

AFFIDAVIT OF POSTING

ORDINANCE CB-0-39-85

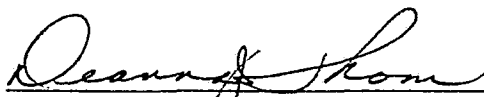
STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
 AND WASHINGTON)
)
CITY OF WILSONVILLE)

I, the undersigned, City Recorder of the City of Wilsonville, State of Oregon, being first duly sworn on oath depose and say:

On the 2nd day of October, I did cause to be posted, copies of the attached Ordinance CB-0-39-85, an ordinance declaring the Willamette Village Phase D Plat, Blocks 1, 2 and 3, T3S-R1W, Section 22, undeveloped, authorizing vacation of said plat and authorizing replatting of said properties in accordance with the preliminary plat for Wheatland Subdivision as approved by Council Resolution No. 492, in the following four public and conspicuous places of the city, to wit:

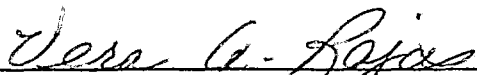
- WILSONVILLE CITY HALL
- WILSONVILLE POST OFFICE
- LOWRIE'S FOOD MARKET
- KOPPER KITCHEN

The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 7th day of October, 1985.



DEANNA J. THOM, City Recorder-Treasurer

Subscribed and sworn to before me
this 3rd day of October, 1985



NOTARY PUBLIC, STATE OF OREGON

My commission expires: August 23, 1989

ORDINANCE NO. 280

AN ORDINANCE DECLARING THE WILLAMETTE VILLAGE PHASE D PLAT, BLOCKS 1, 2 AND 3, T3S-R1W, SECTION 22, UNDEVELOPED, AUTHORIZING VACATION OF SAID PLAT AND AUTHORIZING REPLATTING OF SAID PROPERTIES IN ACCORDANCE WITH THE PRELIMINARY PLAT FOR WHEATLAND SUBDIVISION AS APPROVED BY COUNCIL RESOLUTION NO. 492

WHEREAS, a duly considered and approved subdivision, Willamette Village, Blocks 1, 2 and 3, T3S-R1W, Section 22, was final platted and duly recorded in the Clackamas County Book of Town Plats, in Volume 78, page 7, on the 11th day of May, 1979, and

WHEREAS, the above-referenced plat has remained undeveloped, and subsequently D. E. Anderson has made application to the Planning Commission for replatting of said property for the Wheatland Subdivision. Said revised Preliminary Plat was duly considered by the Planning Commission, with final action taken by adoption of their Resolution 85PC3, and

WHEREAS, the City Council of the City of Wilsonville finds that upon consideration of an appeal of the Planning Commission's action on Resolution 85PC3, it adopted findings and conditions of approval in accordance with the provisions of ORS 92.225 for Subdivision Vacation and replatting and in accordance with the City Comprehensive Plan, zoning and Subdivision Code, in their Resolution No. 492. The Resolution approved a new Preliminary Plat, to be known as Wheatland, and by the Council's own motion initiated vacation procedures for the Willamette Village Plat, and

WHEREAS, the City Council finds that due and proper Notice in accordance with ORS 92.225(4) has been given in writing to each owner of record of lands described in the plat of the subdivision under review

inclusive of the date, place, time and purpose of the public hearing on this matter; and

WHEREAS, the City Council of the City of Wilsonville finds that a duly constituted public hearing was held in regard to this matter on October 7, 1985, at the hour of 7:30 p.m. at the Wilsonville City Hall at a duly called and regularly scheduled meeting of the City Council; and

WHEREAS, the City Council finds that existing sanitary sewer and water lines, serving Fox Chase I, to the west, extend through the subject plat. Therefore, in vacating the Willamette Village plat, temporary utility easements must be maintained until the Wheatland plat is recorded; or the vacation and replat must be recorded simultaneously; and

WHEREAS, the City Council finds the existing Willamette Village plat includes right-of-way for portions of Willamette Way Drive East, which serve existing developed properties to the west. Therefore, this roadway cannot be vacated; and

WHEREAS, the City Council finds there are existing gas line and high voltage powerline easements which must be maintained along the east right-of-way line of Willamette Way Drive East.

FURTHER, the Council finds that there is a portion of the existing Tract "D" of the Willamette Village plat, that lies south of the proposed lotting pattern of the Wheatland plat. This area lies under the BPA powerline easement and is not suitable for residential lots. It must, therefore, remain as a tract of common land. Therefore, improvement and maintenance provisions must be defined prior to final platting.

NOW, THEREFORE, the City Council of the City of Wilsonville ordains as follows:

Section 1.

- a. The findings and conditions of Council Resolution No. 492 approving the Wheatland Preliminary Plat and initiating vacation of the Willamette Village Plat, Blocks 1, 2 and 3, is adopted as if fully set forth herein. A copy of said Resolution is attached as Exhibit 4.
- b. In accordance with the above, the Willamette Village Plat Blocks 1, 2 and 3, is declared undeveloped and replatting in accordance with the Preliminary Plat for Wheatland as approved by Council Resolution No. 492 is hereby approved.

Section 2.

The Planning Director is authorized and directed to review and cause the submittal requirements for the vacation and subdivision final replat to be finalized, including routing same to the County Assessor's Office for recordation. Said vacation and replatting shall be completed subject to the following Conditions:

1. The Willamette Village Plat, Blocks 1, 2 and 3, shall be vacated in its entirety, save and except the following:
 - a. Street right-of-way for Willamette Way Drive East shall remain as originally dedicated.
 - b. The existing easement for the Southern Pacific pipeline shall remain as originally identified on the Willamette Village Plat.
 - c. A portion of Tract "D" of the Willamette Village Plat, south of Lot 1 of the Wheatland Preliminary Plat, shall remain as a common tract upon replatting. Further, site development and maintenance plan shall be submitted to the Design Review Board for approval, prior to authorization for recordation of the Final Wheatland Plat.

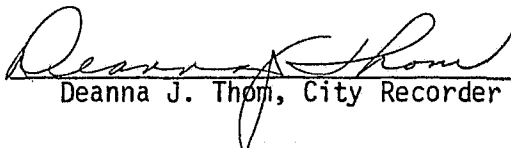
- d. Temporary utility easements for existing sewer and water lines shall be granted to the City upon recordation of the plat vacation. Said easements shall remain until such time as the Wheatland plat is finalized and recorded.
- e. The final plat for Wheatland shall be revised to comply with all Conditions of Approval as set forth in Council Resolution No. 492, which are:
 1. The applicant shall meet all the public facility requirements as specified in the attached Memo from Larry Blanchard, Public Works Director, dated April 5, 1985.
 2. The applicant shall vacate the existing plat in place on the site which was previously approved by the City. Willamette Way Drive, which is included in that plat, shall not be vacated.
 3. The intersection of "Wheatland Way" and Wilsonville Road shall be revised to line up with the school access on the north side of Wilsonville Road, as recommended by the Public Works Director.
 4. The applicant shall increase the streets to meet the CIP pavement standards as indicated in the Memo from Larry Blanchard, Public Works Director. They further shall be public streets.
 5. Sidewalks shall be provided on both sides of Harvest Way and Wheatland Way. Sidewalks shall not be required in the cul-de-sacs. Sidewalks shall be on the east side of Willamette Way Drive, only to the extent of Wheatland boundary.
 6. At a minimum, public utility easements shall be provided as follows:
 - A. 10 feet along the pavement of all streets.
 - B. Where necessary, in addition to A, where utilities are located away from the 10-foot street side areas.

7. A reserve strip shall be provided at the east end of "Harvest Way".
8. Where access is below 35 feet on a cul-de-sac, access shall be combined on adjacent lots and curb cuts shall be shown on the plat. When accesses are combined, the curb cut shall be no wider than 30 feet.
9. A planting screen easement as specified in Section 4.244(3) of the Wilsonville Code shall be provided along Wilsonville Road and access from individual lots onto Wilsonville Road shall be prohibited.
10. Any reduced setbacks, below those normally allowed by the Code, shall be shown on the plat as building envelopes.
11. Public land dedications shall be:
 - A. Street rights-of-way.
 - B. Public utility easements.
 - C. A reserve strip at the east end of "Harvest Way".
12. The plat shall be submitted for Design Review Board review for Street Tree Plans.
13. The applicant shall meet all requirements as specified by the Tualatin Rural Fire Protection District.
14. The final plat shall be prepared in conformance with the Wilsonville Code and ORS.
15. No access from individual lots shall be permitted to Morey Lane and that a fence be constructed by Wheatland to prohibit that access.

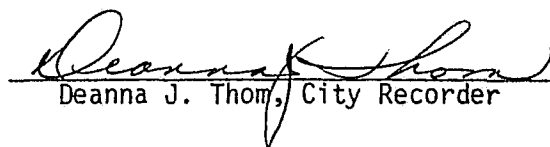
Section 3.

It is hereby determined by the Wilsonville City Council that expediting land use actions is in the interests of public health, safety and general welfare, and therefore, an emergency exists. Therefore, this Ordinance shall take effect immediately upon final reading and passage by the Wilsonville City Council.

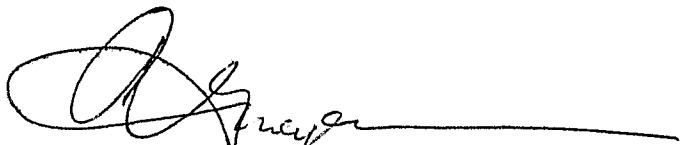
Submitted to the Council and read the first time at a regular meeting thereof on the 16th day of September, 1985, and scheduled for second reading at a regular meeting of the Council on the 7th day of October, 1985, commencing at the hour of 7:30 o'clock p.m., at the Wilsonville City Hall.


Deanna J. Thom, City Recorder

ENACTED by the Council on the 7th day of October, 1985, by the following votes: YEAS 3 NAYS 0. 1 Abstain


Deanna J. Thom, City Recorder

DATED and signed by the Mayor this 10th day of October, 1985.


A. G. Meyer, Mayor

EXHIBITS

The following Exhibits are hereby entered into the public record by the City Council as confirmation of its consideration of the application as submitted.

1. City of Wilsonville Comprehensive Plan.
2. Chapter 4 of the Wilsonville Code.
3. Applicant's submittal documents.
4. City Council Resolution No. 492 and administrative records thereof.



PLANNING DEPARTMENT

SUMMARY STAFF REPORT

Prepared by Ben Altman

TO: City Council

DATE: July 25, 1985

SUBJECT: Willamette Village Plat Vacation and Wheatland Replat

MEETING DATE: August 19, 1985

ACTION REQUIRED: Adoption of attached Ordinance, authorizing vacation of existing plat.

PREVIOUS ACTION TAKEN:

1. On appeal of 85PC3, the City Council adopted Resolution 492. The Resolution approved the proposed replatting of Willamette Village, Blocks 1, 2 and 3 to the Wheatland Subdivision. It further initiated vacation procedures for the existing plat.
2. The City Recorder has provided legal notice of the proposed action per ORS requirements.

CONCLUSIONARY FINDINGS:

1. The existing Willamette Village plat is undeveloped and must be vacated to allow replatting to the approved Wheatland plat. This must be executed by Ordinance and filed with the County.
2. The proposed replat was initially heard by the Planning Commission on April 8, 1985. It was then denied and subsequently appealed to the City Council. By their Resolution 492 the Council reversed the Commission's action and approved the replat. In order to avoid any further delays in development of the property, it is necessary to declare an emergency in adopting the Vacation Ordinance.
3. The attached Ordinance contains conditions necessary to comply with the provisions of the Comprehensive Plan, zoning and Subdivision Code.

RECOMMENDATION:

Adoption of attached Ordinance.

CITY COUNCIL
RESOLUTION NO. 492

FILE

A RESOLUTION ADOPTING FINDINGS REGARDING THE APPEAL OF PLANNING COMMISSION ACTION ON RESOLUTION 85PC3, AND APPROVING WITH CONDITIONS, THE PROPOSED PRELIMINARY PLAT FOR WHEATLAND SUBDIVISION, A REPLAT OF WILLAMETTE VILLAGE BLOCKS 1-3 (PHASE D), AND INITIATING VACATION PROCEDURES FOR WILLAMETTE VILLAGE BLOCKS 1-3 (PHASE D), D. E. ANDERSON, APPLICANT.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008(4) and 4.139(1), (2) and (3) of the Wilsonville Code, and

WHEREAS, the Planning Director has prepared a report on the above-captioned subject which is attached hereto as Exhibit 4, and

WHEREAS, said planning exhibits and staff report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on April 8, 1985, at which time said exhibits, together with public testimony, were entered into the public record, and

WHEREAS, the Commission duly considered the subject and the recommendation(s) contained in the staff report, but failed to take action as a result of a 2 to 2 tie vote, and

WHEREAS, the applicant filed an Appeal, together with appropriate Appeal fee on April 12, 1985, and

WHEREAS, the City Council duly held a de novo public hearing on the matter, at a regularly scheduled meeting conducted on June 3, 1985, at which time they considered a report prepared by the Planning Director on the above-captioned subject which is attached hereto as Exhibit B, and

WHEREAS, said report and planning exhibits, together with findings and public testimony, were entered into the public record, and

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


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit A, with the findings, recommendation(s) and conditions of approval contained therein and further authorizes the Planning Director to issue a:

Site Development Permit
Subdivision Permit

consistent with said recommendation(s).


BE IT FURTHER RESOLVED that the Council directs the City Recorder to initiate the required Notice for Vacation of the Willamette Village Plat and prepare an ordinance for Council action on the matter.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 3rd day of June, 1985, and filed with the Wilsonville City Recorder this same day.



A. G. MEYER, Mayor

Attest:



DEANNA J. THOM, City Recorder

FINDINGS

The following Findings are hereby adopted by the CITY COUNCIL and entered into the public record in consideration of the application as submitted in conformance with the City's Comprehensive Plan and Zoning Regulations.

RESIDENTIAL DEVELOPMENTS RA1, R, PDR

			<u>Code Compliance</u>		
	<u>Required</u>	<u>Proposed</u>	<u>Yes</u>	<u>No, see additional Finding no.</u>	
A. <u>Land Use</u>					
Zoning	(71R215 + 78PC7) PHASE D 153 UNITS	118 LOTS	<input type="radio"/>	<input checked="" type="radio"/>	<u>A1</u>
Comprehensive Plan Designation	RES. 7-12 du/ac	RES. 7.05 du/ac	<input checked="" type="radio"/>	<input type="radio"/>	<u> </u>
B. <u>Land and Building Improvements</u>					
1. Lot size <u>MASTER PLAN</u>					
A. Total site area (acreage)	<u>16.72 ac.</u>	<u>16.72 ac</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u> </u>
B. Lot sizes (DUPLEXES + MULTIFAMILY)	<u>8000 sq. ft.</u>	<u>9000 sq. ft.</u>	<input type="radio"/>	<input checked="" type="radio"/>	<u>B1B1</u>
Average lot size	<u>8000 sq. ft. PWS</u>	<u>4250 sq. ft.</u>	<input type="radio"/>	<input checked="" type="radio"/>	<u>B1B1</u>
C. Density (units/acre)	<u>9.15 du/ac.</u>	<u>7.05 du/ac.</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u> </u>
2. Lot coverage					
A. Dwellings	<u>25 %</u>	<u>25 %</u>	<u>NA sf.</u>	<input checked="" type="radio"/>	<input type="radio"/>
B. All buildings	<u>30 %</u>	<u>30 %</u>	<u>NA sf.</u>	<input checked="" type="radio"/>	<input type="radio"/>
C. Parking/paved	<u>NA %</u>	<u>NA %</u>	<u>NA sf.</u>	<input checked="" type="radio"/>	<input type="radio"/>
D. Landscaping				<input checked="" type="radio"/>	<input type="radio"/>
1. Total site area	<u> %</u>	<u> %</u>	<u> sf.</u>	<input type="radio"/>	<input checked="" type="radio"/>
2. Parking area	<u>NA %</u>	<u>NA %</u>	<u> sf.</u>	<input checked="" type="radio"/>	<input type="radio"/>
3. Outdoor living area	<u>25 %</u>	<u>NOT SHOWN</u>	<u> sf.</u>	<input checked="" type="radio"/>	<input type="radio"/>
4. Screening/buffering	<u>NA</u>	<u>NA</u>		<input checked="" type="radio"/>	<input type="radio"/>
5. Irrigation system	<u>NA</u>	<u>NA</u>		<input checked="" type="radio"/>	<input type="radio"/>
3. Building setbacks					
Front	<u>15-25 ft.</u>	<u>15-20 ft.</u>		<input checked="" type="radio"/>	<input type="radio"/>
R side	<u>5-7 ft.</u>	<u>0-4 ft.</u>		<input type="radio"/>	<input checked="" type="radio"/>
L side	<u>5-7 ft.</u>	<u>0-4 ft.</u>		<input type="radio"/>	<input checked="" type="radio"/>
Rear	<u>15-25 ft.</u>	<u>15 ft.</u>		<input checked="" type="radio"/>	<input type="radio"/>
4. Building height					
	<u>35 ft 2.5 str.</u>	<u>ft 2 str.</u>		<input checked="" type="radio"/>	<input type="radio"/>
5. Off-street parking					
A. Standard (9'x18')	<u>2/unit</u>	<u>2/unit</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u> </u>
Compact (8½'x17') (30% over 10 allowed)	<u>NA</u>	<u>NA</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>NA</u>
Handicapped (12'x18') (1 to 50 required) publicly funded	<u>NA</u>	<u>NA</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>NA</u>

B. Traffic Impact Analysis

Name	Existing Capacity	Existing Volumes	Phase One	Level of Service	All Phases	Yes	No	See Addl. Finding #
<u>Wilsonville Rd.</u>	<u>10,000</u>	<u>4000</u>	<u>826</u>	<u>A</u>	<u>-</u>	<input checked="" type="radio"/>	<input type="radio"/>	_____
<u>Willamette Way Dr.</u>	<u>7000</u>	<u>693 Max</u>	<u>826</u>	<u>A</u>	<u>-</u>	<input checked="" type="radio"/>	<input type="radio"/>	_____
<u>Wheatland Way</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<input type="radio"/>	<input checked="" type="radio"/>	<u>EXH. 12</u>
_____	_____	_____	_____	_____	_____	<input type="radio"/>	<input type="radio"/>	_____

C. Proposed streets provide for continuation of existing or proposed principle streets

D. Consistent with minimum street width standards

D1D1

E. Conforms to street design standards set forth in Section 4.167 WC

D1D1

F. Street names are provided consistent with City and Fire District standards

2. Sidewalk and Pathway Standards

A. Pathways are provided consistent with Pathway Master Plan and design standards (Section 4.168 WC)

D2A1

3. Public water line size _____ distance from site _____

EXH. 12

4. Sanitary sewer line size _____ distance from site _____

EXH. 12

5. Storm drainage

Drainage basin Seely , Boeckman , Willamette

Number of on-site catch basins _____

Nearest culvert/ditch _____ ft. size culvert/ditch _____ in.

EXH. 12

On-site retention Yes No, storage capacity _____ cu.ft.

EXH. 12

6. The public facilities existing and proposed improvements comply with the CIP

E. Previous approval actions and applicable Conditions of Approval

1. Zoning None File No. 71R2.15 + 85PC3

2. Design Review None File No. _____

3. Planning Commission None Preliminary, File No. 85PC3

APPEALED

F. Inter-Agency review comments None See Finding No. _____

G. Intra-Agency review comments, including City Engineer and other consultants None See Finding No. EXH. 12

H. The findings set forth in Planning Commission Resolution 85PC3 are adopted and incorporated as if set forth herein (see Exhibit 4).

SUPPLEMENTAL FINDINGS

A.1. The Comprehensive Plan density for the site is 7 - 12 dwelling units per acre. The existing zoning is PDR which was established under the Willamette Village Master Plan (Phase D, Exhibits 6 and 7). The existing Phase D plat consists of 34 building lots for 77 - two, three and four-plexes and 76 apartment units. There were also seven open space and garden plot lots resulting in a net density of 9.15 dwelling units per acre. The open space lots and pathways extended through the center of the development and along the north and west boundaries of Phase D (see Exhibit 7).

The new proposed Wheatland plat is for 118 single-family lots with no common open space areas. The net density would be 7.05 units per acre. This plat would further require vacation of the existing Phase D plat.

The Council finds the Wheatland plat to represent a lowering of density from the original proposal. It further results in a shift of open space from common to individual ownership. The net density, however, is within the range set by the Comprehensive Plan. It would, although, reduce the total planned housing stock by 35 units. This is, however, not considered to create a significant impact on housing opportunities within the City nor the western geographic area.

B.1.B.1. The original Phase D lotting pattern was designed to accommodate duplexes, triplexes, fourplexes and apartments. Duplex lots were set at 8,000 plus square feet, with 3,000 square feet per unit for triplexes and fourplexes. The apartment lots allowed for 2,250 square feet per unit.

The Wheatland plat proposes all single-family lots of approximately 5,000 square feet. The smallest lots would be 4,250 square feet. This represents a change from the existing plat and further represents a variance from the "R" zone standards which specify a minimum 5,000 square foot lot for single-family.

The applicant has not presented specific justification as set forth in Section 4.140(2) WC for such a change of use. However, the Council does find that such a change would be allowed under the PDR zoning for the site. The reduced lot sizes could also be permitted as a waiver under the PDR regulations.

2.D.1.A. Large landscaped areas would be reduced by the changed lotting pattern. It would further shift from common area to individual lots. The exact area or percentages of change have not been calculated, so it is not possible to determine the net effect of the change. Further, within PDR developments, a minimum of 25% of the site must be devoted to outdoor living area. These calculations were not made. However, the typical lot and building layouts provided by the applicant indicate that, at

least, 50% of the lots would be open. The primary difference is the outdoor space would shift from common lots to individual lots. It has further been suggested by the applicant that Wood School is across the street, thus providing additional open and recreational space.

The Council finds the proposed changes to be consistent with the Comprehensive Plan and PDR zoning regulations.

- B.3.A. The standard side yard setbacks are five feet for single-story and seven feet for two-story units. The applicant proposes to allow "0" lot line placement with an eight-foot building separation. This would allow for shifting buildings on the lots without reference to a lot line, while maintaining adequate building separation. This type of development pattern is innovative and allowable within the PDR regulations.

The Council further finds Section 4.167(1)(F) 2 WC requires a minimum arterial street setback of 55 feet from centerline or 25 feet from right-of-way, whichever is greater. This setback is not specifically addressed in the Wheatland plat adjacent to Wilsonville Road. This could, however, be addressed by designating setbacks on the final plat.

- D.1.D.1. The proposed street designs are substandard relative to right-of-way width. However, based on discussion with the Planning Commission, the applicant has agreed to provide standard 32-foot pavement widths on all streets with sidewalks on Harvest Way or Wheatland Way. Thus, street capacity is provided with utilities provided for via 10-foot front yard easements.
- D.2.A.1. The standard street design includes sidewalks on both sides of the street. The applicant proposes to provide sidewalks only along the collector streets (Harvest Way and Wheatland Way). The cul-de-sacs would not have sidewalks. The Planning Commission found this design to be adequate, given the short lengths of the cul-de-sacs.

CONCLUSIONARY FINDINGS

Yes No, see Finding No.

- A. The location, design, size and uses as a whole are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council. _____
- B. That the location, design, size and uses are such that traffic generated by the development can be accomodated safely and without congestion in excess of level service D defined in the highway capacity manual published by the National Highway Research Board on existing or immediately planned arterial or collector streets. _____
- C. That the location, design, size and uses are such that the residents to be accomodated will be adequately served by existing or immediately planned facilities and services. _____
1. The applicant shall meet all the public facility requirements as specified in the attached Memo from Larry Blanchard, Public Works Director, dated April 5, 1985.
 2. The applicant shall vacate the existing plat in place on the site which was previously approved by the City. Willamette Way Drive, which is included in that plat, shall not be vacated.
 3. The intersection of "Wheatland Way" and Wilsonville Road shall be revised to line up with the school access on the north side of Wilsonville Road, as recommended by the Public Works Director.
 4. The applicant shall increase the streets to meet the CIP pavement standards as indicated in the Memo from Larry Blanchard, Public Works Director. They further shall be public streets.
 5. Sidewalks shall be provided on both sides of Harvest Way and Wheatland Way. Sidewalks shall not be required in the cul-de-sacs. Sidewalks shall be on the east side of Willamette Way Drive, only to the extent of Wheatland boundary.
 6. At a minimum, public utility easements shall be provided as follows:
 - A. 10 feet along the pavement of all streets.
 - B. Where necessary, in addition to A, where utilities are located away from the 10-foot street side areas.
 7. A reserve strip shall be provided at the east end of "Harvest Way".

8. Where access is below 35 feet on a cul-de-sac, access shall be combined on adjacent lots and curb cuts shall be shown on the plat. When accesses are combined, the curb cut shall be no wider than 30 feet.
9. A planting screen easement as specified in Section 4.244(3) shall be provided along Wilsonville Road and access from individual lots onto Wilsonville Road shall be prohibited.
10. Any reduced setbacks, below those normally allowed by the Code, shall be shown on the plat as building envelopes.
11. Public land dedications shall be done for:
 - A. Street rights-of-way
 - B. Public utility easements
 - C. A reserve strip at the east end of "Harvest Way".
12. The plat shall be submitted for Design Review Board review for Street Tree Plans.
13. The applicant shall meet all requirements as specified by the Tualatin Rural Fire Protection District.
14. The final plat shall be prepared in conformance with the Wilsonville Code and ORS.
15. No access from individual lots shall be permitted to Morey Lane and that a fence be constructed by Wheatland to provide that access.

EXHIBITS

The following Exhibits are hereby entered into the public record by the City Council as confirmation of its consideration of the Appeal as presented.

- A. Findings Report prepared by the Planning Director for City Council action on the Appeal of the Planning Commission's action on Resolution 85PC3.
 1. City of Wilsonville Comprehensive Plan.
 2. Chapter 4 of the Wilsonville Code.
 3. Applicant's submittal documents.
 4. Planning Commission Resolution 85PC3 and their administrative record thereof.
 5. Minutes of Planning Commission meeting on April 8, 1985.
 6. Planning Commission Resolution and City Council Order approving Stage III.
 7. Final Plat approval for Phases A and D, Willamette Village, including Master Plan and Phase D Final Plat.
 8. Letters from Appellant, Daniel Anderson, dated April 12, and May 1, 1985.
 9. Appeal procedures and Review Body Decision Criteria, Section 4.017 WC.
 10. Summary of time limitation for final action.
 11. ORS 92.205 - 92.245.
 12. Public Works Director's Report, dated April 5, 1985.