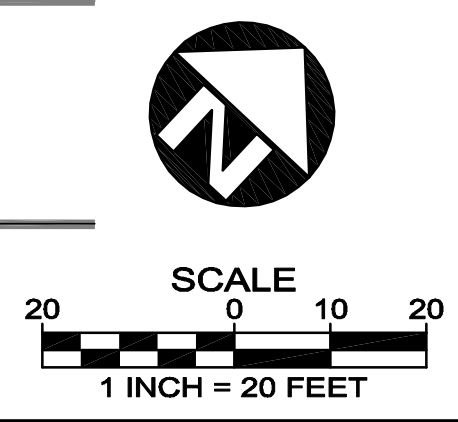
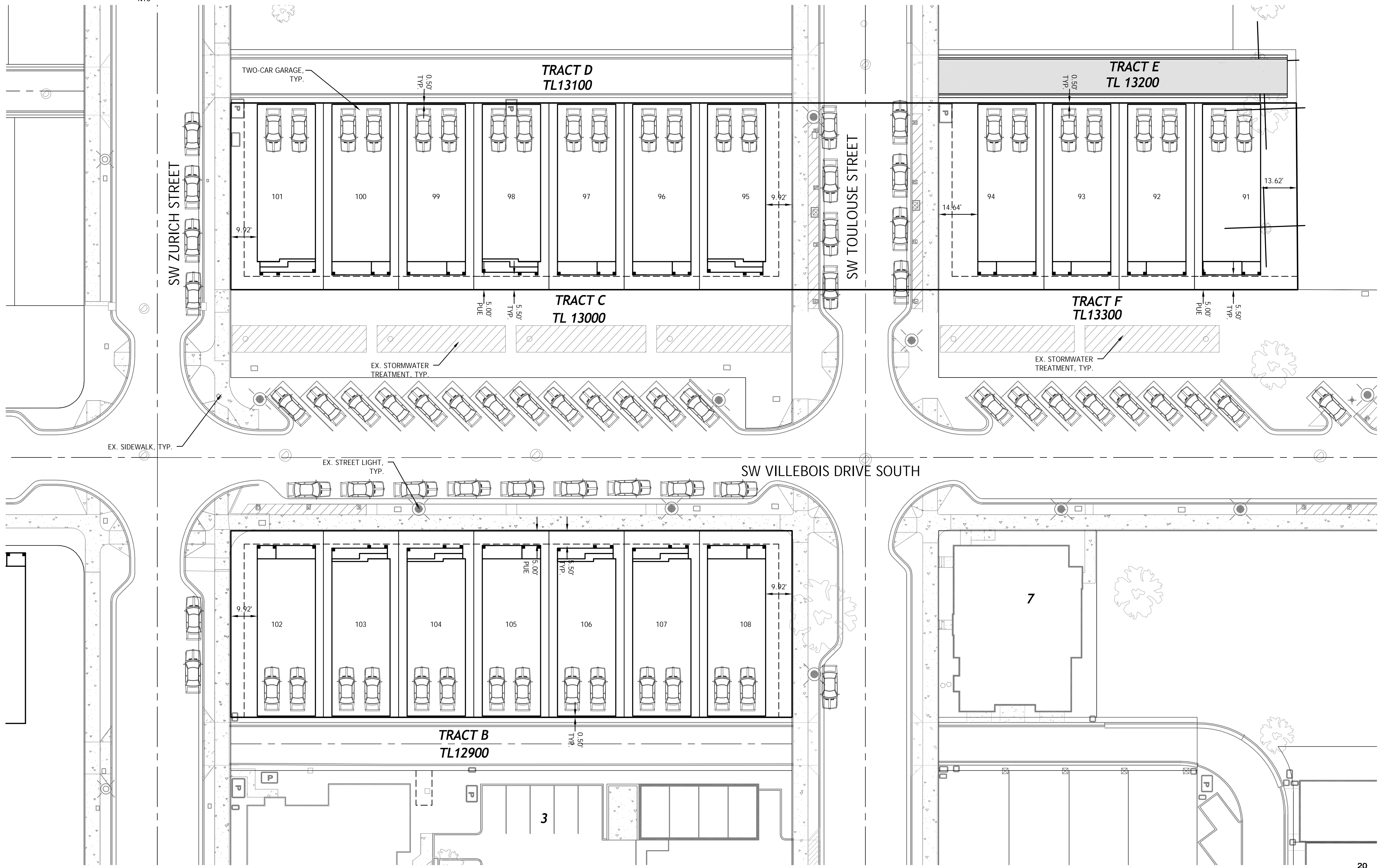


KEY MAP  
NTS

<b>PARKING COUNT:</b> CARVAHLO ROW HOUSES	
GARAGE PARKING PROVIDED	36
ON STREET PARKING PROVIDED	46
<b>TOTAL PARKING PROVIDED</b>	<b>82</b>

<b>UNIT COUNT:</b> CARVAHLO ROW HOUSES	
TOTAL UNITS	18
AVG. DENSITY	18 UNITS/0.89 AC

<b>LANDSCAPE AREA:</b> CARVAHLO ROW HOUSES	
LANDSCAPE AREA	13,703 SF (35.2%)
BUILDING AREA	24,992 SF
PARKING/PAVED AREA	180 SF
<b>TOTAL LOT AREA</b>	<b>38,875 SF</b>



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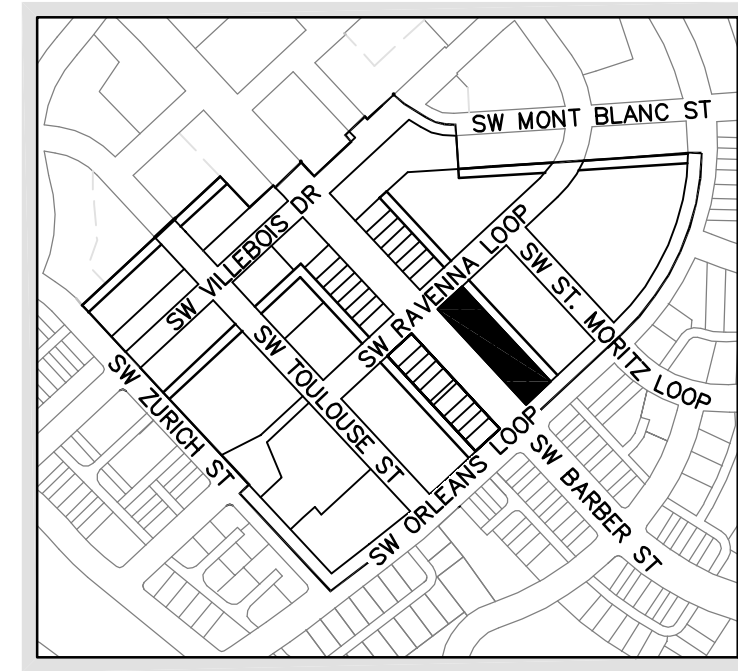


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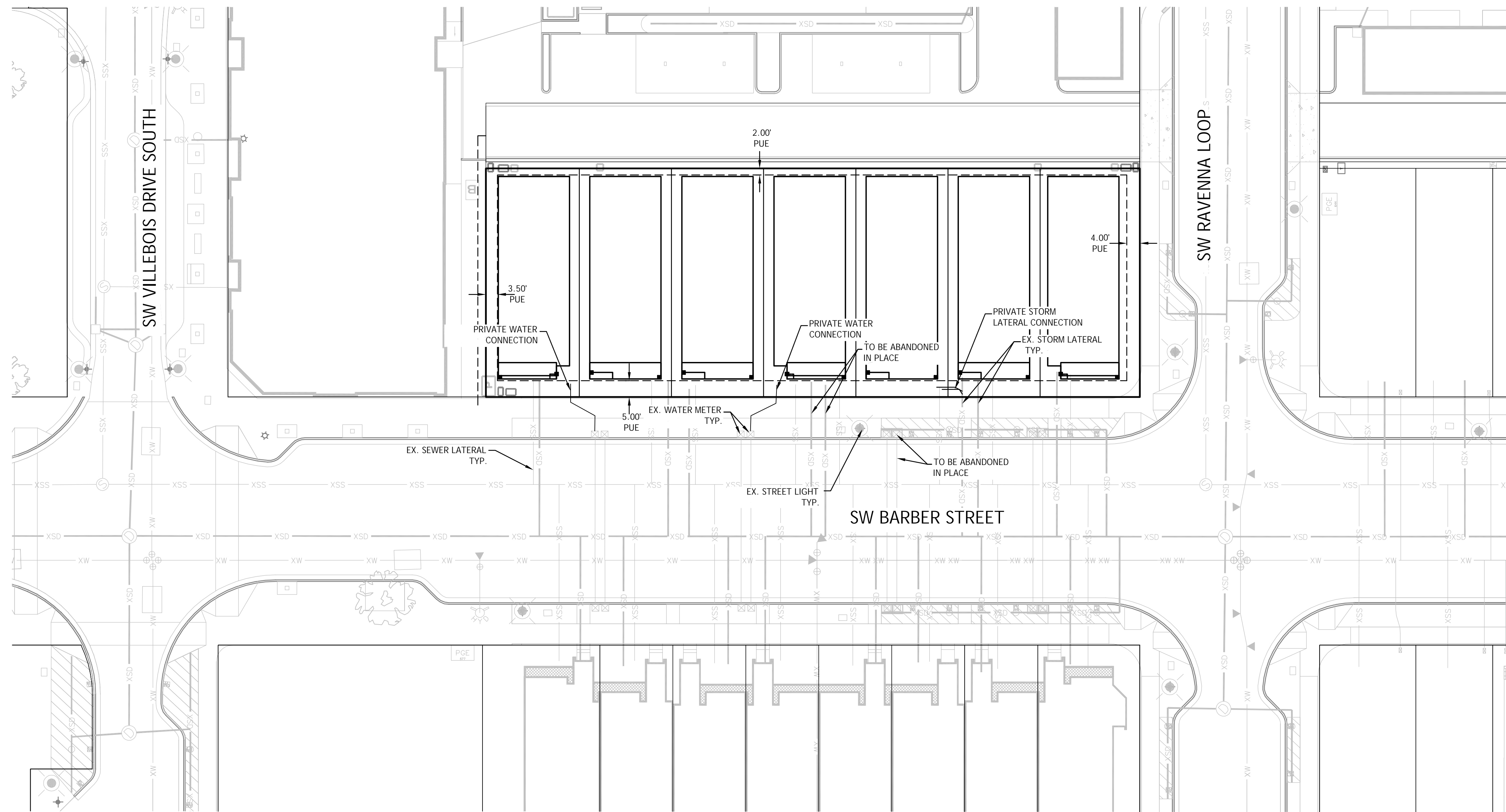
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KEY MAP  
NTS

**LEGEND:**

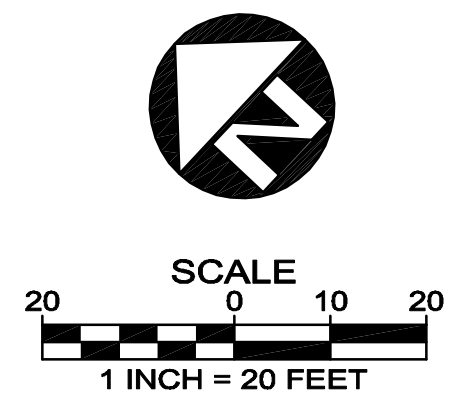
—XSS—	EX SANITARY SEWER
—SS—	PROPOSED SANITARY LINE
—XSD—	EX STORM DRAIN
—	PROPOSED STORM LINE
—XW—	EX WATER LINE
	EX PGE TRANSFORMER
	EX PGE PEDESTAL
	EX VERIZON HANDHOLE
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	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING WATER METER



VILLEBOIS  
PHASE I CENTRAL  
CARVAHLO AND  
SEVILLES  
ROW HOMES  
PDP Modification and  
Replat

Utility Plan

DATE: 7/3/14



5A



Villebois

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RCS-Villebois Investments, LLC

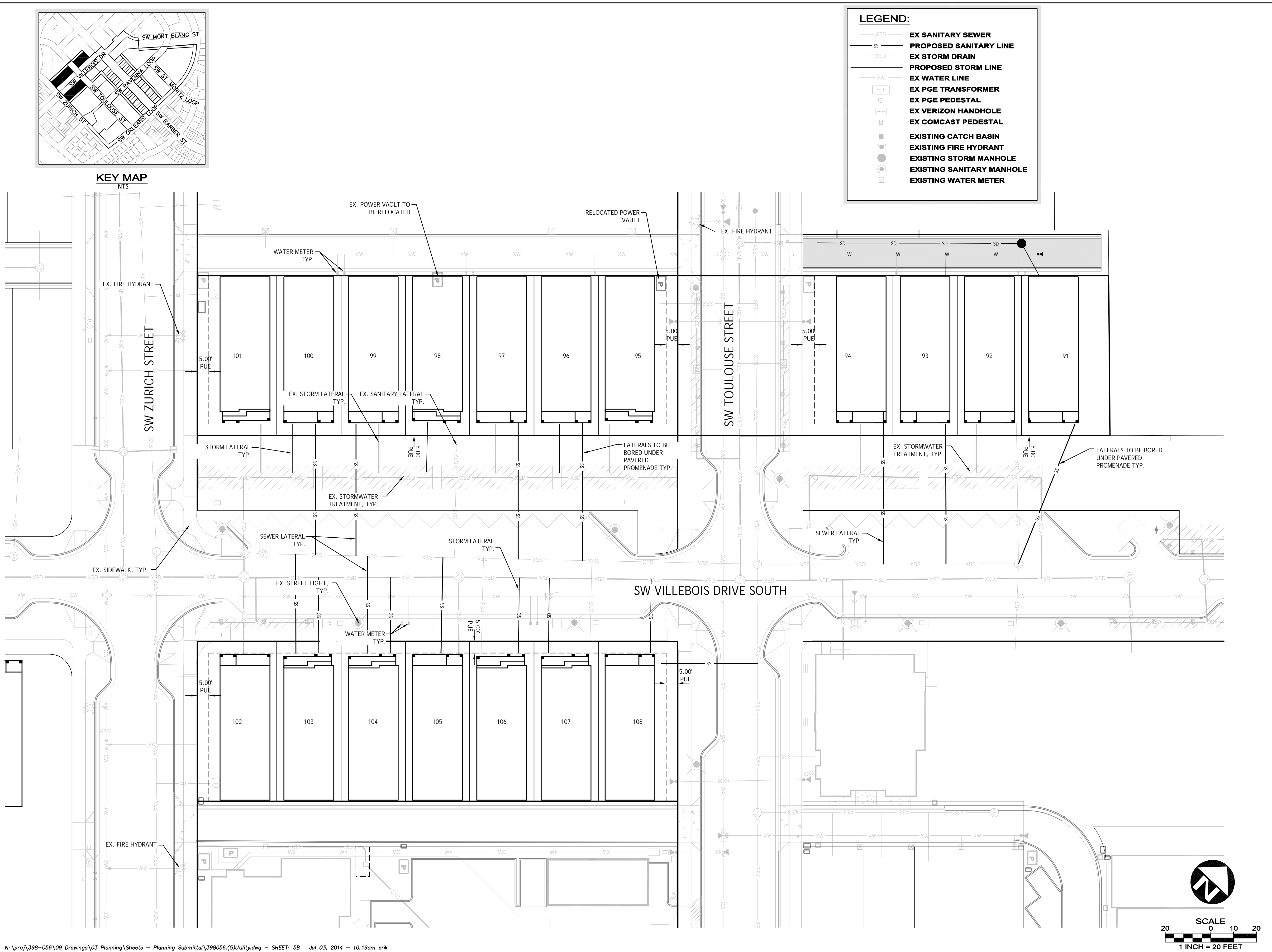
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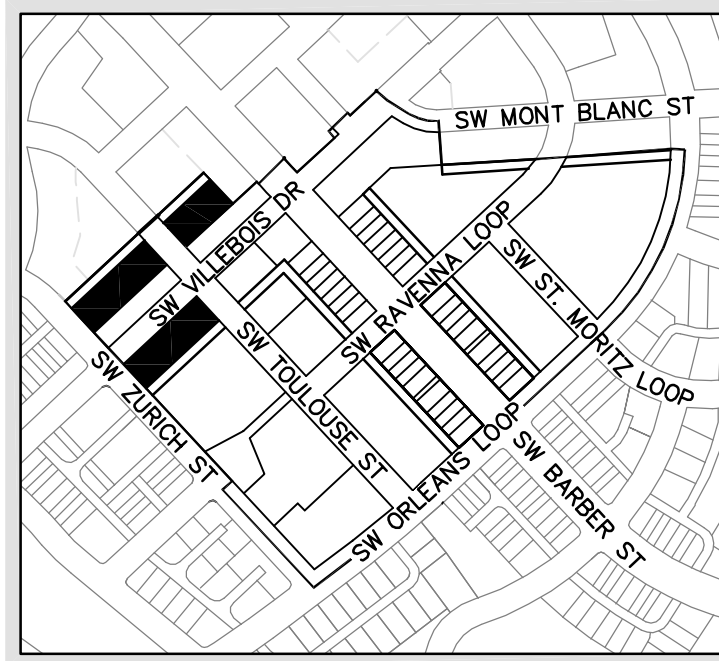
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PHASE I CENTRAL  
CARVAHLO AND  
SEVILLES  
ROW HOMES  
PDP Modification and  
Replat

Utility Plan

DATE: 7/3/14

5B





**KEY MAP**  
NTS

**NOTES**

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. ALSO, A NUMBER OF POOR TREES HAVE ALSO BEEN RETAINED WHICH MAY BE IMPROVED GIVEN AN APPROPRIATE LEVEL OF CARE. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

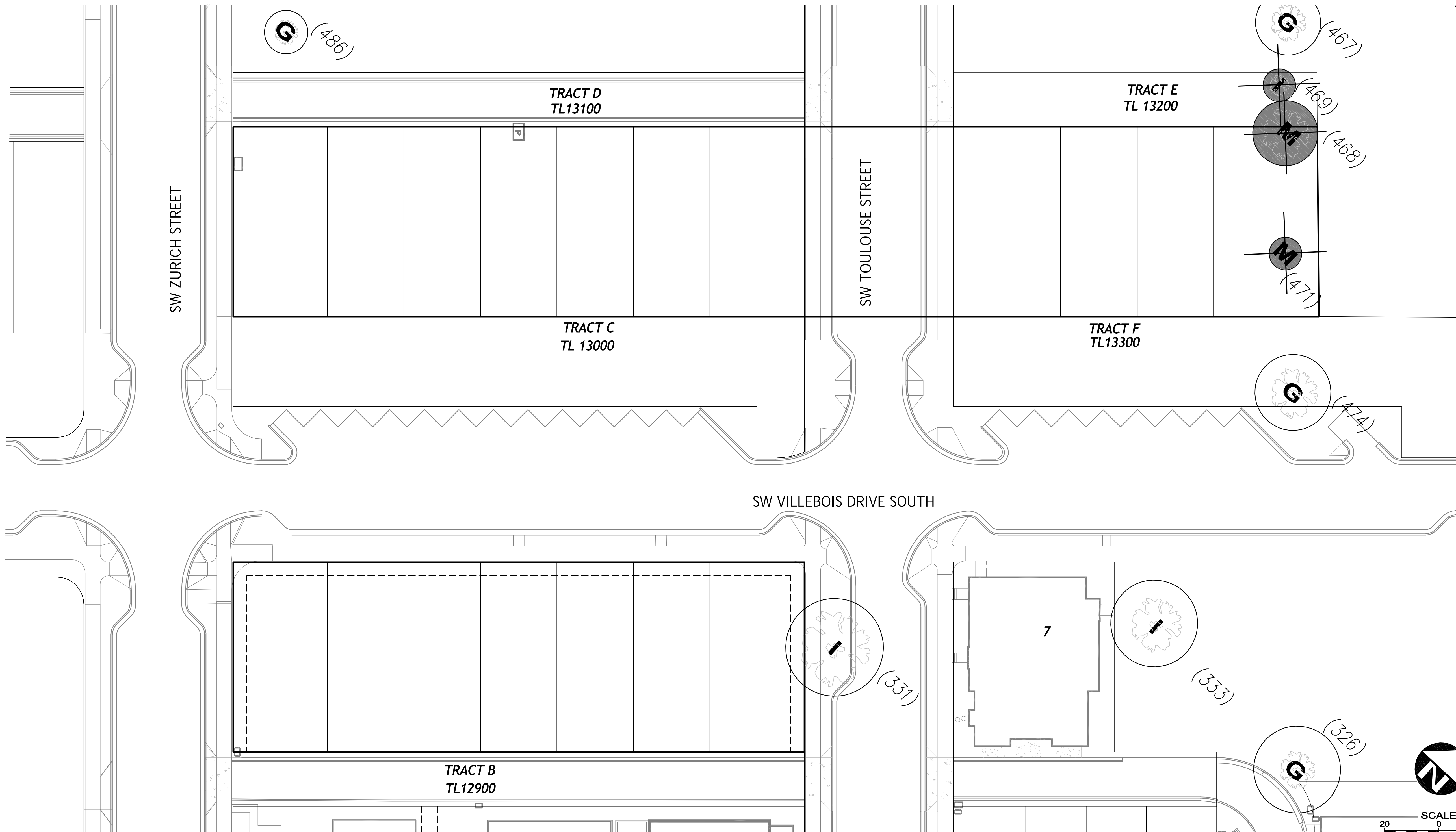
CLASSIFICATION METHOD:  
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:  
1. HEALTH  
2. SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)  
3. COMPATIBILITY WITH DEVELOPMENT  
4. FORM / VISUAL INTEREST / MATURE SIZE

- TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.
- TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.
- TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.
- TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:  
1. THE INFORMATION PROVIDED IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST WALT KNAPP AND WAS PROVIDED IN A TREE REPORT DATED FEBRUARY 28, 2006 AND IS AVAILABLE UPON REQUEST.

**LEGEND**

- I** IMPORTANT
- G** GOOD
- M** MODERATE
- P** POOR
- TREES TO BE RETAINED
- ⊗ TREES TO BE REMOVED
- ⊘ TREES LIKELY TO BE REMOVED



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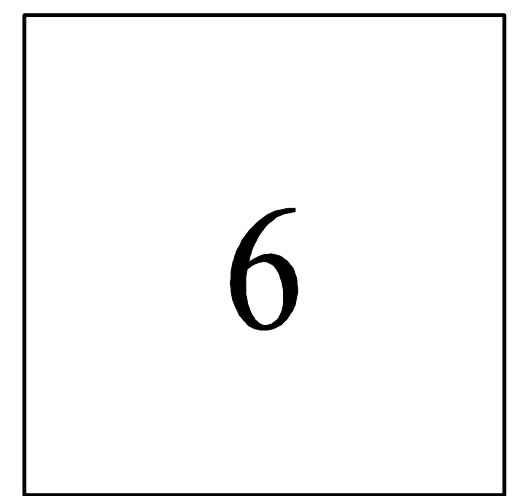
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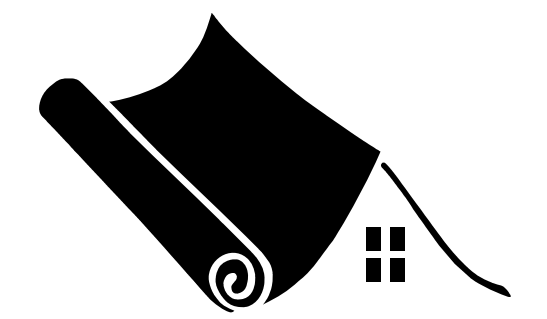
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**VILLEBOIS  
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CARVAHLO AND  
SEVILLES  
ROW HOMES**  
PDP Modification and Replat

Tree Preservation Plan

DATE: 7/3/14





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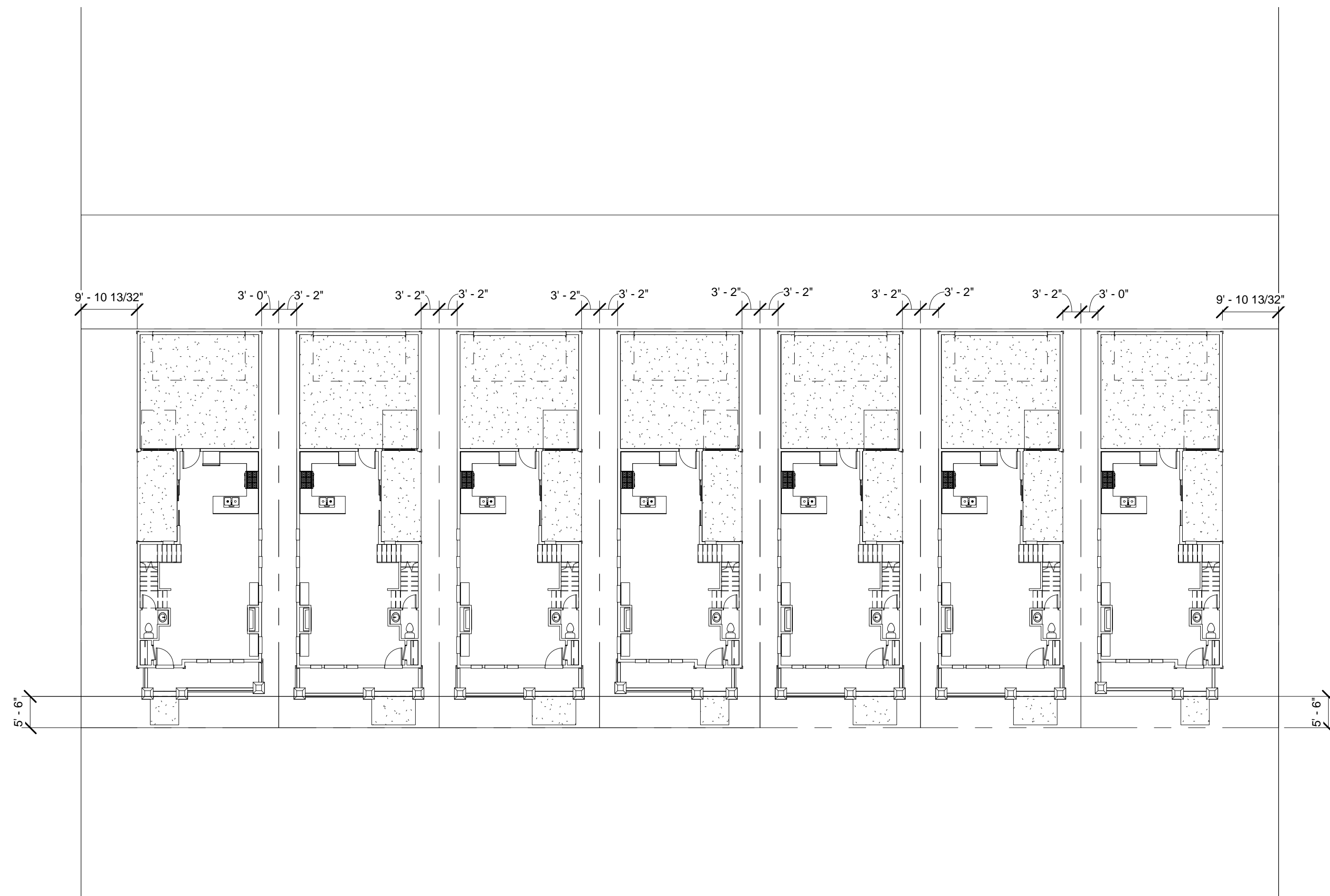
CLIENT JT Roth

REVISIONS: 5-29-14 Prelim

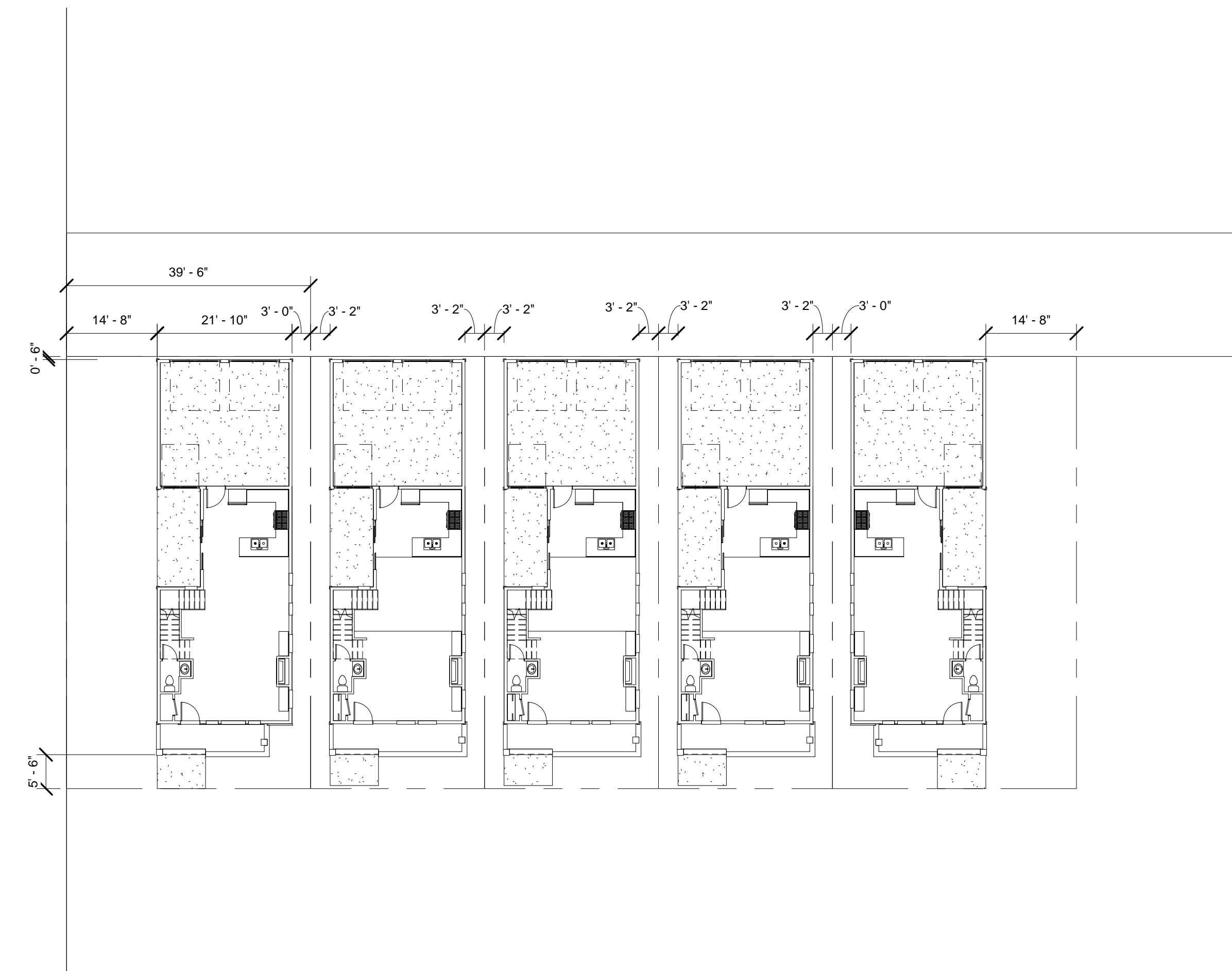
Plat

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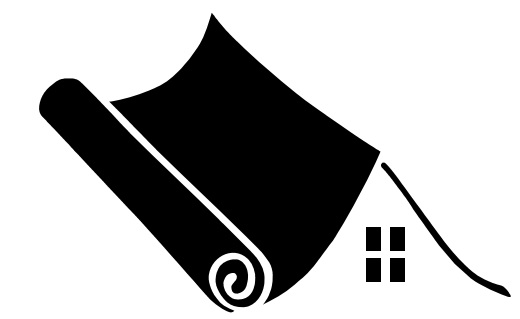


SW TOULOUSE ST



SW VILLEBOIS ST





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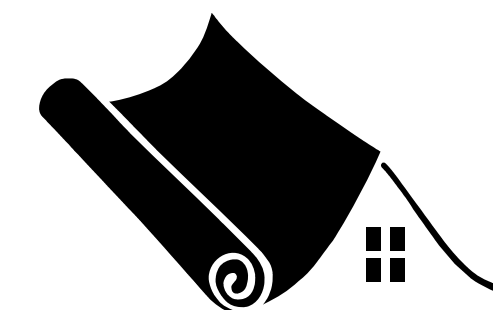
Perspectives

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SW Villebois South Officers Row



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Perspectives

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SW Villebois North Officers Row

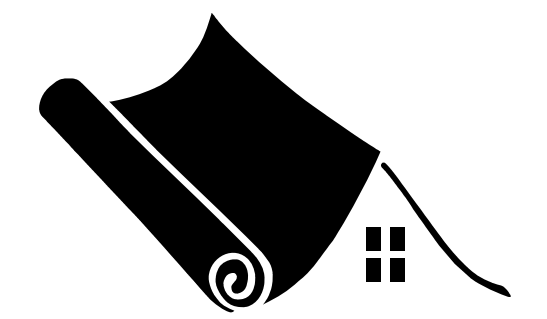




SW Villebois St Officers Row - Urban Loft  
Aerial View



SW Villebois DR South Aerial View



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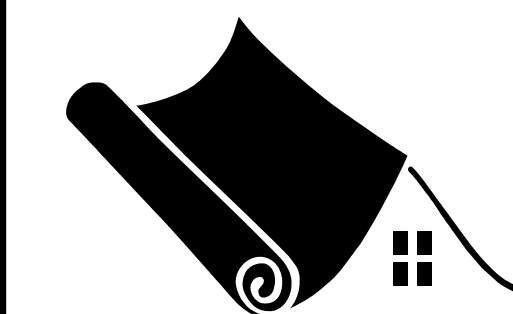
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SW Villebois St Urban Lofts Front View



SW Villebois St Urban Loft Street Scene



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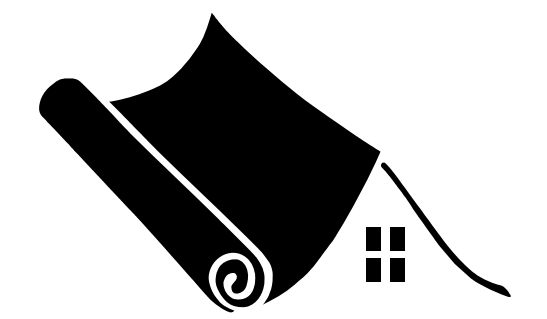
PAGE

5



# Villebois St - End Units

FLOOR AREA	
Main Floor	705 SF
Second Floor	952 SF
Third Floor	422 SF
	2079 SF
Garage	459 SF
Storage	215 SF
	673 SF
Grand total	2752 SF



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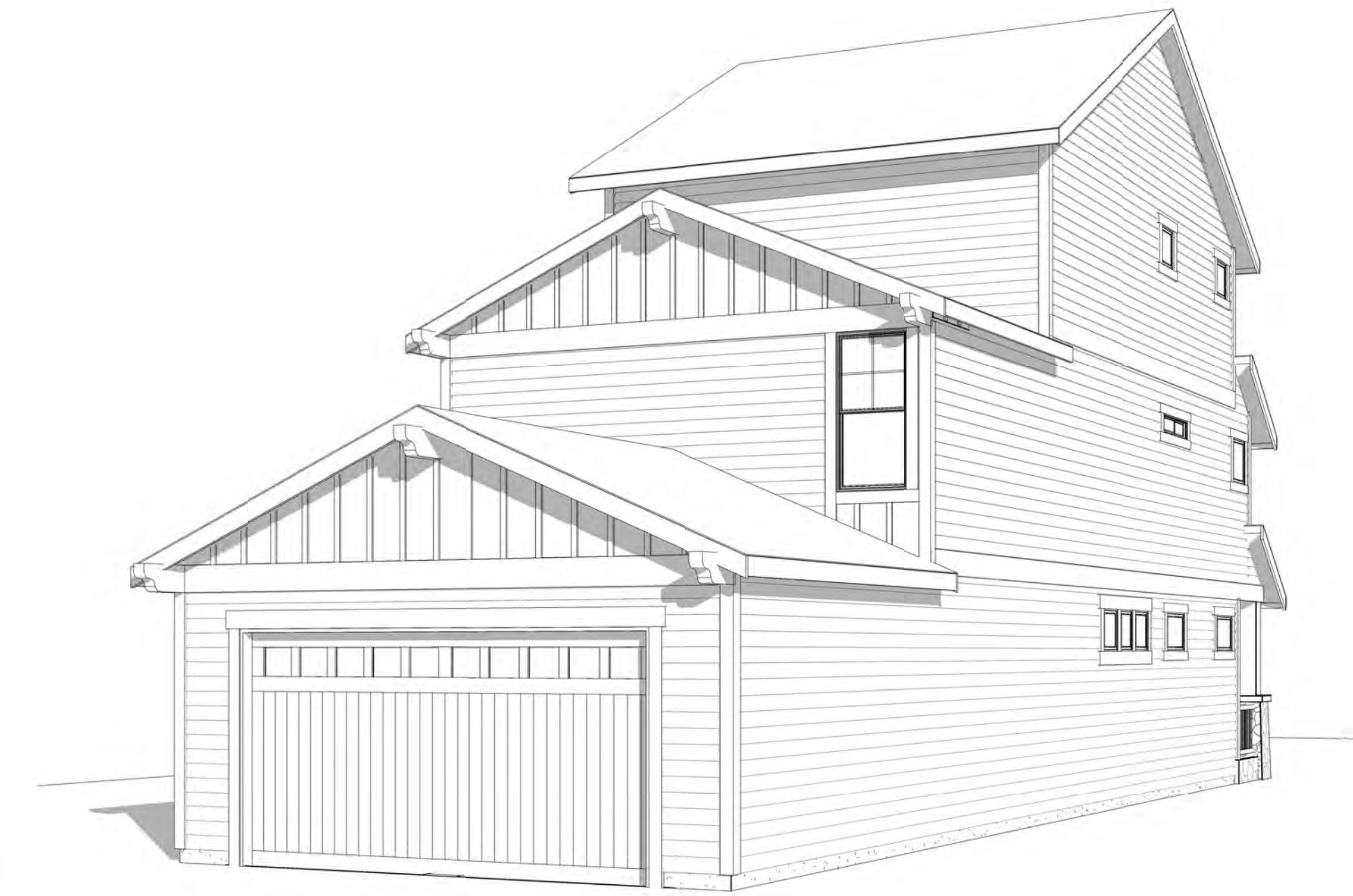
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Cover

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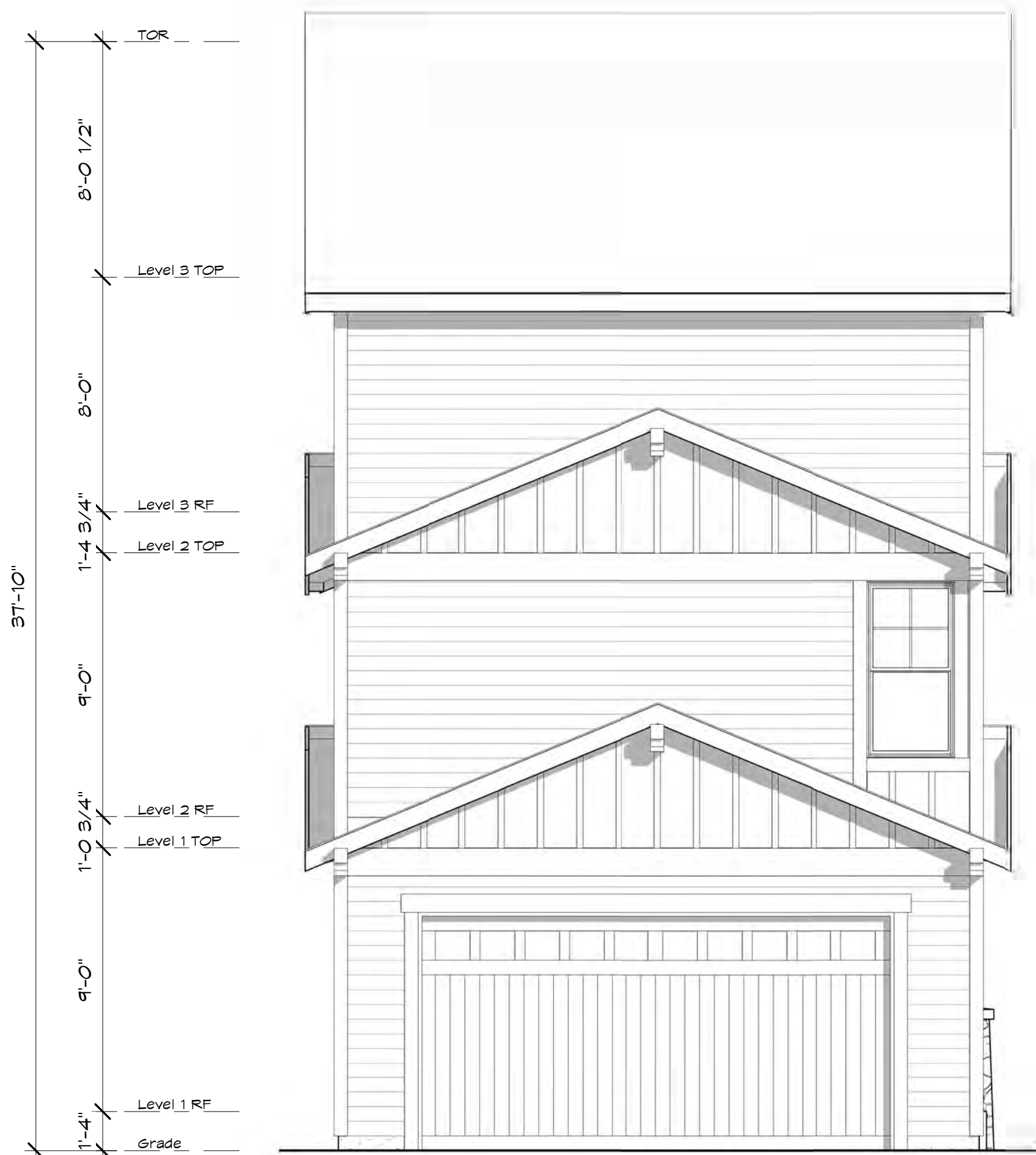




**Front Elevation**  
SCALE 1/4" = 1'-0"



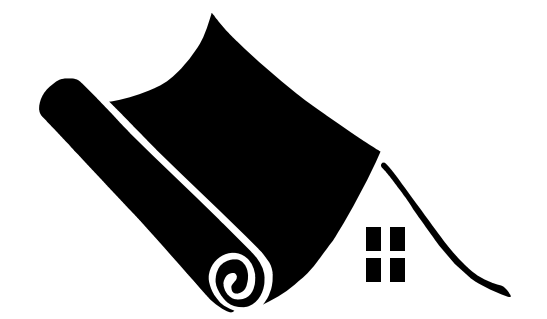
**Right Elevation**  
SCALE 1/4" = 1'-0"



**Rear Elevation**  
SCALE 1/4" = 1'-0"



**Left Elevation**  
SCALE 1/4" = 1'-0"



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PROJECT:

Villebois St - End Units

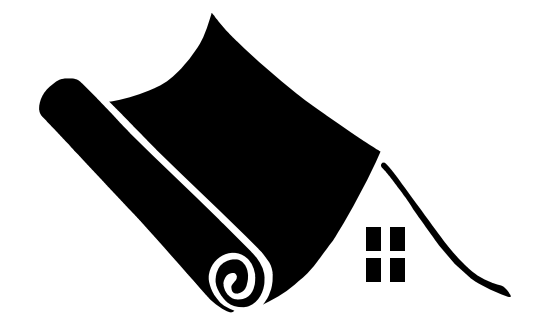
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REVISIONS: 6-02-14 Progress

Elevations

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PROJECT:

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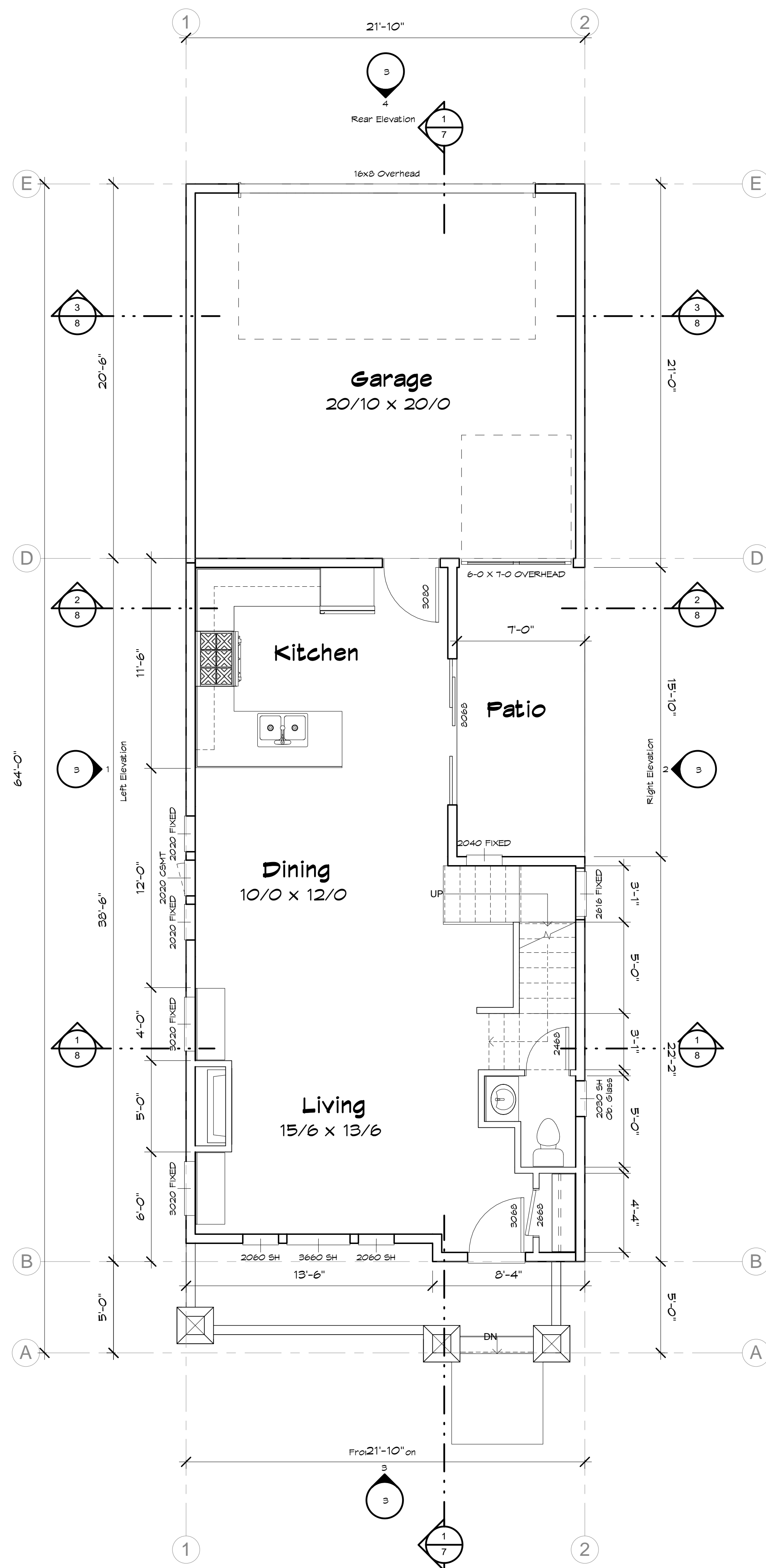
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Floor Plans

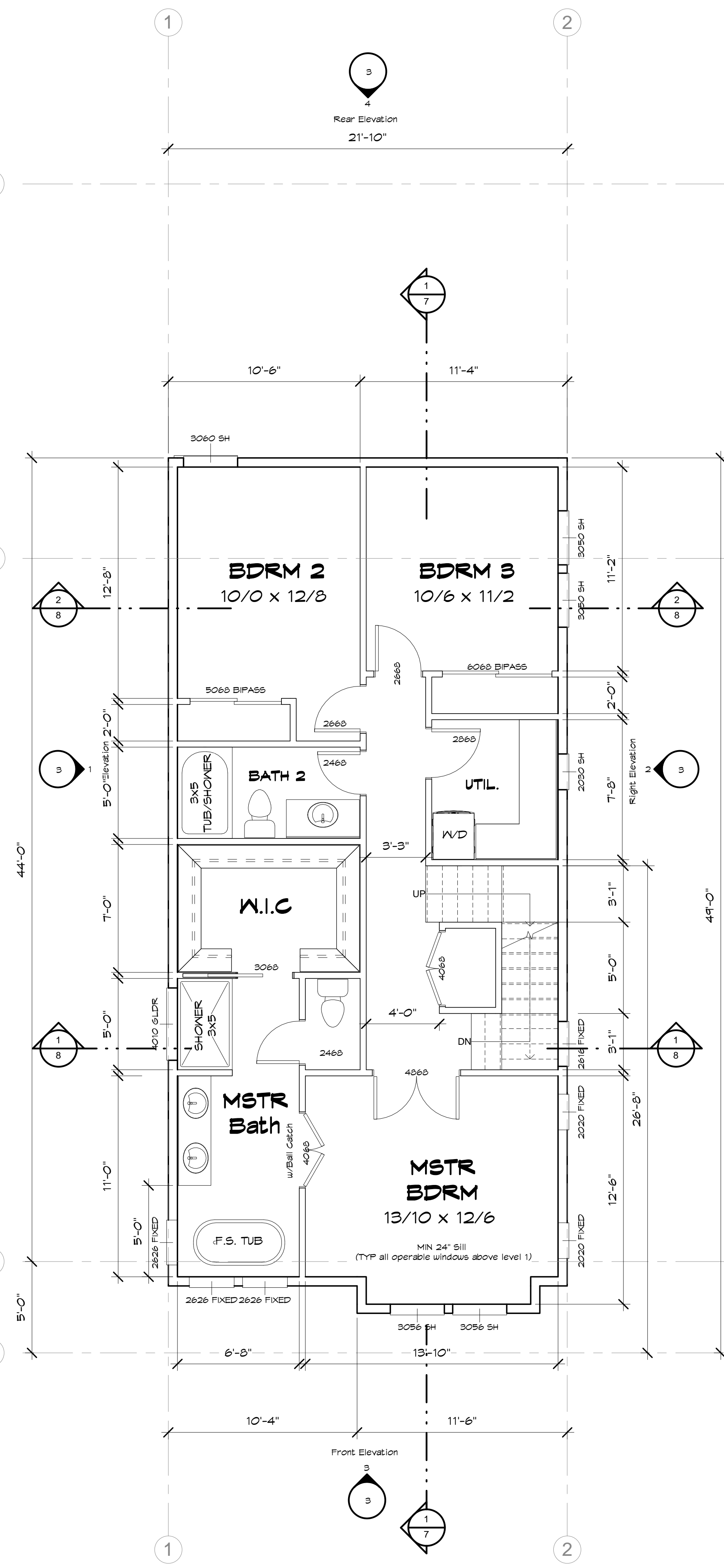
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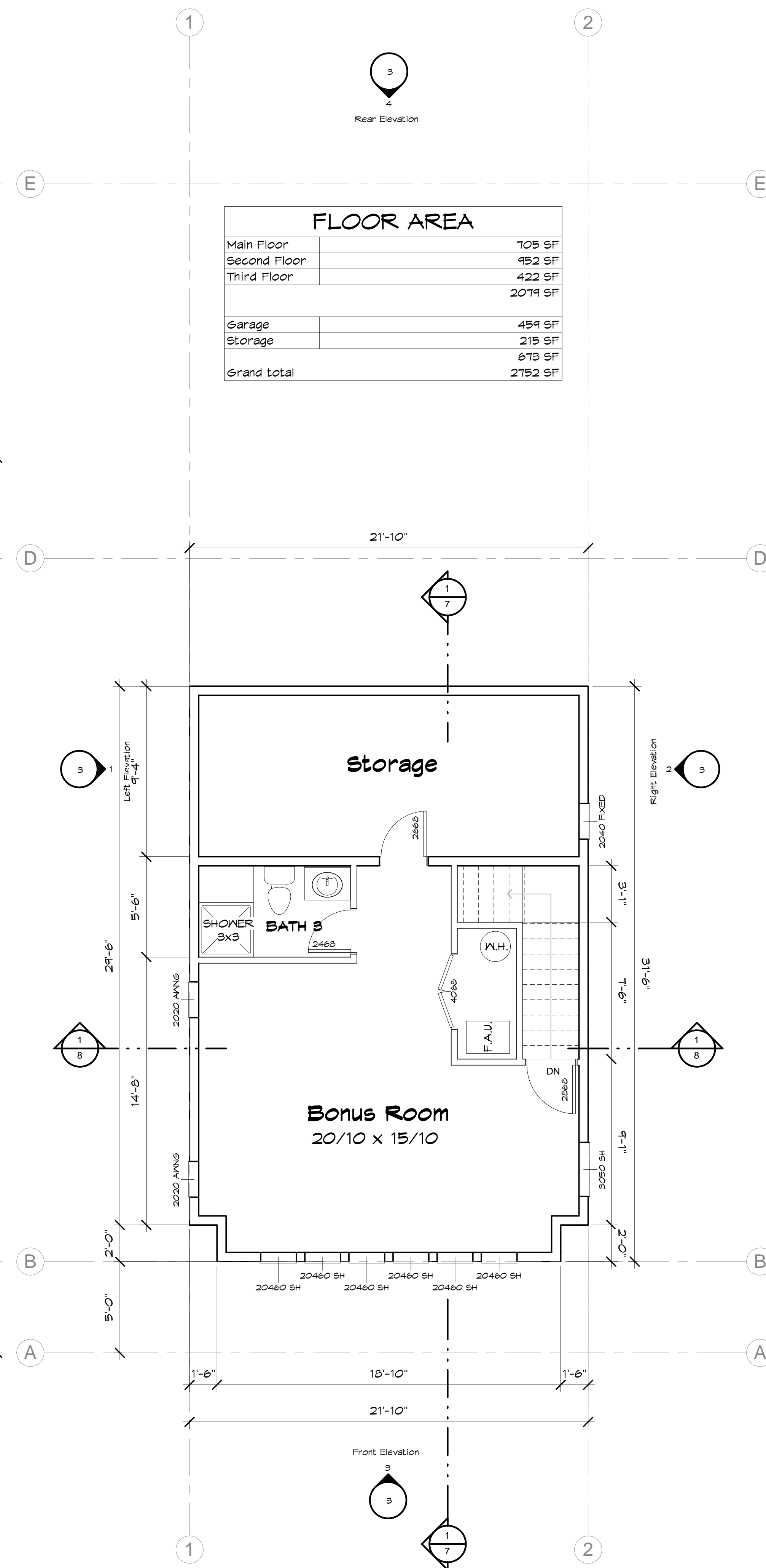
Main Floor

SCALE 1/4" = 1'-0"



Second Floor

SCALE 1/4" = 1'-0"



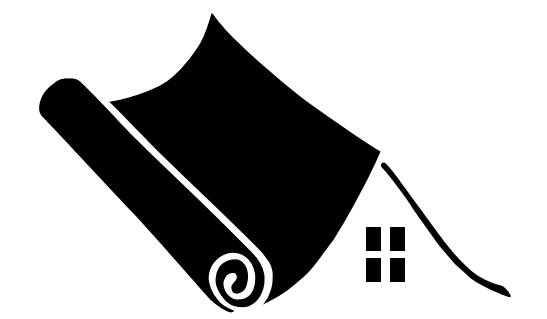
Third Floor

SCALE 1/4" = 1'-0"

FLOOR AREA	
Main Floor	705 SF
Second Floor	952 SF
Third Floor	422 SF
	2079 SF
Garage	459 SF
Storage	215 SF
	673 SF
Grand total	2752 SF

# Villebois St - End Units B

FLOOR AREA	
Main Floor	705 SF
Second Floor	952 SF
Third Floor	422 SF
	2079 SF
Garage	459 SF
Storage	215 SF
	673 SF
Grand total	2752 SF



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PROJECT:

Villebois St - End Units

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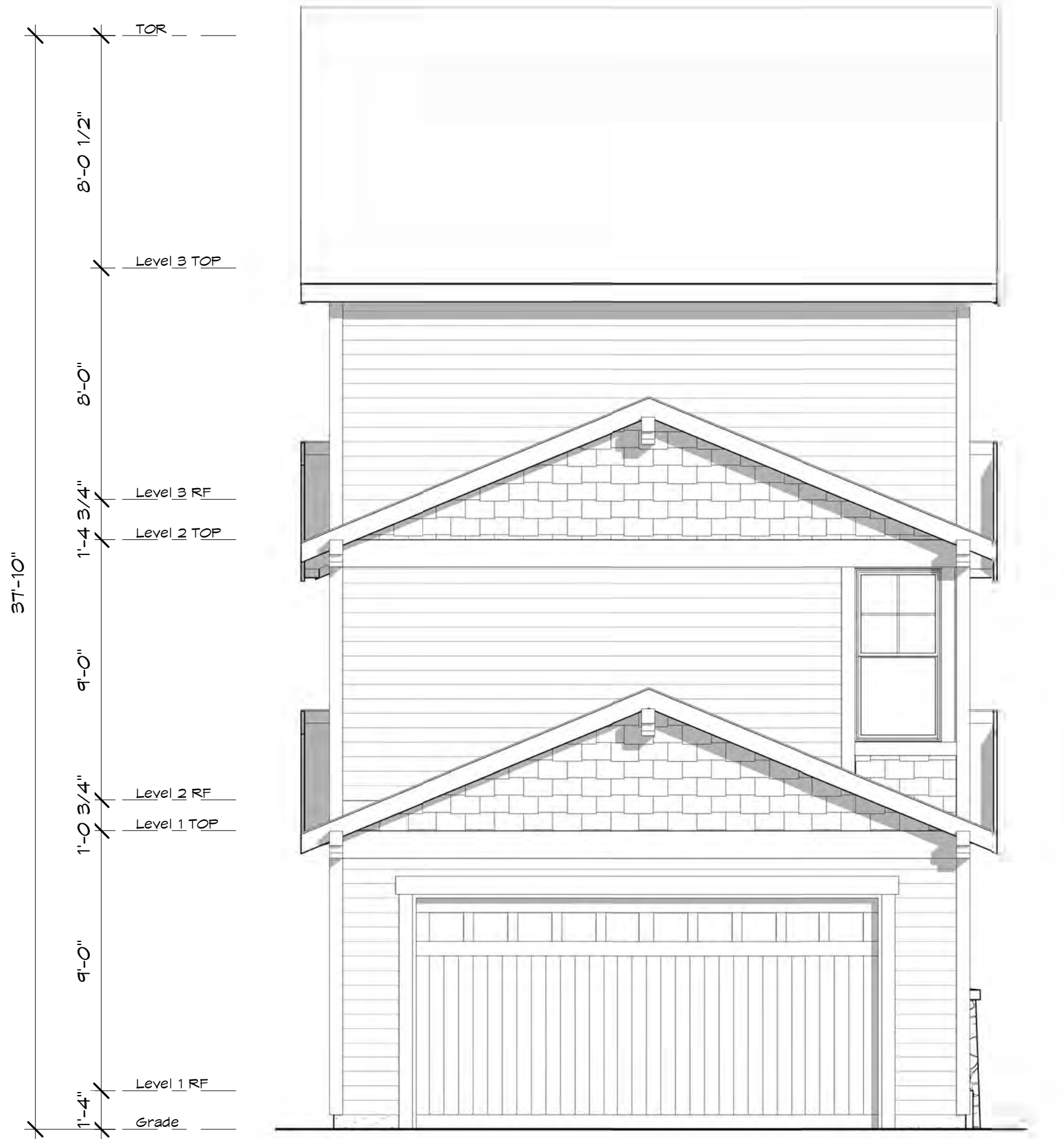




**Front Elevation**  
SCALE 1/4" = 1'-0"



**Right Elevation**  
SCALE 1/4" = 1'-0"



**Rear Elevation**  
SCALE 1/4" = 1'-0"



**Left Elevation**  
SCALE 1/4" = 1'-0"



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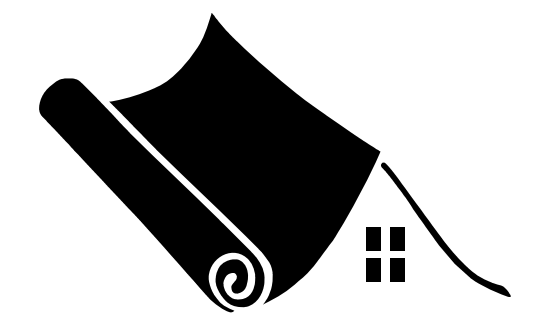
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Elevations

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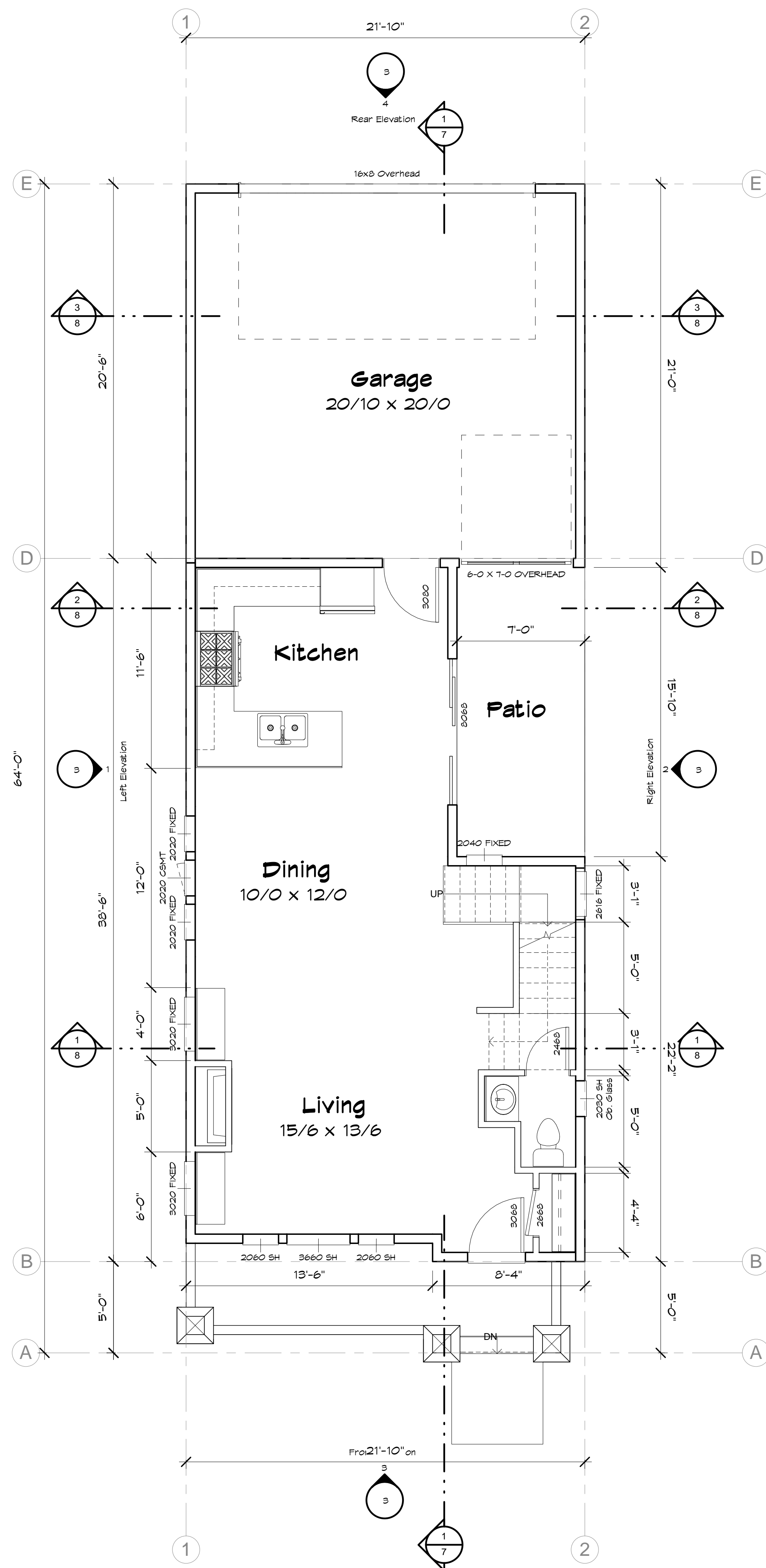
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Floor Plans

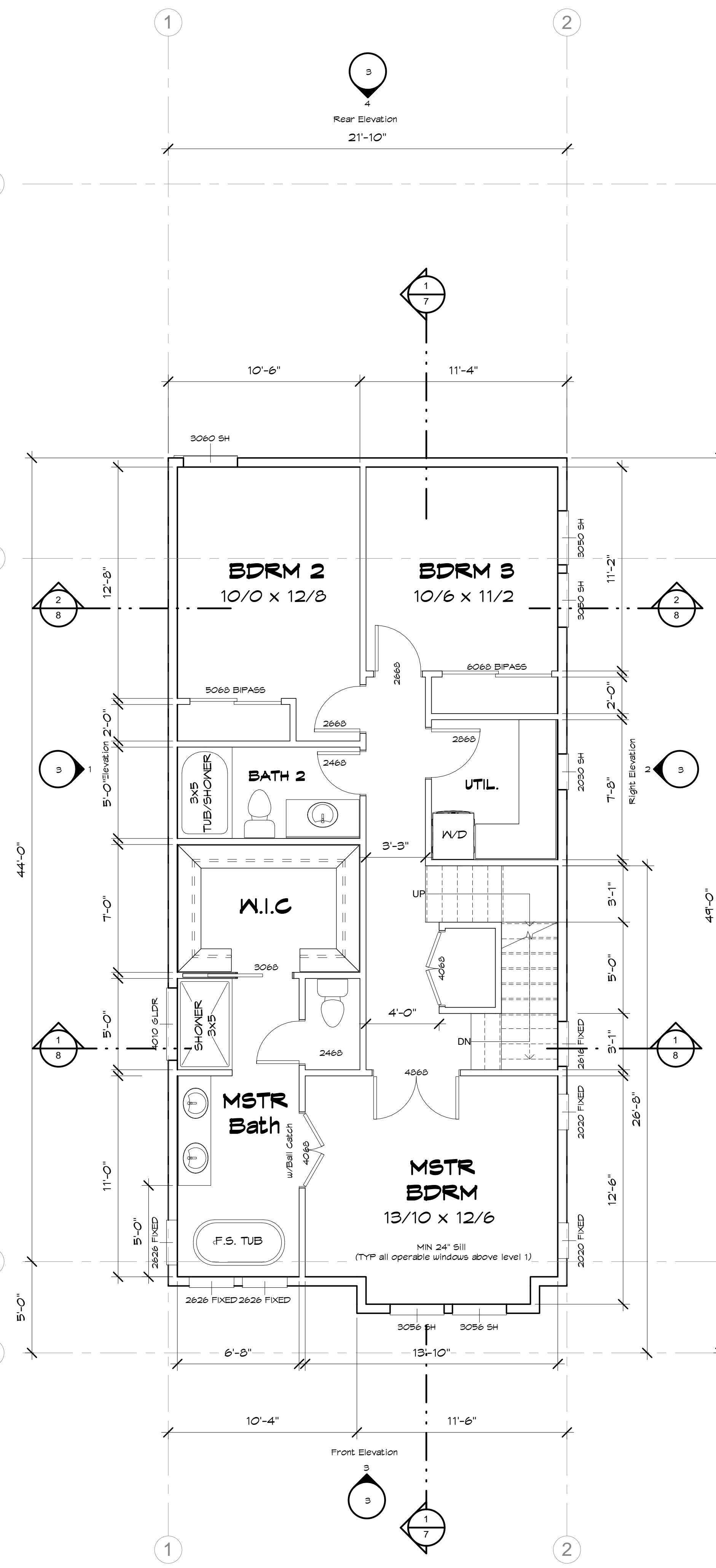
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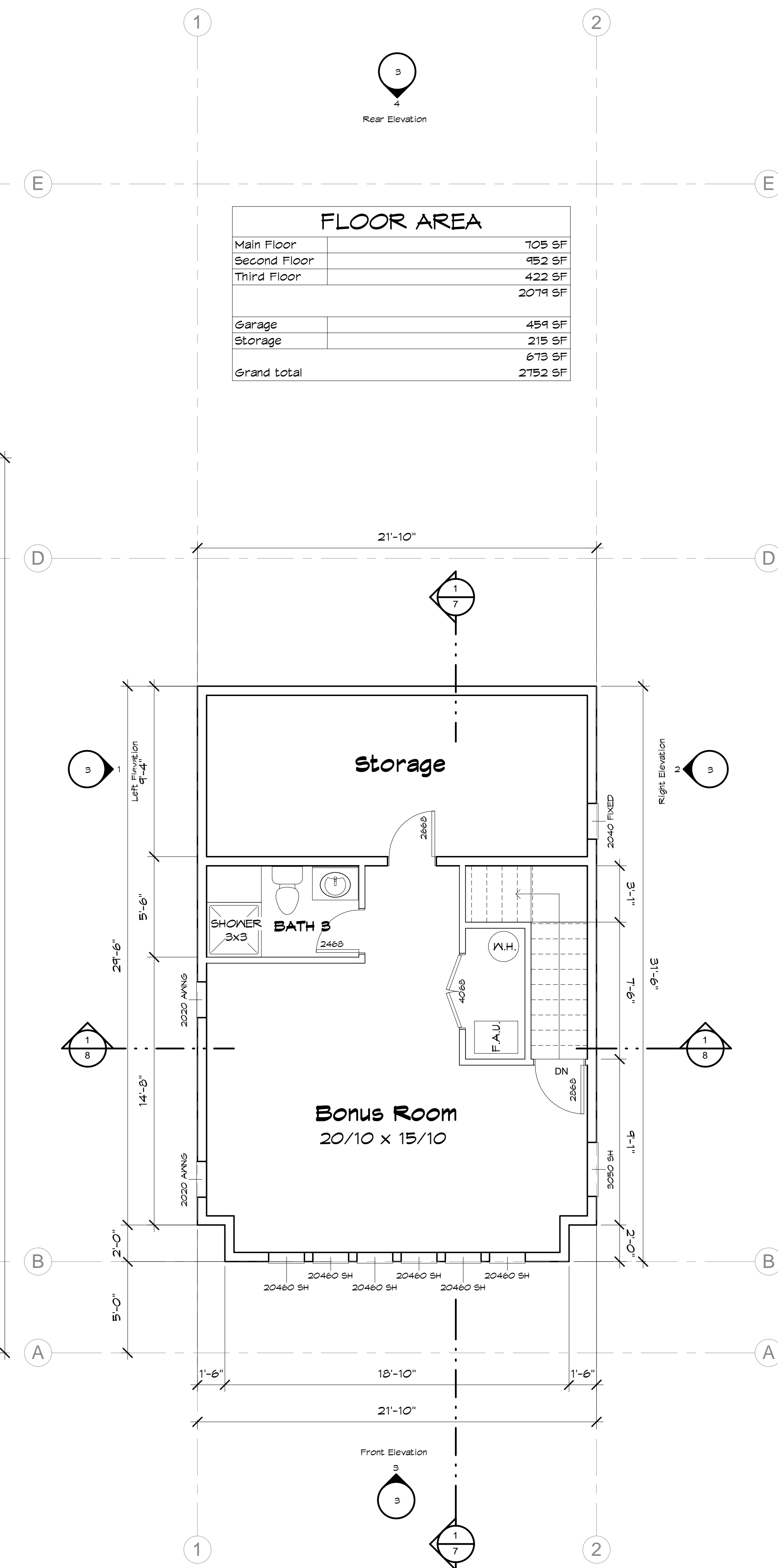
Main Floor

SCALE 1/4" = 1'-0"



Second Floor

SCALE 1/4" = 1'-0"



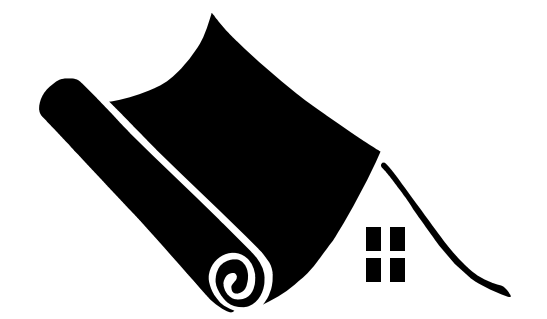
Third Floor

SCALE 1/4" = 1'-0"

FLOOR AREA	
Main Floor	705 SF
Second Floor	952 SF
Third Floor	422 SF
	2079 SF
Garage	459 SF
Storage	215 SF
	673 SF
Grand total	2752 SF

# Villebois St - Middle Units

FLOOR AREA	
Main Floor	719 SF
Second Floor	982 SF
Third Floor	511 SF
	2213 SF
Garage	459 SF
Storage	215 SF
	673 SF
Grand total	2886 SF



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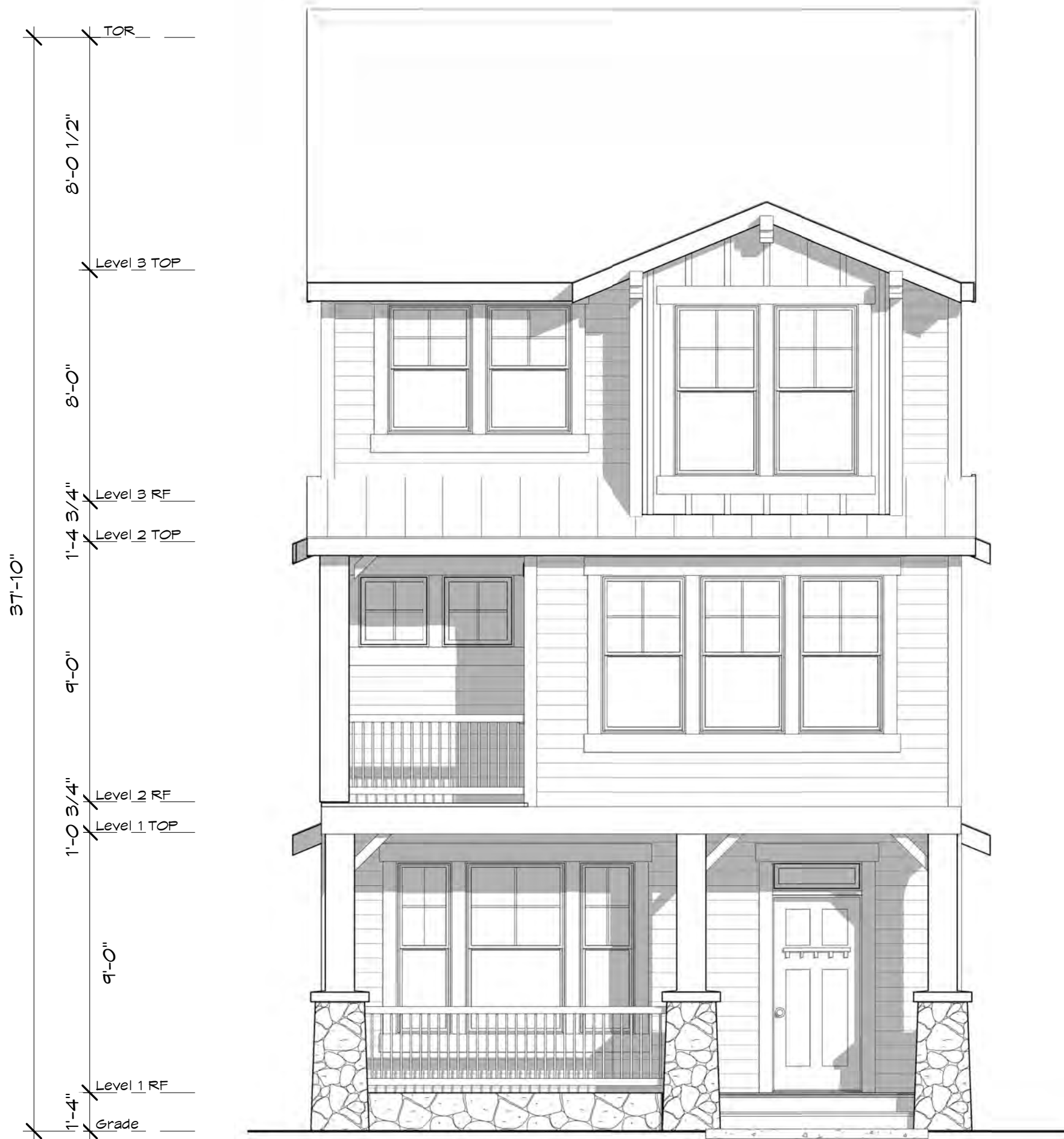
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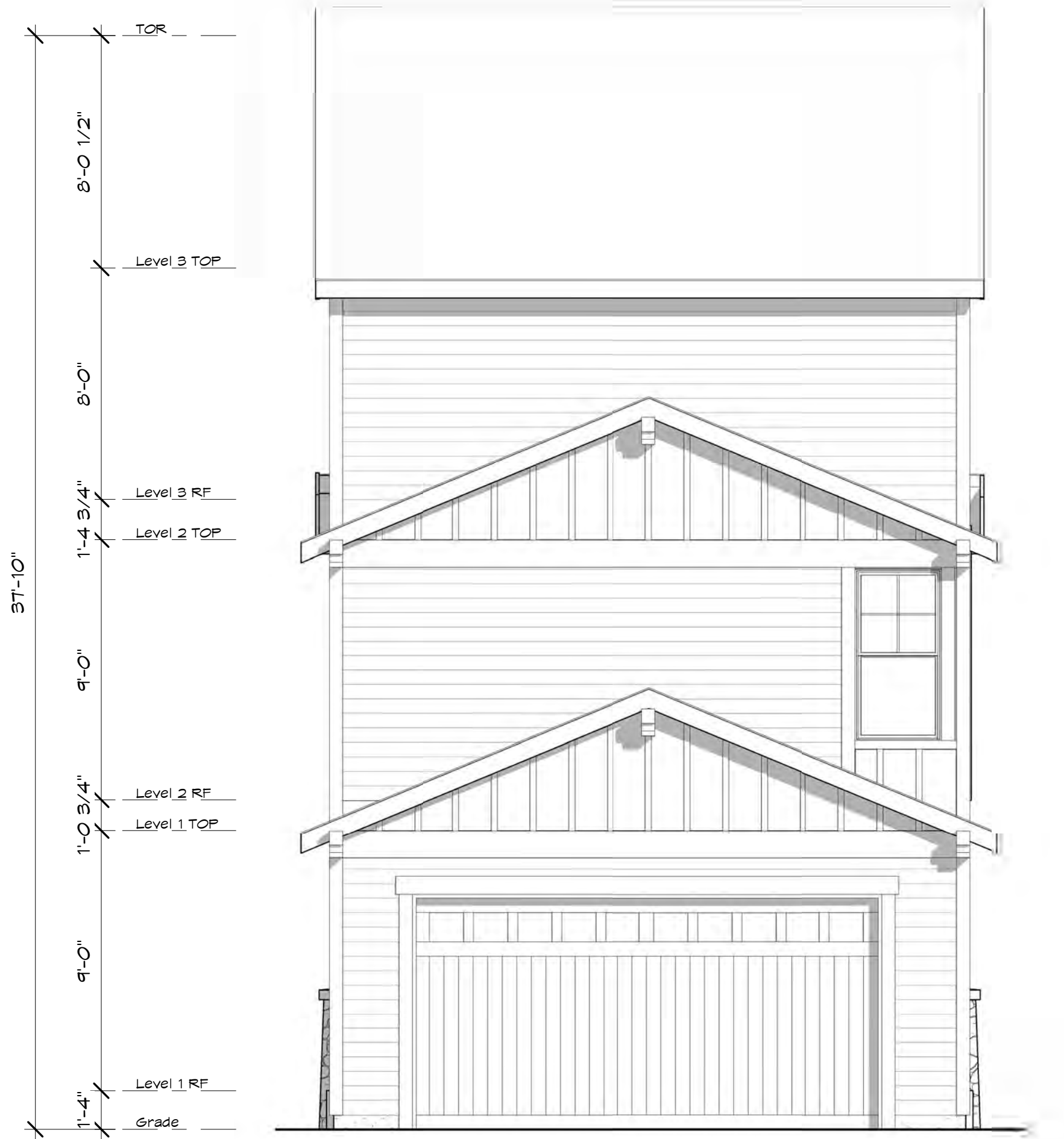




**Front Elevation**  
SCALE 1/4" = 1'-0"



**Right Elevation**  
SCALE 1/4" = 1'-0"



**Rear Elevation**  
SCALE 1/4" = 1'-0"



**Left Elevation**  
SCALE 1/4" = 1'-0"



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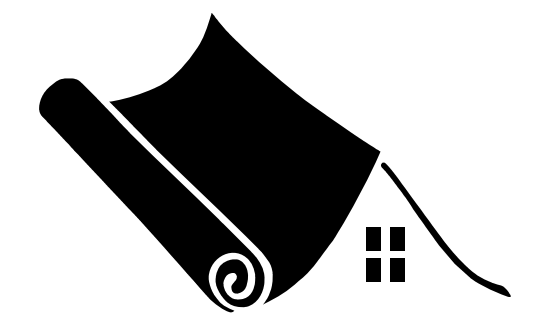
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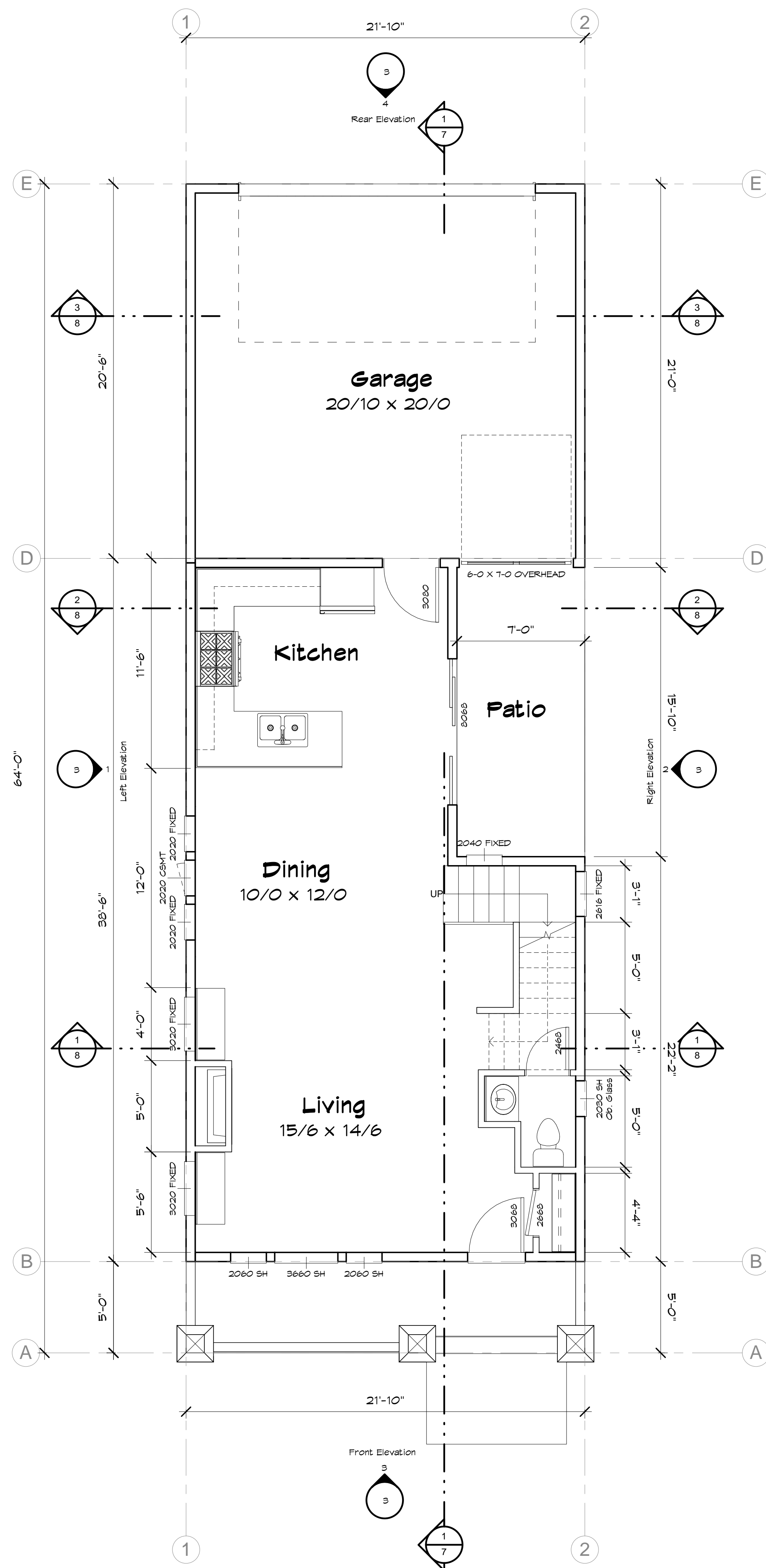
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Floor Plans

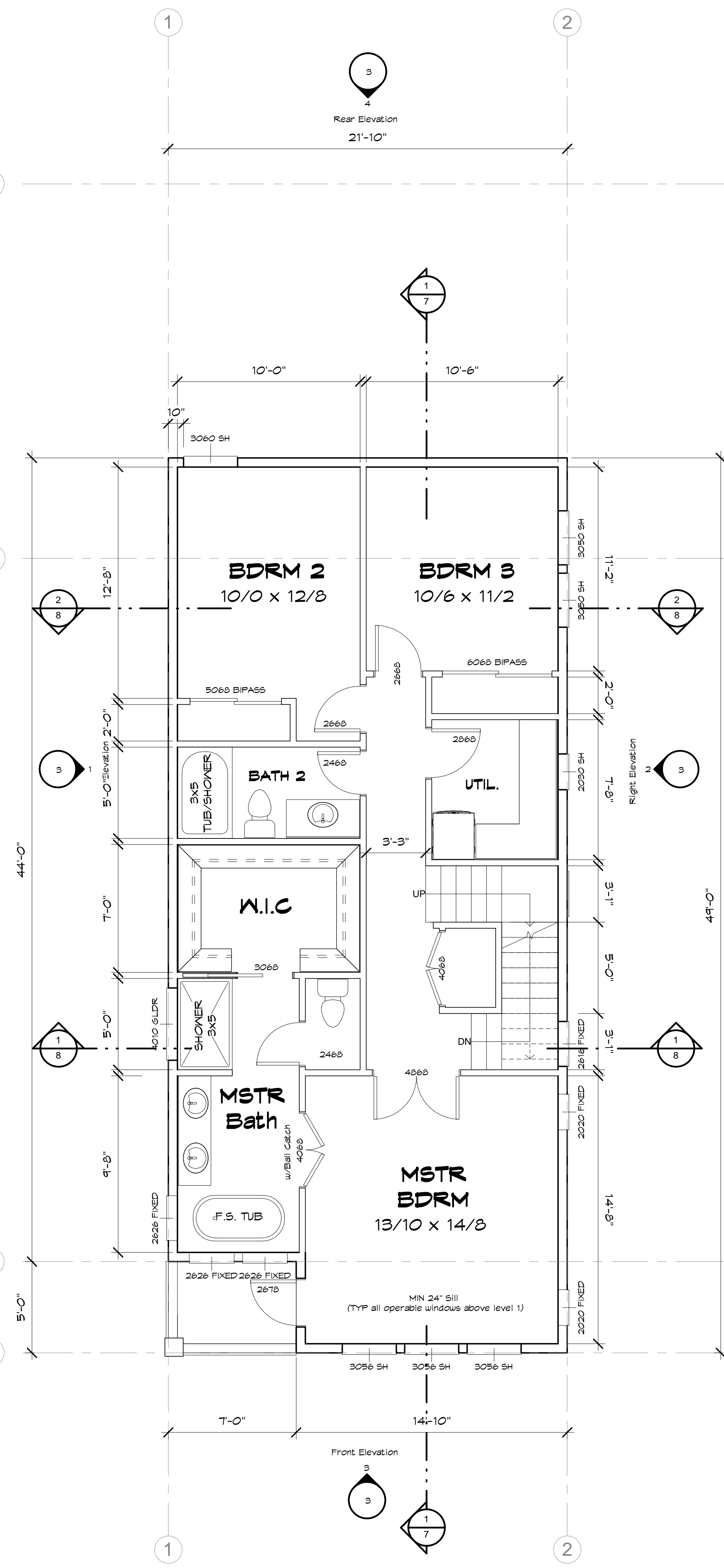
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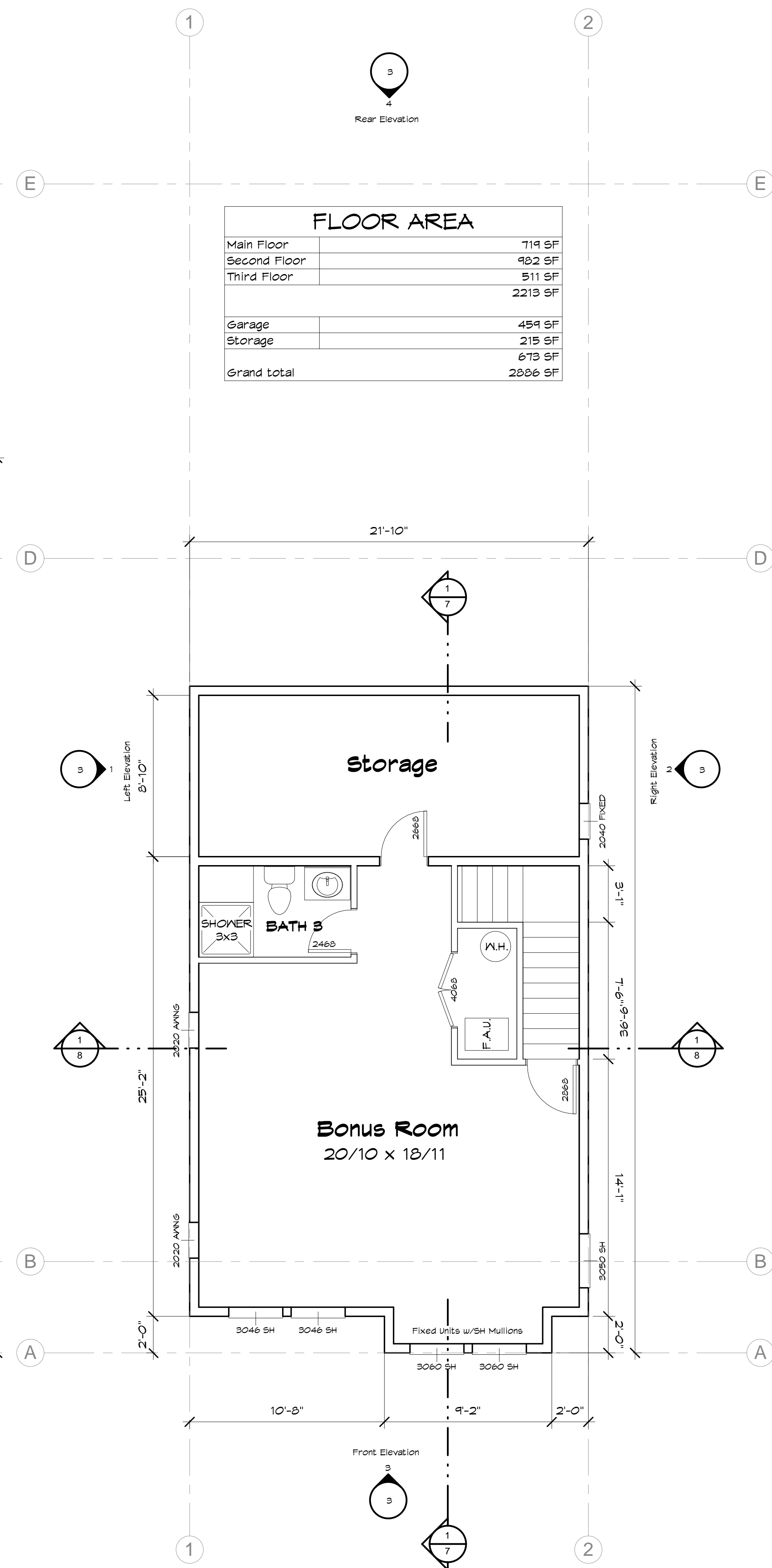
Main Floor

SCALE 1/4" = 1'-0"



Second Floor

SCALE 1/4" = 1'-0"



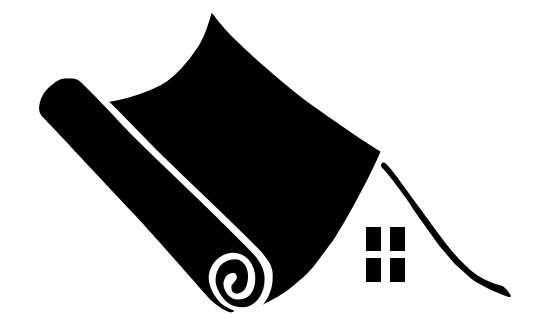
Third Floor

SCALE 1/4" = 1'-0"

FLOOR AREA	
Main Floor	719 SF
Second Floor	982 SF
Third Floor	511 SF
	2213 SF
Garage	459 SF
Storage	215 SF
	673 SF
Grand total	2886 SF

# Villebois St - Middle Units B

FLOOR AREA	
Main Floor	719 SF
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Third Floor	511 SF
	2213 SF
Garage	459 SF
Storage	215 SF
	673 SF
Grand total	2886 SF



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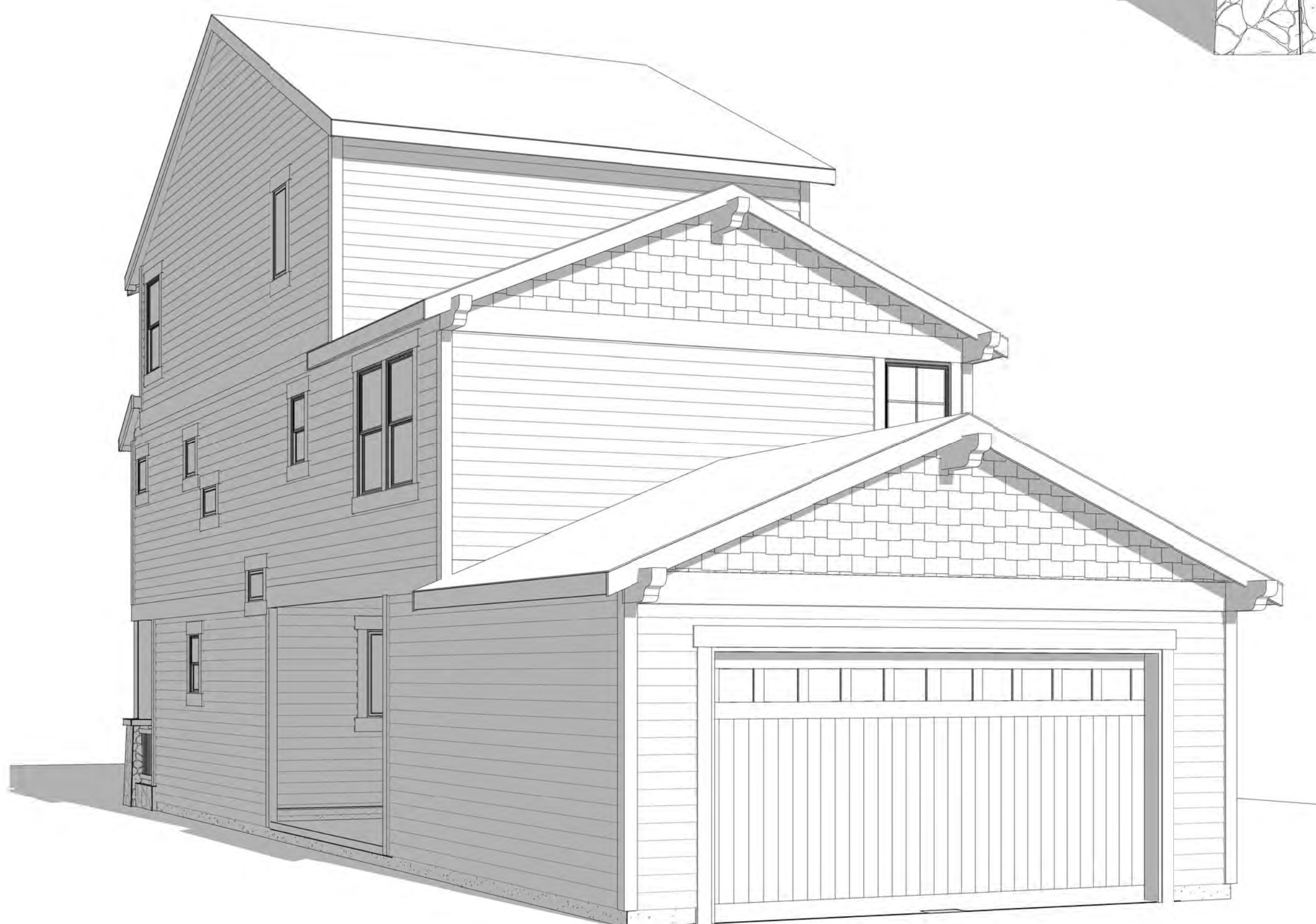
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Cover

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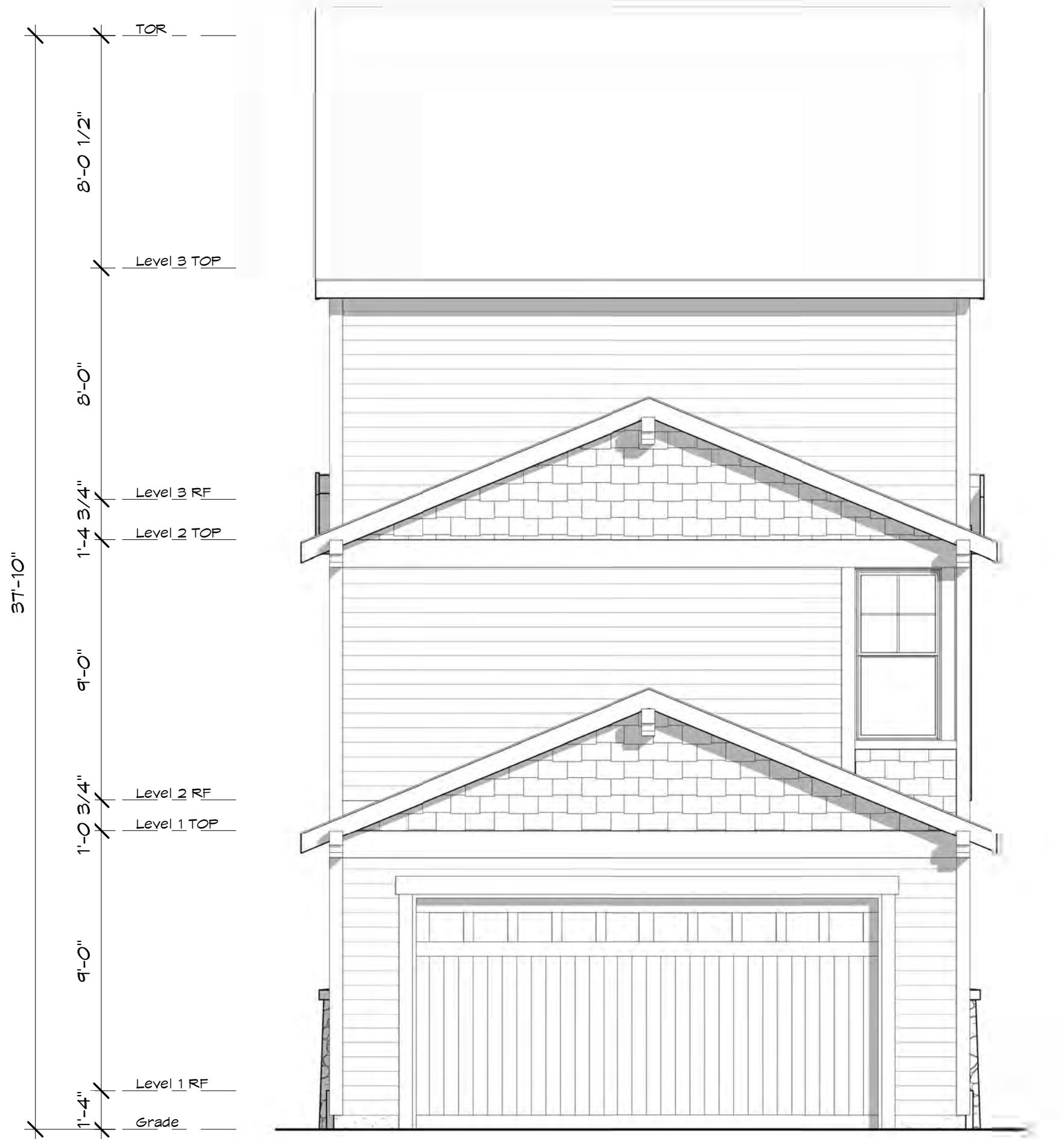




**Front Elevation**  
SCALE 1/4" = 1'-0"



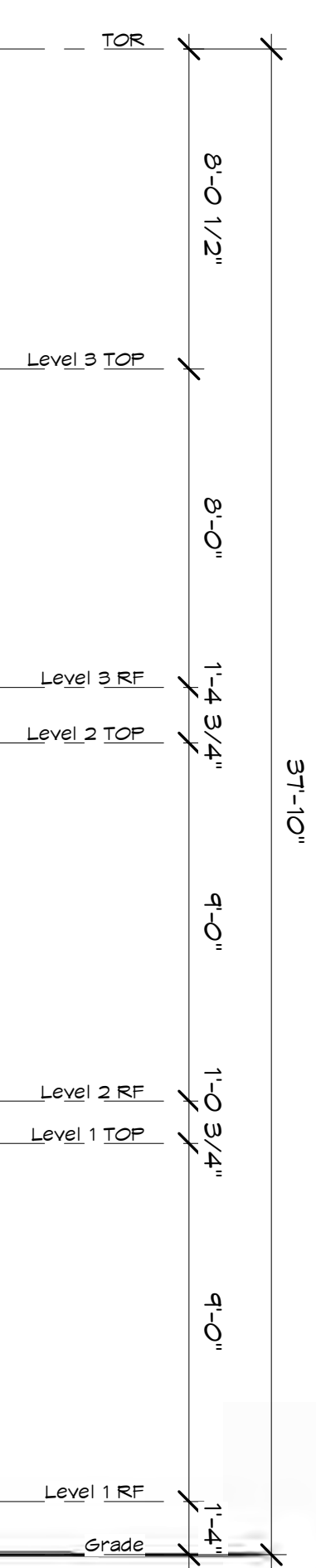
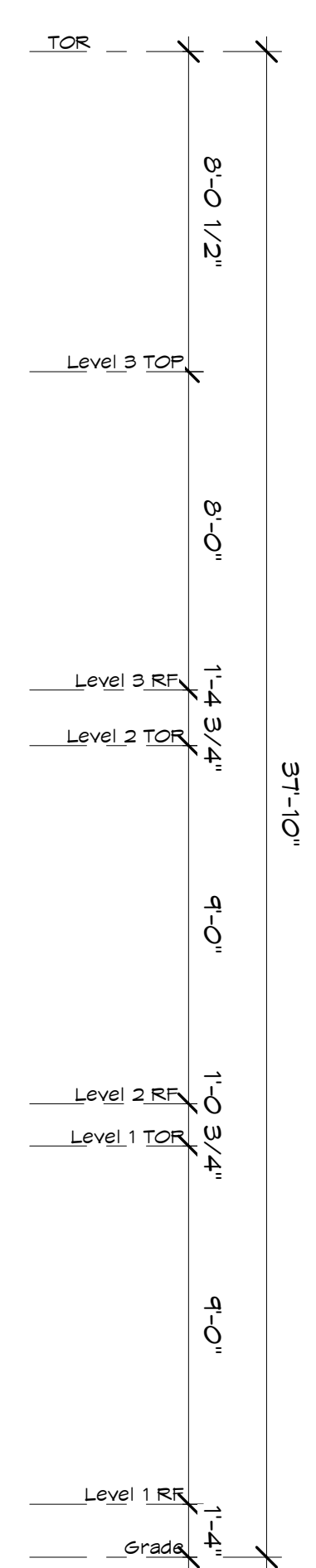
**Right Elevation**  
SCALE 1/4" = 1'-0"



**Rear Elevation**  
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**Left Elevation**  
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PROJECT:

Barber St - Middle Units B

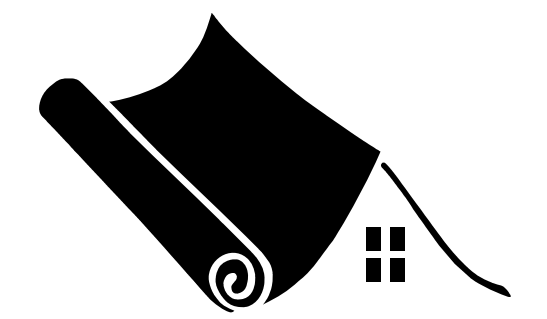
CLIENT JT Roth

REVISIONS: 6-4-14 Progress

Elevations

PAGE

3



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HOME DESIGN

*Mark Stewart*

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PROJECT:

Barber St - Middle Units B

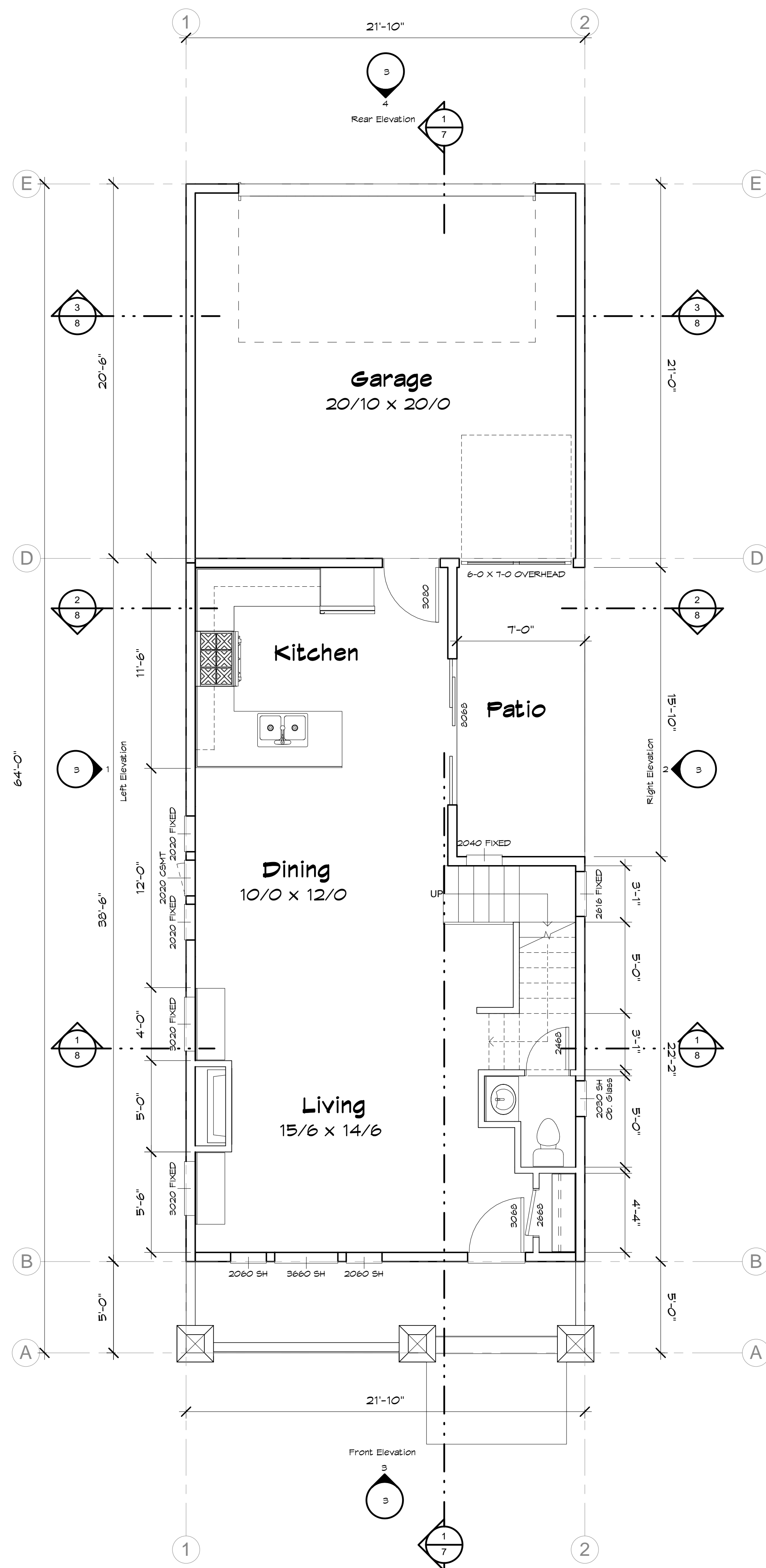
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Floor Plans

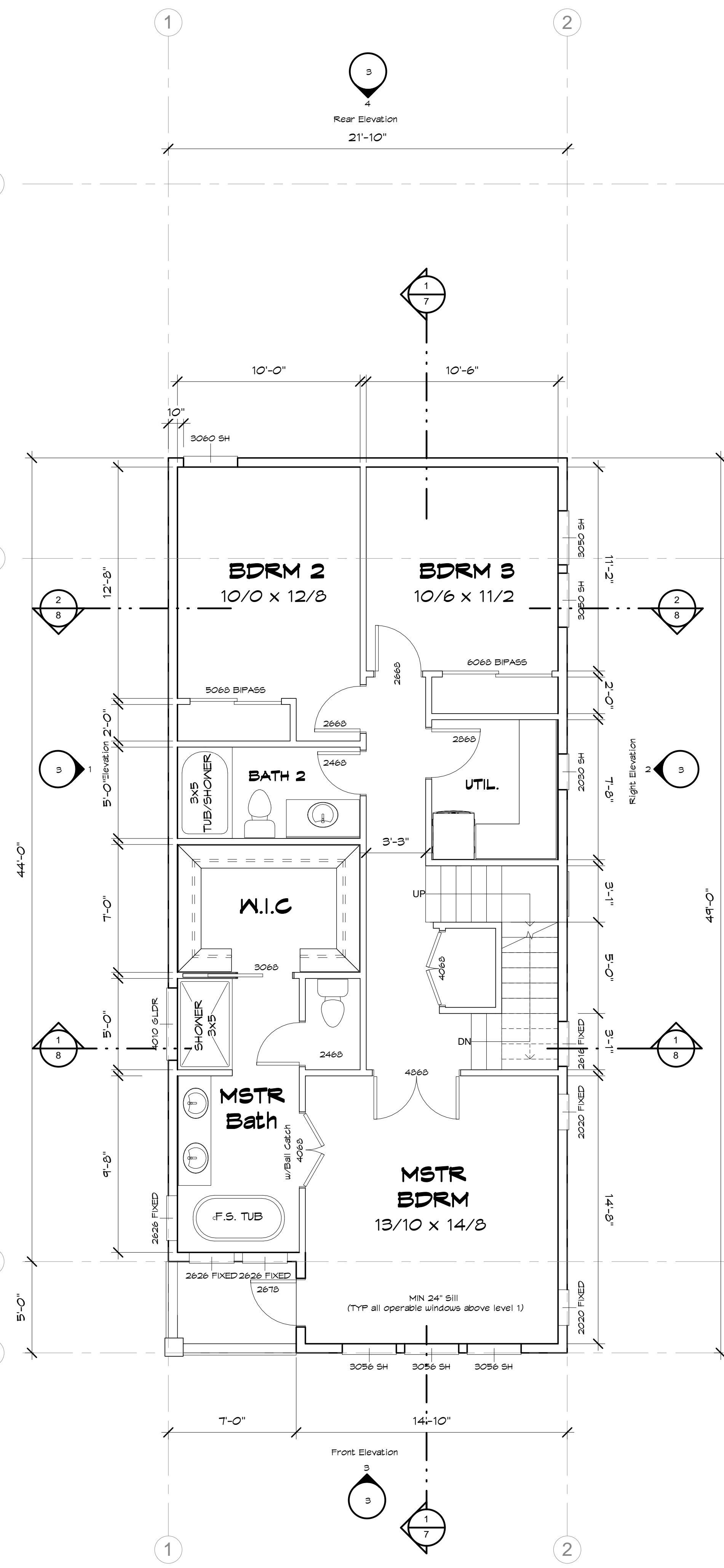
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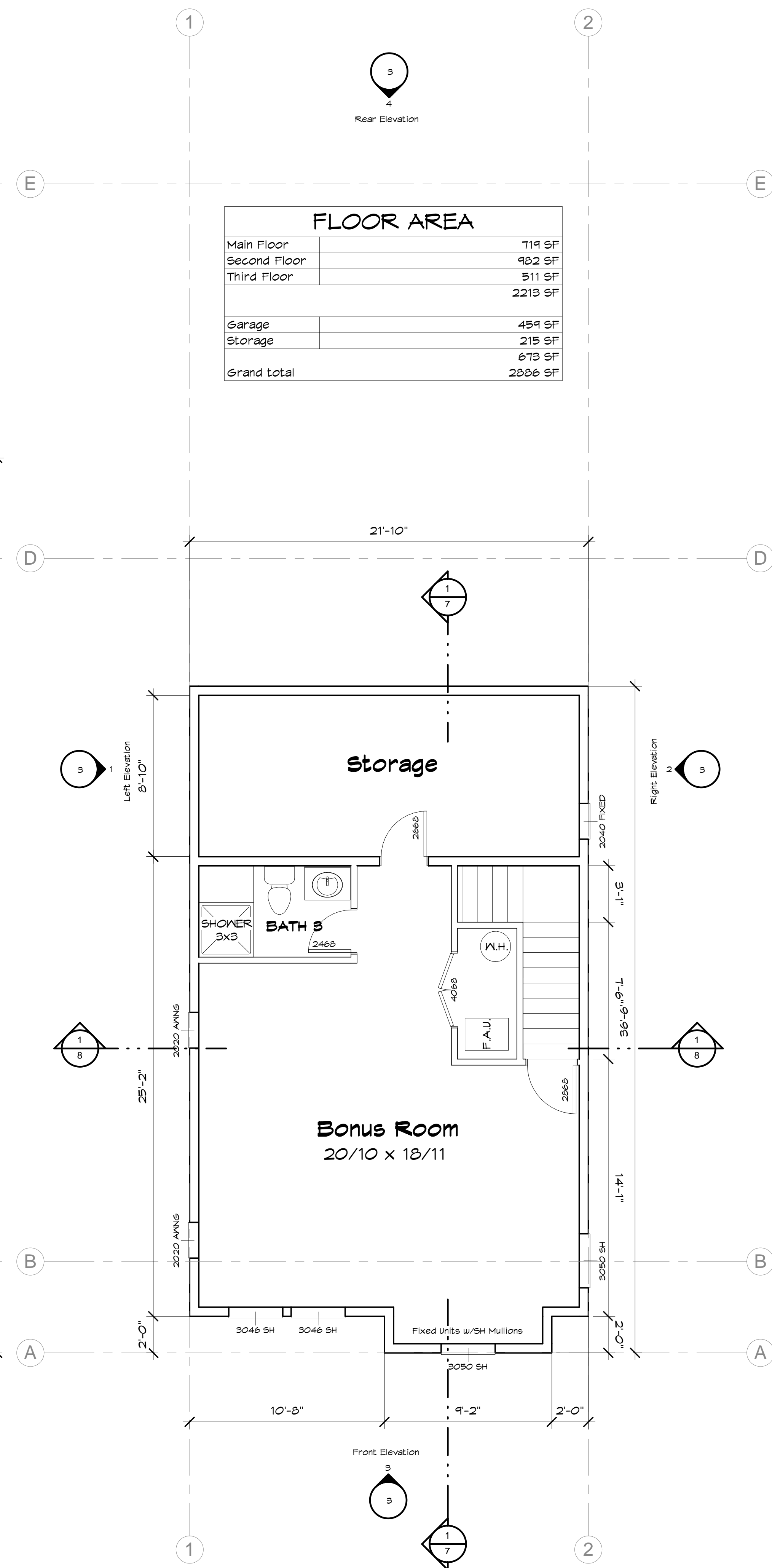
Main Floor

SCALE 1/4" = 1'-0"



Second Floor

SCALE 1/4" = 1'-0"



Third Floor

SCALE 1/4" = 1'-0"

FLOOR AREA	
Main Floor	719 SF
Second Floor	982 SF
Third Floor	511 SF
	2213 SF
Garage	454 SF
Storage	215 SF
	673 SF
Grand total	2886 SF

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, SEPTEMBER 8, 2014**

**6:30 PM**

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**VIII. Board Member Communications:**

**A. Agenda Results from the August 25, 2014 DRB  
Panel B meeting**

# City of Wilsonville

## Development Review Board Panel B Meeting Meeting Results

<b>DATE:</b>	AUGUST 25, 2014	
<b>LOCATION:</b>	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
<b>TIME START:</b>	6:30 P.M.	<b>TIME END: 7:33 P.M.</b>

### ATTENDANCE LOG

BOARD MEMBERS	STAFF
Andrew Karr, Chair	Blaise Edmonds
Cheryl Dorman	Barbara Jacobson
Aaron Woods	Michael Wheeler
Jhuma Chaudhuri	Daniel Pauly
Dianne Knight	

### AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None
CONSENT AGENDA	
A. Approval of June 23, 2014 Minutes	A. Approved 3 to 0 to 2 with Cheryl Dorman and Jhuma Chaudhuri abstaining.
PUBLIC HEARING	
<p><b>A. Resolution 288. Renaissance Boat Club Temporary Use Permit: SFA Design Group LLC – applicant for Renaissance Development Corp – owner.</b> The applicant is requesting a three-year Temporary Use Permit for a model home/sales office building on Lot 19 of Renaissance Boat Club, a previously approved residential planned development. The subject site is located on Tax Lots 800, 850, 860, 870, 880 and 900, Section 24; T3S-R1W; Clackamas County; Wilsonville, Oregon. Staff: Michael Wheeler</p> <p style="padding-left: 40px;">Case Files: DB14-0048 – Temporary Use Permit</p>	<p>A. Unanimously approved with the addition of Exhibit B8.</p>
<p><b>B. Resolution 289. Wilsonville Crossing Restaurants: Thatch Moyle, CARDNO WRG – representative for Nathan Sasaki – applicant.</b> The applicant is requesting a Site Design Review request and a Class III Sign approval and Sign Waiver for the exterior remodel, landscape and hardscape changes, and a new sign package for the restaurant building at the northwest corner of Wilsonville Road and Town Center Loop West. The site is located at 29991 SW Town Center Loop West on Tax Lot 211, Section 14D; T3S-R1W; Clackamas County, Oregon. Staff: Daniel Pauly</p> <p style="padding-left: 40px;">Case Files: DB14-0049 – Site Design Review DB14-0054 – Class III Sign approval</p>	<p>B. Unanimously approved; installing a bike rack strongly recommended.</p>
BOARD MEMBER COMUNICATIONS	

A. Results of the July 14, 2014 DRB Panel A meeting	
B. Results of the August 11, 2014 DRB Panel A meeting	
STAFF COMMUNICATIONS	None