

**WILSONVILLE CITY HALL  
DEVELOPMENT REVIEWBOARD PANEL A**

**MONDAY, DECEMBER 9, 2013 - 6:30 P.M.**

**I. Call To Order:**

**II. Chairman's Remarks**

**III. Roll Call:**

Mary Fierros Bower  
Lenka Keith  
Simon Springall

Ken Ruud  
Jerry Greenfield  
Council Liaison Susie Stevens

**IV. Citizen's Input**

**V. City Council Liaison's Report**

**VI. Consent Agenda:**

**A. Approval Of Minutes Of September 9, 2013 DRB Panel A Meeting**

Documents: [September 9, 2013 Minutes.pdf](#)

**VII. Public Hearing:**

**A. Resolution No. 266**

**Large Lot Tentative Subdivision Plat (Villebois Village Center No. 3): RCS-Villebois Development LLC - Owner.** The applicant is requesting approval of a nine (9) lot tentative subdivision plat in SAP-Central of Villebois. The subject property is Tax Lot 100 of Section 15AD, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files: DB13-0043 - Tentative Subdivision Plat

Documents: [VB SAP C No. 3 DRB packet.pdf](#), [Exhibit B1.pdf](#), [Exhibit B2.pdf](#)

**VIII. Board Member Communications:**

**A. Results Of The September 23, 2013 DRB Panel B Meeting**

Documents: [DRB-B Sept. 23, 2013 Results.pdf](#)

**B. Results Of The October 28, 2013 DRB Panel B Meeting**

Documents: [DRB-B October 28, 2013 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, DECEMBER 9, 2013**

**6:30 PM**

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**VI. Consent Agenda:**

- A. Approval of minutes from September 9, 2013 DRB  
Panel A meeting**

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

**Development Review Board – Panel A  
Minutes–September 9, 2013 6:30 PM**

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**I. Call to Order**

Chair Mary Fierros Bower 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: Mary Fierros Bower, Lenka Keith, Ken Ruud, Jerry Greenfield, and Council Liaison Susie Stevens. Simon Springall arrived after Roll Call.

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 Stevens reported that on September 5<sup>th</sup>, City Council:

- Discussed the progress on the TIF Zones at work session and during both the regular City Council and Urban Renewal Agency meetings. The City has created a program to provide tax incentives on five properties to increase occupancy in underutilized buildings, now totaling 100,000-plus sq ft. The program was moving along well thus far and the deadline for getting the program started was the end of the year. Kirstin Retherford, Economic Development Manager, was running that TIF Program and was doing an excellent job at keeping everyone up to date.
- Awarded the contract for the Memorial Park parking lot to Jeff Kersey Construction, which was the lowest responsible bidder. Construction of the parking lot would begin this fall with the completion expected before the end of the year.
- Received news that the Boeckman Creek Bridge should be open ~~soon~~, possibly by the end of October or early November, but certainly by Thanksgiving.
- Purchased **Apache, the stainless steel horse sculpture** on Town Center Loop, from the artist and decided to move the sculpture off the sidewalk and onto the grassy area next to the Town Center sign to minimize potential damage from pedestrians and bicyclists. The cost to move the art piece was minimal.
- She congratulated Jerry Greenfield on receiving the Heart of the City Award, acknowledging the wonderful work he does for the city in so many ways.

Simon Springall arrived at this time.

**Jerry Greenfield** applauded the Council's decision to purchase Apache, adding that the City purchased the structure for a bargain.

**Councilor Stevens** stated she was very happy with the purchase and was glad that others felt the same. She commented on the wonderful symbolism that Apache portrayed for Wilsonville and the region.

**VI. Consent Agenda:**

A. Approval of minutes of June 10, 2013 DRB Panel A meeting  
**Jerry Greenfield moved to approve the June 10, 2013 DRB Panel A meeting minutes as presented. Ken Ruud seconded the motion, which passed unanimously.**

**VII. Public Hearing:**

**A. Resolution No. 260. Chad Ward: Van Bilsen Investments – Owner.** The applicant is requesting approval of a Stage II Final Plan, a Waiver to reduce building setbacks, Site Design Review and a Tentative Partition Plat for an approximately 24,463 square foot industrial, office complex - technology and commercial building including related site improvements on Phase 2. This resolution also approves a Stage II Final Plan and Site Design Review for minor parking lot improvements on Phase 1. The site is located at 29900 Kinsman Road on Tax Lot 107 in Section 14C; T3S R1W; Clackamas County, Oregon; Staff: Blaise Edmonds

Case Files: DB13-0032 – Stage II Final Plan  
DB13-0033 – Waiver  
DB13-0034 – Site Design Review  
AR13-0033 – Tentative Partition Plat

**Chair Fierros Bower** called the public hearing to order at 6:35 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 page 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** presented the Staff report via PowerPoint with these comments:

- He entered Exhibit B7, an email dated September 9, 2013 and received from Architect Jennifer Beattie, RA proposing changes to Condition PDA 5, into the record. The exhibit was distributed to the Board. He explained the Applicant wanted to provide clarity and proposed that PDA 5 state, “Improvements that included the increase of occupiable area of 1250 sq ft or more would require a public hearing by the Development Review Board.” He noted he would explain why that condition was in the Staff report during his presentation.
- He displayed an aerial photo of the proposed site for the Phase 2 Project, noting the empty field between the Fred Meyer gas station and Phase 1, which used to be occupied by Laserquick but was now occupied by Columbia Helicopter. The Phase 2 site was next to Kinsman Rd and approximately 3.8 acres in size.
- The original Master Plan from almost sixteen years ago was a three-phase project with all the buildings attached. Six or seven years ago, the property’s owner, Chad Ward, received approval to modify the Master Plan to create a building 897 sq ft larger than the subject building being reviewed with similar uses of 5000 sq ft for retail/commercial and the balance of the building in manufacturing/warehouse/office use.
  - The City provides a two-year window when development must begin, but Mr. Ward was unable to attract a tenant to occupy the space due to recessionary times. He obtained one free City Council time extension, plus the three time extensions allowed by the Development Code for a total of six years, but he was still unable to attract a tenant or begin construction to vest the project. The project expired this summer so Mr. Ward had returned before the Board to propose a project very similar to the previously approved modified Master Plan. (Slide 3)

- The proposed building was 897 sq ft smaller than the previous proposal with very similar uses, but subtle differences did exist from the prior approval as the buildings were pushed back farther from Kinsman Rd and additional parking was provided between the building and Kinsman Rd. The circulation around the building, however, was very similar.
  - The relationship between the buildings in Phase 1 and Phase 2 was still the same with the loading and unloading distribution corridor on the north side of the proposed building.
- A photo was displayed of the existing Phase 1 building and proposed site, which was ready for development with an existing drive on the south side and parking on the east side of the property.
  - Three pine trees were not identified by the Applicant in the Site Plan. A condition of approval required a separate Class 2 administrative review for a “Type B” tree removal permit before the Applicant could start development, as the pine trees would most likely be removed. The street trees shown along Kinsman Rd would be retained.
- The Applicant is requesting a land partition and the proposed partition line was shown in red on the displayed Site Plan (Sheet A0.1). The Applicant also proposed adding fourteen new parking spaces indicated in yellow, for their current tenant, Columbia Helicopter. Everything south of the red line was proposed, including the trash enclosures at the southeast corner of the site.
- Some issues were created due to the waiver requested for the side yard setback in the Industrial Zone. The Development Code requires a minimum 30-ft setback on the front, side and the rear of the building. The Applicant requested a reduction from the 30-ft setback where the corners of the buildings were opposite one another.
  - The corner of the existing Phase 1 building would be 2 ft from the corner of the proposed new property line and 9 ft from the setback of the proposed Phase 2 building. The other parts of the application met the minimum setback requirement of 30-ft in terms of the building lay out.
  - When reviewing such proposals, he considers whether it fire, health and safety would be jeopardized and if adequate light and air space exists between the buildings. He made a recommendation for the approval of the waivers, which were almost identical to the waivers approved six years ago for the previous project, and the same issues existed because the project was similar.
  - The Building Official asked that the Applicant do a “Building Code Summary” for the existing building to determine if that building was designed to be within its 30-ft setback from a property line. The rest of the site complied with the 30-ft setback, so only two contact areas were being considered.
  - Staff recommends approval of the setback waiver because there would be adequate light between the buildings and the separation created by the parking and landscaping.
- Several public facility conditions from the Engineering Division required storm detention and water quality, which the Applicant proposed along the west side of the property to meet those requirements. Those areas would mostly likely be planted with wetland-type landscaping material.
- When the Phase 1 building was approved more than 15 years ago, the most significant trees were preserved, and those three oak trees would still be retained, even with the additional parking improvements proposed on the Columbia Helicopter side of the property.
- A letter was obtained from Republic Waste Management Services confirming the direct access to the trash enclosure.
  - The trash enclosure would have a roof to insure no trash goes into the drainage system. Building tenants could include manufacturers, but retail uses like a deli.
- Adequate parking spaces would be available for the variety of users that could be in the space.
- The existing courtyard area might be utilized more with the additional building.
- The proposed building would be two-stories, providing the potential for the second floor to be developed for more tenant use. He was concerned the window glazing would be different on the upper floor units and wanted the storefront to look like a full, two-story building with the same kind of glazing on both the first and second floors.

- Condition PDA 5, the subject of Exhibit B7, might not be needed because the Code already required that any occupied space larger than 1250 sq ft that was not a part of this approval or a Class 2 administrative approval up to 1200 sq ft would require a public hearing. He did not want usage creep to go up on the second floor without the City's knowledge, as it could also create a fire, health and safety issue that would require Building Official approval, additional parking, additional traffic reports, etc. The Applicant has the ability to occupy the second floor, but the City and users of the building must be restricted from utilizing the second floor without City approval.
- Most of the landscaping would be along Kinsman Rd to help buffer the building, even though it had a very attractive storefront with a lot of glazing and fenestration.
  - A fence ran along the south side of property as well as trees, which were right on the border of the adjacent Fred Meyer property. A condition of approval required that the fence remain intact and that care be taken when encroaching the drip line of the trees on the adjacent property so the trees were not killed.
  - All the shade tree requirements for shading the parking lot had been met with an appropriate number of shade tree islands.
- He displayed a cross view of the trash enclosure area, which had a masonry wall with a screened, gate fence.
- The official representation of the partition lines proposed for Parcel 1 and Parcel 2 were displayed.
- The Applicant hired a lighting engineer consultant to prepare the lighting diagram for the project which met the City's Dark Sky Ordinance for exterior lighting. Most of the lighting would be wall pack lighting, which was well within the Development Code's lighting requirements.
- He concluded that Staff recommended approval and invited questions from the Board.

**Ken Ruud** asked if precedent existed regarding the waiver to go from the 30-ft setback to 9 ft.

**Mr. Edmonds** responded that precedent was set on this particular site on the prior approval for which there was a public hearing. That application had almost identical circumstances.

- Waivers have been allowed for industrial setbacks as long as the building code issues were met in terms of fire safety. For example, the Applicant might need to upgrade the existing Phase 1 building with an additional firewall system.
  - An industrial setback was approved for one of the small buildings north of Wilsonville Chevrolet that was pushed back about 10 ft. A setback waiver was also approved for an industrial complex off Freeman Court.
  - Many residential development setbacks have been approved for large homes on small lots, such as in Copper Creek

**Jerry Greenfield** understood the original plan had two buildings that were contiguous with Phase 1.

**Mr. Edmonds** responded the buildings were originally going to be attached, wrapping around the courtyard. He believed separating the buildings ~~it~~ was more beneficial because it created more options for marketing or selling the property.

**Mr. Greenfield** asked if easement requirements would be an issue if the buildings were separately owned.

**Mr. Edmonds** deferred to Applicant, but noted that reciprocal easements should exist for parking and drives if overflow parking occurred. He was unsure if the Applicant guaranteed a number of spaces to Columbia Helicopter through a lease agreement, but they should have reciprocal driveway access at least. The Applicant had a good Circulation Plan and did an excellent job providing pedestrian connectivity between buildings and Kinsman Rd.

**Chair Fierros Bower** asked the height of the Columbia Helicopter facility.

**Mr. Edmonds** replied no maximum height exists in that planned development zone; height is unlimited in the Industrial Zone. He believed the Columbia Helicopter building, also a two-story building, was about 32-ft high, roughly the same height as the proposed building.

**Chair Fierros Bower** noted the north corner of the proposed building, where the setback narrowed to 9 feet, seemed to be a support space, possibly an electrical room, versus a retail store front that would be occupied regularly.

**Simon Springall** confirmed that the property line was created by the Applicant's proposal.

**Mr. Edmonds** added he did not know why the property line took that shape; typically one would not want a property line at an angle, so he deferred to the Applicant for an explanation.

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

**Tara Lund, CIDA Architects, 15895 SW 72<sup>nd</sup> Ave, Suite 200, Portland, OR** responded to questions posed by the Board as follows:

- The Applicant did have preliminary correspondence with Plans Examiner Don Walters and completed a Building Code review. Setbacks are measured perpendicular to the building from the wall to the property line and the proposed setbacks were 30-ft perpendicular in all cases. The proposed setback also helped the view corridor. The view out the window would not be 2 ft, but at least 30 ft in all cases from the property line and 60-ft from the adjacent building.
- The reason the buildings were separated went back prior to her involvement on the project. Ms. Beattie could address that matter if it was a major concern.
- The property line was requested to be able to sell the properties if necessary, but that was not the intent. The bank wanted each property to be on its own parcel. The configuration of the property lines insured that 30-ft setbacks existed on each corner to meet Building Code requirements.
- She confirmed the room at the north corner of the building was a fire sprinkler and electrical room.

**Mr. Greenfield** asked why the application indicated that the original Master Plan, which was designed and approved to have the two additions attached to the existing building, had been rendered economically unviable with the current zoning requirements.

**Jennifer Beattie, RA, CIDA Architects**, explained that the original Laserquick building had been extremely difficult to lease because of its configuration. It was not zoned for a two-story office, making it almost impossible to subdivide into multitenant spaces, so the Applicant was forced to find a single tenant to fill the entire two-story building, which was extremely challenging. They did not want to mimic that problem in the additional building. The original building did not have clear heights on the first floor to accommodate good industrial or any kind of manufacturing. Laserquick and Columbia Helicopter were good tenants for the shallow floor heights, but such tenants were few and far between.

**Mr. Springall** asked if there was any way to reconfigure the property line or building placement to have a double-digit setback. If the properties were completely independent and owned separately it was hard to believe that a 2-ft setback waiver would be agreeable.

**Ms. Beattie** replied the Applicant met with the City back in 2005 or 2006 on this particular issue to try to find a location for that building, and it had been adjusted slightly for better circulation on the site.



The initial discussion was interpreted to create the property line 30-ft off of parallel in order to meet the Code. However, the City Planners did not believe that was how it had been interpreted historically, although nothing in the Code described exactly how that should take place. The conclusion at that time was to ask for the waiver.

- The Applicant considered multiple locations for the property line. The proposed location allowed for the 30-ft building setback. Initially, the building was located a little further to the west and the purpose for moving it, although it adjusted the property line slightly, was to allow for better circulation between the two properties. The ultimate intent was to have cross-access maintenance parking agreements between both parcels so people could park on either property. The Phase 1 building really needed the parking on both the front and back sides because of little parking was available at the main entrance of that facility. Part of the site design for the new building included creating a system to allow the first building to function better. Parking at the original building has been a serious problem.
- All these factors contributed to the proposed location of the property line, but primarily, the need to meet the Building Code setback requirement.

**Mr. Springall** confirmed the corner unit of the new building was an electrical and fire sprinkler room and asked what was in that close corner of the existing Phase 1 building.

**Ms. Beattie** replied it was the main entrance to the Phase 1 building. To enter the building at this time, people park around back and walk in through a courtyard or use the emergency stairs. The advantage of having the fire riser room at that location in the new building was that each building would have some autonomy with separate entrances. The entrance for the Phase 1 building would have an independent feeling and the courtyard would be more private.

**Mr. Greenfield** asked what the actual linear footage was between the two corners of the buildings.

**Ms. Lund** answered it was about 35 ft diagonally.

**Mr. Greenfield** noted they were really discussing legal issues relating to the property line and building; it was not a question of the ambiance.

**Chair Fierros Bower** asked if the property had one owner, essentially making the property line more of an imaginary line.

**Ms. Beattie** replied the property had one owner and it was one parcel, but the application was requesting a partition because the bank required each building to have independence for loan purposes. The buildings were almost identical in square footage, which was an important component when planning Phase 2. The bank that Phase 1 was currently under had released that much square footage in anticipation of a future loan on that building.

**Mr. Greenfield** believed it was an imaginative, ingenious solution to a very difficult problem.

**Chair Fierros Bower** called for public testimony in favor of, opposed and neutral to the application. Seeing none, she called for any rebuttal from the Applicant.

**Ms. Beattie** asked if they needed to officially request the text modification to clarify Condition PDA 5 to state, "increased in square footage".

**Barbara Jacobson, Assistant City Attorney**, believed Staff had recommended that change so the Board would vote on approval with that amendment included or not.

**Mr. Edmonds** confirmed that the verbiage would modify Staff's condition and an amendment was required.

**Chair Fierros Bower** closed the public hearing at 7:15 p.m.

**Mr. Springall** stated he was initially concerned about the setback, but agreed it really was a legal issue that the Applicant and architect had to be concerned with and they had worked out the solution. The Board's job was to determine whether the project met the aesthetic concerns, obviously the Staff report addressed the other aspects, so he was less concerned than he was initially.

**Chair Fierros Bower** believed the addition of the Phase 2 building enhanced the functionality the Phase 1 building, which was not working well before. She commended the architects on a job well done.

**Mr. Greenfield** commented that he saw the proposal as a clever rescue.

**Simon Springall moved to approve the proposed change to Condition PDA 5 as presented in Exhibit B7. The motion was seconded by Jerry Greenfield and passed unanimously.**

**Jerry Greenfield moved to approve the Staff report as amended and adopt Resolution No. 260. Simon Springall seconded the motion, which passed unanimously.**

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

**VIII. Board Member Communications: None**

**IX. Staff Communications**

There were none.

**X. Adjournment**

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

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

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, DECEMBER 9, 2013

6:30 PM

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**VII. Public Hearing:**

- A. Resolution No. 266. Large Lot Tentative Subdivision Plat (Villebois Village Center No. 3): RCS-Villebois Development LLC – Owner.** The applicant is requesting approval of a nine (9) lot tentative subdivision plat in SAP-Central of Villebois. The subject property is Tax Lot 100 of Section 15AD, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files: DB13-0043 – Tentative Subdivision Plat

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 266**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A NINE (9) LOT TENTATIVE SUBDIVISION PLAT IN SAP-CENTRAL OF VILLEBOIS. THE SUBJECT PROPERTY IS TAX LOT 100 OF SECTION 15AD, T3S, R1W, CLACKAMAS COUNTY, OREGON. RCS-VILLEBOIS DEVELOPMENT LLC, OWNER.**

**RECITALS**

WHEREAS, an application, together with planning exhibits for the above-captioned Tentative Subdivision Plat, 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 staff report on the above-captioned subject dated November 25, 2013, and

WHEREAS, said planning exhibits and staff reports were duly considered by the Development Review Board at a regularly scheduled meeting conducted on December 9, 2013, 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 Tentative Subdivision Plat and the recommendation contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject Tentative Subdivision Plat.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board Panel A does hereby adopt the staff report attached hereto as Exhibit A1 with modified findings, recommendation and conditions placed on the record herein and authorizes the Planning Director to issue an approval consistent with said recommendations for Case File: DB13-0043 Tentative Subdivision Plat.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9<sup>th</sup> day of December, 2013 and filed with the Planning Administrative Assistant on \_\_\_\_\_. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

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Mary Fierros Bower, Chair  
Development Review Board, Panel A

Attest:

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Shelley White, Planning Administrative Assistant

**Exhibit A1**  
**STAFF REPORT**  
**WILSONVILLE PLANNING DIVISION**  
*Tentative Subdivision Plat, Villebois Village Center No. 3*  
**Quasi-Judicial Hearing**

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**Public Hearing Date:** December 9, 2013  
**Date of Report:** November 25, 2013

**Application Number: DB013-0043**

**Owner:** RCS-Villebois Development, LLC  
**Applicant:** Pacific Community Design, Inc.

**Request:** Approve DB13-0043 - Tentative Subdivision Plat (9 Lots) Villebois Village Center No. 3

**Recommended Action:** Approve the application with conditions of approval.

**Comprehensive Plan Designation:** Residential-Village (R-V)  
**Zone Map Designation:** Public Facilities (PF)

**Size:** 24.88 acres

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

Wilsonville Planning & Development Ordinance  
Sections 4.008 through 4.015: Administration  
Section 4.136 Public Facility Zone  
Section 4.177 Street Improvement Standards  
Section 4.178 Sidewalk & Pathway Standards  
Sections 4.200-4.237 Land Divisions  
Section 4.262 Street Improvements Requirements  
Section 4.320 Utilities

Villebois Village Master Plan – SAP-Central

**Project Location:** 24.88 acres located near the center of Villebois. The property is adjacent to Piazza Park in the Village Center.

**Legal Description:** Tax Lot 100 Township 3 South, Range 1 West, Section 15AD, Clackamas County, Oregon.

**Staff Reviewers:** Blaise Edmonds, Manager of Current Planning and Steve Adams Development Engineering Manager.

**Request:** The proposed subdivision will create nine (9) lots shown below on Sheet 3 – Tentative Plat (Exhibit B2.3).



**SUMMARY: Tentative Subdivision Plat (Large Lot).**

RCS-Villebois Development, LLC is proposing a subdivision of SAP-Central into nine (9) lots. The Applicant indicates: “The proposed lots are created for conveyance purposes and intended for future land division and site development. The configuration of proposed lots was designed to be consistent with SAP Central and Villebois Master Plan so that future development will be able to occur in accordance with the plans and policies of Villebois and City of Wilsonville Development Code. Since the proposed subdivision creates large lots for conveyance to future developers who are yet to be determined, development is dependent upon subsequent review and approval of future development applications (i.e. Preliminary Development Plans, Final Development Plans, and construction plans). The attached plans include a Circulation Plan and

Preliminary Utility Plan from SAP Central overlaid with the proposed lot lines to demonstrate how future streets and utilities will be provided to future development of the subject lots.”

**Phasing:** After streets and utilities in future Preliminary Development Plans (PDPs) are constructed and subdivision plats recorded, buildings and parks within the proposed subdivision area would need to be constructed in thirteen phases according to Map 1, Phasing Plan Up dated March 18, 2013, or the Applicant may request Class II Administrative Review to modify the Phasing Plan. See Exhibit 7. The Applicant has indicated on Pages 3 and 4 of Exhibit B1:

“The configuration of proposed lots was designed to be generally consistent with SAP Central and the *Villebois Village Master Plan* so that future development will be able to occur in accordance with the plans and policies of Villebois and City of Wilsonville Development Code. The attached Site Plan illustrates proposed lot lines in comparison with land uses planned for in SAP Central. Proposed lot lines match the configuration of land uses approved with SAP Central except for a minor discrepancy between Lots 7 and 8. The lot line between Lot 7 and Lot 8 bisects an area planned for Mixed Use and an area planned for Condos. Even with this discrepancy, the proposed lots generally meet the intent of SAP Central as Mixed Use and Condos are similar in character; both Mixed Use and Condos typically have multiple levels of residential uses. Mixed Use typically has residential units above ground-level office/commercial uses. These uses are compatible within the same building. The attached Phasing Plan illustrates phasing approved for SAP Central in comparison with the proposed lots lines. Lot 7 matches the boundary of Phase 8. However, many of the proposed lots are located within different phases of SAP Central. To address discrepancies between proposed lot lines and approved SAP Central land use and phasing, future adjustments to lot lines and/or SAP refinement or amendment may be necessary requirements of future PDP Applications. No SAP amendments or refinements are proposed at this time.”

**Circulation:** Plan Sheet 6.1 - Circulation Plan (Exhibit B2.6.1) illustrates the current public street circulation system within the SAP - Central area. However, the Applicant is not proposing to dedicate all of the rights-of-way (ROWs) and to build streets internal to the proposed subdivision except for ROWs identified in the Public Facilities (PF) conditions and including extending the ROW for SW Villebois Drive North ROW to proposed Lot 7. The Applicant is asking approval to defer the creation of the other right-of ways and street improvements at PDP development and future subdivision platting as monitored by the Development Engineering Manager.

**Sanitary Sewer:** Approval of the Tentative Subdivision Plat must be met upon compliance with the Public Facilities (PF) Conditions of Approval. The City Development Engineering Manager is required to approve all construction plans for the sanitary sewer system prior to construction to insure that they comply with City standards. However, the Applicant is asking approval to defer future sanitary sewer utility improvements at PDP development and subdivision platting as monitored by the Development Engineering Manager.

**Parks and Open Space:** This SAP-Central area includes a tree-covered park named Montague Park (unimproved) and Piazza Park (improved). The Applicant is asking approval to defer park



improvements at Preliminary Development Plan development for Montague Park as monitored by the Planning Division.

**DISCUSSION TOPICS:**

The proposed lot lines for Lots 8 and 9 do not match the up-dated phasing plan. The Applicant indicates “many of the proposed lots are located within different phases of SAP Central. To address discrepancies between proposed lot lines and approved SAP Central land use and phasing, future adjustments to lot lines and/or SAP refinement or amendment may be necessary requirements of future PDP Applications. No SAP amendments or refinements are proposed at this time.” Staff agrees with the Applicant’s statement.

In proposed conditions PFA 4 through PFA 6 the City Development Engineering Manager is requiring full rights-of-way but not roadway construction for SW Orleans Loop, SW Costa Circle West, and for SW Villebois Drive. The remaining ROWs internal to the proposed Tentative Subdivision Plat would be created when future Preliminary Development Plans are reviewed and approved by the DRB and permitted for development.

**Bonding for Future Park Improvements (Ordinance 607):** The City Council has amended Subsection 4.125(.18)(K) to require bonding of future improvements, and assures that the parks in SAP Central will be built, even if ownership changes. In this case proposed Large Lot 3 is master planned in SAP-Central for Montague Park, but bonding is required at the time of Preliminary Development Plan approvals.

**RECOMMENDED ACTION AND CONDITIONS OF APPROVAL -Tentative Subdivision Plat:**

Based on the findings of fact, analysis and conclusionary findings 1 through 58 staff recommends that the Development Review Board approve the Tentative Subdivision Plat. The application and supporting documents are hereby adopted for approval with the following conditions:

PD = Planning Division

PF = Engineering Division (Public Facilities)

**PD 1.** The proposed subdivision lots are being created for conveyance purposes and intended for future land division and PDP site development. Prior to approval of the Final Subdivision Plat, the Applicant/Owner shall:

- a. Assure that the lots 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 Applicant/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. Supply the City with a performance bond, or other security acceptable to the Community Development Director, for any capital improvement required by the project.
- d. Illustrate existing and proposed easements, on the Final Plat.

**PD 2.** No development shall occur on the proposed lots which would have a significant impact on the use of the adjoining right-of-way, existing public utilities or facilities prior to the recording of subsequent subdivision or partition plats. See Finding 8.

**Engineering Division Conditions:**

<b>Standard Comments:</b>	
<b>PFA 1.</b>	Subdivision or Partition Plats: Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.
<b>PFA 2.</b>	Subdivision or Partition Plats: Any newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.
<b>Specific Comments:</b>	
<b>PFA 3.</b>	At the Applicant's request a waiver for the requirement of a Traffic Impact Study (Study) was granted by the City on November 8, 2013. No development will occur with the proposed Large Lot Subdivision. Future applications for development of these lots will include the necessary Request for Traffic Study
<b>PFA 4.</b>	With both ends of SW Costa Circle West locked in place by previously approved or permitted subdivisions, the Applicant shall dedicate the necessary right-of-way from proposed Lots 2 and 3 for future construction of the roadway improvements as shown in the approved Villebois Master Plan.
<b>PFA 5.</b>	With both ends of SW Orleans Loop locked in place by previously approved or permitted subdivisions, the Applicant shall dedicate the necessary right-of-way from proposed Lots 3 and 4 for future construction of the roadway improvements as shown in the approved Villebois Master Plan.
<b>PFA 6.</b>	With both ends of SW Villebois Drive North locked in place by previously approved or permitted subdivisions, the Applicant shall dedicate the necessary right-of-way from proposed Lots 1 and 2 for future construction of the roadway improvements as shown in the approved Villebois Master Plan.
<b>PFA 7.</b>	Per the Applicants statement, no Public Works construction will occur with this subdivision application.

## **EXHIBIT LIST:**

**A1** Staff Report

**A2.** Staff PowerPoint Presentation

### **Applicant's Written and Graphic Materials:**

**B1.** Applicant's submittal notebook including the project narrative, response findings to the applicable City Development Code review criteria, application form, Statutory Special Warranty Deed, Legal Description, Partition Plat – 4 pages, Certificate Of Assessments And Liens, subdivision name approval, mailing list, subdivision name approval, reduced plan set and traffic study waiver.

### **B2. DRAWNGS (Reduced size and full size) – Plan Sheet:**

1. Cover Sheet
2. Existing Conditions
3. Preliminary Plat
4. Utility Plan
5. Site Plan
- 6.1. Circulation Plan
- 6.2 Street Sections
7. Phasing Plan

### **Development Review Team Correspondence:**

**C1.** Memo, Steve Adams, City Development Engineering Manager, dated November 20, 2013, Conditions of Approval

**C2.** Traffic waiver, letter, Nancy Kraushaar, P.E. Community Development Director dated November 8, 2013.

### **Letters (neither For nor Against):**

**Letters (In Favor):**

**Letters (Opposed)**

## **FINDINGS OF FACT**

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1. The statutory 120-day time limit applies to this application. The application was received on October 11, 2013. On October 18, 2013, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on November 12, 2013, the Applicant submitted new materials and the application was deemed complete on November 12, 2013. The City must render a final decision for the request, including any appeals, by March 11, 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 (A through F):

A. Specific Area Plan (SAP) – Central.

B. Curb extensions within SAP-Central, as a Minor Alternative to the Transportation Systems Plan

C. C1. SAP-Central Architectural Pattern Book.

C2. Approve the Village Center Architectural Standards.

D. Master Signage and Wayfinding Plan.

E. Community Elements Book

F. Rainwater Management Program and Plan.

DB06-0006 (G through J):

G. DB06-0006-Zone Map Amendment

H. DB06-0006-Preliminary Development Plan for Phase I

I. DB06-0006-Approve Type ‘C’ Tree Plan

J. DB06-0006-Tentative Subdivision Plat (Small Lot)

3. 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

### Section 4.136 Public Facility (PF) Zone Requirements

#### **Subsection 4.136 (.01) Purpose of Public Facility Zone**

1. This subsection identifies the purpose of the Public Facility Zone as a zoning designation for public lands and facilities. The PF zoning of the subject property relates to the former Dammasch State Hospital. The Applicant's response findings are found in the Supporting Compliance Report – Large Lot Subdivision :Villebois Village Center No. 3" (Exhibit B1). The proposed Tentative Subdivision Plat involves nine (9) lots each over one-acre intended for the future development of a variety of housing types, as well as park and open space areas. The Applicant indicates that; "The proposed subdivision lots are created for conveyance purposes and intended for future land division and site development." Staff finds that future residential uses are permitted under the "Village" zone (Sections 4.125.02(A., C., H)). **Since the Applicant is not proposing Preliminary Development Plan(s) at this time he is not required by Code to apply for a Zone Map Amendment from the current Public Facility (PF) Zone to the Village (V) Zone.**

#### **Subsection 4.136(.02)-(.03) Uses Allowed Outright and Conditionally permitted in PF Zone**

2. These subsections identify the uses that are permitted outright and that can be conditionally permitted in the PF Zone. The proposed lots are designated according to the Comprehensive Plan and Villebois Master Plan.

#### **Subsection 4.136(.04) Dimensional Standards in PF Zone**

3. This subsection sets forth the dimensional standards for the Public Facility Zone as follows:
  - Minimum Lot Size- 1 Acre (some exceptions not relevant to this application)
  - Minimum Front and Rear Yard Setback- 30 feet
  - Minimum Side Yard Setback- 10 feet
  - Minimum Street Frontage- 75 feet
  - Maximum Height- 35 feet

The proposed lots are greater than one (1) acre in size and have more than seventy-five feet (75') of street frontage. The proposed subdivision does not include any proposed development or structures. The standards of this subsection are satisfied.

#### **Subsection 4.136(.05) Off-Street Parking Requirements: As Provided for in Section 4.155**

4. This subsection requires lots in the Public Facility Zone to accommodate development meeting the off-street parking requirements of Section 4.155. No development is expected on the lots while it is zoned Public Facility (PF).

**Subsection 4.136(.06) Sign Requirements: As Provided for in Section 4.156**

5. This subsection identifies sign requirements for the Public Facility Zone. No signs are proposed as part of this application. This subsection does not apply.

**Subsection 4.136(.07) Corner Vision Requirements: As Provided for in Section 4.176**

6. This subsection requires the corner vision requirements in Section 4.176 be met in the Public Facility Zone. No development is expected on the property while it is zoned Public Facility (PF).

**Subsection 4.136(.08) Block and Access Standards in the Public Facility Zone**

7. This subsection requires development in the Public Facility Zone be subject to the same block and access standards as the PDC Zone. One new street or access point will result from this application to serve proposed Lot 7.

**Subsection 4.177(02)(C): Street Improvement Standards – Rights of Way**

8. Existing and future rights-of-way (ROWs) are shown on Plan Sheet 6.1. However most of the ROW internal to the Tentative Subdivision Plat are not shown. In PFA 4 through PFA 6 the City Development Engineering Manager is requiring full right-of-way (ROW) connections but not roadway construction;

**PFA 4.** With both ends of SW Costa Circle West locked in place by previously approved or permitted subdivisions, the Applicant shall dedicate the necessary right-of-way from proposed Lots 2 and 3 for future construction of the roadway improvements as shown in the approved Villebois Master Plan;

**PFA 5.** With both ends of SW Orleans Loop locked in place by previously approved or permitted subdivisions, the Applicant shall dedicate the necessary right-of-way from proposed Lots 3 and 4 for future construction of the roadway improvements as shown in the approved Villebois Master Plan;

**PFA 6.** With both ends of SW Villebois Drive North locked in place by previously approved or permitted subdivisions, the Applicant shall dedicate the necessary right-of-way from proposed Lots 1 and 2 for future construction of the roadway improvements as shown in the approved Villebois Master Plan.

See SAP-Central Circulation Plan Sheet 6.1. (See Exhibit C1). The remaining ROWs internal to the proposed Tentative Subdivision Plat would be created when future Preliminary Development Plans are reviewed and approved by the DRB. New development is not anticipated as a result of the requested subdivision, as the Applicant has stated the intent of the requested subdivision is to enable a transfer of property. Condition of Approval PD2 ensures the intent of this subsection is satisfied by prohibiting future development on the proposed lots which would have significant impact

on the use of adjoining right-of-way prior to the approval subsequent recorded subdivision plats.

**Subsection 4.177(02)(D): Dead-end Streets**

9. The proposed extension of SW Villebois Drive North to Lot 7 up to Lot 4 is approximately 325 feet and would be dead-end exceeding the 200 feet maximum length of the above referenced code. However, the Applicant is proposing to not develop the proposed lots so public health, safety and welfare would not be compromised with the longer dead-end right-of-way. This standard will be met at the time of future PDP development as monitored by the City Development Engineering Manager. See proposed condition PFA 6.

**Subsection 4.177(02)(E): Corner or Clear Vision Area**

10. Clear vision areas must be provided and maintained in compliance with this criterion. This standard will be met at the time of future PDP development as monitored by the City Development Engineering Manager.

**Subsection 4.177(02)(F): Vertical Clearance**

11. Vertical clearance must be provided and maintained in compliance with this criterion. This standard will be met at the time of future PDP development as monitored by the City Development Engineering Manager.

**Subsection 4.177(02)(G): Interim Improvement Standard**

12. The proposed Tentative Subdivision Plat does not include any interim improvements.

**Subsection 4.177(.03): Sidewalk and Pathway Improvement Standards;**

13. The standards of these sections of the code apply unless modified by an approved Pattern Book or Community Elements Book or as may be modified through the hearing process. This standard must be met at the time of future PDP development as monitored by the City Development Engineering Manager and the Planning Division.

**Subsection 4.202(.04)B. Parcel Not Allowed that Make Remaining Parcels Less than Allowed in Zone.**

14. This subsection does not allow parcel partitions or subdivisions to create parcels less than that allowed in the zone. The minimum parcel size for the Public Facility Zone is one (1) acre. Proposed lots exceed the required minimum. This criterion is met.



## **Land Divisions**

### **Subsection 4.210(.01)A.: Preparation of Tentative Plat**

15. A Tentative Subdivision Plat has been prepared by an Oregon licensed professional engineer as required. The proposed Tentative Subdivision Plat can be seen on Plan Sheet 5 and improvement plans can be seen on Plan Sheets 3 and 5. The Introductory Narrative includes a listing of the services provided by each design team member. This criterion is met.

### **Subsection 4.210.01(B)(1-26): Tentative Plat Submission**

16. Staff finds that the informational elements required for submission with a proposed Tentative Subdivision Plat have been submitted by the Applicant. However, the Applicant has requested a waiver to a traffic study. On the basis of the Applicant's request the Community Development Director is recommending to waive the Traffic Study to the DRB. See Exhibit C2.

### **Subsection 4.210.01(C)(1): Action on proposed Tentative Plat**

17. The proposed Tentative Subdivision Plat, as seen on Plan Sheet 3 – Tentative Plat is included with this application for review by the Development Review Board.

### **Section 4.210.01(C)(2): Consideration of Tentative Partition Plat**

18. There is no partition plat proposed with this application.

### **Subsection 4.210.01(C)(3): Action on proposed Tentative Plat**

19. Any Conditions of Approval adopted by the Board shall be reflected on the final plat. The final plat will not be approved by the City until all the conditions of approval adopted by the DRB for the Tentative Subdivision Plat are satisfied.

### **Subsection 4.210.01(C)(4): Board may limit content of deed restrictions**

20. The Applicant must acknowledge the authority of the Board to limit the content of the deed restriction or covenants.

### **Subsection 4.210.01(C)(5): Effect of Approval**

21. After approval of the Tentative Subdivision Plat, a Final Plat must be prepared and submitted to the Planning Division within two years if an extension is not provided.

### **Subsection 4.210.01(D): Land division phases to be shown**

22. Development of this subdivision is proposed in future subdividing and PDP development which is not anticipated to begin in the immediate future. However, many proposed lot lines do not match the up-dated phasing plan boundaries. Thus prior to site development

the Applicant will eventually need to amend the SAP-Central Phasing Plan which can be accomplished through a Class II Administrative Review. As stated in Finding 8; Existing and future rights-of-way are shown on Plan Sheet 6.1, however most of the future rights-of-way internal to the Tentative Subdivision Plat are not shown. In proposed conditions PFA 4 through PFA 6 the City Development Engineering Manager is requiring full right-of-way connections but not roadway construction. (See Finding 8). The remaining ROWs internal to the proposed Tentative Subdivision Plat would be created when future Preliminary Development Plans are reviewed and approved by the DRB. New development is not anticipated as a result of the requested subdivision, as the Applicant has stated the intent of the requested subdivision is to enable a transfer of property. Condition of Approval PD2 ensures the intent of this subsection is satisfied by prohibiting future development on the proposed lots which would have significant impact on the use of adjoining right-of-way prior to the approval subsequent recorded subdivision plats.

**Subsection 4.210.01(E):** *Remainder tracts to be shown as lots or parcels*

23. The Tentative Subdivision Plat does not include any remainder tracts.

**Section 4.210 Application Procedure.**

**Subsection 4.210(.01) Pre-Application Meeting**

24. This subsection requires a pre-application meeting as part of the process. A pre-application was conducted on October 31, 2013, meeting this criterion. .

**Subsection 4.210(.01)B. Tentative Plat Submission**

25. This subsection sets forth the submission requirements for tentative plats. The application for this Tentative Subdivision Plat is not being submitted concurrently with a Preliminary Development Plan (PDP) because the proposed subdivision lots are being created for conveyance purposes and intended for future land division and PDP site development. The Applicant has indicated that most of the standard listed below is addressed through information presented in the application (Exhibit B1). Full compliance with those standards will be dependent on the result of future PDP reviews. The Applicant submitted the required documents, meeting the requirements of this subsection

**Section 4.236 General Requirements – Streets**

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

26. This subsection requires land divisions to be in harmony with adopted Transportation Master Plans, Bicycle and Pedestrian Master Plans, Park and Recreation Master Plans, and the Master Street Plan. The boundaries of the proposed Tentative Subdivision Plat are equal to the boundaries of SAP-Central and with the approved SAP-Central and the Villebois Village Master Plan. See Plans Sheets 6.1 and 6.2. There is no evidence to suggest that the proposed subdivision would affect the harmony of existing infrastructure. The Applicant indicates that the proposed Tentative Subdivision Plat provides for future parks and the continuation of streets to adjoining properties or proposed future

development in accordance with SAP-Central and as shown on Plan Sheet 6.1. However, the Applicant is not proposing to build and dedicate right-ways internal to the proposed large lots. See Finding 8.

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

27. See Finding 8. This subsection requires land divisions to provide for the continuation of the principal streets existing in the adjoining area and proposed streets to be the width required elsewhere in the Wilsonville City Code. Because the proposed large lots are in SAP-Central, which in turn is a portion of Villebois Village (a master planned area), conformity to the street plans and other requirements specified in these regulations must be established with each PDP. The street system connectivity proposed in this Tentative Subdivision Plat must conform to the street system in SAP-Central and the Villebois Village Master Plan when PDP applications are reviewed.

#### **Subsection 4.236(.02)B. Requirement to Submit Prospective Future Street System**

28. The Applicant indicates that “The proposed subdivision lots are created for conveyance purposes and intended for future land division and site development.” The Specific Area Plan (SAP) has an approved street circulation pattern. (See Plan Sheet 6.1) Staff finds that full compliance with this section of the Code will be dependent on the result of future PDP reviews. This subsection requires the submission of prospective future street systems when the subdivision does not cover the entire tract. The proposed subdivision covers the Applicant’s entire tract or property and future streets are proposed.

#### **Subsection 4.236(.02)C. Arrangement of Parcels/Lots to Allow Future Subdivision**

29. This subsection requires the arrangement of streets and lots to allow for future land divisions if allowed by the Comprehensive Plan. Future subdivisions are expected on the subject property as allowed by the Villebois Master Plan. Generally, the arrangement of the lots allow for future re-plating. The proposed Tentative Subdivision Plat does not show future public streets internal to the proposed lots to demonstrate that the streets will intersect at angles consistent with the above standards. The Applicant has indicated that street alignments will be provided when future PDP applications are submitted. Proposed Conditions of Approval PFA 4 through PFA 6 will ensure the appropriate action is taken to allow the entire rights-of-way be built as part of the future development.

#### **Subsection 4.236(.03) Conformity with Section 4.177 and Block Standards of Zone.**

30. This subsection requires all streets to conform with Section 4.177 of the Wilsonville City code and block standards of the zone. New streets or access points will result from this application when PDPs are proposed.

#### **Subsection 4.236(.04) Creation of Easements**

31. This subsection allows the Planning Director to approve easements as a reasonable method to allow vehicular access and adequate utilities. New easements are requested or

required. This provision is satisfied. Furthermore, any necessary easements in the conditions of approval for any application relating to SAP-Central must be identified on the final plat as monitored by the City Development Engineering Manager.

#### **Subsection 4.236.05 Topography**

32. This standard will be met at the time of future PDP development as monitored by the City Development Engineering Manager and the Planning Division.

#### **Subsection 4.236(06)(A.-C): Reserve Strips**

33. Reserve strips are not proposed with this request.

#### **Subsection 4.236(07): Future Expansion of Street**

34. Provision has been made to extend and develop public streets SAP-Central into adjacent areas as development occurs.

#### **Subsection 4.236(.08) Existing Streets**

35. See Finding 11. New additional right-of-way is required as part of the proposed subdivision. Rights-of-way must be dedicated in accordance with the *Villebois Village Master Plan* and the *2013 Transportation System Plan*. This standard will be met with future PDP development.

#### **Subsection 4.236(09): Street Names**

36. Street names and numbers will conform to the established naming system in the City.

#### **Section 4.237 General Requirements – Other.**

##### **Subsection 4.237 (.01)(A-B) Block Standards**

37. Blocks are not proposed in this request and would be created with future PDPs and subdivisions. Instances of block lengths will be met at the time of future PDP development as monitored by the City Development Engineering Manager and the Planning Division.

##### **Subsection 4.237(.02)(A-B) Easements**

38. This subsection requires easements for existing and needed utility lines. The appropriate easements will be required on the final plat. This can be accomplished in the final plat.

##### **Subsection 4.237(.03)(A-B) Pedestrian and Bicycle Pathway**

39. This subsection requires an improved public path for blocks that exceed the length standard for the zone they are located in. Since this application only involves the review of a Tentative Subdivision Plat to create large lots for conveyance of property and not for

development, future PDPs will evaluate the location, usability, and adequacy of the proposed pedestrian and bicycle pathways.

**Subsection 4.237(.04) Street Tree Planting**

40. This subsection presents requirements for street trees. Future streets will require street trees and would be reviewed in Final Development Plans. Since this application only involves the review of a Tentative Subdivision Plat to create large lots for conveyance of property and not for development, future PDPs will evaluate street tree planting and lighting.

**Subsection 4.237(.05)(A-B) Parcel Size, Shape, Width, and Orientation.**

**Subsection 4.237.05(C): Waivers**

41. This subsection requires the parcels resulting from the land divisions have the size, width, shape and orientation appropriate for the location of the land division and for the development and use that are contemplated as well as for the zone in which they are located. Proposed lot sizes, widths, shapes and orientation are appropriate for contemplated future Residential-Village development and are in conformance with the Public Facility Zone requirements. The proposed subdivision complies with this standard. The proposed large lot sizes, widths, shapes and orientations meet or exceed code.

**Subsection 4.237(.06) Access**

42. See Finding 8.

**Subsection 4.237(08): Lot side lines.**

43. This subsection requires side lot lines be at right angles to the street the parcels face as far as practical. Exhibit B2.3 demonstrates that all side parcel lines form right angles to the streets as far as practicable. This provision is met.

**Subsection 4.237(10): Building line**

44. Building lines are not proposed by this application.

**Subsection 4.237(11): Build-to line**

45. Build-to lines are not proposed by this application.

**Subsection 4.237(12): Land for public purposes**

46. Aside from street right-of-way dedication, this Tentative Subdivision Plat postpones Montague Park to be dedicated for public purposes when a PDP is proposed and approved by the City.

**Subsection 4.237(13): Corner lots**

47. All lots on street intersections will have a corner radius of not less than ten (10) feet.

**Subsection 4.262(01): Improvements – Requirements - Streets**

48. The City Development Engineering Manager is required to review and approve all construction plans for public improvements prior to construction and inspect the completed improvements to insure that requirements such as these are met. This standard will be met at the time of development as monitored by the City Development Engineering Manager.

**Subsection 4.262(02): Curbs**

49. This standard will be met at the time of development as monitored by the City Development Engineering Manager.

**Subsection 4.262(03): Sidewalks**

50. This standard will be met at the time of development as monitored by the City Development Engineering Manager.

**Subsection 4.262(04): Sanitary sewers**

51. Plan Sheet 4 – Utility Plan illustrates proposed sanitary sewer lines and shows that the proposed large lots are within two hundred feet of an existing public sewer main. Approval of a final plat must be met upon compliance with the Public Facilities (PF) Conditions of Approval. The City Development Engineering Manager is required to approve all construction plans for the sanitary sewer system prior to construction to insure that they comply with City standards. This must be met at the time of development as monitored by the City Development Engineering Manager.

**Subsection 4.262(05): Drainage**

52. Plan Sheet 4 – Utility Plan illustrates proposed storm drainage facilities. This standard will be met with compliance with the PF Conditions of Approval.

**Subsection 4.262(06): Underground utility and service facilities**

53. Proposed utilities will be placed underground pursuant to Section 4.300 and City Public Works Standards.

**Subsection 4.262(07): Streetlight standards**

54. Streetlights shall be installed in accordance with City Public Works Standards and include the fixtures and luminaries in the proposed Community Elements Plan for SAP-Central as monitored by the City Development Engineering Manager.

**Subsection 4.262(08): Street signs**

55. This standard will be met at the time of construction as monitored by the City Development Engineering Manager.

**Subsection 4.262(09): Monuments**

56. Monuments shall be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points and will be of such material, size, and length as required by State Law. General Requirements) related to all monuments on the subject site or those that may be subject to disturbance during construction.

**Subsection 4.262(10): Water**

57. Water mains and fire hydrants must be installed to serve each lot in accordance with City standards (see Plan Sheet 4 – Utility Plan for locations). Approval of a final plat must be met upon compliance with the Public Facilities (PF) conditions. The City Development Engineering Manager is required to approve all construction plans for the water system prior to construction to insure that they comply with City standards. This must be met at the time of development as monitored by the City Development Engineering Manager.

**Section 4.320 Underground Utility Requirements**

58. This section requires all utilities to be underground. No additional utilities are proposed at this time. This provision does not apply.

**EXHIBIT A  
PLANNING DIVISION  
STAFF REPORT**

**VILLEBOIS CENTRAL – LARGE LOT SUBDIVISION**

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

---

**Public Hearing Date:**

**Date of Report:**

**Application Numbers:**

**Request A: DB13-0043 Tentative Subdivision Plat**

**Property**

**Owners/Applicants:**

**PD = Planning Division conditions**

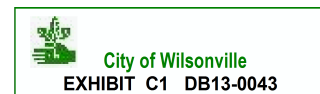
**BD – Building Division Conditions**

**PF = Engineering Conditions.**

**NR = Natural Resources Conditions**

**TR = SMART/Transit Conditions**

**FD = Tualatin Valley Fire and Rescue Conditions**





<b>Standard Comments:</b>	
<b>PFA 1.</b>	<p>Subdivision or Partition Plats:</p> <p>Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.</p>
<b>PFA 2.</b>	<p>Subdivision or Partition Plats:</p> <p>Any newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.</p>
<b>Specific Comments:</b>	
<b>PFA 3.</b>	<p>At the Applicant's request a waiver for the requirement of a Traffic Impact Study (Study) was granted by the City on November 8, 2013. No development will occur with the proposed Large Lot Subdivision. Future applications for development of these lots will include the necessary Request for Traffic Study</p>
<b>PFA 4.</b>	<p>With both ends of SW Costa Circle West locked in place by previously approved or permitted subdivisions, the Applicant shall dedicate the necessary right-of-way from proposed Lots 2 and 3 for future construction of the roadway improvements as shown in the approved Villebois Master Plan.</p>
<b>PFA 5.</b>	<p>With both ends of SW Orleans Loop locked in place by previously approved or permitted subdivisions, the Applicant shall dedicate the necessary right-of-way from proposed Lots 3 and 4 for future construction of the roadway improvements as shown in the approved Villebois Master Plan.</p>
<b>PFA 6.</b>	<p>With both ends of SW Villebois Drive North locked in place by previously approved or permitted subdivisions, the Applicant shall dedicate the necessary right-of-way from proposed Lots 1 and 2 for future construction of the roadway improvements as shown in the approved Villebois Master Plan.</p>
<b>PFA 7.</b>	<p>Per the Applicants statement, no Public Works construction will occur with this subdivision application.</p>



**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](http://www.ci.wilsonville.or.us)

November 8, 2013

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

RE: ***Villebois Central Large Lot Subdivision***  
***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 (Study) in association with the proposed ***Villebois Central Large Lot Subdivision***.

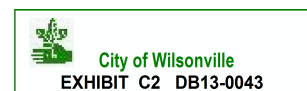
In your letter dated October 11 you have stated that no development will occur with the proposed Large Lot Subdivision. The proposed partition will create nine (9) new lots to be developed at a later date with future phases of Villebois SAP Central. Future applications for development of these lots will include the necessary Request for Traffic Study.

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



**SUPPORTING COMPLIANCE REPORT  
LARGE LOT SUBDIVISION  
“VILLEBOIS VILLAGE CENTER No. 3”**

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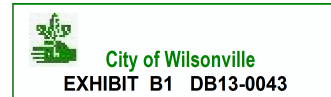
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**List of Exhibits**

- A COPIES OF APPLICATION FORM & CHECK FOR REVIEW FEE
- B COPIES OF VESTING DEED & PARTITION PLAT NO. 2013-051
- C COPY OF MAILING LIST
- D COPY OF CERTIFICATION OF LIENS & ASSESSMENT FORM
- E COPY OF APPROVED SUBDIVISION NAME
- F REDUCED PLAN SET
- G TRAFFIC STUDY WAIVER



## I. GENERAL INFORMATION

Applicant/Property Owner: RCS - Villebois Development, LLC  
371 Centennial Parkway, Suite 200  
Louisville, CO 80027  
Telephone: (303) 533-1615  
Fax: (303) 466-4202  
Email: [dnash@realcapitalsolutions.com](mailto:dnash@realcapitalsolutions.com)  
Contact: David Nash / Brian Paul

Development Manager: Rudy Kadlub  
Email: [rudy@costapacific.com](mailto:rudy@costapacific.com)

Design Team:

Primary Contact: **Stacy Connery, AICP**  
**Pacific Community Design, Inc.**  
12564 SW Main Street  
Tigard, OR 97223  
Tel: 503.941.9484  
Fax: 503.941.9485  
Email: [stacy@pacific-community.com](mailto:stacy@pacific-community.com)

Process Planner/Civil Engineer/Surveyor: **Pacific Community Design, Inc.**  
12564 SW Main Street  
Tigard, OR 97223  
Tel: 503.941.9484  
Fax: 503.941.9485  
Contact: **Stacy Connery, AICP**  
**Patrick Espinosa, PE**  
**Travis Jansen, PLS/PE**

Site and Proposal Information:

Site: Portion of Tax Lot 100, Map 3 1W 15AD  
(Parcel 4 of Partition Plat No. 2013-051)

Size: 24.88 acres

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

Zoning: Public Facilities (PF)

Specific Area Plan: SAP - Central

Proposal: Large Lot Subdivision

Approved Name: Villebois Village Center No. 3

## II. PROPOSAL

### REQUEST

The Applicant requests approval of a preliminary subdivision to create nine (9) lots for the purpose of conveyance. The proposed subdivision will divide Parcel 4 of Partition Plat No. 2013-051, also identified as a portion of Tax Lot 100 on Map 3S 1W 15AD. The Applicant is the current owner of Parcel 4. This land division will allow the Applicant to create smaller lots that may be conveyed to future developers and to enable said future developers to propose future development of the lots in accordance with the *Villebois Village Master Plan* and SAP Central.

### SITE DESCRIPTION

The subject site is identified as Parcel 4 of Partition Plat No. 2013-051. The site can also be identified as a portion of Tax Lot 100 on Assessor's Map 3S 1W 15AD, in the City of Wilsonville, Oregon. The total area of the site is 24.88 acres. The property is generally located north of SW Barber Street and the Piazza, east of Costa Circle West, west of SW 110<sup>th</sup> Avenue, and south of Phase 4 of SAP Central.

The subject property is currently zoned as Public Facility (PF) and has a planning designation of Residential-Village in the City of Wilsonville's Comprehensive Plan. The entire property is located within SAP Central in the *Villebois Village Master Plan*. Planned land uses within the *Villebois Village Master Plan* and SAP Central include residential and park/open spaces.

The site is currently vacant. No area of the site is designated as a Significant Resource Overlay Zone (SROZ). The portion of the subject site in the northeast is identified as Neighborhood Park 4 on the *Villebois Village Master Plan*. The site is generally flat with elevations shown on the Existing Conditions Map (see Exhibit F). The site currently has frontage on SW Villebois Drive, SW Barber Street to the south and SW 110<sup>th</sup> Avenue to the east, and Costa Circle to the east and west. Utilities exist within existing rights-of-way as shown on *Sheet 2 - Existing Conditions* (see Exhibit F).

### PROPOSAL DESCRIPTION

The proposed subdivision will create nine (9) lots as shown on *Sheet 3 - Tentative Plat* (see Exhibit F). The lots are created for conveyance purposes and intended for future site development. These lots may be further divided depending upon future proposed development. Since the proposed subdivision creates large lots for conveyance to future developers who are yet to be determined, development is dependent upon subsequent review and approval of future development applications (i.e. Preliminary Development Plans, Final Development Plans, and construction plans). The Applicant recognizes that no development may occur until a subsequent Preliminary Development Plan, Tentative Plat, Zone Change, Tree Removal Plan, and Final Development Plan are found to be in conformance with SAP Central and the *Villebois Village Master Plan*, and are approved by the City.

The configuration of proposed lots was designed to be generally consistent with SAP Central and the *Villebois Village Master Plan* so that future development will be able to occur in accordance with the plans and policies of Villebois and City of Wilsonville Development Code. The attached Site Plan illustrates proposed lot lines in comparison

with land uses planned for in SAP Central. Proposed lot lines match the configuration of land uses approved with SAP Central except for a minor discrepancy between Lots 7 and 8. The lot line between Lot 7 and Lot 8 bisects an area planned for Mixed Use and an area planned for Condos. Even with this discrepancy, the proposed lots generally meet the intent of SAP Central as Mixed Use and Condos are similar in character; both Mixed Use and Condos typically have multiple levels of residential uses. Mixed Use typically has residential units above ground-level office/commercial uses. These uses are compatible within the same building. The attached Phasing Plan illustrates phasing approved for SAP Central in comparison with the proposed lots lines. Lot 7 matches the boundary of Phase 8. However, many of the proposed lots are located within different phases of SAP Central. To address discrepancies between proposed lot lines and approved SAP Central land use and phasing, future adjustments to lot lines and/or SAP refinement or amendment may be necessary requirements of future PDP Applications. No SAP amendments or refinements are proposed at this time.

Additionally, the attached plans include a Circulation Plan and a Preliminary Utility Plan from SAP Central overlaid with the proposed lot lines to demonstrate how future streets and utilities will be provided to future development of the subject lots. Future sanitary, water, and storm lines will be constructed within future streets. Existing utilities to the north were constructed with Tonquin Woods No. 5 and existing utilities to the south were constructed with the Piazza and earlier phases of SAP Central. Each of the proposed lots will be able to directly access future and/or existing utilities.

Section III of this report includes further analysis of the consistency between proposed lot lines and land uses planned for in SAP Central the *Villebois Village Master Plan*, SAP Central phasing, and the future and existing street network and utilities.

### **III. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE**

#### **SECTION 4.029. ZONING TO BE CONSISTENT WITH COMPREHENSIVE PLAN.**

If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the Comprehensive Plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development.

**Response:** No development is proposed with this application. Therefore, this standard does not apply to this request. The subject property is currently zoned Public Facility (PF) with a Comprehensive Plan designation of Residential - Village. The Village (V) zone is applied to lands designated as Residential - Village on the Comprehensive Plan. Therefore, the property will be re-zoned to V-zone prior to development.

#### **SECTION 4.031. AUTHORITY OF THE DEVELOPMENT REVIEW BOARD**

(.01) As specific in Chapter 2 of the Wilsonville Development Code and except as specified herein, the Board shall have authority to act on the following types of applications:

- C. Review of tentative subdivision and condominium plats, as authorized in Section 4.210, other than those processed as expedited land divisions.

**Response:** This application is a request for approval of a large lot subdivision to create nine (9) lots. The requested subdivision is submitted under the Class III administrative review procedure. Compliance with the approval criteria upon which approval of subdivisions is based is demonstrated below.

**(.02) Once an application is determined or deemed to be complete pursuant to Section 4.011, it shall be scheduled for public hearing before the Development Review Board. The City shall provide public notice of the hearing as specified in Section 4.012.**

**Response:** As addressed above, the request is subject to a review by the Development Review Board. A copy of mailing labels for owners of real property within 250 feet is included in Exhibit C.

#### **SECTION 4.035. SITE DEVELOPMENT PERMITS**

**(.01) Procedures for Processing Site Development Permit.**

**A. Unless the matter is subject to a public hearing process for a land development permit, an application for a Site Development Permit shall be processed through a Class I or II procedure as set forth below.**

**Response:** Per Section 4.031 (.02), the proposed subdivision is subject to a public hearing before the Development Review Board upon determination that the application is complete. Therefore, this request is submitted through a Class III procedure.

**(.04) Site Development Permit Application.**

**A. An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.**

**1. A completed Permit application form, including identification of the project coordinator, or professional design team.**

**Response:** A copy of the completed permit application form is included in Exhibit A. The professional design team members are listed in Section I of this report.

**2. An explanation of intent, stating the nature of the proposed development, reasons for the Permit request, pertinent background information, information required by the development standards and other information specified by the Director as required by other sections of this Code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken. As noted in Section 4.014, the applicant bears the burden of proving that the application meets all requirements of this Code.**

**Response:** Section II of this report includes site and project descriptions. Compliance with applicable code requirements is addressed in Section III of this report. No development is proposed with this subdivision application. The proposed subdivision will divide the remainder of TL 100 into nine (9) lots for the purpose of conveyance. All lots will be later developed in future phases of SAP Central. Future

development is dependent upon subsequent review and approval of future development applications (i.e. Preliminary Development Plans, Final Development Plans, and construction plans). The Applicant recognizes that no development may occur until subsequent Preliminary Development Plan, Tentative Plat, Zone Change, Tree Removal Plan, and Final Development Plan are found to be in conformance with SAP Central and the Villebois Village Master Plan, and are approved by the City. Any deviations from SAP Central Phasing will be addressed with subsequent applications as a phasing amendment.

*Sheet 7 - Phasing Plan* (see Exhibit F) shows approved SAP Central Phasing as an overlay with proposed lot lines. The table below shows which of the proposed lots are included within each phase. Proposed lot lines do not match the current approved phasing. Given that this subdivision is proposed for the purpose of creating smaller lots for conveyance, discrepancies identified between lot lines and phase lines will be addressed with subsequent applications to be submitted by future developers (Note: Phasing Amendments are a Class II Administrative Application). With or without a Phasing Amendment, phases may be combined if subject lots are proposed for development with the same application.

SAP Central Phase	Proposed Lot(s) Included with Phase
1	<ul style="list-style-type: none"> <li>• Small portion of Lot 1</li> <li>• Previous phases of SAP Central</li> </ul>
2	<ul style="list-style-type: none"> <li>• Previous phases of SAP Central</li> </ul>
3	<ul style="list-style-type: none"> <li>• Previous phases of SAP Central</li> </ul>
4	<ul style="list-style-type: none"> <li>• Previous phases of SAP Central</li> </ul>
5	<ul style="list-style-type: none"> <li>• Portion of Lot 1</li> </ul>
6	<ul style="list-style-type: none"> <li>• Portion of Lot 4</li> <li>• Portions of Lot 3 and Lot 7</li> </ul>
7	<ul style="list-style-type: none"> <li>• Portions of Lot 1 and Lot 4</li> </ul>
8	<ul style="list-style-type: none"> <li>• Portions of Lot 6, Lot 7, Lot 8, and Lot 9</li> </ul>
9	<ul style="list-style-type: none"> <li>• Portions of Lot 7 and Lot 8</li> </ul>
10	<ul style="list-style-type: none"> <li>• Portions of Lot 5, Lot 6, and Lot 9</li> </ul>
11	<ul style="list-style-type: none"> <li>• Portions of Lot 6, Lot 8, and Lot 9</li> </ul>
12	<ul style="list-style-type: none"> <li>• Portion of Lot 5</li> </ul>
13	<ul style="list-style-type: none"> <li>• Portions of Lot 2 and Lot 3</li> </ul>

3. **Proof that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has the consent of all individuals or partners in ownership of the affected property.**

**Response:** The subject property is in the exclusive ownership of RCS-Villebois Development, LLC, who has signed the application form for this request. This ownership is documented by the copy of the Vesting Deed included in Exhibit B.

4. **Legal description of the property affected by the application.**



**Response:** The subject site is Parcel 4 of Partition Plat No. 2013-051. Partition Plat No. 2013-051 is provided in Exhibit B as the legal description. The subject property is also known as a portion of Tax Lot 100 on Tax Map 3 1W 15AD.

5. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development on the community, public facilities and adjacent properties; and except as otherwise specified in this Code, shall be accompanied by the following information,

**Response:** This application includes conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development within the attached plan set (Exhibit F).

6. Unless specifically waived by the Director, the submittal shall include: ten (10) copies folded to 9"x12" or one (1) set of full-sized scaled drawings and nine (9) - 8 ½"x11" reductions of larger drawings of the proposed Site Development Plan, including a small scale vicinity map and showing:

**Response:** Please note three (3) copies of the application materials are provided for completeness review. Once the application is deemed complete, the additional seven (7) copies will be delivered to Planning Department staff. The application materials are sized and folded as appropriate. The attached plans include a vicinity map on *Sheet 1 - Cover Sheet* (Exhibit F).

- a. Streets, driveways, sidewalks, pedestrian ways, off-street parking, loading areas, garbage and recycling storage areas, power lines and railroad tracks, and shall indicate the direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles.

**Response:** The above listed information is shown on the attached plans (Exhibit F) as relevant to the proposed large-lot subdivision. Existing and proposed right-of-way is shown on *Sheet 3 - Preliminary Plat*. No new streets, pedestrian ways, off-street parking areas, loading areas, garbage and recycling storage areas, power lines or railroad tracks exist on the property or are proposed with the subdivision. As previously stated, the purpose of the large lot subdivision is to create lots for conveyance. No new development is proposed with this subdivision. *Sheet 6.1 - Circulation Plan* and *Sheet 6.2 Street Sections* (see Exhibit F) demonstrate that future roads within future PDPs can meet City and Villebois Village standards.

- b. The Site Plan shall indicate how the utility service, including sanitary sewer, water and storm drainage are to be provided. The Site Plan shall also show the following off-site features: distances from the subject property to any structures on adjacent properties and the locations and uses of streets or driveways on adjacent properties.

**Response:** *Sheet 2 - Existing Conditions* (see Exhibit F) illustrates existing sanitary sewer, water, and storm drainage facilities. The proposed subdivision will create lots for conveyance. No new development is proposed with this subdivision. The attached Utility Plan demonstrates that future public utilities can be provided with SAP Central prior to the issuance of a development permit. Additionally, utility lines constructed with Tonquin Woods No. 5 are available to the north of proposed lots and utility lines constructed with the Piazza and earlier phases of SAP Central are available to the south of proposed lots. The table below demonstrates the availability of proposed and existing utilities for the future development of each of the proposed lots.

**Availability of Utilities for Proposed Lots**

Lot	Existing Utilities Adjacent to Lot	Future Utilities (planned with SAP Central)
1	<ul style="list-style-type: none"> <li>• Water lines within SW Royal Scot Lane and SW Villebois Drive</li> <li>• Water, sanitary, and storm lines within Barber Street</li> <li>• Water and sanitary lines within SW Ravenna Loop</li> </ul>	<ul style="list-style-type: none"> <li>• Water and sanitary lines within SW Ravenna Loop</li> <li>• Water, sanitary, and storm lines within Mount Blanc Street</li> <li>• Water and storm lines within SW Villebois Drive</li> </ul>
2	<ul style="list-style-type: none"> <li>• Water and storm lines within SW Geneva Loop</li> <li>• Adjacent to utility lines within Tonquin Woods No. 5</li> </ul>	<ul style="list-style-type: none"> <li>• Storm line within SW Villebois Drive</li> <li>• Water, storm, and sanitary lines within intersection of SW Villebois Drive and SW Costa Circle West</li> </ul>
3	<ul style="list-style-type: none"> <li>• Adjacent to utilities within Tonquin Woods No. 5</li> </ul>	<ul style="list-style-type: none"> <li>• Water, sanitary, and storm lines within SW Costa Circle West</li> <li>• Water, sanitary and storm lines within SW Villebois Drive</li> <li>• Water, sanitary, and storm lines within SW Orleans Loop</li> </ul>
4	<ul style="list-style-type: none"> <li>• Water, sanitary, and storm lines SW Orleans Loop</li> </ul>	<ul style="list-style-type: none"> <li>• Water, sanitary, and storm lines within SW Orleans Loop</li> <li>• Water and storm lines within SW Collina Lane</li> <li>• Water, sanitary, and storm lines within SW Ravenna Loop</li> <li>• Water and storm lines within SW Villebois Drive</li> </ul>
5	<ul style="list-style-type: none"> <li>• Water, sanitary, and storm lines within SW Costa Circle West</li> <li>• Water, sanitary, and storm lines within SW Orleans Loop</li> </ul>	<ul style="list-style-type: none"> <li>• Water and storm lines within SW Collina Lane</li> <li>• Water, sanitary, and storm lines within SW Ravenna Loop</li> </ul>
6	<ul style="list-style-type: none"> <li>• Water, sanitary, and storm lines within SW Costa Circle West</li> </ul>	<ul style="list-style-type: none"> <li>• Water, sanitary, and storm lines within SW Ravenna Loop</li> <li>• Water, sanitary, and storm lines within SW Collina Lane</li> </ul>
7	<ul style="list-style-type: none"> <li>• Utilities phased with Piazza located southeast of lot</li> </ul>	<ul style="list-style-type: none"> <li>• Water, sanitary, and storm lines within SW Collina Lane</li> <li>• Water, sanitary, and storm lines within SW Ravenna Loop</li> <li>• Water and storm within SW Villebois Drive</li> <li>• Water and storm lines within SW Valencia Lane</li> <li>• Water, sanitary, and storm lines within SW Campanile Lane</li> </ul>
8	<ul style="list-style-type: none"> <li>• Water lines within SW Villebois Drive and SW Royal Scot Lane</li> <li>• Water, sanitary, and storm lines within Barber Street</li> </ul>	<ul style="list-style-type: none"> <li>• Water, sanitary, and storm lines within SW Campanile Lane</li> <li>• Water and storm lines within SW Valencia Lane</li> <li>• Water and storm lines within SW Villebois Drive</li> </ul>
9	<ul style="list-style-type: none"> <li>• Water, sanitary, and storm lines within SW Costa Circle West</li> <li>• Water, sanitary, and storm lines within SW Barber Street</li> <li>• Water line within SW Royal Scot Lane</li> </ul>	<ul style="list-style-type: none"> <li>• Water and storm lines within SW Valencia Lane</li> </ul>

- c. Location and dimensions of structures, utilization of structures, including activities and the number of living units.

**Response:** No development is proposed with this application; therefore, this requirement is not applicable.

- d. Major existing landscaping features including trees to be saved, and existing and proposed contours.

**Response:** No development is proposed with this application; therefore, no trees will be impacted by this subdivision and no grading is proposed with this subdivision. The existing contours are shown *Sheet 2 - Existing Conditions* (Exhibit F).

- e. Relevant operational data, drawings and/or elevations clearly establishing the scale, character and relationship of buildings, streets and open space.

**Response:** No development is proposed with this application; therefore, this requirement is not applicable.

- f. Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, e.g., flood plain, forested areas, steep slopes or adjacent to stream banks, the elevations of all points used to determine contours shall be indicated and said points shall be given to true elevation above mean sea level as determined by the City Engineer. The base data shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals shall be shown:

- i. One (1) foot contours for slopes of up to five percent (5%);
- ii. Two (2) foot contours for slopes of from six percent (6%) to twelve percent (12%);
- iii. Five (5) foot contours for slopes of from twelve (12%) to twenty (20%). These slopes shall be clearly identified, and
- iv. Ten (10) foot contours for slopes exceeding twenty percent (20%).

**Response:** *Sheet 2 - Existing Conditions* (see Exhibit F) includes two (2) foot contours, as slopes on the subject property generally range from 6% to 12%. The subject site does not include flood plain, forested area, steep slopes, or areas adjacent to stream banks.

- g. A tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, landscaped area coverage and average residential density per net acre.

**Response:** No development is proposed with this application; therefore, this requirement is not applicable.

- h. An application fee as set by the City Council.

**Response:** The appropriate application fee has been paid. A copy of the check covering the relevant application fee is included in Exhibit A.

- i. If there are trees in the development area, an arborist's report, as required in Section 4.600. This report shall also show the impacts of grading on the trees.

**Response:** No development is proposed with this application; therefore, this requirement is not applicable.

- j. A list of all owners of property within 250 feet of the subject property, printed on label format. The list is to be based on the latest available information from the County Assessor.

**Response:** A list of all owners of real property within 250 feet of the subject property, printed on label format has been submitted along with the application form and check for review fees. A copy of the mailing list is included in Exhibit C. The list is based on the latest available information from the County Assessor.

#### **SECTION 4.136 PUBLIC FACILITY (PF) ZONE**

**(.01) Purpose.** The PF zone is intended to be applied to existing public lands and facilities; including quasi-public lands and facilities which serve and benefit the community and its citizens. Typical uses permitted in the PF Zone are schools, churches, public buildings, hospitals, parks and public utilities. Not all of the uses permitted in this zone are expected to be publicly owned.

**Response:** As described above, the subject property is currently zoned Public Facility (PF) with a Comprehensive Plan designation of Residential - Village. The property will be rezoned to the Village zone prior to development. No new uses are proposed for the subject property with this application. Separate applications for Preliminary Development Plans and associated applications will be submitted for future development proposals at later dates.

**(.04) Dimensional Standards:**

- A. **Minimum Lot Size: One (1) Acre.** The minimum lot area may be reduced upon a finding that the resulting parcel is compatible with the adjoining property in that it does not impair the development of any adjoining property, does not adversely affect the value of adjoining property, and does not adversely affect the public health, safety, or welfare.
- B. **Minimum front and rear yard setbacks: Thirty (30) feet. Minimum side yard setback: ten (10) feet.**
- C. **Minimum street frontage: Seventy-five (75) feet.**
- D. **Maximum height: thirty five (35) feet.**

**Response:** Sheet 3 - Preliminary Plat (see Exhibit F) shows the size and dimensions of proposed lots. All of the proposed lots exceed the minimum lot size of

one (1) acre and exceed minimum street frontage of 75 feet. This application for subdivision does not include any proposed development or any existing structures. Therefore, the proposed subdivision is in compliance with the dimensional standards of the Public Facility Zone.

**(.05) Off-Street Parking Requirements: As provided in Section 4.155.**

**Response:** No development is proposed with this application, so no new parking spaces are proposed or required. Compliance with applicable off-street parking requirements will be reviewed with subsequent development applications.

**(.06) Signs. As provided in Sections 4.156.01 through 4.156.11.**

**Response:** No signs are proposed as part of this application.

**(.07) Corner Vision: As provided in Section 4.176.**

**Response:** No new development is proposed as part of this application. Compliance with corner vision standards will be reviewed with subsequent development applications.

**(.08) Block and access standards:**

The PF zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.03).

**Response:** No new development or streets are proposed as part of this application.

## LAND DIVISIONS

### SECTION 4.210. APPLICATION PROCEDURE

**(.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.

**Response:** The Applicant participated in a pre-application conference with City staff on November 1<sup>st</sup>, 2013.

**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 Plat has been prepared by an Oregon licensed professional engineer. *Sheet 3 - Tentative Plat* is provided in Exhibit F. The subdivision plat 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 (copies are included in Exhibit A). The subject property is in the exclusive ownership of RCS-Villebois Development, LLC, who has signed the application form for this request. This ownership is documented by the copies of the Vesting Deed included in Exhibit B.

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:** The balance of the 10 copies of the Tentative Plat (see also Exhibit F) will be provided when the application is determined complete; three (3) of which have been provided with initial submittal.

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:** A subdivision name approved by the Clackamas County Surveyor is provided in Exhibit F.

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 included in Section I of this report.

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 plat. The location of the subject property by Section, Township and Range and the gross acreage of the plat are also listed in the application form and this narrative. A vicinity map is provided on *Sheet 1 - Cover Sheet* (see Exhibit F).

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 attached Site Plan (see Exhibit F) shows the approved SAP Central land use plan with proposed lot lines. As illustrated on the attached Site Plan and in the table below, the proposed lots conform to the configuration of the approved SAP Central land use plan except for the proposed lot line between Lot 7 and Lot 8. When the proposed lot lines are compared with the SAP Central land use plan, the lot line between Lot 7 and Lot 8 bisects an area planned for Condos and an area planned for Mixed Use. Lot 7 includes the majority of the area planned for Condos and a small portion of the area planned for Mixed Use, and Lot 8 includes the majority of the area planned for Mixed Use and a small portion of the area planned for Condos. Even with this discrepancy, the proposed lots generally meet the intent of SAP Central as Mixed Use and Condos are similar in character; both Mixed Use and Condos typically have multiple levels of residential uses. Mixed Use typically has residential units above ground-level office/commercial uses. These uses are compatible within the same building. The attached Phasing Plan illustrates phasing approved for SAP Central in comparison with the proposed lots lines. Lot 7 matches the boundary of Phase 8. However, many of the proposed lots are located within different phases of SAP Central. To address this discrepancy, future adjustments to lot lines and/or SAP



Lot Number	Alignment of Proposed Lots with SAP Central Land Use
1	• Conforms to SAP Central
2	• Conforms to SAP Central
3	• Conforms to SAP Central
4	• Conforms to SAP Central
5	• Conforms to SAP Central
6	• Conforms to SAP Central
7	• Southeastern lot line (adjacent to Lot 8) bisects an area planned for Condos and an area planned for Mixed Use
8	• Northeastern lot line (adjacent to Lot 7) bisects an area planned for Condos and an area planned for Mixed Use
9	• Conforms to SAP Central

**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 subdivision does not require any improvements, as no uses or development are proposed with this subdivision. The attached plans include a Circulation Plan and Utility Plan demonstrating that streets can be provided prior to the issuance of a development permit for any subject lots. Compliance with Section 4.237 (.06) Access is addressed below.

Since the lots are created for the purpose of conveyance, future development is dependent upon subsequent review and approval of the future development applications (i.e. Preliminary Development Plans, Final Development Plans, and construction plans). The Applicant recognizes that no development may occur until subsequent Preliminary Development Plan, Tentative Plat, Zone Change, Tree Removal Plan, and Final Development Plan are found to be in conformance with SAP Central and the Villebois Village Master Plan, and are approved by the City. Any deviations will be addressed as refinements or amendments as applicable.

**14.Trees. Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.**

**Response:** The proposed subdivision plat does not affect any trees. However, existing trees are shown on the *Sheet 2 - Existing Conditions* (see Exhibit F).

**15.Utilities such as electrical, gas, telephone, on and abutting the tract.**

**Response:** Existing utilities are shown on *Sheet 2 - Existing Conditions* (see Exhibit F). The proposed subdivision will create lots for conveyance. No development is proposed with the subdivision. The attached Utility Plan demonstrates that public utilities can be provided prior to the issuance of a development permit for any subject lots. Additionally, Section 4.035 above describes the availability of utilities for each proposed lot.

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 plat shows the width, location, and purpose of all existing easements. No deed restrictions are proposed. This report serves as the necessary written statement. This application proposes a large-lot subdivision plat intended to create lots for conveyance. No development is proposed with this request. HOA and CC&R’s will be submitted with subsequent applications for planned development.

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 plat 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 plat includes an area mapped as a future neighborhood park on the *Villebois Village Master Plan*. Subsequent applications that propose development of the subject area will be required to address the treatment of area mapped as a future neighborhood park.

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:** A list of names and addresses of the owners of all properties within 250 feet of the subject property has been submitted with the application and fee. A copy of the required mailing list is attached in Exhibit C.

23. **A completed “liens and assessments” form, provided by the City Finance Department.**

**Response:** A copy of this form is included in Exhibit D.

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 any areas designated as SROZ by the City. Therefore, this standard is not applicable to the proposed subdivision plat.

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:** All existing utilities are shown on *Sheet 2 - Existing Conditions* (see Exhibit F). As described above, the proposed subdivision will create lots for conveyance. No development is proposed with this subdivision. Future utilities and streets to be provided with SAP Central development phases are shown on the attached plans to demonstrate how future streets and utilities can be provided to the future development of subject lots. The Applicant acknowledges that no development may occur until a subsequent PDP, Tentative Plat, Zone Change, Tree Removal Plan, and Final Development Plan are approved by the City.

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:** No development is proposed with this subdivision. Therefore, a traffic study is not required. A copy of the request approved Traffic Study Waiver is provided in Exhibit G.

C. Action on proposed tentative plat:

1. Consideration of tentative subdivision plat. The Development Review Board shall consider the tentative plat and the reports of City staff and other agencies at a regular Board meeting no more than ninety (90) days after tentative plat application has been accepted as complete by the City. Final action on the proposed tentative plat shall occur within the time limits specified in Section 4.013. The tentative plat shall be approved if the Development Review Board determines that the tentative plat conforms in all respects to the requirements of this Code.

**Response:** The proposed tentative subdivision plat is submitted for review by the Development Review Board, as specified in Sections 4.031 and 4.035. The applicable provisions of Sections 4.031 and 4.035 are addressed in the preceding sections of this report.

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 attached Circulation Plan and Street Sections (see Exhibit F) demonstrate that future roads with future PDP(s) will meet City and Villebois Standards. The proposed subdivision plat does not alter compliance with this standard.

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

**Response:** The attached Circulation Plan and Street Sections (see Exhibit F) demonstrate that future roads with future PDP(s) will meet City and Villebois Standards and conform to the Villebois street network. Conformance with City standards and the approved street plan of Villebois will be addressed in subsequent Preliminary Development Plans and associated applications for the subject site.

**(.03) All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.**

**Response:** The attached Circulation Plan and Street Sections (see Exhibit F) show that future roads within the future PDP will meet City and Villebois standards. As described above, conformance with City standards and the approved street plan of Villebois will be addressed in subsequent Preliminary Development Plans and associated applications for the subject site.

**(.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.**

**Response:** *Sheet 3 - Preliminary Plat* (see Exhibit F) shows proposed right-of-way in alignment with SW Villebois Drive North to provide access to Lot 7. Existing utilities are located within existing easements and no new utility improvements are proposed with this request.

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

**Response:** The attached Circulation Plan and Street Sections (see Exhibit F) show that future roads within the future PDP will meet City and Villebois standards. The proposed subdivision plat 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. Notification that the street is planned for future extension shall be posted on the stub street.

**Response:** The attached Circulation Plan and Street Sections (see Exhibit F) show that future roads within the future PDP will meet City and Villebois standards. The proposed subdivision plat 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:** Existing streets adjacent to the site are currently of adequate right-of-way widths. The proposed subdivision 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 attached Circulation Plan and Street Sections (see Exhibit F) show that future roads within the future PDP will meet City and Villebois standards. The proposed subdivision plat 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 attached Circulation Plan and Street Sections (see Exhibit F) show future roads within the future PDP. The proposed subdivision plat does not alter the ability of future development plans to comply with this standard. Compliance with this standard will be addressed with future Preliminary Development Plans.

**(.02) Easements:**

- A. 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.
- 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:** As previously mentioned, the purpose of the subdivision plat is to create nine (9) lots for conveyance. Public utility easements and easements for water courses will be provided with future Preliminary Development Plans. The proposed subdivision plat does not alter compliance with this standard.

**(.03) Pedestrian and bicycle pathways.** An improved public pathway shall be required to traverse 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 attached Future Circulation Plan (see Exhibit F) demonstrates that subsequent Preliminary Development Plans and associated applications will be able to comply with the City and Villebois standards. This proposed subdivision plat 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 subdivision does not affect trees.

**(.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 and are in conformance with the Public Facility zone requirements, as demonstrated by this report and the attached plans. The proposed subdivision complies with this standard.

**(.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:

- A. A lot on the outer radius of a curved street or tract with a private drive, or facing the circular end of a cul-de-sac shall have frontage of not less than twenty-five (25) feet upon a street or tract with a private drive, 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 attached plans (see Exhibit F) demonstrate proposed lots will each front existing or proposed street ROW by more than 75 feet, complying with access standards of the Public Facility Zone. Lots will front streets as shown in the table below. Therefore, the proposed subdivision complies with the access standards of this Section.

Lot	Street Frontage (approximate feet)
1	SW Villebois Drive (proposed): 544' SW Orleans Avenue: 396.1'
2	SW Costa Circle West (proposed): 411.1' SW Berlin Avenue: 415.9' SW Villebois Drive: 140.3'
3	SW Costa Circle West (proposed): 388.6' SW Orleans Loop (proposed): 452.1' SW Villebois Drive: 350.2'
4	SW Villebois Drive (proposed): 221.8' SW Orleans Loop (proposed): 435.6' SW Orleans Loop: 104.8'
5	SW Orleans Loop: 185.4' SW Costa Circle West: 330.1'
6	SW Costa Circle West: 312.3'
7	SW Villebois Drive (proposed): 247.7'
8	SW Campanile Lane: 179.5' SW Royal Scot Lane: 225.5' SW Barber Street: 136.6' SW Villebois Drive (Existing and Proposed): 152'
9	SW Barber Street: 177.2' SW Costa Circle West: 228.8'

Additionally, the attached Circulation Plan illustrates future roads. The proposed subdivision plat does not alter the ability of future development plans to comply with this standard. Compliance with this standard will also be addressed with future Preliminary Development Plans.

**(.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 or tract with a private drive upon which the lots face.



**Response:** All side lines of lots will generally run at right angles to the street upon which the lots face. The proposed subdivision complies 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 proposed large lot subdivision will create nine (9) lots that are to be developed with subsequent phases of SAP Central. The proposed subdivision allows for re-division without violating code requirements or interfering with the orderly development of streets. The attached Circulation Plan illustrates that the Villebois street network can be provided within the site through future Preliminary Development Plans. No buildings are proposed with this subdivision.

The Applicant recognizes that development may not occur until a subsequent Preliminary Development Plan, Tentative Plat, Zone Change, Tree Removal Plan, and Final Development Plan are found to be in conformance with SAP Central and the Villebois Village Master Plan, and are approved by the City. The Applicant also recognizes that the City will impose a condition of approval to this effect.

**(.10) Building line.** 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 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 subdivision 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 subdivision complies 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:** No improvements are proposed with this subdivision.

**(.02) Curbs.** Curbs shall be constructed in accordance with standards adopted by the City.

**Response:** No improvements are proposed with this subdivision.

**(.03) Sidewalks.** Sidewalks shall be constructed in accordance with standards adopted by the City.

**Response:** No improvements are proposed with this subdivision.

**(.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:** No improvements are proposed with this subdivision.

**(.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 subdivision.

**(.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:** No improvements are proposed with this subdivision.

**(.07) Streetlight standards.** Streetlight standards shall be installed in accordance with regulations adopted by the City.

**Response:** No improvements are proposed with this subdivision.

**(.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 subdivision.

(.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 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:** No improvements are proposed with this subdivision.

## V. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested large-lot subdivision. Therefore, the applicant respectfully requests approval of this application.

## EXHIBIT A

COPIES OF APPLICATION FORM  
& CHECK FOR REVIEW FEE

# 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)

## 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.*

Pre-Application meeting date: \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT:**

*Please PRINT legibly*

Legal Property Owner's Name: RCS-Villebois Development, LLC	Authorized Representative: Pacific Community Design (Stacy Connery)
Address: 371 Centennial Parkway, Suite 200, Louisville, CO 80027	Address: 12564 SW Main St, Tigard, Oregon 97223
Phone: (303) 533-1615	Phone: (503) 941-9484
Fax: (303) 466-4202	Fax: (503) 941-9485
E-mail:	E-mail: <a href="mailto:stacy@pacific-community.com">stacy@pacific-community.com</a>

Property Owner or Authorized Signature: <u>Brian Paul</u>	Printed Name <u>Brian Paul</u>
Title: <u>Vice-President of Homebuilding</u>	Date <u>10/7/13</u>

**Site Location and Description:**

Project Address if Available: n/a Suite/Unit \_\_\_\_\_

Project Location: Villebois SAP Central

Tax Map #(s): 15 T3S R1W Tax Lot #(s): 100 County: Clackamas

**Request:**

Large lot subdivision of TL 100 to create 9 lots (i.e. Parcel 3 on 2007-128)

<b>Project Type:</b>	<b>Class I</b>	<b>Class II</b>	<b>Class III</b>	<b>Other (describe below)</b>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other (describe below)	
<b>Application Type:</b>	<input type="checkbox"/> Appeal	<input type="checkbox"/> Comp Plan Map Amendment	<input type="checkbox"/> Conditional Use	
<input type="checkbox"/> Annexation	<input type="checkbox"/> Major Partition	<input type="checkbox"/> Minor Partition	<input type="checkbox"/> Parks Plan Review	
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Request to Modify Condition	
<input type="checkbox"/> Plan Amendment	<input type="checkbox"/> Request for Time Extension	<input type="checkbox"/> Signs	<input type="checkbox"/> Site Design Review	
<input type="checkbox"/> Request for Special Meeting	<input type="checkbox"/> Staff Interpretation	<input type="checkbox"/> Stage I Master Plan	<input type="checkbox"/> Stage II Final Plan	
<input type="checkbox"/> SROZ/SRIR Review	<input type="checkbox"/> Tree Removal Permit (B or C)	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Variance	
<input type="checkbox"/> Type C Tree Removal Plan	<input type="checkbox"/> Villebois PDP	<input type="checkbox"/> Villebois FDP	<input type="checkbox"/> Waiver	
<input type="checkbox"/> Villebois SAP	<input type="checkbox"/> Other			
<input type="checkbox"/> Zone Map Amendment				

**FOR STAFF USE ONLY:**

Application Rec'd: \_\_\_\_\_ Fee: \_\_\_\_\_ Check #: \_\_\_\_\_ Application Complete: \_\_\_\_\_ By: \_\_\_\_\_

File No (s) \_\_\_\_\_

EXHIBIT B

COPIES OF VESTING DEED  
&  
PARTITION PLAT No. 2013-051

**After recording return to:**

Real Capital Solutions, Inc.  
371 Centennial Parkway, Suite 200  
Louisville, CO 80027  
Attn: Jeanne DeLorme Graca

Clackamas County Official Records  
Sherry Hall, County Clerk

**2013-066625**

09/23/2013 08:43:25 AM

D-D                      Cnt=1 Stn=1 KARLYN  
\$25.00 \$16.00 \$10.00 \$17.00

**\$68.00**

**GRANTOR:** Villebois Village Center LLC, an Oregon limited liability company

**GRANTEE:** RCS – Villebois Development, LLC, a Colorado limited liability company

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

Property Management  
371 Centennial Parkway, Suite 200  
Louisville, CO 80027

## STATUTORY SPECIAL WARRANTY DEED

Villebois Village Center LLC, an Oregon limited liability company ("Grantor"), conveys and specially warrants to RCS – Villebois Development, LLC, a Colorado limited liability company ("Grantee"), the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit "A" attached hereto.

This conveyance is made by Grantor and accepted by Grantee subject to the exceptions to title set forth in Exhibit "B" attached hereto.

As required by ORS 93.030, notice is given that other property or value was either part or the whole consideration for this conveyance.

This Deed is an absolute conveyance and is not given or intended as security or additional security or collateral of any kind whatsoever. Grantor hereby acknowledges having received fair and adequate consideration for said land and Grantor hereby declares that this conveyance is freely and fairly made. Further, it is the express intent of both the Grantor and the Grantee herein that the legal estate acquired by the Grantee pursuant to the conveyance by this Deed shall not be merged with the interest of the Deeds of Trust in the subject property by virtue of those certain Deeds of Trust, as follows:

- (1) Deed of Trust to secure indebtedness in the original amount of \$4,100,000 recorded October 20, 2006 as Fee No. 2006-097405, as amended by a document recorded October 24, 2007 as Fee No. 2007-091600, a document recorded December 18, 2008 as Fee No. 2008-082931, a document recorded April 17, 2009 as Fee No. 2009-025840, a document recorded July 2, 2009 as Fee No. 2009-047081, a document recorded April 29, 2010 as Fee No. 2010-025621, a document recorded September 15, 2010 as Fee No. 2010-057707, and a document recorded May 2, 2011 as Fee No. 2011-026301.
- (2) Deed of Trust to secure indebtedness in the original amount of \$4,680,000 recorded March 14, 2008 as Fee No. 2008-018155, as amended by a document recorded June 9, 2009 as Fee No. 2008-041683, a document recorded April 29, 2010 as Fee No. 2010-025618 and a document recorded September 15, 2010 as Fee No. 2010-057708.

- (3) Deed of Trust to secure indebtedness in the original amount of \$6,216,000 recorded May 1, 2008 as Fee No. 2008-032099, as amended by a document recorded April 29, 2010 as Fee No. 2010-025619 and a document recorded September 15, 2010 as Fee No. 2010-057709.
- (4) Line of Credit Deed of Trust to secure indebtedness in the original amount of \$10,896,000 recorded May 1, 2008 as Fee No. 2008-032100, as amended by the document recorded June 9, 2008 as Fee No. 2008-041685.
- (5) Deed of Trust to secure indebtedness in the original amount of \$650,000 recorded September 15, 2010 as Fee No. 2010-057706, as amended by a document recorded May 2, 2011 as Fee No. 2011-026299.

all of which were: (a) amended by the Assignment and Assumption of Deeds of Trust recorded August 1, 2013 as Fee No. 2013-054762; and (b) supplemented by a Subdivision Plat Consent Affidavit recorded May 28, 2008 as Fee No. 2008-038605 and were executed by and between Borrower and Washington Federal, Inc. Nothing in this Warranty Deed will serve to release or discharge any of the indebtedness secured by the Deeds of Trust or other security documents.

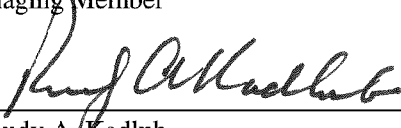
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 9.14, 2013

GRANTOR:

**Villebois Village Center LLC**, an Oregon limited liability company

By: Costa Villebois LLC, an Oregon limited liability company,  
Its: Managing Member

By:   
Rudy A. Kadlub  
Its: Manager



STATE OF OREGON )

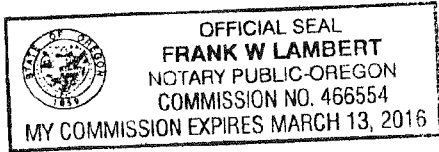
COUNTY OF MULTNOMAH ) ss.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of SEPTEMBER, 2013 by Rudy A. Kadlub as Manager of Costa Villebois LLC, an Oregon limited liability company, as managing member of Villebois Village Center LLC, an Oregon limited liability company.



Notary Public for \_\_\_\_\_

My commission expires: \_\_\_\_\_



## **EXHIBIT A TO DEED TO VILLEBOIS DEVELOPMENT**

### **Legal Description**

#### **PHASE I:**

Lots 1, 2, 19 and 20 LES BOIS ROWHOMES AT VILLEBOIS VILLAGE CENTER, according to the office plat thereof, recorded May 13, 2010 as Plat No. 4296, in the City of Wilsonville, Clackamas County, Oregon

Lots 4, 5, 6, 8, 9, 10, 11 and 12, VILLEBOIS VILLAGE CENTER, according to the official plat thereof, recorded June 29, 2007 as Plat No. 4155, in the City of Wilsonville, Clackamas County, Oregon

#### **PHASE II:**

Lots 54, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, and 74 VILLEBOIS VILLAGE CENTER NO. 2, according to the official plat thereof, recorded May 28, 2008 as No. 4228, in the City of Wilsonville, Clackamas County, Oregon

#### **PHASE III:**

Parcel 3, PARTITION PLAT NO. 2007-128, in the City of Wilsonville, Clackamas County, Oregon.  
EXCEPTING THEREFROM that portion described in Street Dedication recorded September 27, 2010 as No. 2010-060545

## **EXHIBIT B TO DEED TO VILLEBOIS DEVELOPMENT**

### **Permitted Encumbrances**

1. Reservation of Rights in favor of the Oregon Department of Human Services contained in a Deed recorded July 1, 2004 as Fee No. 2004-061031, as amended by the Partial Release of Reservation of Rights recorded August 27, 2009 as Fee No. 2009-061453.
2. Terms and provisions contained in the document entitled "Unrecorded Development Agreement" recorded October 17, 2005 as Fee No. 2005-102816.
3. Restrictions and easements shown on the recorded plat of Villebois.
4. Restrictions and easements shown on the recorded plat of Villebois Village Center No. 2.
5. Restrictions and easements shown on Partition Plat No. 2003-90.
6. Restrictions and easements shown on Partition Plat No. 2007-127.
7. Restrictions and easements shown on Partition Plat No. 2007-128.
8. Restrictions and easements shown on the recorded plat of Les Bois Rowhomes at Villebois Village Center.
9. Covenants, conditions, restrictions and easements in document recorded June 29, 2007 as Fee No. 2007-057605, as modified by the document recorded May 9, 2008 as Fee No. 2008-034239 and re-recorded January 13, 2010 as Fee No. 2010-002715.
10. Declaration of Annexation to Villebois Village Center (Villebois Village Center No. 2) recorded June 24, 2008 as Fee No. 2008-045988.
11. Articles of Incorporation and Bylaws of the Villbois Village Center Master Owners Association recorded April 7, 2009 as Fee No. 2009-022975.
12. Ownership and Maintenance Agreement recorded June 27, 2007 as Fee No. 2007-057606, as amended by an Assignment and Assumption Agreement recorded February 29, 2012 as Fee No. 2012-011927.
13. Ownership and Maintenance Agreement recorded May 28, 2008 as Fee No. 2008-038607.
14. Easement in favor of the City of Wilsonville recorded September 27, 2010 as Fee No. 2010-060545.
15. Temporary Construction Easement Agreement recorded September 27, 2010 as Fee No. 2010-060551.
16. Easement in favor of the City of Wilsonville recorded March 1, 2013 as Fee No. 2013-014659.
17. Easement in favor of the City of Wilsonville recorded March 1, 2013 as Fee No. 2013-014660.
18. Covenants, conditions, restrictions and easements in the document recorded May 13, 2010 as Fee No. 2010-028849.
19. Affidavit of Remaining Monumentation recorded August 26, 2009 as Fee No. 2009-061143.

# PARTITION PLAT

PARTITION PLAT NO. 2013-051

A REPLAT OF A PORTION OF  
 PARCEL 3, PARTITION PLAT NO. 2007-128  
 LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 15  
 TOWNSHIP 3S, RANGE 1W, WILLAMETTE MERIDIAN  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

SURVEYED APRIL 26, 2013

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	36.13'	23.00'	90°00'00"	N87°56'36"W	32.53'

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO THREE PARCELS THAT LAND KNOWN AS PARCEL 1 OF PARTITION PLAT NO. 2007-128 PER CITY OF WILSONVILLE CASE FILE NOS. DB12-0057 AND DB12-0059.

**EAST BOUNDARY LINE:** TWO MONUMENTS WERE MISSING ON THE WESTERLY LINE OF PARCEL 2 OF PARTITION PLAT NO. 2010-046, AND WERE RESET AT RECORD LOCATIONS PER PARTITION PLAT NO. 2010-046. THE NORTHWEST CORNER OF THE LAND DESCRIBED IN RIGHT-OF-WAY DEDICATION DOCUMENT NO. 2010-060545 WAS MONUMENTED AT RECORD LOCATION FROM THE SOUTHWEST CORNER OF SAID PARCEL 2 AS ESTABLISHED IN SAID DOCUMENT. ALL FOUND MONUMENTS WERE HELD PER PLAT OF "VILLEBOIS", AS SHOWN AND NOTED.

**SOUTH BOUNDARY LINE:** THE SOUTHEAST CORNER OF THIS PARTITION PLAT WAS ESTABLISHED AT THE INTERSECTION POINT OF THE SOUTHERLY BOUNDARY LINE PROJECTION FROM FOUND MONUMENTS AS SHOWN, WITH RECORD CURVE DATA FROM THE ESTABLISHED NORTHWEST CORNER OF THE LAND DESCRIBED IN SAID DOCUMENT NO. 2010-060545. THE MISSING MONUMENT AT AN ANGLE POINT NEAR THE SOUTHWEST CORNER OF THIS PARTITION PLAT WAS RESET AT RECORD LOCATIONS PER VILLEBOIS VILLAGE CENTER NO. 2. ALL FOUND MONUMENTS WERE HELD PER PLATS OF "VILLEBOIS", "VILLEBOIS VILLAGE CENTER", AND "VILLEBOIS VILLAGE CENTER NO. 2", AS SHOWN AND NOTED.

**WEST BOUNDARY LINE:** TWO MONUMENTS WERE MISSING AND WERE RESET AT RECORD LOCATIONS PER PARTITION PLAT NO. 2012-019. ALL FOUND MONUMENTS WERE HELD PER PLATS OF "VILLEBOIS" AND "VILLEBOIS VILLAGE CENTER NO. 2", AS SHOWN AND NOTED.

**NORTH BOUNDARY LINE:** ONE MONUMENT WAS MISSING AND WAS RESET AT RECORD LOCATION PER PARTITION PLAT NO. 2007-127. ALL FOUND MONUMENTS WERE HELD PER PLAT OF "VILLEBOIS", AS SHOWN AND NOTED.

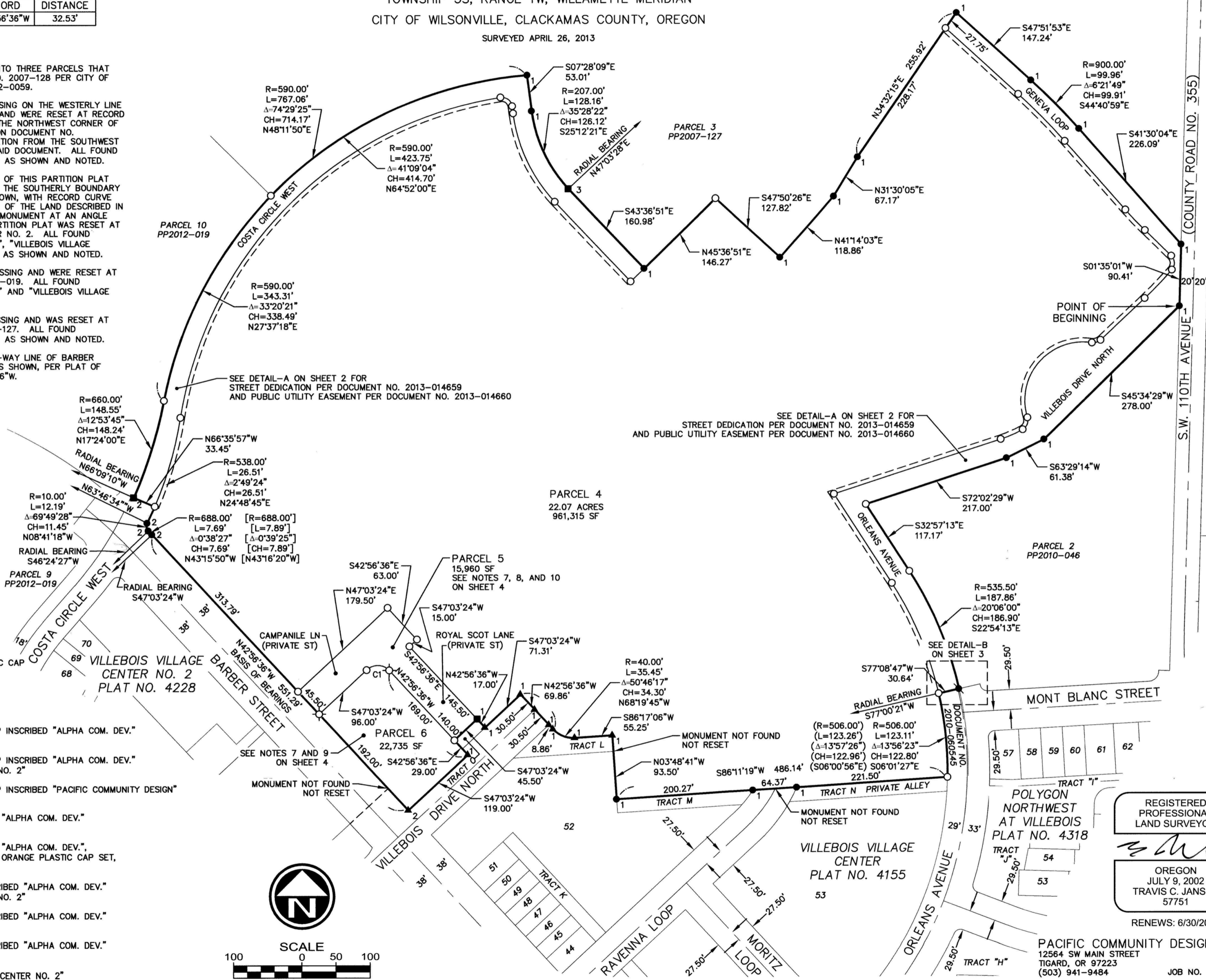
**BASIS OF BEARINGS IS THE NORTHERLY RIGHT-OF-WAY LINE OF BARBER STREET BETWEEN FOUND AND HELD MONUMENTS AS SHOWN, PER PLAT OF "VILLEBOIS VILLAGE CENTER NO. 2, BEING N42°56'36"W.**

## SHEET INDEX

- NARRATIVE  
SHEET INDEX  
LEGEND  
BASIS OF BEARINGS  
PLAT BOUNDARY  
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- REFERENCE SURVEYS  
DETAIL-A  
LEGEND
- SURVEYOR'S CERTIFICATE  
DETAIL-B  
LEGEND
- CITY OF WILSONVILLE APPROVALS  
CLACKAMAS COUNTY APPROVALS  
DECLARATION  
ACKNOWLEDGEMENT  
PLAT NOTES

## LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON APRIL 26, 2013
- ⊙ SET 1" DIAMETER BRASS DISK IN CONCRETE INSCRIBED "PACIFIC 57751LS"
- FOUND 5/8" IRON ROD W/ ORANGE PLASTIC CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS"
- FOUND 5/8" IRON ROD W/ ORANGE PLASTIC CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER NO. 2"
- FOUND 5/8" IRON ROD W/ ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PARTITION PLAT NO. 2010-046
- ▲ FOUND 1" COPPER DISK IN CONCRETE INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER"
- ▲ FOUND 1" COPPER DISK IN CONCRETE INSCRIBED "ALPHA COM. DEV.", PLAT OF "VILLEBOIS VILLAGE CENTER" INDICATES ORANGE PLASTIC CAP SET, HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER"
- FOUND 5/8" IRON ROD W/ ALUMINUM CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER NO. 2"
- FOUND 5/8" IRON ROD W/ ALUMINUM CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER"
- FOUND 5/8" IRON ROD W/ ALUMINUM CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS"
- [ ] RECORD DATA PER PLAT OF "VILLEBOIS VILLAGE CENTER NO. 2"
- ( ) RECORD DATA PER DOCUMENT NO. 2010-060545



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 9, 2002  
 TRAVIS C. JANSEN  
 57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.  
 12564 SW MAIN STREET  
 TIGARD, OR 97223  
 (503) 941-9484

JOB NO. 398-050

SHEET 1 OF 4

LEGEND

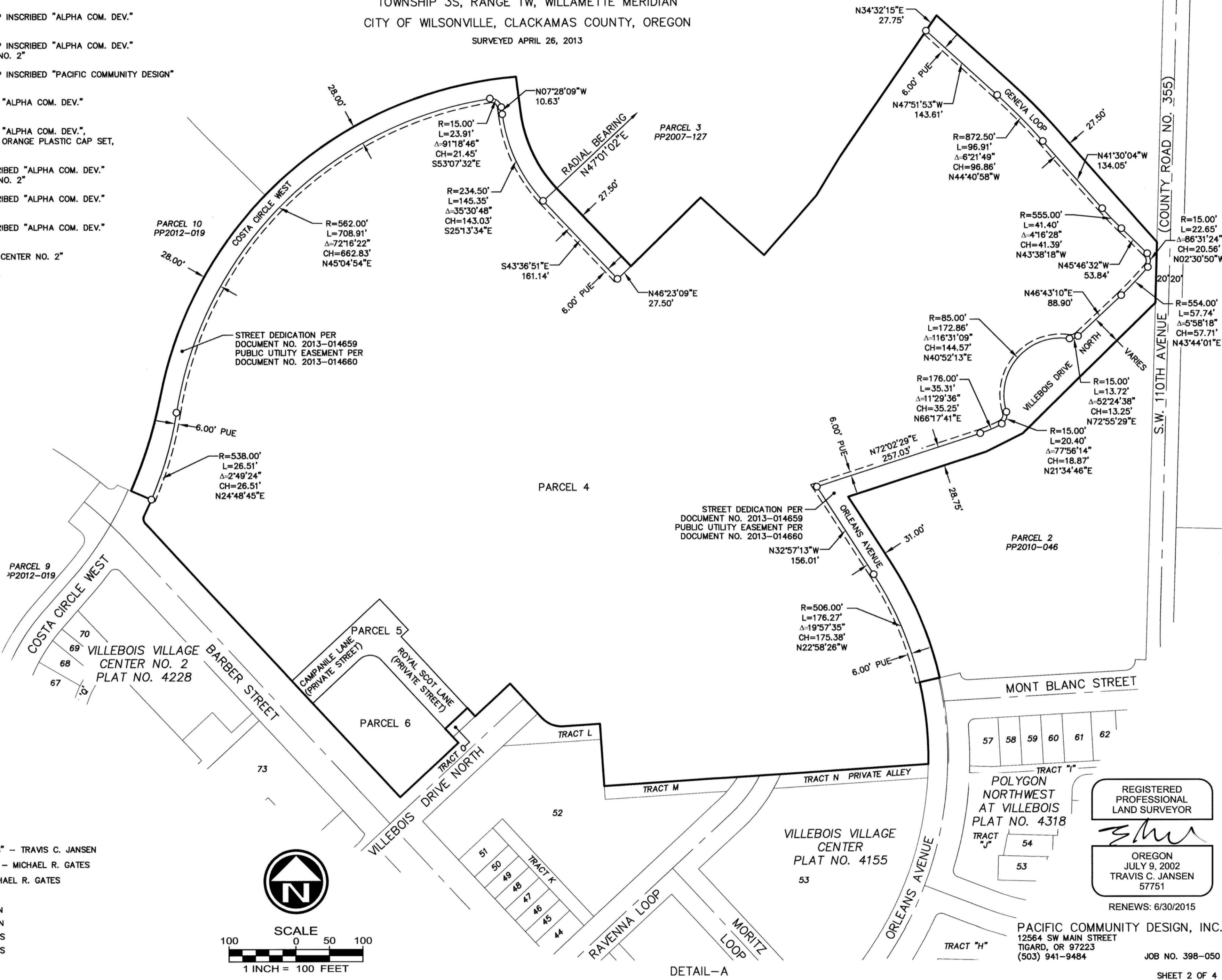
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON APRIL 26, 2013
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- 3 FOUND 5/8" IRON ROD W/ ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PARTITION PLAT NO. 2010-046
- ▲ 1 FOUND 1" COPPER DISK IN CONCRETE INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER"
- ▲ 2 FOUND 1" COPPER DISK IN CONCRETE INSCRIBED "ALPHA COM. DEV.", PLAT OF "VILLEBOIS VILLAGE CENTER" INDICATES ORANGE PLASTIC CAP SET, HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER"
- 1 FOUND 5/8" IRON ROD W/ ALUMINUM CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER NO. 2"
- 2 FOUND 5/8" IRON ROD W/ ALUMINUM CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER"
- 3 FOUND 5/8" IRON ROD W/ ALUMINUM CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS"
- [ ] RECORD DATA PER PLAT OF "VILLEBOIS VILLAGE CENTER NO. 2"
- ( ) RECORD DATA PER DOCUMENT NO. 2010-060545

# PARTITION PLAT

A REPLAT OF A PORTION OF  
 PARCEL 3, PARTITION PLAT NO. 2007-128  
 LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 15  
 TOWNSHIP 3S, RANGE 1W, WILLAMETTE MERIDIAN  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

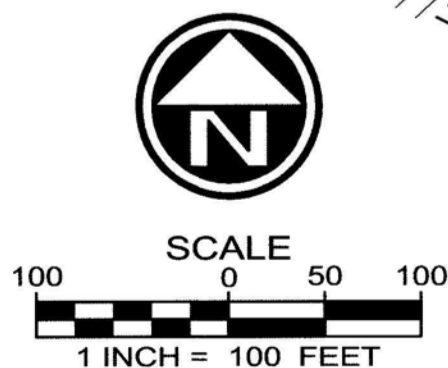
SURVEYED APRIL 26, 2013

PARTITION PLAT NO. 2013-014660



REFERENCE SURVEYS

- PLAT NO. 4318 "POLYGON NORTHWEST AT VILLEBOIS" - TRAVIS C. JANSEN
- PLAT NO. 4228 "VILLEBOIS VILLAGE CENTER NO. 2" - MICHAEL R. GATES
- PLAT NO. 4155 "VILLEBOIS VILLAGE CENTER" - MICHAEL R. GATES
- PLAT NO. 4052 "VILLEBOIS" - MICHAEL R. GATES
- PARTITION PLAT NO. 2012-019 - TRAVIS C. JANSEN
- PARTITION PLAT NO. 2010-046 - TRAVIS C. JANSEN
- PARTITION PLAT NO. 2007-128 - MICHAEL R. GATES
- PARTITION PLAT NO. 2007-127 - MICHAEL R. GATES



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 9, 2002  
 TRAVIS C. JANSEN  
 57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.  
 12564 SW MAIN STREET  
 TIGARD, OR 97223  
 (503) 941-9484

JOB NO. 398-050

SHEET 2 OF 4

DETAIL-A

# PARTITION PLAT

PARTITION PLAT NO. 2013-0111/051

A REPLAT OF A PORTION OF  
 PARCEL 3, PARTITION PLAT NO. 2007-128  
 LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 15  
 TOWNSHIP 3S, RANGE 1W, WILLAMETTE MERIDIAN  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

SURVEYED APRIL 26, 2013

## SURVEYOR'S CERTIFICATE

I, TRAVIS C. JANSEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT, A REPLAT OF A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2007-128, LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "ALPHA COM. DEV." FOUND AT THE MOST NORTHERLY CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2010-046;

THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL 2, THE FOLLOWING THREE COURSES:

SOUTH 45°34'29" WEST, A DISTANCE OF 278.00 FEET;  
 SOUTH 63°29'14" WEST, A DISTANCE OF 61.38 FEET;  
 SOUTH 72°02'29" WEST, A DISTANCE OF 217.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL 2, THE FOLLOWING 2 COURSES:

SOUTH 32°57'13" EAST, A DISTANCE OF 117.17 FEET TO A POINT OF CURVATURE;  
 ALONG A 535.50 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°06'00", ARC LENGTH OF 187.86 FEET, CHORD BEARING OF SOUTH 22°54'13" EAST, AND CHORD DISTANCE OF 186.90 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2 TO A POINT OF NON-TANGENCY;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ORLEANS AVENUE AS DESCRIBED IN DEDICATION DOCUMENT NO. 2010-060545, CLACKAMAS COUNTY OFFICIAL RECORDS, SOUTH 77°08'47" WEST, A DISTANCE OF 30.64 FEET TO A POINT OF NON-TANGENCY;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ORLEANS AVENUE AS DESCRIBED IN SAID DEDICATION DOCUMENT NO. 2010-060545, ON A 506.00 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE WESTERLY, WITH A RADIUS POINT BEARING SOUTH 77°00'21" WEST, CENTRAL ANGLE OF 13°56'23", ARC LENGTH OF 123.11 FEET, CHORD BEARING OF SOUTH 06°01'27" EAST, AND CHORD DISTANCE OF 122.80 FEET TO THE NORTHEAST CORNER OF TRACT N OF THE PLAT OF "VILLEBOIS VILLAGE CENTER" TO A POINT OF NON-TANGENCY;

THENCE ALONG THE NORTHERLY LINE OF THE PLATS OF "VILLEBOIS VILLAGE CENTER" AND "VILLEBOIS VILLAGE CENTER NO. 2", THE FOLLOWING FIFTEEN COURSES:

SOUTH 86°11'19" WEST, A DISTANCE OF 486.14 FEET;  
 NORTH 03°48'41" WEST, A DISTANCE OF 93.50 FEET;  
 SOUTH 86°17'06" WEST, A DISTANCE OF 55.25 FEET TO A POINT OF CURVATURE;

ALONG A 40.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 50°46'17", ARC LENGTH OF 35.45 FEET, CHORD BEARING OF NORTH 68°19'45" WEST, AND CHORD DISTANCE OF 34.30 FEET TO A POINT OF TANGENCY;

NORTH 42°56'36" WEST, A DISTANCE OF 69.86 FEET;  
 SOUTH 47°03'24" WEST, A DISTANCE OF 71.31 FEET;  
 NORTH 42°56'36" WEST, A DISTANCE OF 17.00 FEET;  
 SOUTH 47°03'24" WEST, A DISTANCE OF 45.50 FEET;  
 SOUTH 42°56'36" EAST, A DISTANCE OF 29.00 FEET;  
 SOUTH 47°03'24" WEST, A DISTANCE OF 119.00 FEET;  
 NORTH 42°56'36" WEST, A DISTANCE OF 551.29 FEET TO A POINT OF CURVATURE;

ALONG A 688.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°38'27", ARC LENGTH OF 7.69 FEET, CHORD BEARING OF NORTH 43°15'50" WEST, AND CHORD DISTANCE OF 7.69 FEET TO A POINT OF COMPOUND CURVATURE;

ALONG A 10.00 FEET RADIUS TANGENTIAL CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 69°49'28", ARC LENGTH OF 12.19 FEET, CHORD BEARING OF NORTH 08°41'18" WEST, AND CHORD DISTANCE 11.45 FEET TO A POINT OF REVERSE CURVATURE;

ALONG A 538.00 FEET RADIUS TANGENTIAL CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°49'24", ARC LENGTH OF 26.51 FEET, CHORD BEARING OF NORTH 24°48'45" EAST, AND CHORD DISTANCE 26.51 FEET TO A POINT OF NON-TANGENCY;

NORTH 66°35'57" WEST, A DISTANCE OF 33.45 FEET TO THE SOUTHEAST CORNER OF PARCEL 10 OF PARTITION PLAT NO. 2012-019 TO A POINT OF NON-TANGENCY;

THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL 10 AND THE SOUTHERLY BOUNDARY LINE OF PARCEL 3 OF PARTITION PLAT NO. 2007-127, THE FOLLOWING THIRTEEN COURSES:

ALONG A 660.00 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE WESTERLY, WITH A RADIUS POINT BEARING NORTH 66°09'10" WEST, CENTRAL ANGLE OF 12°53'45", ARC LENGTH OF 148.55 FEET, CHORD BEARING OF NORTH 17°24'00" EAST, AND CHORD DISTANCE OF 148.24 FEET TO POINT OF REVERSE CURVATURE;

ALONG A 590.00 FEET RADIUS TANGENTIAL CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 74°29'25", ARC LENGTH OF 767.06 FEET, CHORD BEARING OF NORTH 48°11'50" EAST, AND CHORD DISTANCE 714.17 FEET TO A POINT OF NON-TANGENCY;

SOUTH 07°28'09" EAST, A DISTANCE OF 53.01 FEET TO POINT OF CURVATURE;

ALONG A 207.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°28'22", ARC LENGTH OF 128.16 FEET, CHORD BEARING OF SOUTH 25°12'21" EAST, AND CHORD DISTANCE OF 126.12 FEET TO A POINT OF NON-TANGENCY;

SOUTH 43°36'51" EAST, A DISTANCE OF 160.98 FEET;  
 NORTH 45°36'51" EAST, A DISTANCE OF 146.27 FEET;  
 SOUTH 47°50'26" EAST, A DISTANCE OF 127.82 FEET;  
 NORTH 41°14'03" EAST, A DISTANCE OF 118.86 FEET;  
 NORTH 31°30'05" EAST, A DISTANCE OF 67.17 FEET;  
 NORTH 34°32'15" EAST, A DISTANCE OF 255.92 FEET;  
 SOUTH 47°51'53" EAST, A DISTANCE OF 147.24 FEET TO A POINT OF CURVATURE;

ALONG A 900.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°21'49", ARC LENGTH OF 99.96 FEET, CHORD BEARING OF SOUTH 44°40'59" EAST, AND CHORD DISTANCE OF 99.91 FEET TO POINT OF TANGENCY;

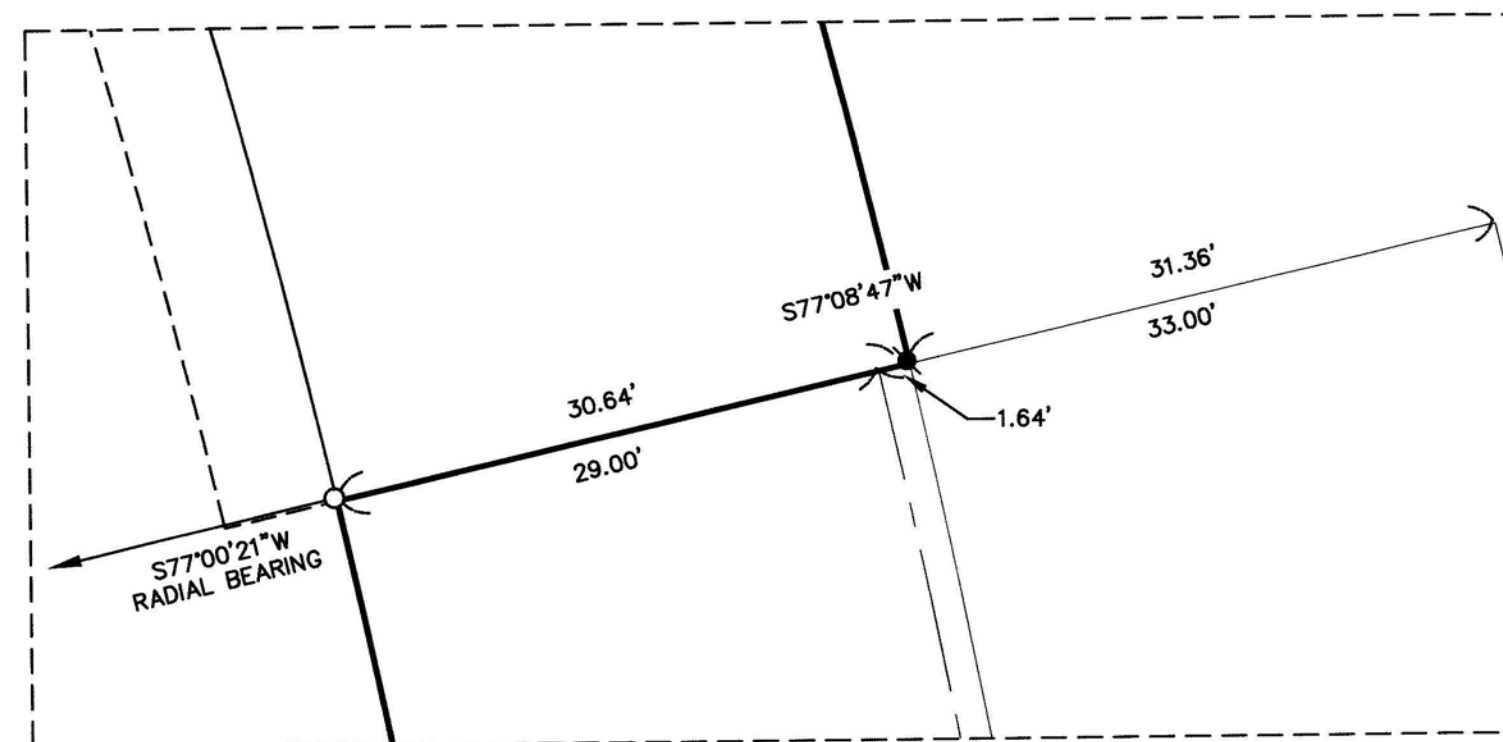
SOUTH 41°30'04" EAST, A DISTANCE OF 226.09 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SW 110TH AVENUE, SOUTH 01°35'01" WEST, A DISTANCE OF 90.41 FEET TO THE INITIAL POINT.

CONTAINING APPROXIMATELY 24.88 ACRES.

## LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON APRIL 26, 2013
- <sub>1</sub> FOUND 5/8" IRON ROD W/ ORANGE PLASTIC CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS"
- <sub>2</sub> FOUND 5/8" IRON ROD W/ ORANGE PLASTIC CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER NO. 2"
- FOUND 5/8" IRON ROD W/ ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PARTITION PLAT NO. 2010-046
- ▲<sub>1</sub> FOUND 1" COPPER DISK IN CONCRETE INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER"
- ▲<sub>2</sub> FOUND 1" COPPER DISK IN CONCRETE INSCRIBED "ALPHA COM. DEV.", PLAT OF "VILLEBOIS VILLAGE CENTER" INDICATES ORANGE PLASTIC CAP SET, HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER"
- <sub>1</sub> FOUND 5/8" IRON ROD W/ ALUMINUM CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER"
- <sub>2</sub> FOUND 5/8" IRON ROD W/ ALUMINUM CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS VILLAGE CENTER NO. 2"
- <sub>3</sub> FOUND 5/8" IRON ROD W/ ALUMINUM CAP INSCRIBED "ALPHA COM. DEV." HELD PER PLAT OF "VILLEBOIS"



DETAIL-B  
 1"=10'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Travis C. Jansen*

OREGON  
 JULY 9, 2002  
 TRAVIS C. JANSEN  
 57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.  
 12564 SW MAIN STREET  
 TIGARD, OR 97223  
 (503) 941-9484

JOB NO. 398-050

SHEET 3 OF 4

# PARTITION PLAT

PARTITION PLAT NO. 2013-051

A REPLAT OF A PORTION OF  
PARCEL 3, PARTITION PLAT NO. 2007-128  
LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 15  
TOWNSHIP 3S, RANGE 1W, WILLAMETTE MERIDIAN  
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

SURVEYED APRIL 26, 2013

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS: RCS - VILLEBOIS DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT PLAT THEREOF, ALL PARCELS BEING OF THE DIMENSIONS SHOWN, WITH RESTRICTIONS AND EASEMENTS GRANTED AS NOTED ALL ACCORDING WITH THE PROVISIONS OF ORS CHAPTER 92.

RCS - VILLEBOIS DEVELOPMENT, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: REAL CAPITAL SOLUTIONS, INC  
ITS: MANAGER

BY: Brian Paul  
BRIAN PAUL, VICE PRESIDENT OF HOMEBUILDING

## ACKNOWLEDGEMENT

STATE OF Colorado )  
COUNTY OF Boulder ) SS

CARLA DI GREGORIO  
NOTARY PUBLIC - STATE OF COLORADO  
Notary Identification #20124033034  
My Commission Expires 5/29/2016

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 25, 2013, BY

BRIAN PAUL, VICE PRESIDENT OF HOMEBUILDING OF REAL CAPITAL SOLUTIONS, INC, THE MANAGER OF RCS - VILLEBOIS DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

Carla DiGregorio  
NOTARY SIGNATURE

COMMISSION NO. 20124033034

Carla DiGregorio  
NOTARY PUBLIC - COLORADO

MY COMMISSION EXPIRES: 5/29/2016

## PLAT NOTES

- SUBJECT TO CONDITIONS OF APPROVAL PER CITY OF WILSONVILLE CASE FILE NOS. DB12-0057 AND DB12-0059.
- THIS PLAT IS SUBJECT TO CONDITIONS AND RESTRICTIONS AS SHOWN IN PARTITION PLAT NO. 2003-090, PARTITION PLAT NO. 2005-063, AND THE PLAT OF VILLEBOIS.
- THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DEED DOCUMENT NO. 2004-061031 AND DECLARATION OF COVENANTS AND RESTRICTIONS PER DOCUMENT NO. 2004-070933 AND EXTENDED TO SUBJECT PROPERTY BY THE PLAT OF VILLEBOIS AND PARTITION PLAT NO. 2007-128.
- PARCEL 5 AND PARCEL 6 OF THIS PLAT ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS PER DECLARATION OF ANNEXATION AS RECORDED IN DOCUMENT NO. 2013-072146 CLACKAMAS COUNTY DEED RECORDS.
- THIS PLAT IS SUBJECT TO UNRECORDED DEVELOPMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED OF RECORD BY INSTRUMENT IN DOCUMENT NO. 2005-102816.
- THIS PLAT IS SUBJECT TO AN OWNERSHIP AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NO. 2013-072147 CLACKAMAS COUNTY DEED RECORDS.
- PARCEL 5 AND PARCEL 6 ARE CONVEYED TO AND WILL BE OWNED AND MAINTAINED BY "VILLEBOIS VILLAGE CENTER MASTER ASSOCIATION" BY DEED DOCUMENT NO. 2013-072148 CLACKAMAS COUNTY DEED RECORDS.
- PARCEL 5 IS A PRIVATE STREET AND IS SUBJECT TO A PUBLIC ACCESS EASEMENT, AN EMERGENCY VEHICLE ACCESS EASEMENT, AND PUBLIC UTILITY EASEMENT OVER ITS ENTIRETY.
- PARCEL 6 IS FOR PARK PURPOSES AND IS SUBJECT TO A PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT OVER ITS ENTIRETY.
- PARCEL 5 IS SUBJECT TO A PUBLIC SANITARY, STORM, AND WATER PIPELINE EASEMENT OVER ITS ENTIRETY.

## CITY OF WILSONVILLE APPROVALS

APPROVED THIS 8th DAY OF OCTOBER, 2013

BY: C. Nantgen  
CITY OF WILSONVILLE PLANNING DIRECTOR

~ \*\*\* ~

APPROVED THIS 8th DAY OF October, 2013

BY: Ryan Krausman  
CITY OF WILSONVILLE COMMUNITY DEVELOPMENT DIRECTOR

~ \*\*\* ~

## CLACKAMAS COUNTY APPROVALS

APPROVED THIS 17th DAY OF OCTOBER

BY: Carl R. Plinter  
CLACKAMAS COUNTY SURVEYOR

~ \*\*\* ~

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THRU JUNE 30, 2014.

APPROVED THIS 17 DAY OF October 2013

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: Nancy Neigel  
DEPUTY

~ \*\*\* ~

STATE OF OREGON )  
COUNTY OF CLACKAMAS ) SS

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD

ON THE 17 DAY OF OCTOBER 2013

AT 2:41 O'CLOCK P. M.

AS PER PARTITION PLAT NO. 2013-051

DOCUMENT NO. 2013-072145

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: Sherry Hall  
DEPUTY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.  
12564 SW MAIN STREET  
TIGARD, OR 97223  
(503) 941-9484

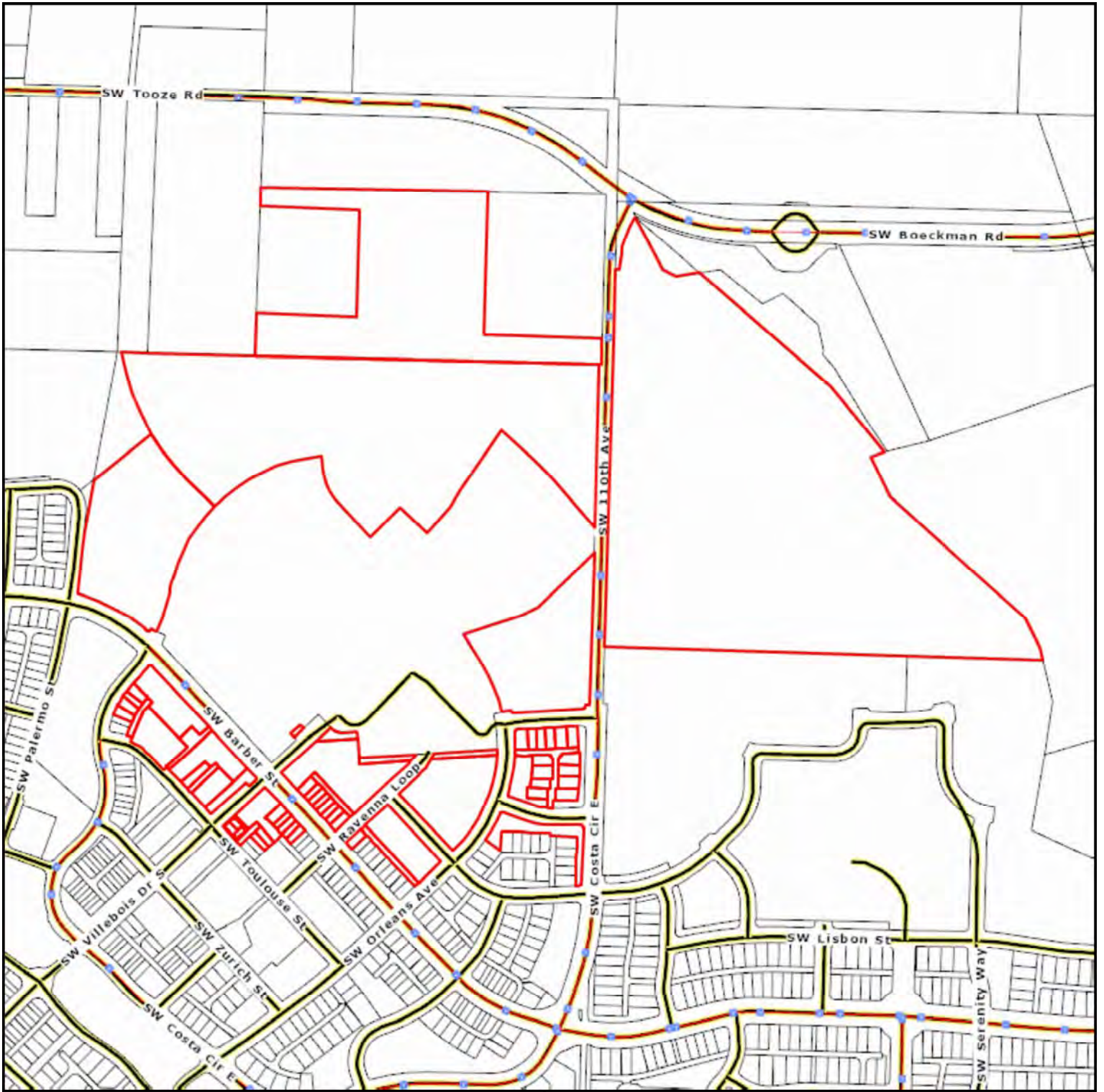
JOB NO. 398-050

SHEET 4 OF 4

EXHIBIT C

COPY OF MAILING LIST





Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.  
test for a mapping title

geoAdvantage  
www.digitshare.org 208.777.1252

00812455  
Allen Chang  
3205 Edgemont Rd  
Lake Oswego, OR 97035

05008934  
Donald Bischoff  
16300 SW 192nd Ave  
Sherwood, OR 97140

05019402  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019406  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019407  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019408  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019409  
Jong Oh  
11416 SW Barber St  
Wilsonville, OR 97070

05019410  
Lauren Abrew  
11663 SW Grenoble St  
Wilsonville, OR 97070

05019411  
Casey Hill  
11404 SW Barber St  
Wilsonville, OR 97070

05019412  
Steven Peter & Sharon Sue Hansen  
11398 SW Barber St  
Wilsonville, OR 97070

05019413  
Kao Properties LLC  
PO Box 2436  
Wilsonville, OR 97070

05019437  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019438  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019439  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019440  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019441  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019442  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019443  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019444  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05019449  
Crp Villebois LLC  
Carlyle Group 4 Orinda Way  
Ste 170d  
Orinda, CA 94563

05019450  
Crp Villebois LLC  
Carlyle Group 4 Orinda Way  
Ste 170d  
Orinda, CA 94563

05019451  
Crp Villebois LLC  
Carlyle Group 4 Orinda Way  
Ste 170d  
Orinda, CA 94563

05020219  
Polygon At Villebois III LLC  
11624 SE 5th St #200  
Bellevue, WA 98005

05021227  
Villebois LLC  
11416 SW Barber St  
Wilsonville, OR 97070

05021228  
Villebois LLC  
11416 SW Barber St  
Wilsonville, OR 97070

05021229  
Villebois LLC  
11416 SW Barber St  
Wilsonville, OR 97070

05021230  
Villebois LLC  
11416 SW Barber St  
Wilsonville, OR 97070

05021231  
Villebois LLC  
11416 SW Barber St  
Wilsonville, OR 97070

05021232  
Northwest Housing Alternatives Inc  
2316 SE Willard St  
Milwaukie, OR 97222

05021233  
Villebois LLC  
11416 SW Barber St  
Wilsonville, OR 97070

05021234  
Villebois LLC  
11416 SW Barber St  
Wilsonville, OR 97070

05022394  
Marsha Davis  
29010 SW Villebois Dr S  
Wilsonville, OR 97070

05022396  
Lindsay & Regan Berschauer  
29008 SW Villebois Dr S  
Wilsonville, OR 97070

05022397  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05023049  
Costa Pacific Homes LLC  
11422 SW Barber St  
Wilsonville, OR 97070

05023168  
Polygon At Villebois III LLC  
11624 SE 5th St #200  
Bellevue, WA 98005

05023391  
Lorenzo & Laura Young  
28949 SW Costa Cir E  
Wilsonville, OR 97070

05023392  
Jeffrey Barram  
28955 SW Costa Cir E  
Wilsonville, OR 97070

05023393  
Julie Helmke  
28969 SW Costa Cir E  
Wilsonville, OR 97070

05023394  
Wendell & Peggy Garner  
28975 SW Costa Cir E  
Wilsonville, OR 97070

05023395  
M Sami Khawaja  
PO Box 1383  
Lake Oswego, OR 97035

05023396  
Sheryl Dischner  
28962 SW Orleans Ave  
Wilsonville, OR 97070

05023397  
James Woodin  
28954 SW Orleans Ave  
Wilsonville, OR 97070

05023398  
Philip Mason  
28926 SW Orleans Ave  
Wilsonville, OR 97070

05023399  
Thomas McDaniel  
11130 SW Mont Blanc St  
Wilsonville, OR 97070

05023400  
Juan & Michele Vasquez  
11124 SW Mont Blanc St  
Wilsonville, OR 97070

05023401  
Daniel Solivan  
11118 SW Mont Blanc St  
Wilsonville, OR 97070

05023402  
Milian Stewart  
11106 SW Mont Blanc St  
Wilsonville, OR 97070

05023403  
Campbell Judi R  
11090 SW Mont Blanc St  
Wilsonville, OR 97070

05023404  
Matthew & Karlee Wyckoff  
11082 SW Mont Blanc St  
Wilsonville, OR 97070

05024103  
Polygon At Villebois III LLC  
109 E 13th St Ste 200  
Vancouver, WA 98660

EXHIBIT D

COPY OF CERTIFICATION OF  
LIENS & ASSESSMENT FORM



29799 SW Town Center Loop E  
Wilsonville, Oregon 97070  
(503) 682-1011  
(503) 682-1015 Fax

CERTIFICATION OF ASSESSMENTS AND LIENS

"It is the policy of the City of Wilsonville that no permits of any kind shall either be issued or application processed for any applicant who owes or for any property for which there is any payment which is past due owing to the City of Wilsonville until such time as said sums owed are paid." (Resolution #796)

Project/Property Address: n/a

Aka Tax Lot(s) 100 on Map(s) Township 3 South, Range 1 West, Section 15 AD

Applicant: Villebois Village Center, LLC (Rudy Kadlub)

Address: 11422 SW Barber Street, Wilsonville, Oregon 97070

Property Owner: Villebois Village Center LLC

Address: 11422 SW Barber Street, Wilsonville, Oregon 97070

In reference to the above, the City of Wilsonville records show that the following amount is due to the City:

Principal Amnt Due \$ 0  Current  Non-Current

Comments: No Liens on record

Dated: 8/23/13

Finance Department: Varian N. Hilem

(This certification shall be null and void 120 days following the Finance Department date of signature)

# EXHIBIT E

## SUBDIVISION NAME APPROVAL

## Amber Shasky-Bell

---

**From:** Stacy Connery  
**Sent:** Tuesday, October 08, 2013 2:37 PM  
**To:** Amber Shasky  
**Subject:** FW: Plat Name Reservation Request for 'Village Center No. 3'

FYI

Stacy Connery, AICP  
(503) 828-5052



12564 SW Main Street  
Tigard, OR 97223

 Please consider the environment before printing this e-mail

---

**From:** Fuller, Debbie [<mailto:DebbieFul@co.clackamas.or.us>]  
**Sent:** Tuesday, October 08, 2013 2:11 PM  
**To:** Stacy Connery  
**Cc:** Travis Jansen  
**Subject:** RE: Plat Name Reservation Request for 'Village Center No. 3'

Hi Stacy,

Your request to reserve the plat name of "Villebois Village Center No. 3" is approved.

Thank you.  
Debbie

**Debbie Fuller** | DTD - Engineering/County Surveyor  
Development Services Building  
150 Beaver Creek Road  
Oregon City, OR 97045  
☎: 503-742-4492 | 📠: 503-742-4481 | ✉: [debbieful@clackamas.us](mailto:debbieful@clackamas.us)

OFFICE HOURS: Monday through Friday, 7:30 am-4:30 pm  
2nd and 3rd floor LOBBY HOURS are Monday-Friday 8:00 am-3:00 pm

---

**From:** Stacy Connery [<mailto:stacy@pacific-community.com>]  
**Sent:** Tuesday, October 08, 2013 11:38 AM  
**To:** Fuller, Debbie  
**Cc:** Travis Jansen  
**Subject:** Plat Name Reservation Request for 'Village Center No. 3'

Hi Debbie,

Please see the attached request for plat name reservation. Let me know if you have any questions.

Thank you,

# PRELIMINARY DEVELOPMENT PLANS FOR SAP CENTRAL LARGE LOT SUBDIVISION

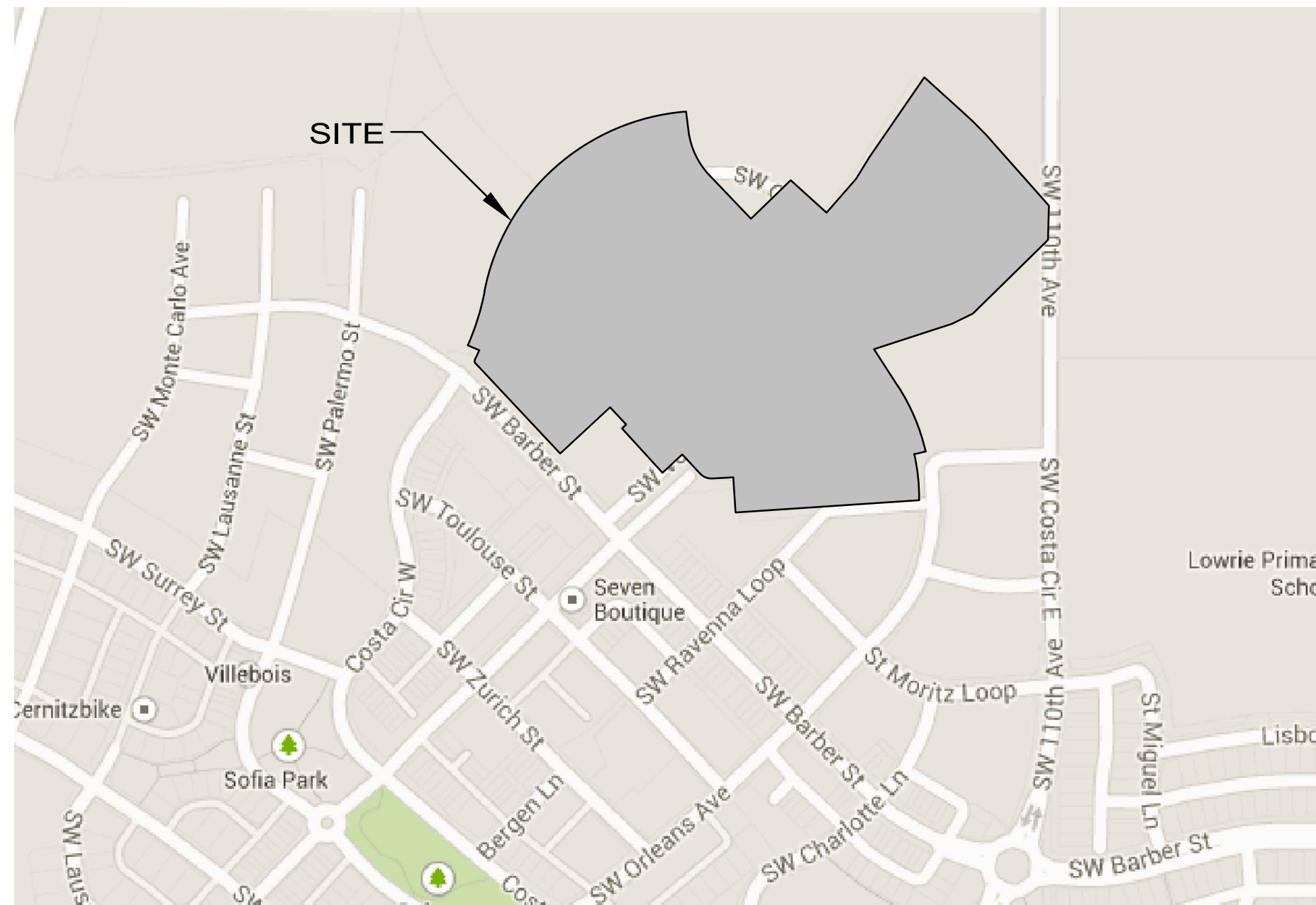
PORTION OF TAX LOT 3S115AD 100  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15, W.M.  
CITY OF WILSONVILLE, OREGON



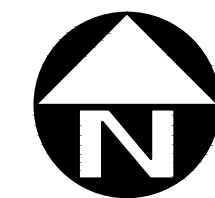
12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

DATE: 11/7/2013

REVISIONS  
NO. DATE DESCRIPTION



VICINITY MAP  
NOT TO SCALE



## PLANNER

PACIFIC COMMUNITY DESIGN  
12564 SW MAIN STREET  
TIGARD, OREGON 97223  
PH: (503) 941-9484  
FAX: (503) 941-9485  
CONTACT: STACY CONNERY, AICP

## CIVIL ENGINEER

PACIFIC COMMUNITY DESIGN  
12564 SW MAIN STREET  
TIGARD, OREGON 97223  
PH: (503) 941-9484  
FAX: (503) 941-9485  
CONTACT: PATRICK ESPINOSA, PE

## SURVEYOR

PACIFIC COMMUNITY DESIGN  
12564 SW MAIN STREET  
TIGARD, OREGON 97223  
PH: (503) 941-9484  
FAX: (503) 941-9485  
CONTACT: TRAVIS JANSEN, PLS

## DEVELOPER/APPLICANT

RCS - VILLEBOIS DEVELOPMENT, LLC  
371 CENTENNIAL PARKWAY, SUITE 200  
LOUISVILLE, CO 80027  
[P] 303-533-1615  
CONTACT: BRIAN PAUL/DAVID NASH

## 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

## UTILITIES & SERVICES

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL GAS
FIRE:	TUALATIN VALLEY FIRE AND RESCUE

## SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. PRELIMINARY PLAT
4. UTILITY PLAN
5. SITE PLAN
- 6.1 CIRCULATION PLAN
- 6.2 STREET SECTIONS
7. PHASING PLAN

## SITE INFORMATION

SITE AREA:	24.88 ACRES
TAX MAP:	3S115AD
TAX LOTS:	PORTION OF 100

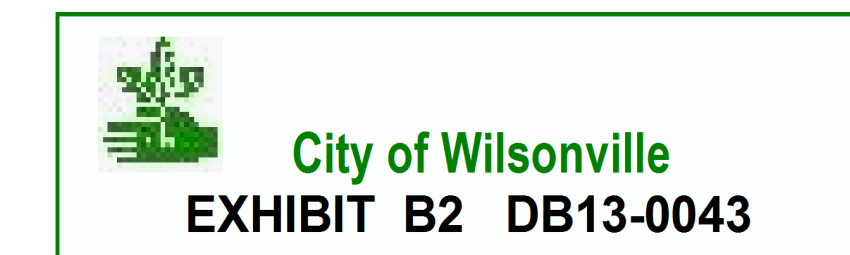


GENERAL SITE PLAN  
SCALE: 1"=100'

SAP CENTRAL  
LARGE LOT  
SUBDIVISION

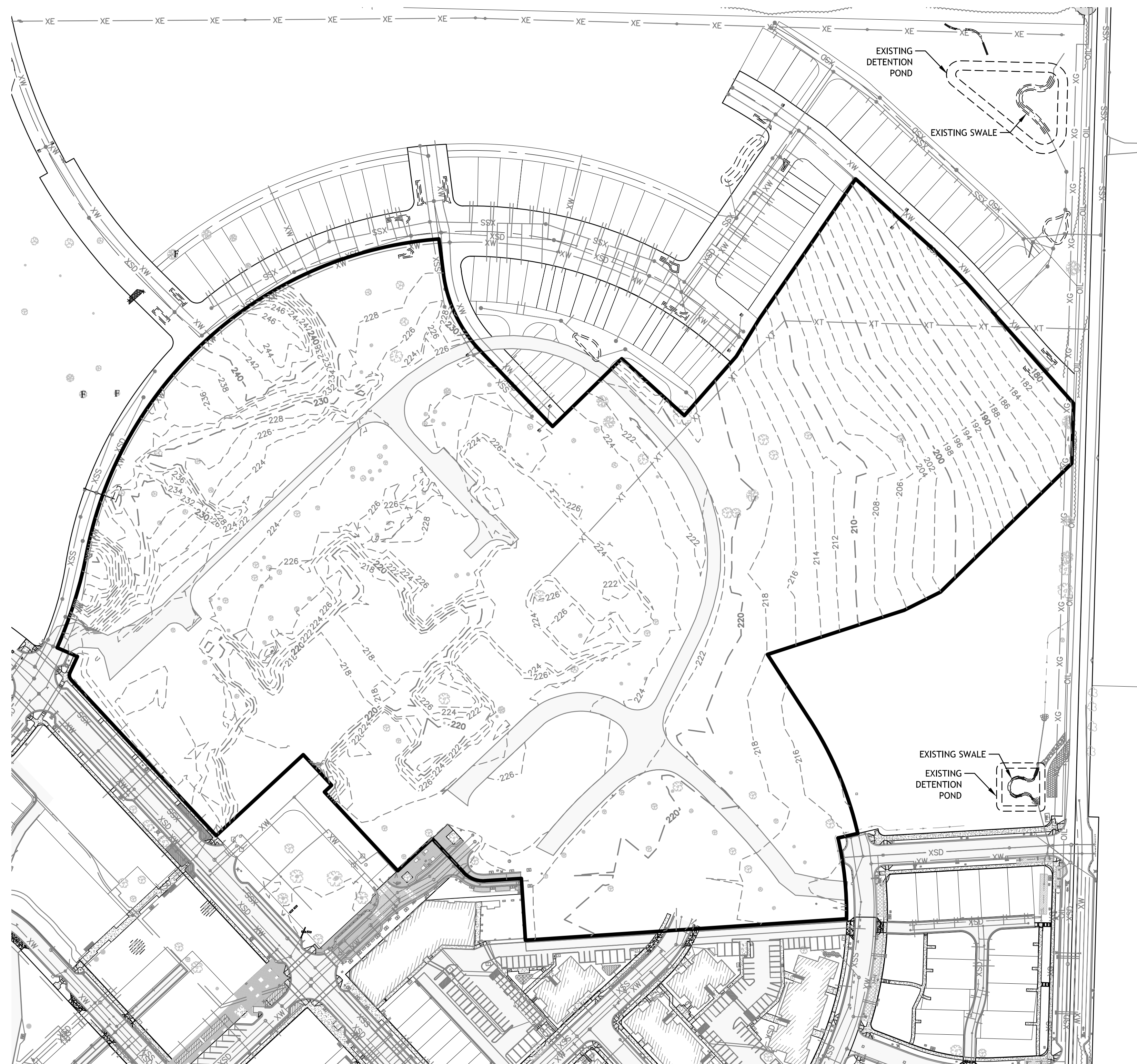
COVER  
SHEET

PROJECT NO.: 398-052  
TYPE: Planning  
REVIEWED BY: TCJ



N:\proj\398-052\09 Drawings\03 Planning\Sheets\398052\_01\Title.dwg - SHEET: 2234 Nov 07, 2013 - 5:09pm cll



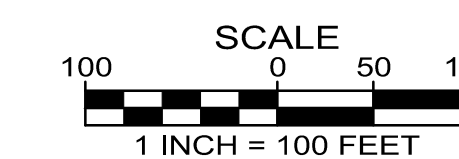


**LEGEND**

- SITE BOUNDARY
- - - -148- - - - EX 2-FT CONTOUR
- - - -150- - - - EX 10-FT CONTOUR
- XSS — EX SANITARY SEWER
- XSD — EX STORM DRAIN
- XW — EX WATER LINE
- XT — EX TELEPHONE LINE
- XG — EX GAS LINE
- OIL — EX OIL LINE
- [Pattern] EX PAVEMENT
- [Pattern] EX CONCRETE
- [Pattern] EX GRAVEL
- [Pattern] EX ASPHALT PAVEMENT
- [Pattern] EX STORM RAIN DRAIN
- [Pattern] EX BUILDING
- ⊗ EX SANITARY CLEANOUT
- ⊙ EX STORM MANHOLE
- ⊙ EX SANITARY MANHOLE
- EX CATCH BASIN
- ⊗ EX WATER METER
- ⊙ EX STORM CLEANOUT
- ⊗ EX FIRE HYDRANT
- ⊗ EX CURB INLET
- ⊗ EX WATER VALVE
- ⊗ EX BLOW-OFF
- ⊗ EX ELECTRICAL BOX
- ⊗ EX POWER METER
- [PGE] EX PGE PADMOUNT TRANSFORMER
- ⊗ EX WATER VALVE
- ☆ EX STREET LIGHT
- ⊗ EX LIGHT POLE
- X — X — EX FENCE
- ⊗ EX DECIDUOUS TREE
- ⊗ EX EVERGREEN TREE

SAP CENTRAL  
LARGE LOT  
SUBDIVISION

EXISTING  
CONDITIONS



SAP CENTRAL  
LARGE LOT  
SUBDIVISION

PRELIMINARY  
PLAT



N:\proj\398-052\09 Drawings\03 Planning\Sheets\398052\01PLAT.dwg - SHEET: 22x34 Nov 08, 2013 - 9:51am cjl

DATE: 11/7/2013

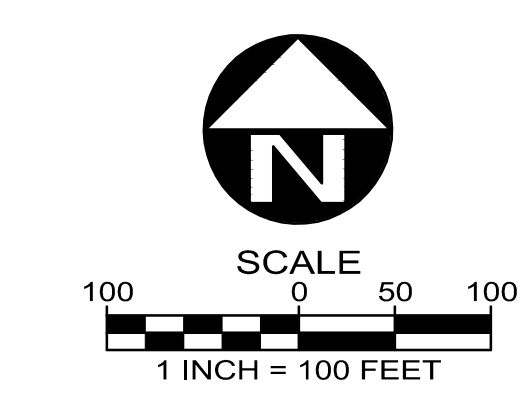
REVISIONS  
NO. DATE DESCRIPTION

SAP CENTRAL  
LARGE LOT  
SUBDIVISION

UTILITY  
PLAN

PROJECT NO.: 398-052  
TYPE: Planning  
REVIEWED BY: TCJ

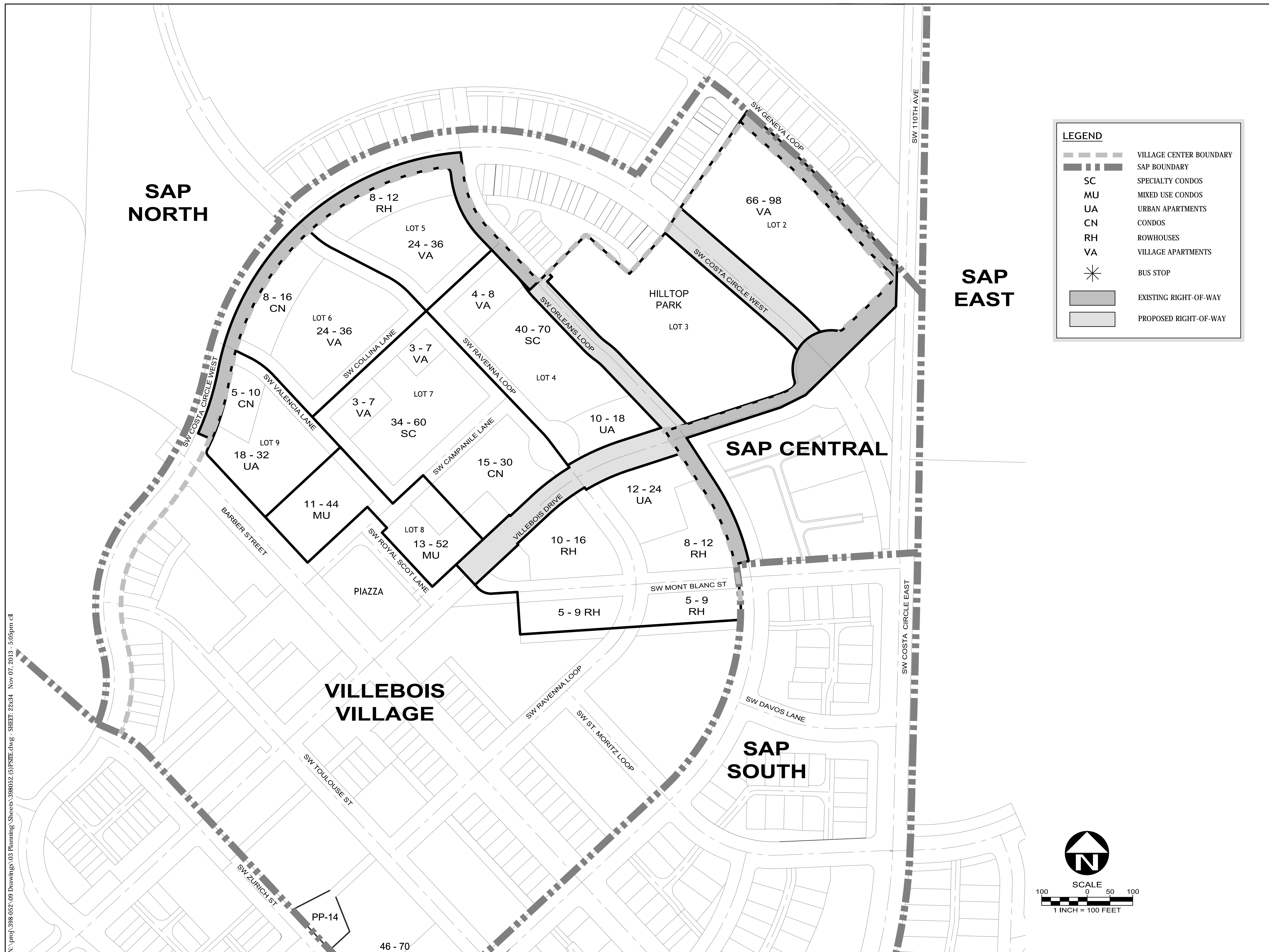
LEGEND	
—XSD	EXISTING STORM
—SSX	EXISTING SANITARY
—XW	EXISTING WATER
—D	PROPOSED STORM
—S	PROPOSED SANITARY
—W	PROPOSED WATER
—	PROPOSED STORM CULVERT
●	PROPOSED STORM MANHOLE
○	PROPOSED SEWER MANHOLE
⊛	PROPOSED HYDRANT
▨	PROPOSED RAIN WATER FACILITY
●	EXISTING STORM MANHOLE
○	EXISTING SEWER MANHOLE



N:\proj\398-052\09 Drawings\03 Planning\Sheets\398052\_01UTIL.dwg - SHEET: 22x34 Nov 07, 2013 - 5:04pm cll

REVISIONS

NO.	DATE	DESCRIPTION



**LEGEND**

- VILLAGE CENTER BOUNDARY
- SAP BOUNDARY
- SC SPECIALTY CONDOS
- MU MIXED USE CONDOS
- UA URBAN APARTMENTS
- CN CONDOS
- RH ROWHOUSES
- VA VILLAGE APARTMENTS
- BUS STOP
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY









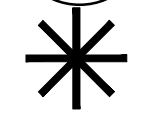

SAP CENTRAL  
LARGE LOT  
SUBDIVISION

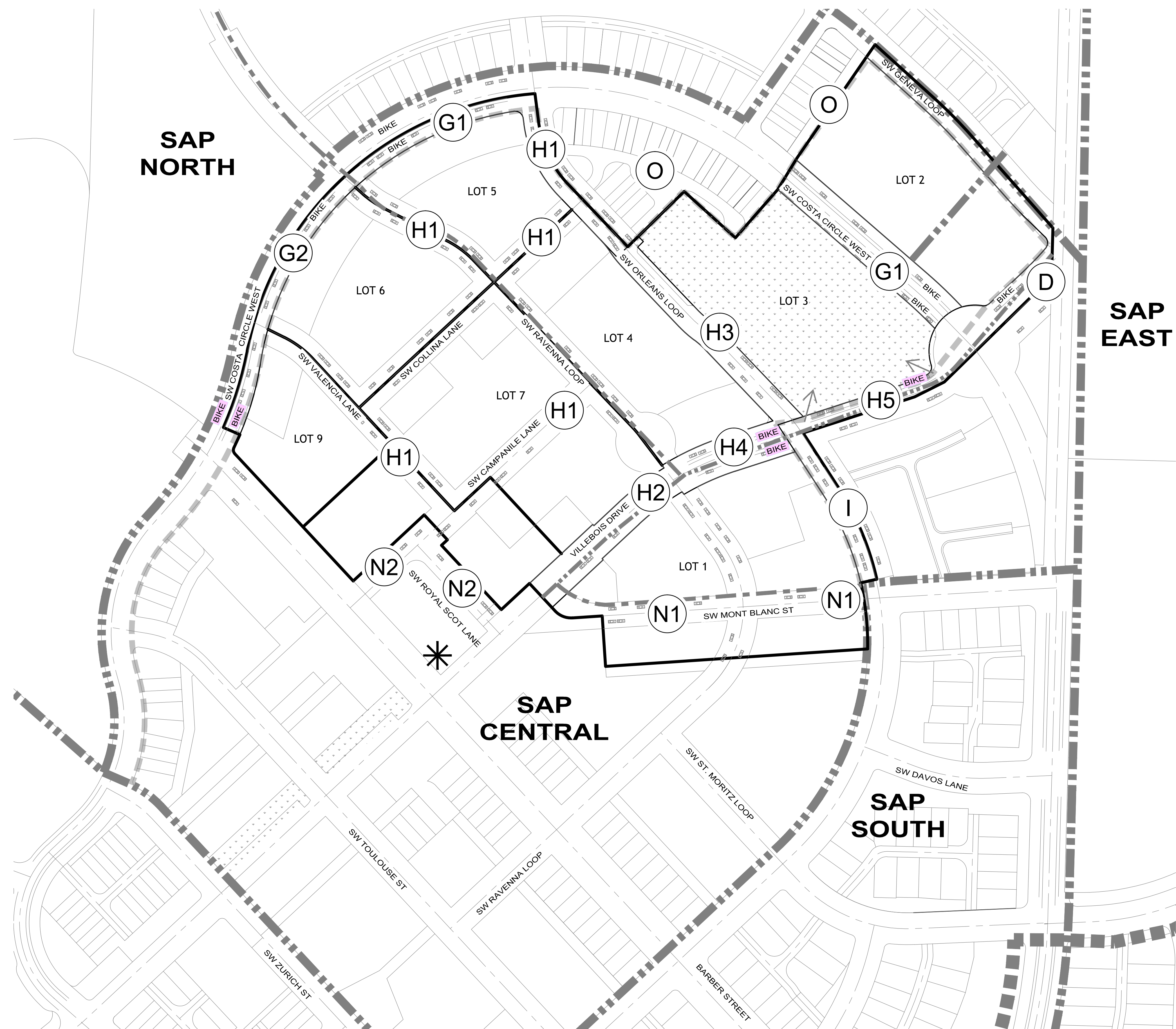
SITE  
PLAN

PROJECT NO.:	398-052
TYPE:	Planning
REVIEWED BY:	TCJ

N:\proj\398-052\09 Drawings\03 Planning\Sheets\398052.0\SITE.dwg - SHEET: 2234 Nov 07, 2013 - 5:05pm cl

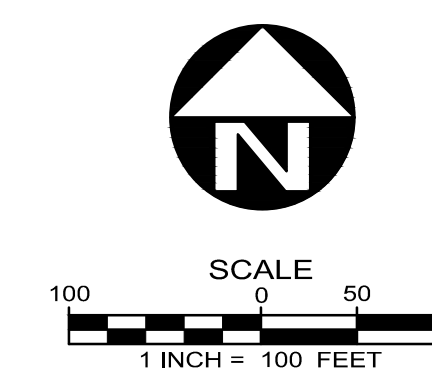
**LEGEND**

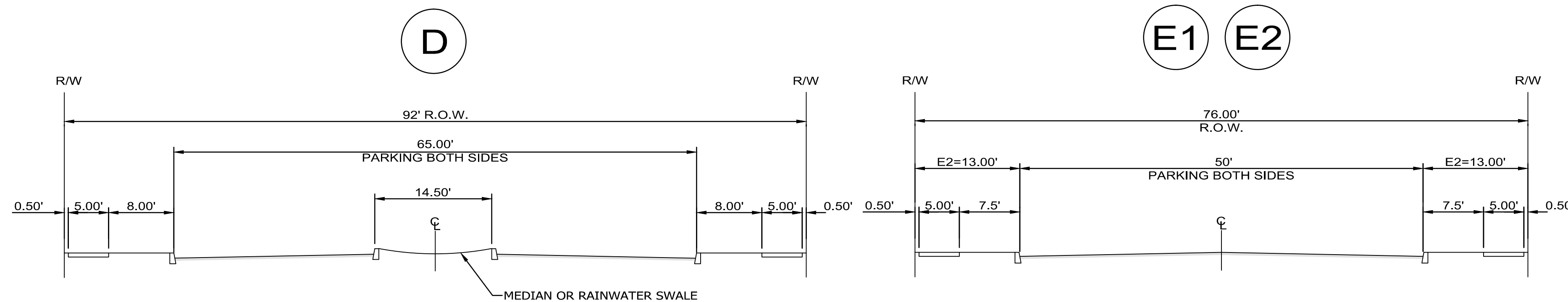
-  SAP BOUNDARY
-  SAP BOUNDARY
-  PROPOSED MAJOR PATHWAY
-  PROPOSED MINOR PATHWAY
-  MINOR PEDESTRIAN CONNECTION
-  MAJOR PEDESTRIAN CONNECTION
-  BIKE LANE
-  STREET TYPE
-  BUS STOP
-  PEDESTRIAN CONNECTIONS



SAP CENTRAL  
LARGE LOT  
SUBDIVISION

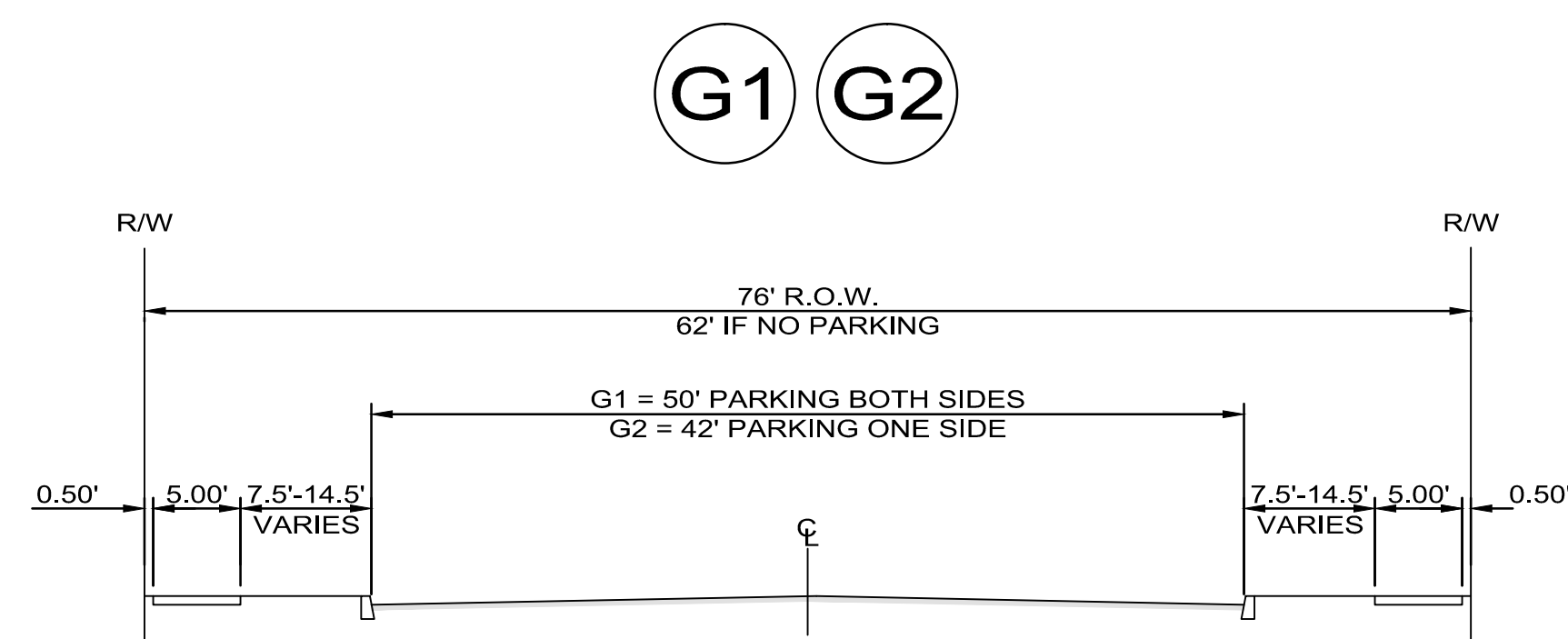
CIRCULATION  
PLAN



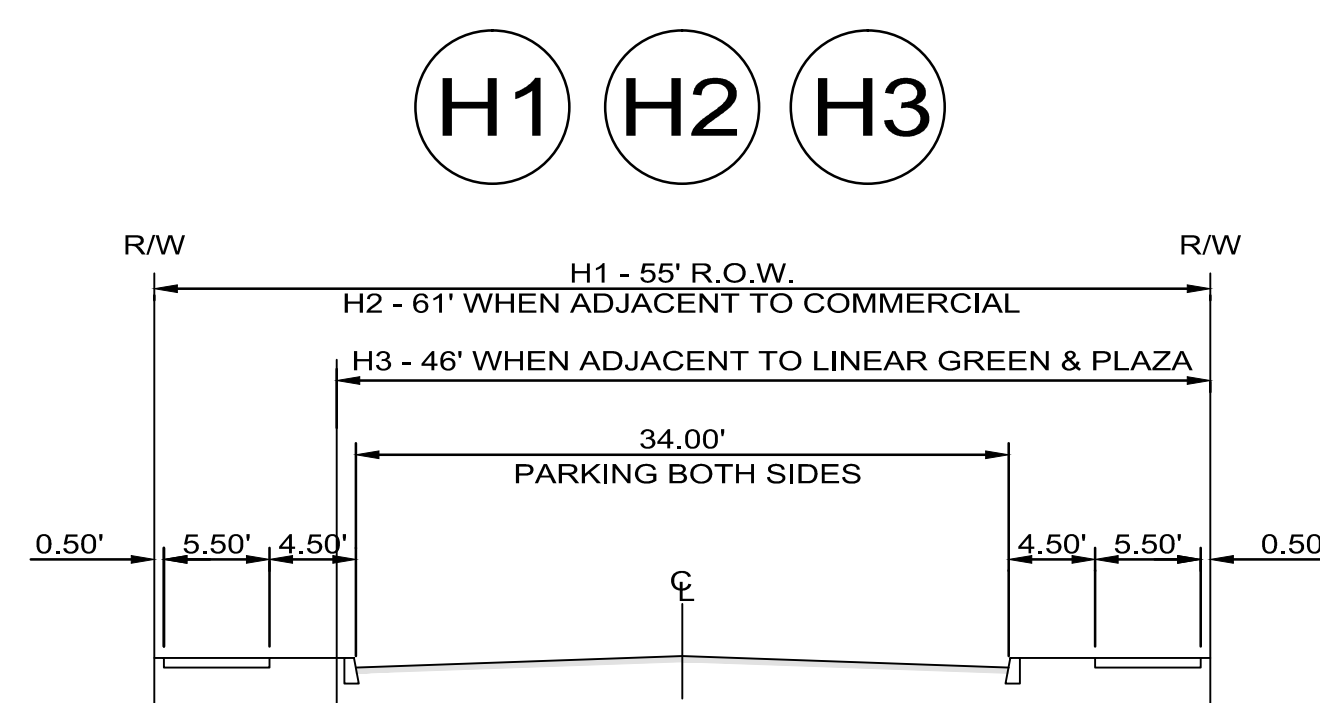


**MAJOR COLLECTOR WITH MEDIAN**  
SCALE: 1"=10'

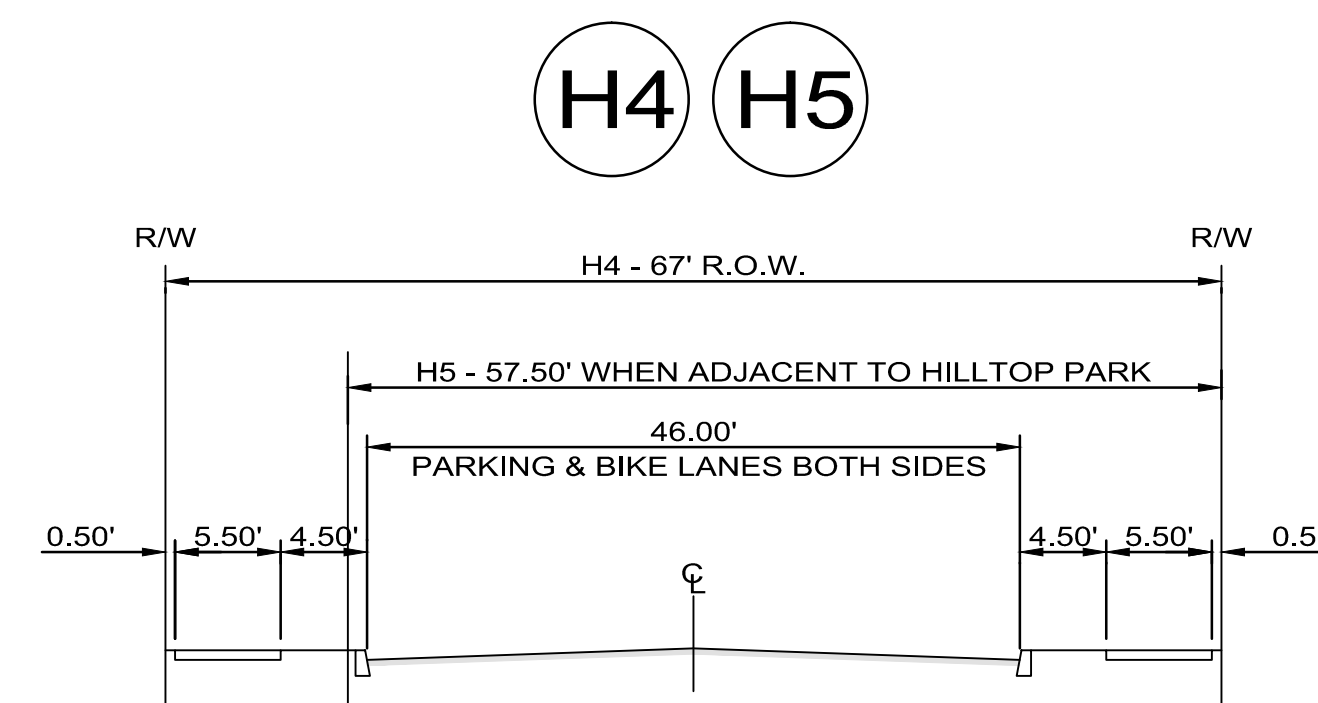
**MINOR COLLECTOR**  
SCALE: 1"=10'



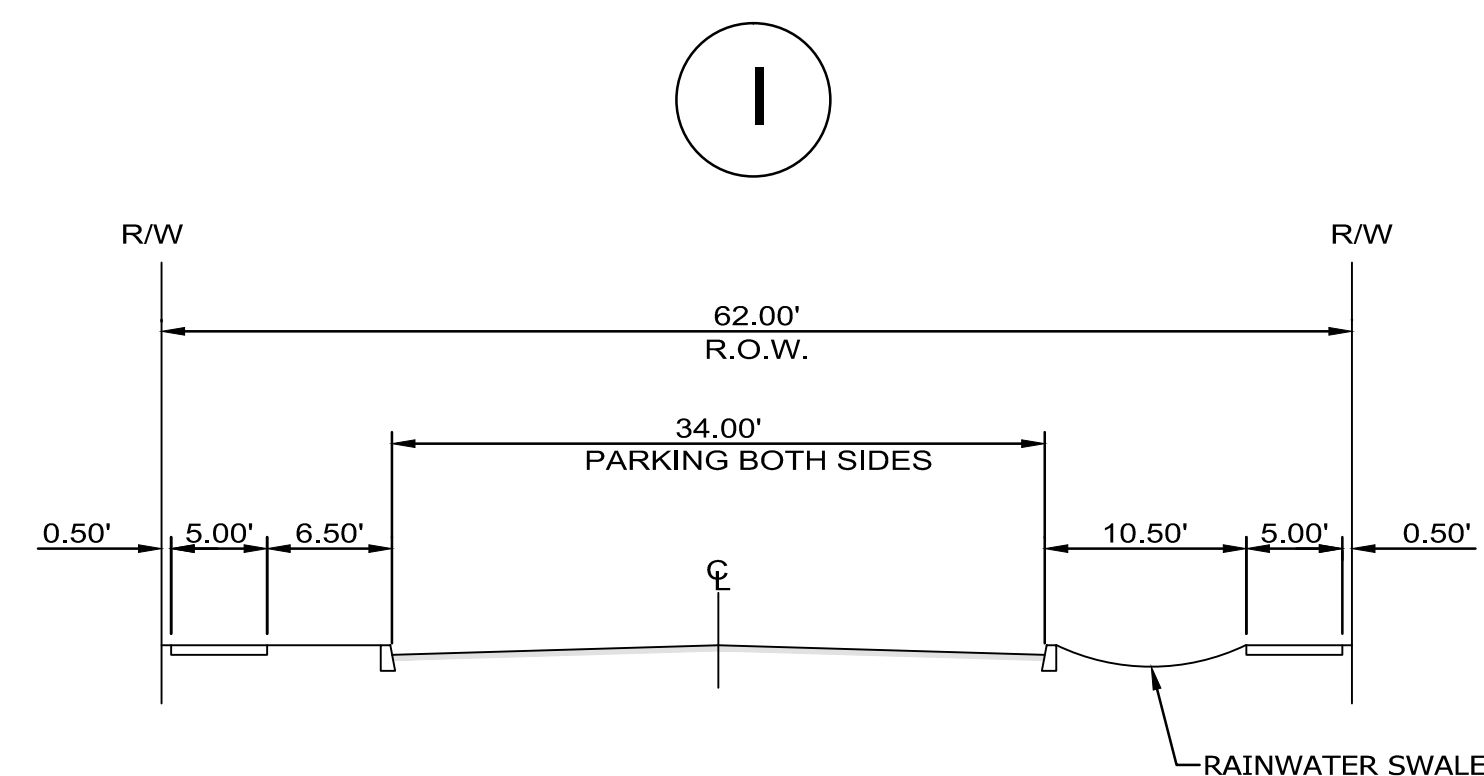
**RESIDENTIAL - VILLAGE LOOP**  
SCALE: 1"=10'



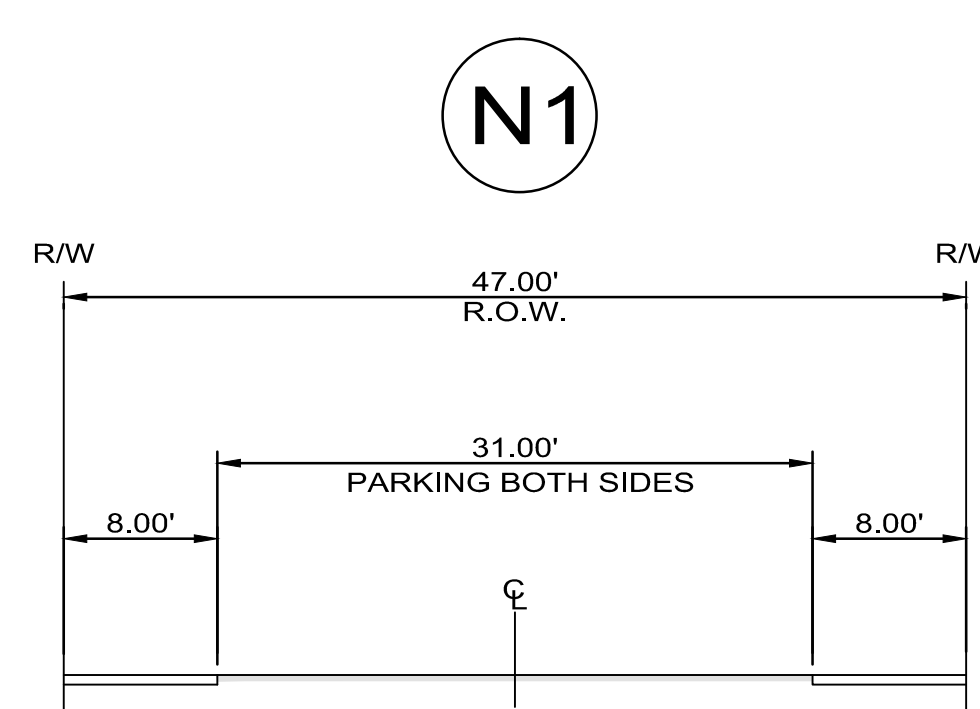
**RESIDENTIAL VILLAGE CENTER**  
SCALE: 1"=10'



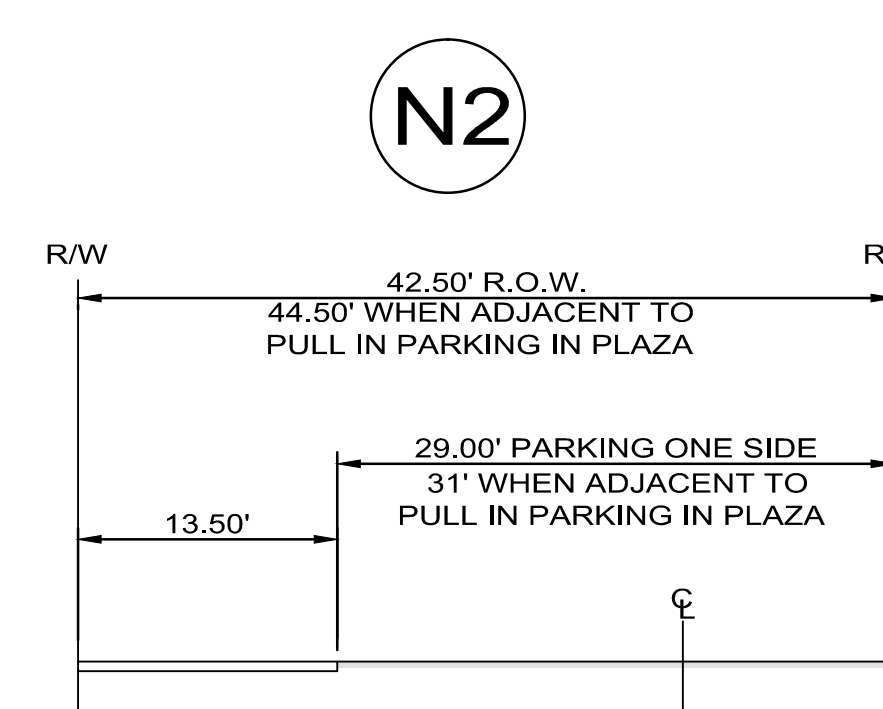
**RESIDENTIAL VILLAGE CENTER**  
SCALE: 1"=10'



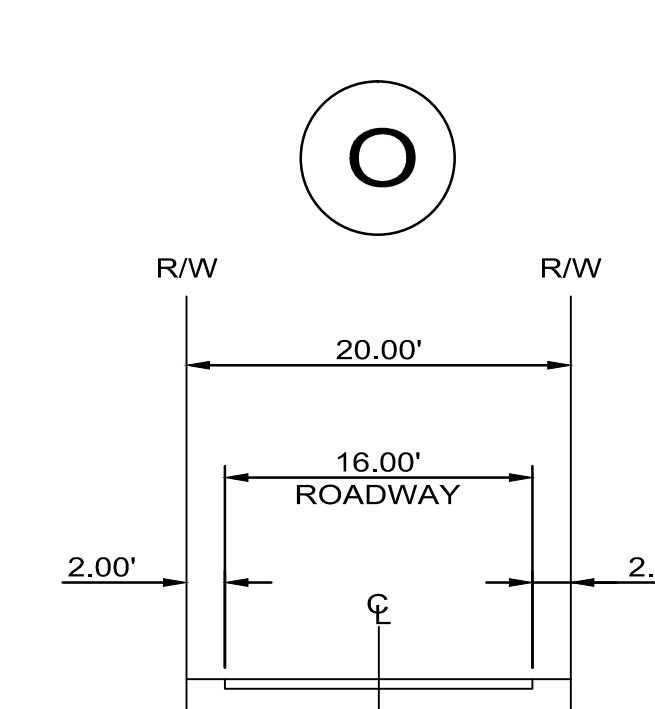
**RESIDENTIAL VILLAGE CENTER WITH SWALE**  
SCALE: 1"=10'



**PRIVATE WOONERF**  
SCALE: 1"=10'



**PRIVATE WOONERF - ADJACENT TO PLAZA**  
SCALE: 1"=10'



**PRIVATE LANE**  
SCALE: 1"=10'

SAP CENTRAL  
LARGE LOT  
SUBDIVISION

STREET  
SECTIONS



# EXHIBIT G

## TRAFFIC STUDY WAIVER





**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](http://www.ci.wilsonville.or.us)

November 8, 2013

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

RE: ***Villebois Central Large Lot Subdivision***  
***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 (Study) in association with the proposed ***Villebois Central Large Lot Subdivision***.

In your letter dated October 11 you have stated that no development will occur with the proposed Large Lot Subdivision. The proposed partition will create nine (9) new lots to be developed at a later date with future phases of Villebois SAP Central. Future applications for development of these lots will include the necessary Request for Traffic Study.

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,

A handwritten signature in blue ink that reads "Nancy Kraushaar".

Nancy Kraushaar, P.E.  
Community Development Director

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



## MEMORANDUM

DATE: October 11, 2013  
TO: Steve Adams, City of Wilsonville  
FROM: Stacy Connery  
RE: Traffic Study Waiver Request for Large Lot Subdivision of Portion of TL 100, Map 3 1W 15AD

Dear Steve Adams:

This letter is submitted on behalf of RCS-Villebois Development, LLC, to request a waiver of the Traffic Study requirement. This letter describes the purpose of request for a Traffic Study Waiver.

A copy of the Preliminary Plat is attached. No development is proposed with the proposed large lot subdivision. The proposed partition will subdivide a portion of Tax Lot 100 on Map 3 1W 15AD, into nine (9) lots. The site can also be identified as Parcel 4 of Partition Plat No. TBD. The lots will be later developed with future phases of SAP Central. Future applications for Preliminary Development Plans will include the necessary Traffic Study. As the proposed large lot subdivision results in no development, a Traffic Study is not needed at this time. Therefore, a Traffic Study Waiver is requested.

Please contact me if you have any questions.

Sincerely,

  
Stacy Connery

---

i Previously a portion of Parcel 3 of Partition Plat 128. Piazza partition plat is in the process of recordation.

City of Wilsonville  
Community Development Department  
Engineering and Planning Divisions

29799 SW Town Center Loop E  
Wilsonville, OR 97070  
Phone: 503 682-1011; Fax 503 682-7025  
[adams@ci.wilsonville.or.us](mailto:adams@ci.wilsonville.or.us)

*This form must be completed and returned to Steve Adams, Deputy City Engineer, to initiate a traffic Scope of Services, a request for a traffic study waiver, a determination of de minimus traffic impact, or other traffic-related issues.*

**REQUEST FOR TRAFFIC STUDY – PLEASE READ COMPLETELY**

\_\_\_\_\_ Traffic Study Scope of Services     Waiver from Traffic Study requirement  
Other Traffic Related Request \_\_\_\_\_

Requested by: Stacy Connery / Ambersnasky Date: \_\_\_\_\_

Property address: n/a

Legal description: Tax lot(s) Portion of TL 100 Section 3 1W 15AD

Also  
Parcel 3  
plat  
NO.  
2007-12

Project name: \_\_\_\_\_

Property owner: RLS-Villebois Development, LLC

Name: \_\_\_\_\_  
Address: 371 Centennial Parkway, Suite 200  
Louisville, CO 80027

Applicant: RLS - Villebois Development, LLC

Name: \_\_\_\_\_  
Address: 371 Centennial Parkway, Suite 200  
Louisville, CO 80027

Authorized representative:  
(Contact person)\*

Name: Stacy Connery

Company: Pacific Community Design

Address: 12564 SW Main St, Tigard, OR 97223

Phone: 503-941-9484 Email: stacy@pacific-

\*Note: This person will receive all correspondence regarding traffic analysis. community.com

*Process: A Request, along with a site plan and project description must be submitted to the Engineering Division. The request is forwarded to the City's traffic consultant who will prepare a Scope of Services, which will include the necessary fee. The prepared Scope will be reviewed by the Engineering Division, and once approved, will be forwarded to the authorized representative listed above. When the applicant reviews and submits the fee indicated in the Scope of Services, the scope will be authorized by Staff and forwarded to the traffic consultant. When the traffic study has been received and approved by the City's Engineering Division, it will be forwarded to the applicant and the Planning Division.*

*A request for a Waiver from a traffic study will be reviewed by the Community Development Director and the Engineering Division and the requestor will be notified by mail.*

*Note: If the project description and/or site plan change from what was originally submitted, additional traffic analysis and fees may be required.*

This map was prepared for assessment purpose only.

SE 1/4 NE 1/4 SEC. 15 T.3S. R.1W. W.M.  
CLACKAMAS COUNTY

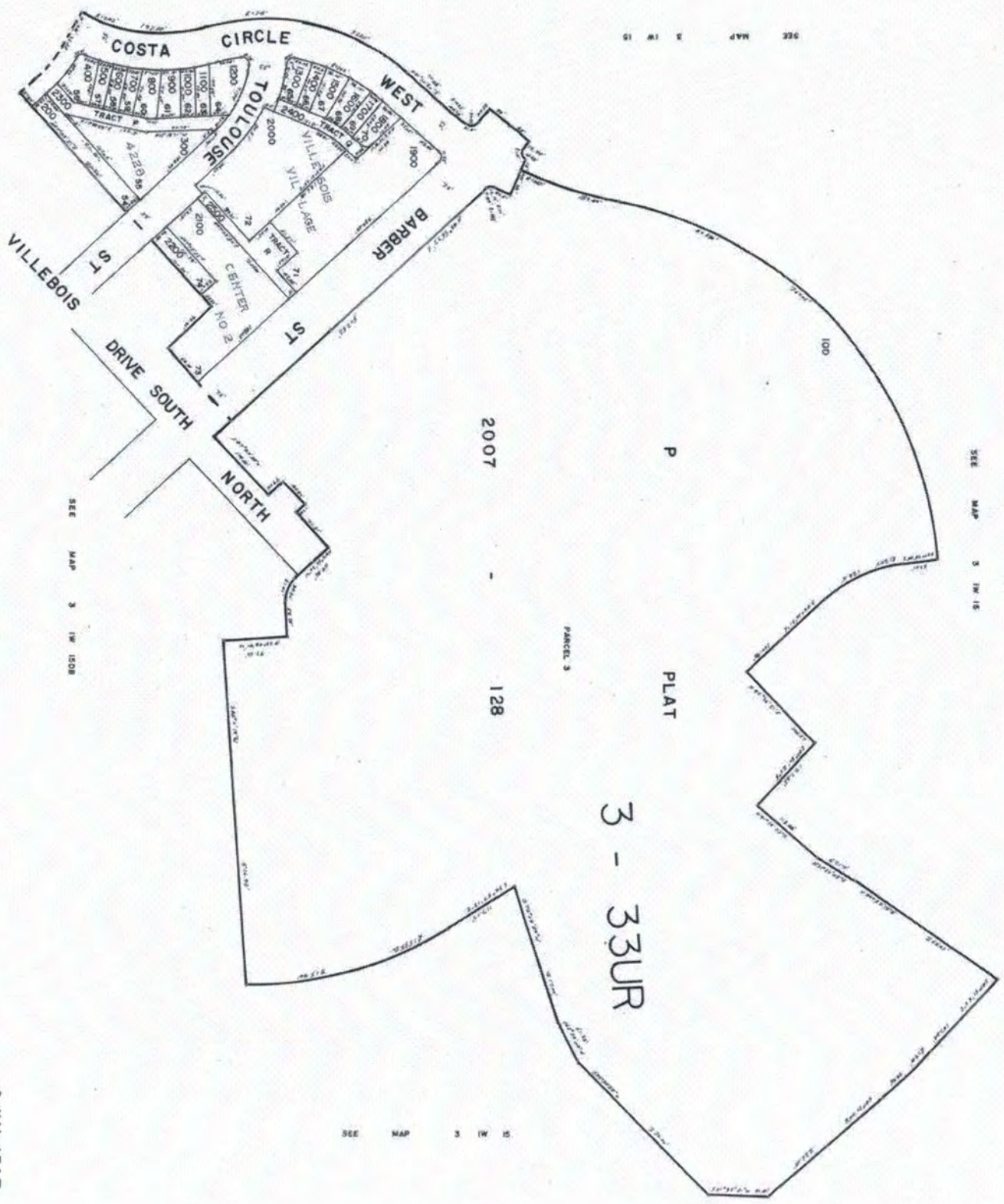
3 1W 15AD  
WILSONVILLE

SEE MAP 3 1W 15

SEE MAP 3 1W 15

SEE MAP 3 1W 15

SEE MAP 3 1W 1508



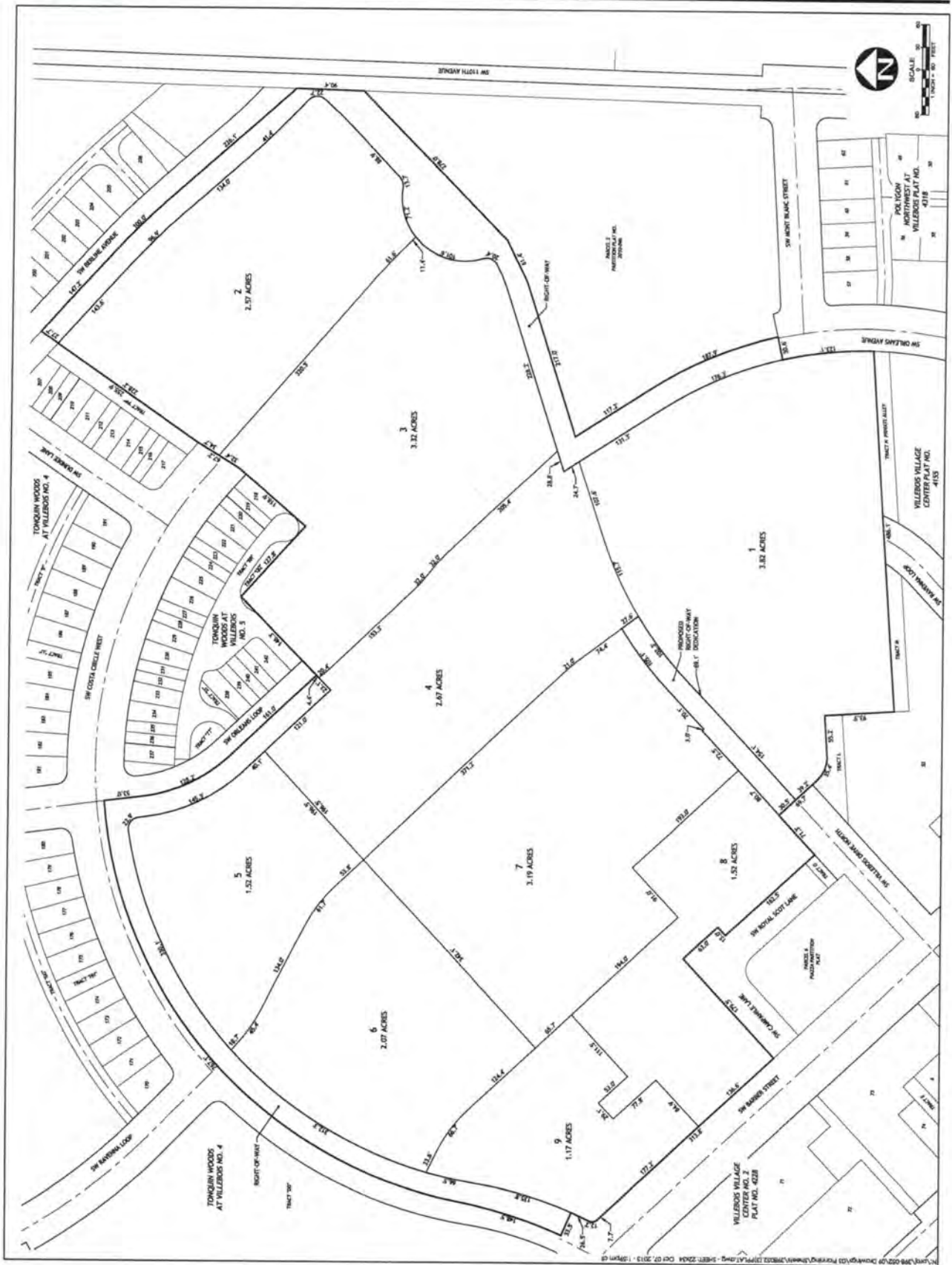
3 1W 15AD  
WILSONVILLE  
BOOK 26

DATE:	REVISIONS
10/27/2013	NO. DATE DESCRIPTION

**SAP CENTRAL  
 LARGE LOT  
 SUBDIVISION**

**PRELIMINARY  
 PLAT**

PROJECT NO.:	2013-012
TYPE:	Preliminary
REVIEWED BY:	TCL



# PRELIMINARY DEVELOPMENT PLANS FOR SAP CENTRAL LARGE LOT SUBDIVISION

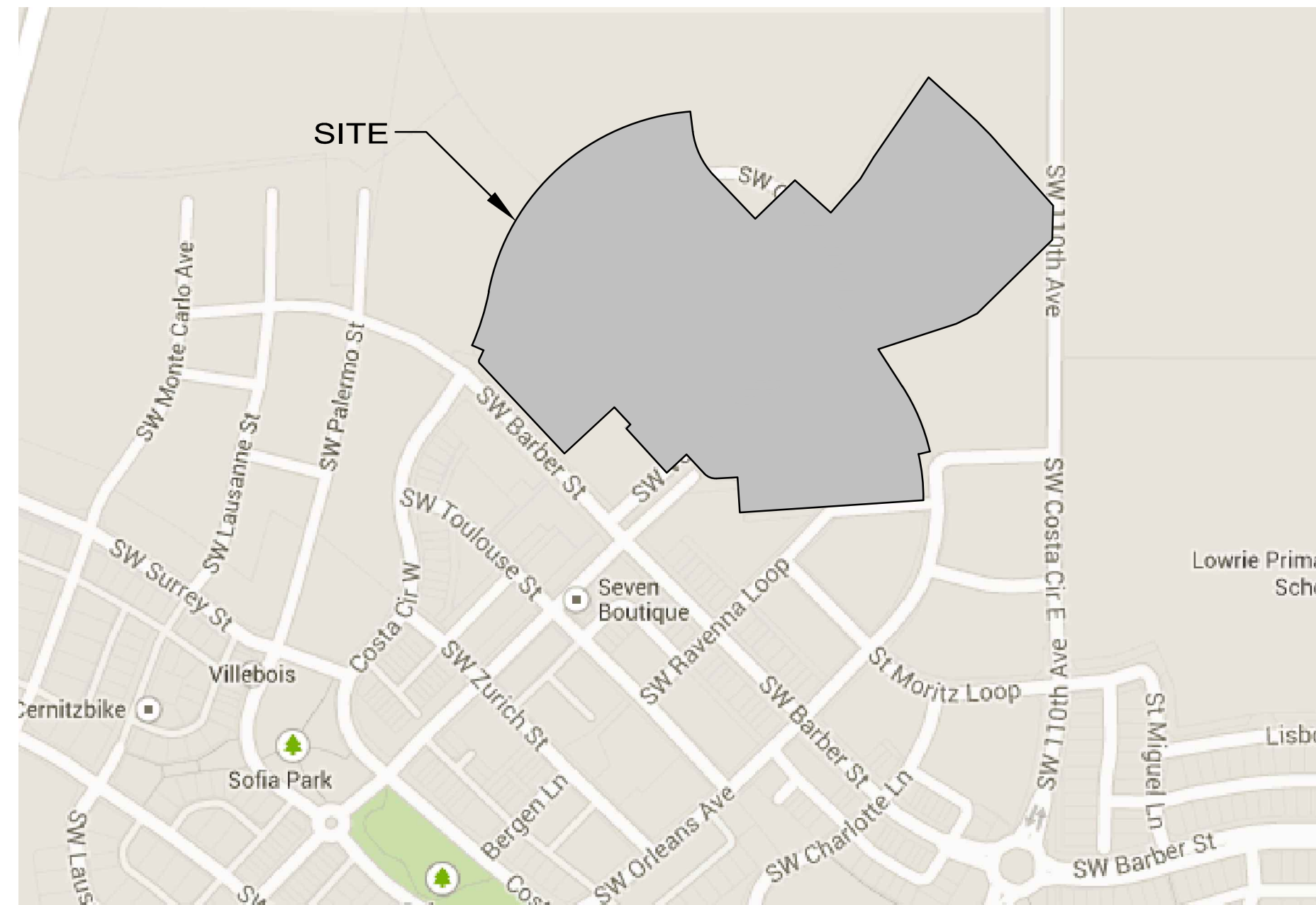
PORTION OF TAX LOT 3S115AD 100  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15, W.M.  
CITY OF WILSONVILLE, OREGON



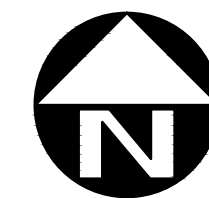
12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

DATE: 11/20/2013

REVISIONS  
NO. DATE DESCRIPTION



VICINITY MAP  
NOT TO SCALE



GENERAL SITE PLAN  
SCALE: 1"=100'

## PLANNER

PACIFIC COMMUNITY DESIGN  
12564 SW MAIN STREET  
TIGARD, OREGON 97223  
PH: (503) 941-9484  
FAX: (503) 941-9485  
CONTACT: STACY CONNERY, AICP

## CIVIL ENGINEER

PACIFIC COMMUNITY DESIGN  
12564 SW MAIN STREET  
TIGARD, OREGON 97223  
PH: (503) 941-9484  
FAX: (503) 941-9485  
CONTACT: PATRICK ESPINOSA, PE

## SURVEYOR

PACIFIC COMMUNITY DESIGN  
12564 SW MAIN STREET  
TIGARD, OREGON 97223  
PH: (503) 941-9484  
FAX: (503) 941-9485  
CONTACT: TRAVIS JANSEN, PLS

## DEVELOPER/APPLICANT

RCS - VILLEBOIS DEVELOPMENT, LLC  
371 CENTENNIAL PARKWAY, SUITE 200  
LOUISVILLE, CO 80027  
[P] 303-533-1615  
CONTACT: BRIAN PAUL/DAVID NASH

## 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

## UTILITIES & SERVICES

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL GAS
FIRE:	TUALATIN VALLEY FIRE AND RESCUE

## SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. PRELIMINARY PLAT
4. UTILITY PLAN
5. SITE PLAN
- 6.1 CIRCULATION PLAN
- 6.2 STREET SECTIONS
7. PHASING PLAN

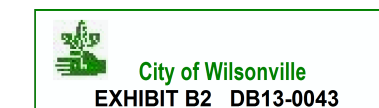
## SITE INFORMATION

SITE AREA:	24.88 ACRES
TAX MAP:	3S115AD
TAX LOTS:	PORTION OF 100

SAP CENTRAL  
LARGE LOT  
SUBDIVISION

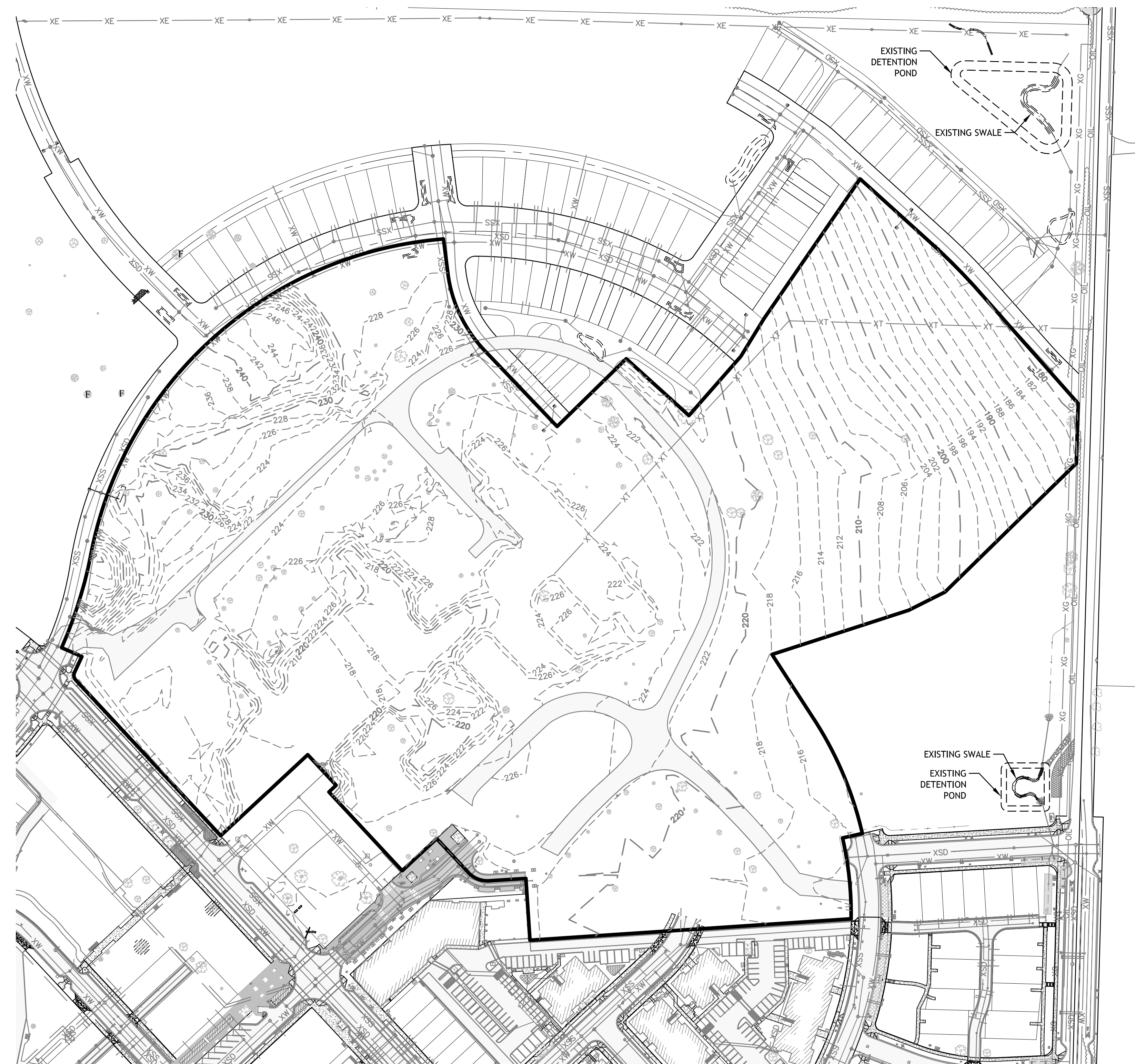
COVER  
SHEET

PROJECT NO.: 398-052  
TYPE: Planning  
REVIEWED BY: TCJ



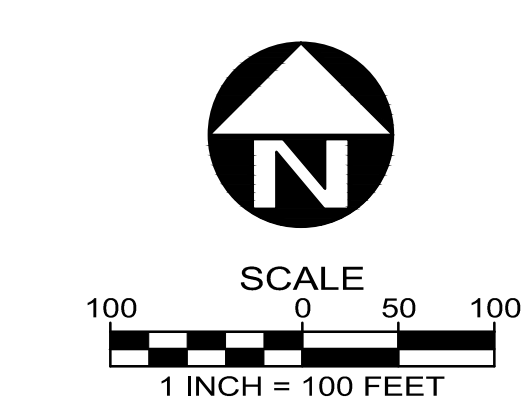
SAP CENTRAL  
LARGE LOT  
SUBDIVISION

EXISTING  
CONDITIONS



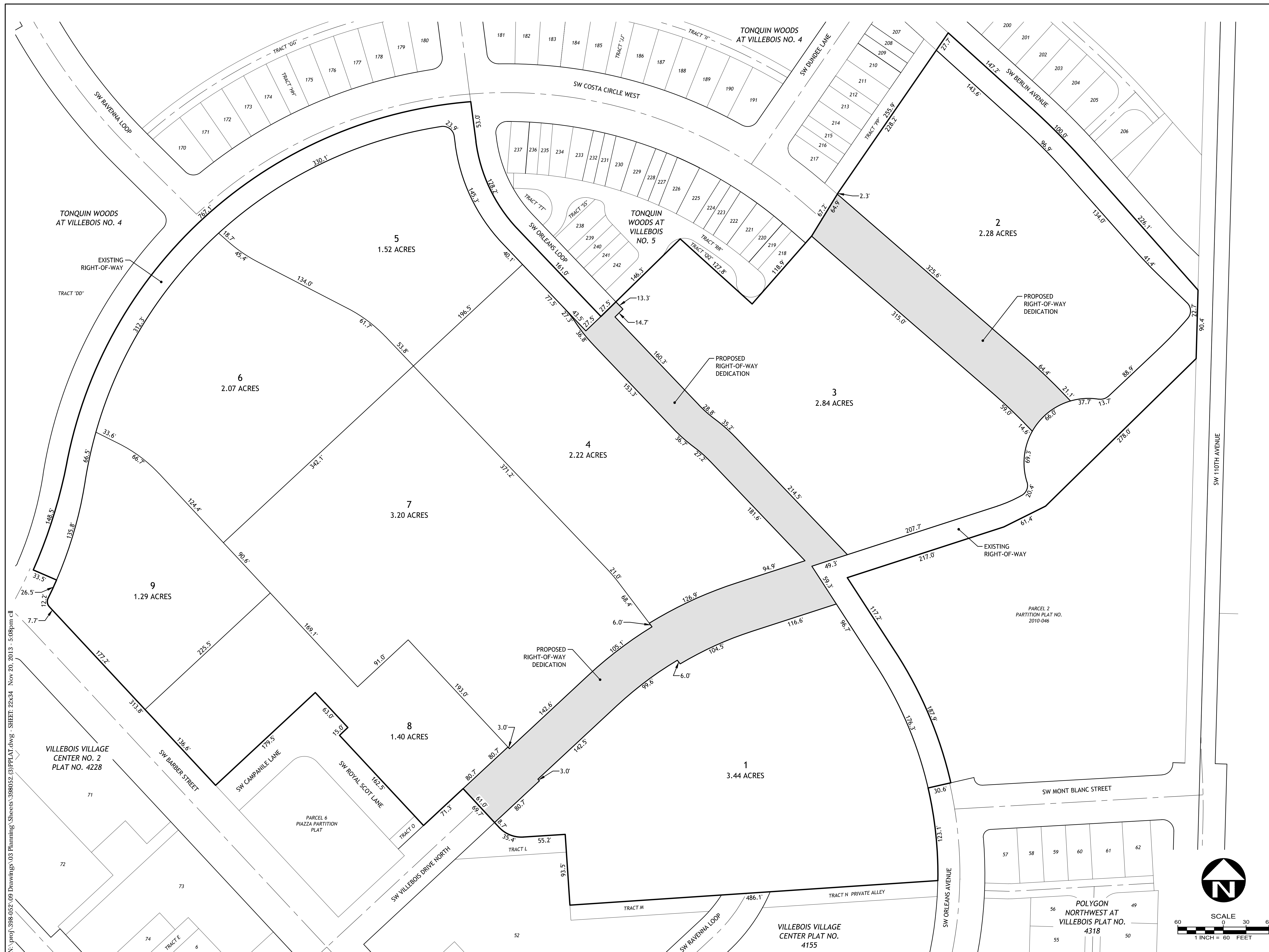
**LEGEND**

— SITE BOUNDARY	— EX 2-FT CONTOUR
— EX 10-FT CONTOUR	— EX SANITARY SEWER
— EX STORM DRAIN	— EX WATER LINE
— EX TELEPHONE LINE	— EX GAS LINE
— EX OIL LINE	— EX PAVEMENT
— EX CONCRETE	— EX GRAVEL
— EX ASPHALT PAVEMENT	— EX STORM RAIN DRAIN
— EX BUILDING	⊗ EX SANITARY CLEANOUT
⊙ EX STORM MANHOLE	⊙ EX SANITARY MANHOLE
□ EX CATCH BASIN	⊗ EX WATER METER
⊗ EX STORM CLEANOUT	⊗ EX FIRE HYDRANT
⊗ EX CURB INLET	⊗ EX WATER VALVE
⊗ EX BLOW-OFF	⊗ EX ELECTRICAL BOX
⊗ EX POWER METER	⊗ EX PGE PADMOUNT TRANSFORMER
⊗ EX WATER VALVE	☆ EX STREET LIGHT
⊗ EX STREET SIGN	⊗ EX LIGHT POLE
— X — X — EX FENCE	⊗ EX DECIDUOUS TREE
⊗ EX EVERGREEN TREE	



SAP CENTRAL  
LARGE LOT  
SUBDIVISION

PRELIMINARY  
PLAT



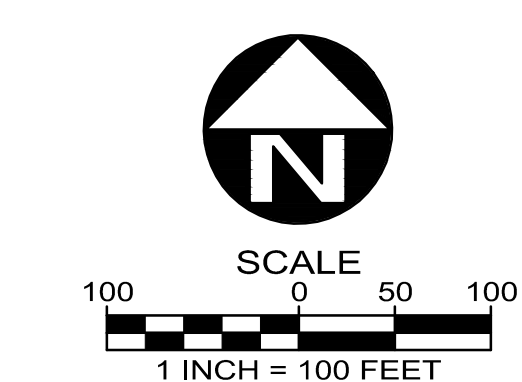
N:\proj\398-052\09 Drawings\03 Planning\Sheets\398052.01PLAT.dwg - SHEET: 22x34 Nov 20, 2013 - 5:08pm cll



SAP CENTRAL  
LARGE LOT  
SUBDIVISION

UTILITY  
PLAN

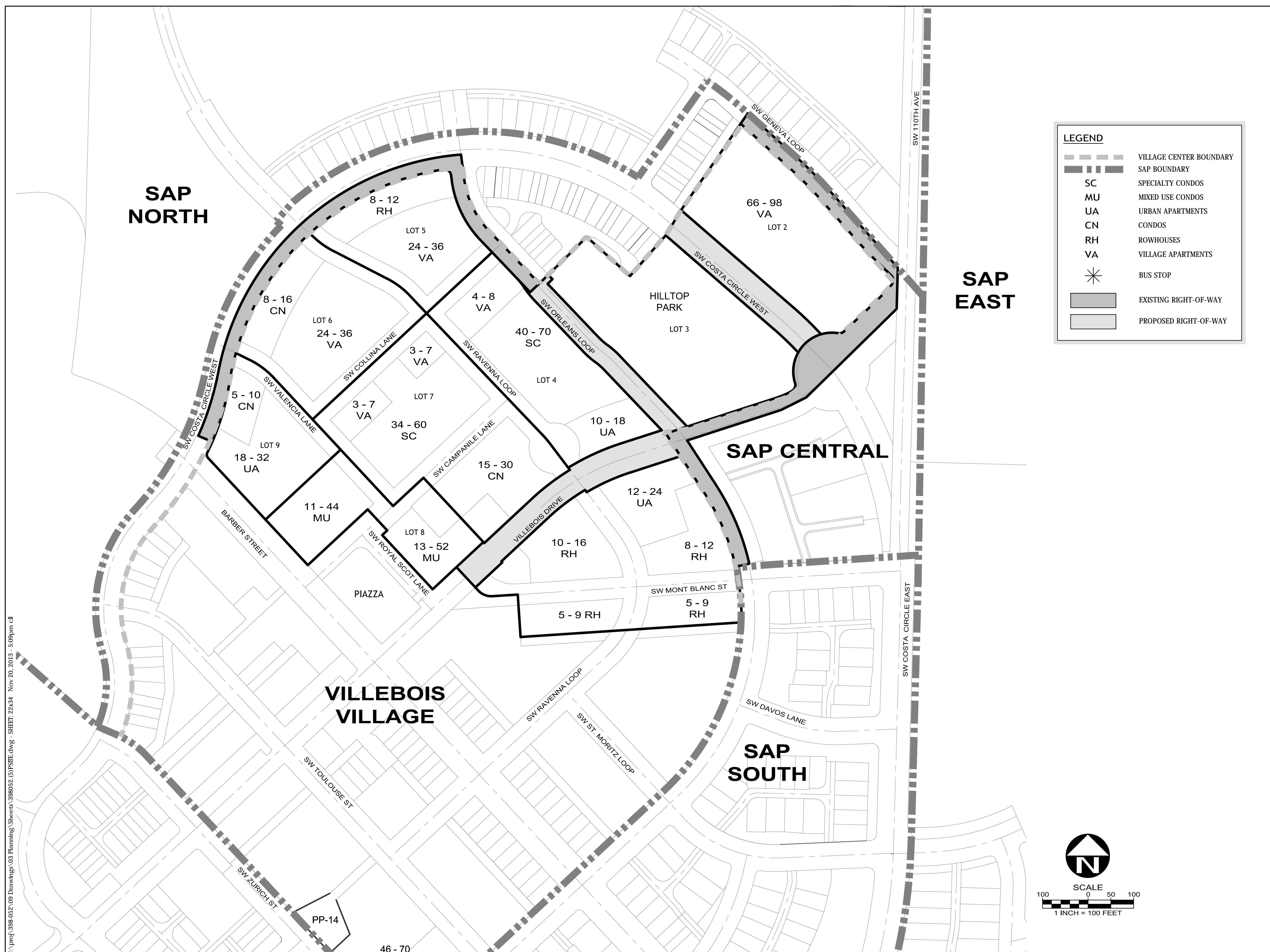
LEGEND	
XSD	EXISTING STORM
SSX	EXISTING SANITARY
XW	EXISTING WATER
D	PROPOSED STORM
S	PROPOSED STORM CULVERT
S	PROPOSED SANITARY
W	PROPOSED WATER
●	PROPOSED STORM MANHOLE
○	PROPOSED SEWER MANHOLE
⊛	PROPOSED HYDRANT
▨	PROPOSED RAIN WATER FACILITY
●	EXISTING STORM MANHOLE
○	EXISTING SEWER MANHOLE



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REVISIONS

NO.	DATE	DESCRIPTION



**LEGEND**

- VILLAGE CENTER BOUNDARY
- SAP BOUNDARY
- SC SPECIALTY CONDOS
- MU MIXED USE CONDOS
- UA URBAN APARTMENTS
- CN CONDOS
- RH ROWHOUSES
- VA VILLAGE APARTMENTS
- BUS STOP
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY

SAP CENTRAL  
LARGE LOT  
SUBDIVISION

SITE  
PLAN








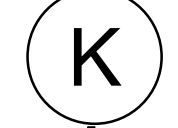
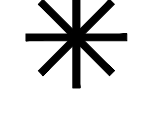

PROJECT NO.:	398-052
TYPE:	Planning
REVIEWED BY:	TCJ

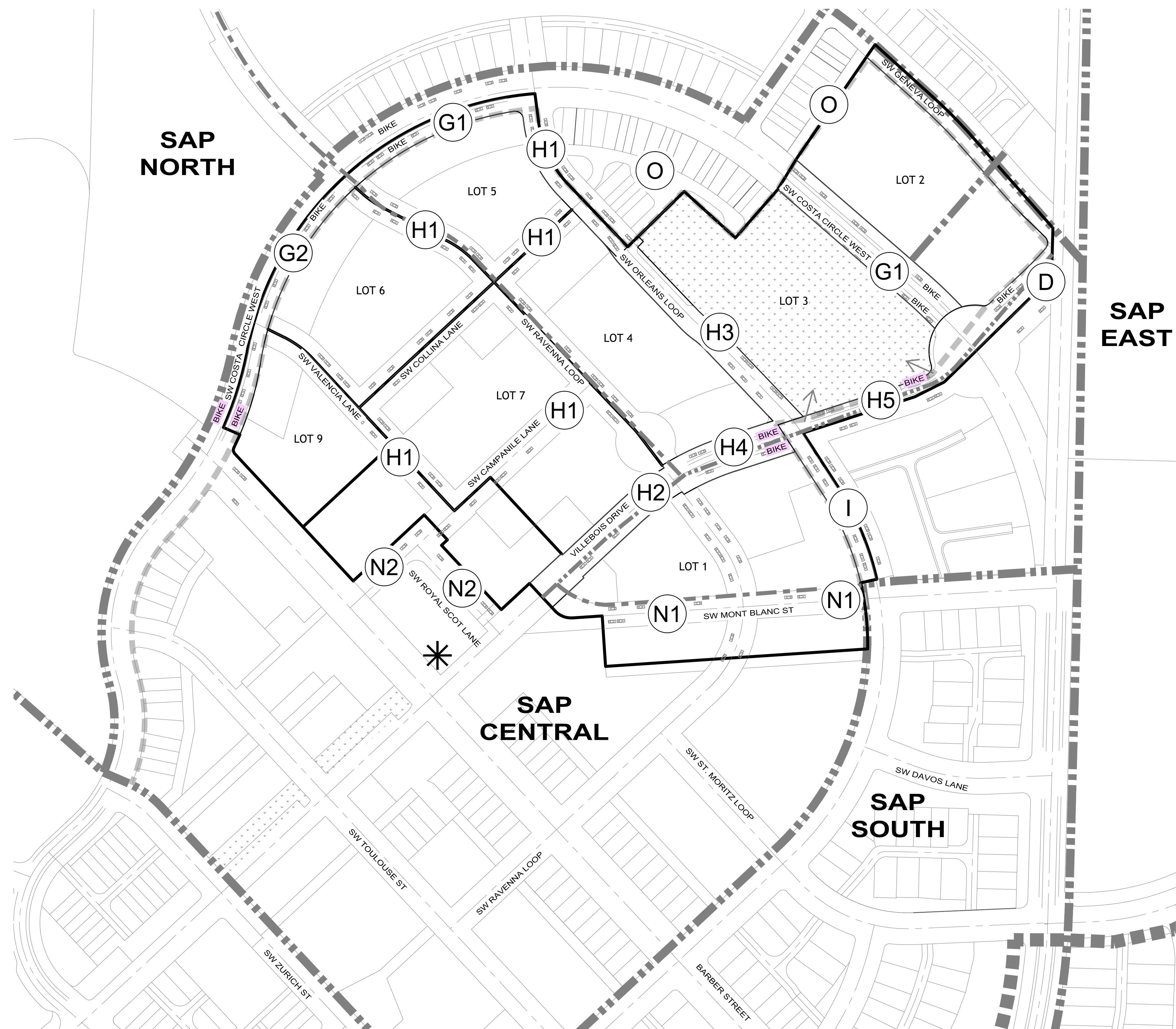
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SAP CENTRAL  
LARGE LOT  
SUBDIVISION

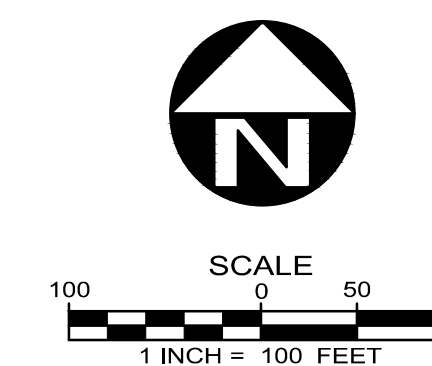
CIRCULATION  
PLAN

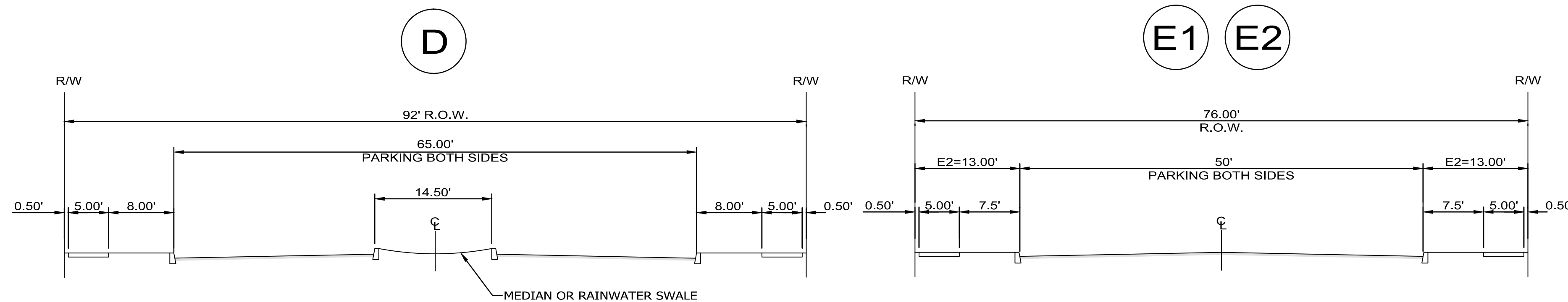
**LEGEND**

-  SAP BOUNDARY
-  SAP BOUNDARY
-  PROPOSED MAJOR PATHWAY
-  PROPOSED MINOR PATHWAY
-  MINOR PEDESTRIAN CONNECTION
-  MAJOR PEDESTRIAN CONNECTION
-  BIKE LANE
-  STREET TYPE
-  BUS STOP
-  PEDESTRIAN CONNECTIONS



N:\proj\398-052\09 Drawings\03 Planning\Sheets\398052\_06\CIRC.dwg - SHEET: 6.1 Nov 20, 2013 - 5:09pm cll

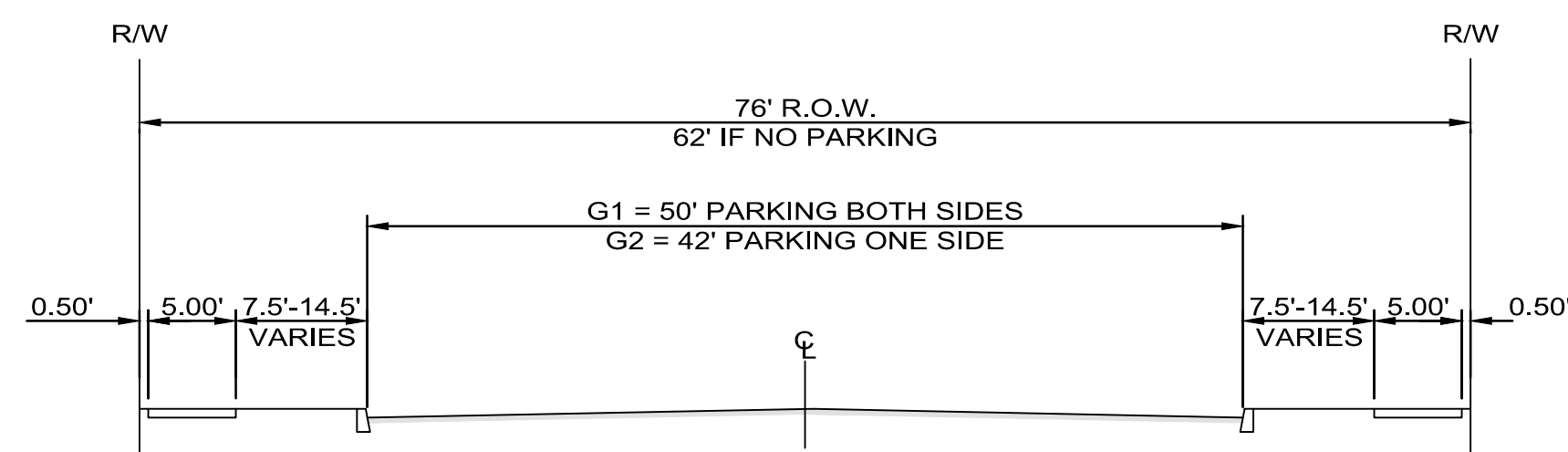




**MAJOR COLLECTOR WITH MEDIAN**  
SCALE: 1"=10'

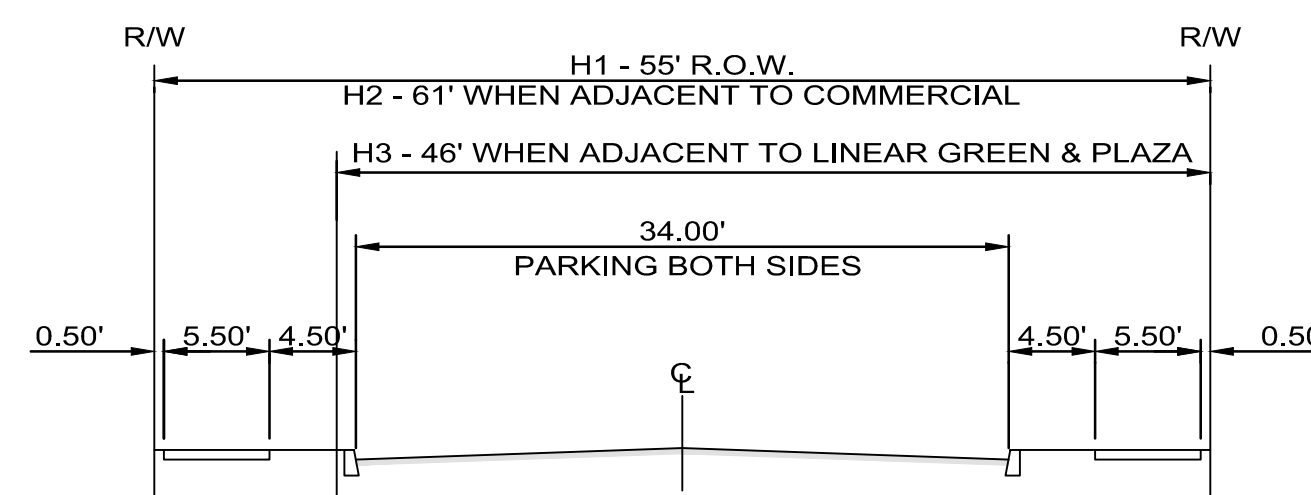
**MINOR COLLECTOR**  
SCALE: 1"=10'

G1 G2



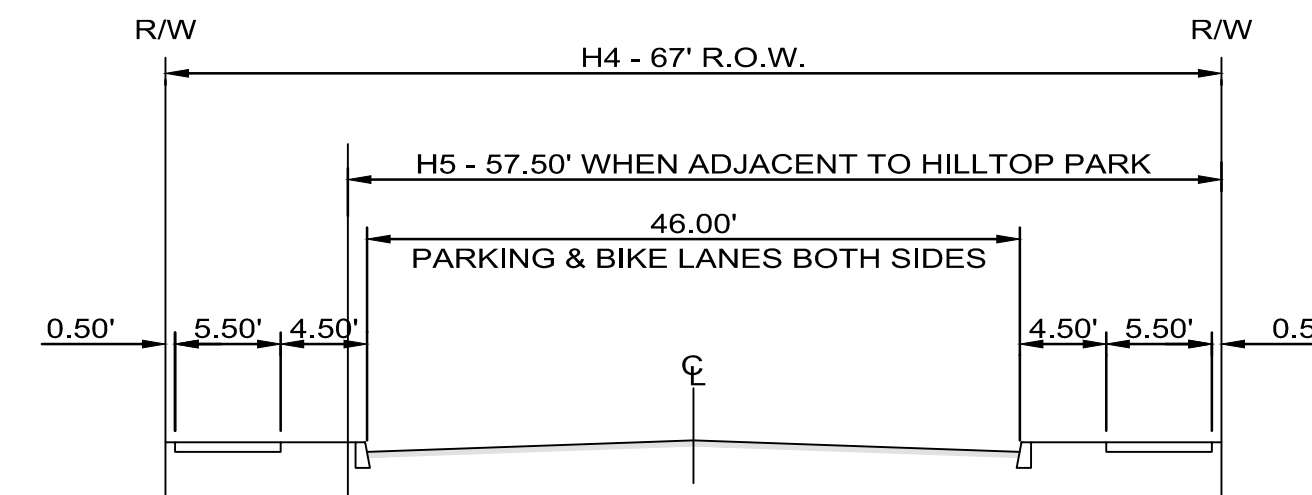
**RESIDENTIAL - VILLAGE LOOP**  
SCALE: 1"=10'

H1 H2 H3



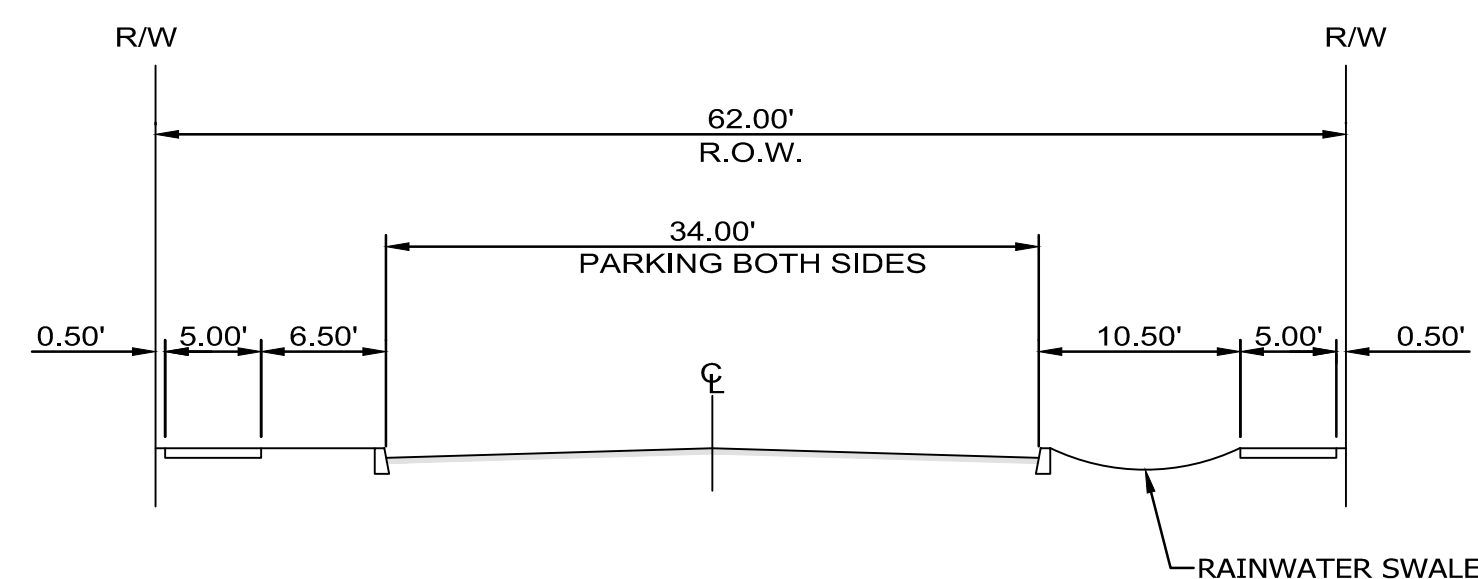
**RESIDENTIAL VILLAGE CENTER**  
SCALE: 1"=10'

H4 H5



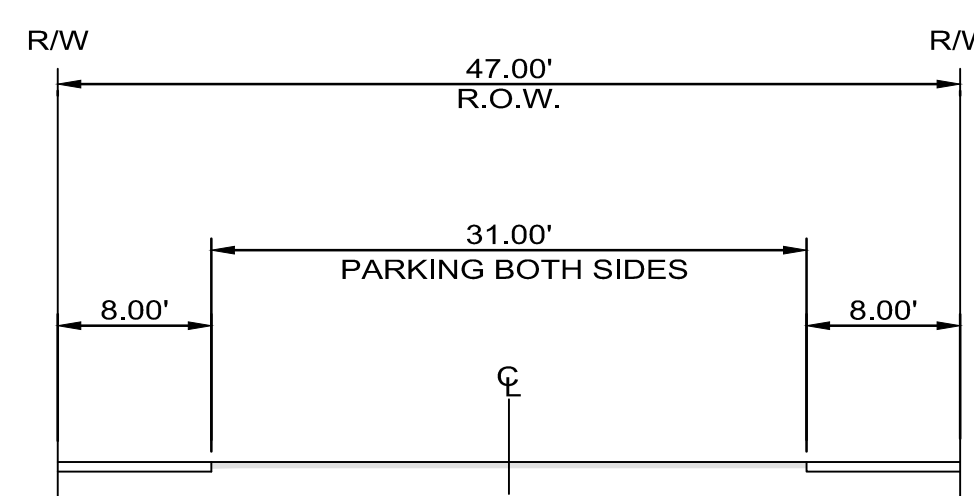
**RESIDENTIAL VILLAGE CENTER**  
SCALE: 1"=10'

I



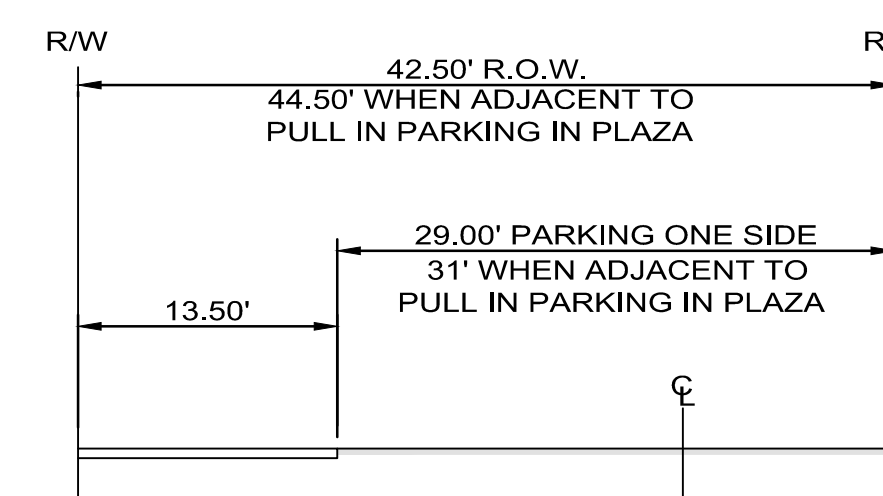
**RESIDENTIAL VILLAGE CENTER WITH SWALE**  
SCALE: 1"=10'

N1



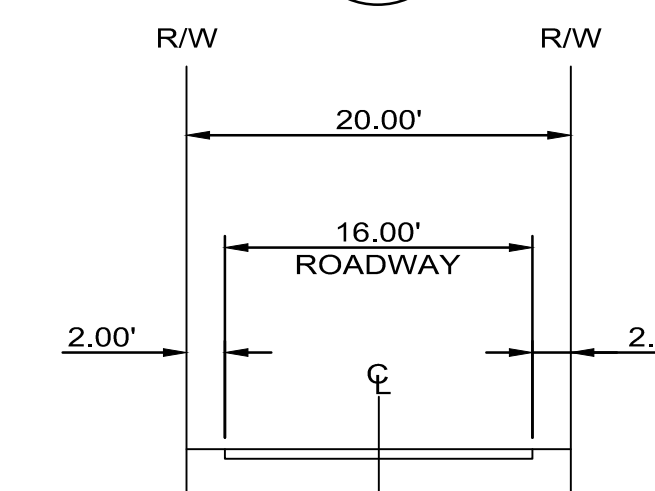
**PRIVATE WOONERF**  
SCALE: 1"=10'

N2



**PRIVATE WOONERF - ADJACENT TO PLAZA**  
SCALE: 1"=10'

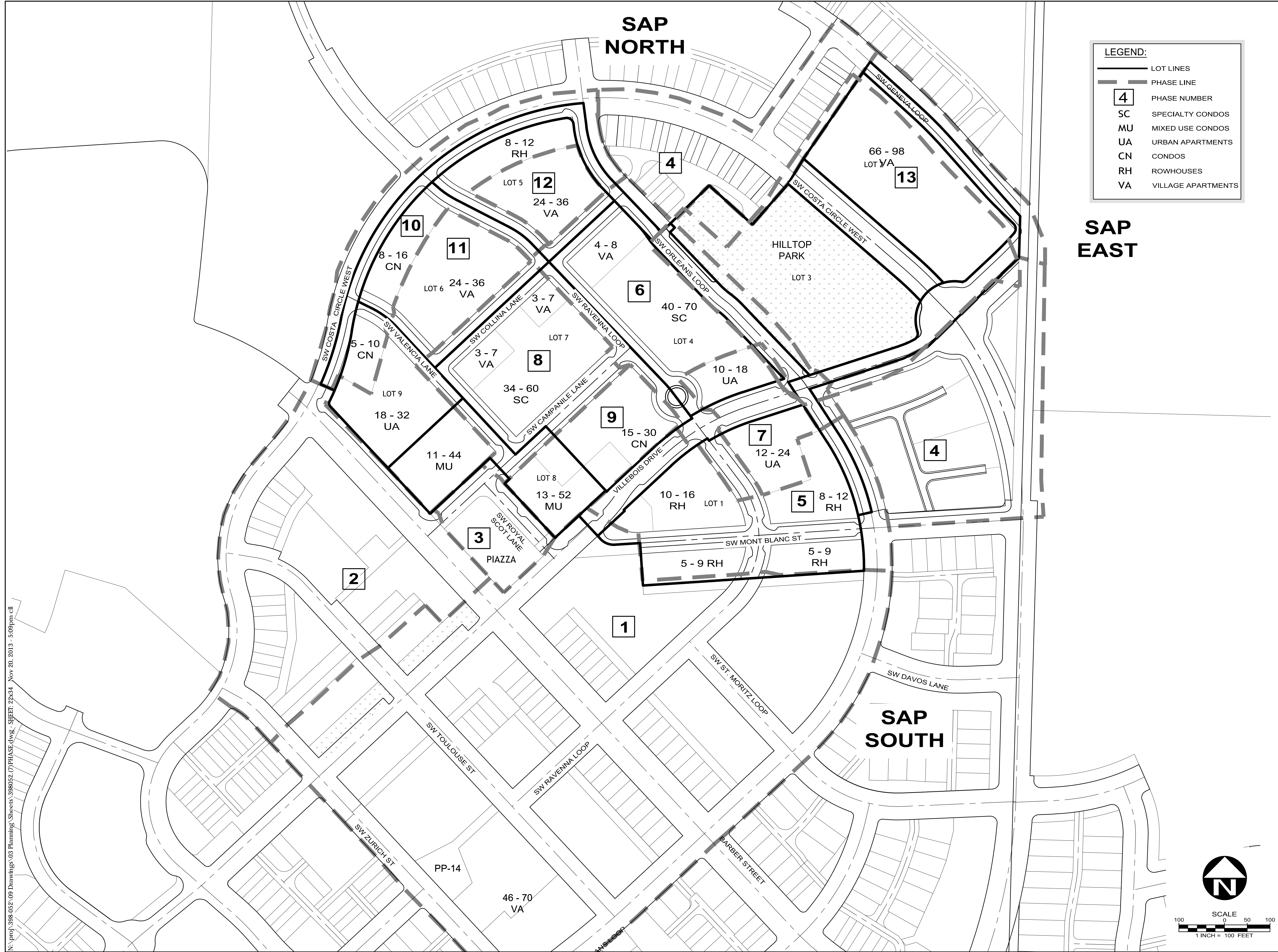
O



**PRIVATE LANE**  
SCALE: 1"=10'

SAP CENTRAL  
LARGE LOT  
SUBDIVISION

STREET  
SECTIONS



**LEGEND:**

- LOT LINES
- - - PHASE LINE
- 4** PHASE NUMBER
- SC SPECIALTY CONDOS
- MU MIXED USE CONDOS
- UA URBAN APARTMENTS
- CN CONDOS
- RH ROWHOUSES
- VA VILLAGE APARTMENTS



12564 SW Main Street  
Tigard, OR 97223  
(T) 503-941-9484

DATE: 11/20/2013

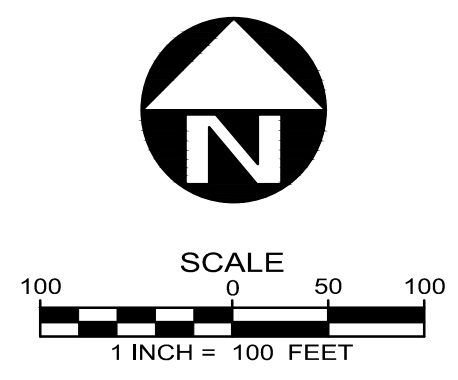
**REVISIONS**

NO.	DATE	DESCRIPTION

**SAP CENTRAL  
LARGE LOT  
SUBDIVISION**

**PHASING  
PLAN**

PROJECT NO.: 398-052  
TYPE: Planning  
REVIEWED BY: TCJ



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**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, DECEMBER 9, 2013**

**6:30 PM**

---

**VIII. Board Member Communications:**

**A. Agenda Results from the September 23, 2013 DRB  
Panel B meeting**

# City of Wilsonville

## Development Review Board Panel B Meeting Meeting Results

<b>DATE:</b>	SEPTEMBER 23, 2013	
<b>LOCATION:</b>	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
<b>TIME START:</b>	6:30 P.M.	<b>TIME END: 8:12 P.M.</b>

### ATTENDANCE LOG

BOARD MEMBERS	STAFF
Andrew Karr	Chris Neamtzu
Dianne Knight	Barbara Jacobson
Jhuma Chaudhuri	Michael Wheeler
Aaron Woods	Amanda Hoffman

### AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None
CONSENT AGENDA	
A. Approval of May 30, 2013 Minutes	A. Unanimously approved as presented
PUBLIC HEARING	
<p><b>A. Resolution 261. Miley Road Office Building Master Sign Plan: Cetacea Holdings, LLC – owner.</b> The applicant is requesting approval of a Master Sign Plan for the property located at 8995 SW Miley Road. The subject property is located on Tax Lots 15700 and 16100 of Section 25BC; T3S R1W, Clackamas County, Oregon. Staff: Michael Wheeler.</p> <p>Case File: DB13-0005 – Master Sign Plan</p> <p><b>B. Resolution 262. Active Adults at the Grove Apartments Revisions: Brenchley Estates Partners, LP and CRP &amp; Holland Brenchley Estates II LP – applicants/owners.</b> The applicant is requesting approval of a Revised Stage II Final Plan and Site Design Review for Active Adults at the Grove Apartments. The subject property is located on Tax Lots 100, 103, 104, 105 and 200 of Section 14A; T3S R1W, Clackamas County, Oregon. Staff: Amanda Hoffman</p> <p>Case Files: DB13-0036 – Revised Stage II Final Plan DB13-0037 – Site Design Review</p>	<p>A. Unanimously approved with corrections.</p> <p>B. Unanimously approved with recommendations to the Applicant.</p>
BOARD MEMBER COMUNICATIONS	
<p>A. Results of the June 10, 2013 DRB Panel A meeting</p> <p>B. Results of the September 9, 2013 DRB Panel A meeting</p>	
STAFF COMMUNICATIONS	Updates about developments in the City, esp. the Renaissance Boat Club

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, DECEMBER 9, 2013

6:30 PM

---

**VIII. Board Member Communications:**

**B. Agenda Results from the October 28, 2013 DRB  
Panel B meeting**



# City of Wilsonville

## Development Review Board Panel B Meeting Meeting Results

<b>DATE:</b>	OCTOBER 28, 2013	
<b>LOCATION:</b>	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
<b>TIME START:</b>	6:30 P.M.	<b>TIME END: 9:15 P.M.</b>

### ATTENDANCE LOG

BOARD MEMBERS	STAFF
Andrew Karr, Chair	Chris Neamtzu
Cheryl Dorman, Vice Chair	Barbara Jacobson
Dianne Knight	Steve Adams
Aaron Woods	Michael Wheeler
Jhuma Chaudhuri	Amanda Hoffman

### AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None
CONSENT AGENDA	
<p>A. Approval of September 23 , 2013 Minutes</p> <p>B. <b>Resolution 263. Retherford Meadows Temporary Use Permit: Westlake Consultants, representative for Lennar Homes, owner.</b> The applicant is requesting approval of a Five-Year Temporary Use Permit for a model home sales office (Lot 43) in Retherford Meadows Subdivision prior to final plat and two additional model homes after final plat (Lots 44 and 69). An associated Temporary Parking Area for five vehicles is proposed on Lot 42. The subject site is located on Tax Lots 300, 380 and 3000 of Section 15, T3S, R1W, Clackamas County, Oregon. Staff: Amanda Hoffman</p> <p>Case File: DB13-0040 – Temporary Use Permit</p>	<p>A. Approved 4 to 0 to 1 with Cheryl Dorman abstaining.</p> <p>B. Unanimously adopted.</p>
PUBLIC HEARING	
<p>A. <b>Resolution 264. Healthy Restaurant: Argyle Capital, LLC – applicant/owner.</b> The applicant is requesting approval of a Stage II Final Plan and Site Design Review for construction of a healthy restaurant. The subject site is located on Tax Lot 600 of Section 2DD, T3S, R1W, Washington County, Oregon. Staff: Blaise Edmonds.</p> <p>Case File : DB13-0038 – Site Design Review</p> <p>B. <b>Resolution 265. Renaissance Boat Club: Renaissance Development – applicant.</b> The applicant is requesting approval of a Type C Tree Removal Plan for previously approved Tract 'B'</p>	<p>A. Unanimously adopted with corrections to the Staff report.</p> <p>B. Unanimously adopted, adding language to Condition PD 4 stating that the Applicant shall</p>

<p>of a 33-lot residential planned development (Renaissance Boat Club, formerly known as Willamette Landing). The subject site is located at 8455 SW Metolius Lane on Tax Lots 800, 850, 860, 870, 880 and 900 of Section 24, T3S, R1W, Clackamas County, Oregon. Staff: Michael Wheeler</p> <p>Case Files:           DB13-0039 – Type C Tree Removal Plan</p>	<p>present a mitigation plan for the western boundary of the property for review by the Board.</p>
<p>BOARD MEMBER CONCERNS AND COMUNICATIONS:</p>	<p>None</p>
<p>STAFF COMMUNICATIONS</p>	<p>Appreciation expressed for Dianne Knight and Cheryl Dorman accepting another term on the Board. Discussed available training opportunities.</p>