

**RESOLUTION NO. 1492**

**A RESOLUTION ADOPTING A ZONE ORDER AMENDING THE OFFICIAL ZONE MAP FOR 2.15 ACRES FROM RESIDENTIAL AGRICULTURE 1 ACRE MINIMUM (RA-1) TO PLANNED DEVELOPMENT INDUSTRIAL (PDI) ON TAX LOT 1300, SECTION 14A, T3S-R1W, CLACKAMAS COUNTY, OREGON AND APPROVING A STAGE I PRELIMINARY PLAN FOR THE ABOVE DESCRIBED SITE TO ALLOW A PACIFIC PRIDE CARD LOCK SERVICE STATION. THE PROJECT SITE IS LOCATED ON S.W. BOONES FERRY ROAD. TRUAX HARRIS ENERGY, APPLICANT.**

WHEREAS, Truax Harris Energy has submitted a full and complete application requesting a Zone Map Amendment for the above-referenced tax lot located on SW Boones Ferry Road; and

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(5) and 4.139(1), (2), and (3) of the Wilsonville Code; and

WHEREAS, the Wilsonville Development Review Board (DRB) held public hearings on June 8, 1998 and July 13, 1998 and recommended approval of the rezoning and Stage I Preliminary Plan with conditions. DRB also approved a Stage II Final Plan and Site and Design Review contingent upon Council approval of the rezoning and Stage I; and

WHEREAS, the planning staff has prepared a report on the above-captioned subject dated July 23, 1998 which is attached hereto; and

WHEREAS, the Wilsonville City Council at a public hearing held on August 3, 1998, considered the DRB's record, the Planning Division, Engineering Division and Building Division reports and recommendations and considered public testimony; and

WHEREAS, the City Council, after providing public notice of the hearing in accordance with State law and Chapter 4 of the Wilsonville Code, having duly considered all evidence and testimony.

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

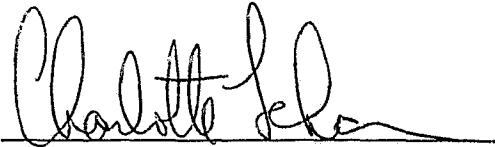
**ZONING:**

1. Zone Order 98DB23 is hereby adopted.

2. The Zoning Map Amendment requested is hereby approved as described below. The City Council adopts the findings contained in Planning Staff Report dated July 23, 1998, (Exhibit A) and the Conditions of Approval included in such report and adopts the proposed Zoning Map Amendment as follows: Revise the Zoning Map to show TL 1300 as Planned Development Industrial Zone (PDI).
3. The Stage I Preliminary Development Plan is approved and the City Council adopts the staff report dated July 23, 1998 attached hereto as (Exhibit A) with the findings, recommendations and Conditions of Approval contained therein.
4. The City Council specifically adopts the following Conditions of Approval:
  - A. The applicant shall develop the site and drives in substantial compliance with the approved Stage I Preliminary Plan. It is understood that minor revisions in the development will occur prior to and during the construction phase. The Planning Director, under a Class I Administrative Review, may review minor site development revisions.
  - B. The Stage I plan approval will expire two years after final approval if substantial development has not occurred on the property within that time unless extended by the DRB for just cause.
  - C. The applicant shall be required to disconnect water service at the current Pacific Pride facility on Parkway Avenue. The Community Development Director has approved reallocation of the water capacity to the new facility in keeping with the requirements of the City's water moratorium Ordinances No. 493 and 497.
  - D. The use of the northern portion of Tax Lot 1300 (50,931,SF) is hereby limited to industrial use. Before development can occur, DRB approval of Stage II Final Development Plan and Site and Design Review is required.
  - E. The northern portion of TL 1300 (50,931,SF) is conditioned to provide that "connection to the City's water system and building permits requiring water service will only be finally approved upon a determination by the Community Development Director that a long-term water source for the City has been planned and funded and an adequate water supply is available."

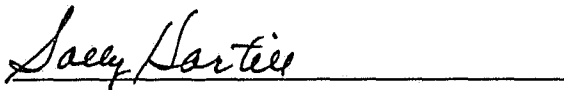
5. Sections 1 and 2 are to be implemented as follows:
- A. The Planning Director is hereby authorized to issue a Site Development Permit consistent with the approval of Stage I Plan.
  - B. The Planning Director is authorized to amend the official Zoning Map in keeping with the decision herein.
  - C. The property owner(s) of the parcel (and any future owners) shall accept the City Council's Conditions of Approval and such acceptance shall be placed and kept with the City Recorder. Any proposed amendments or modifications of any condition shall be brought back to the Council for their approval and shall be subject to the public hearing notice and process as set forth in the Wilsonville code.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 3<sup>rd</sup> day of August, 1998, and filed with the Wilsonville City Recorder this same date.



CHARLOTTE LEHAN, Mayor

ATTEST:



SALLY HARTILL, Deputy City Recorder

SUMMARY OF VOTES:

Mayor Lehan	yes
Councilor Barton	yes
Councilor Helser	yes
Councilor Kirk	yes
Councilor Luper	absent

**BEFORE THE CITY COUNCIL OF THE  
CITY OF WILSONVILLE, OREGON**

<b>In the Matter of the Application of</b>	)	
<b>Truax-Harris Energy for a rezoning of</b>	)	<b>ZONING ORDER 98DB23</b>
<b>land and amendment of the Wilsonville</b>	)	
<b>Zoning Map as set forth in Section 4.102</b>	)	<b>Pacific Pride Card Lock Site</b>
<b>of the Code</b>	)	<b>plus adjacent industrial land</b>

The above entitled matter is before the Wilsonville City Council to consider the application and request of Truax Harris Energy for a zone change and order amending the official Zoning Map from **RESIDENTIAL AGRICULTURE – One-Acre Minimum (RA-1)** to **PLANNED DEVELOPMENT INDUSTRIAL (PDI)** for 2.15 acres of land identified as Tax Lot 1300, Section 14A, T3S-R1W, Clackamas County, Oregon. The property is generally located on Southwest Boones Ferry Road. This application includes a request for the City Council to approve a Stage I Preliminary Plan for industrial use.

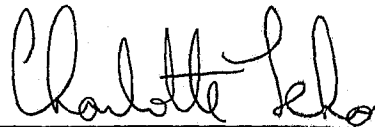
The Wilsonville Development Review Board (DRB) held public hearings on this application on June 8, 1998 and July 13, 1998, and after closing the hearing, adopted Resolution No. 98DB23 which recommends that the Council APPROVE the Zone Map Amendment and Stage I Preliminary Plan subject to Conditions of Approval along with findings as proposed by the Planning Staff and Development Review Board. (Attachment A).

It appears to the City Council that the Development Review Board's record of proceedings, along with the DRB and staff's recommendations which have been forwarded to the Council, is complete and factual and the Council hereby adopts the Findings from the Staff Report dated July 23, 1998 attached (Exhibit A), the amended Conditions of Approval and, in doing so, finds that this application should be APPROVED.

**ORDERED** that the property above-described is hereby rezoned as follows: from *Residential Agriculture – 1 Acre Minimum (RA-1) to Planned Development Residential (PDI)*, and such rezoning be and the same is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102WC) and shall appear as such from and after entry of this Order.

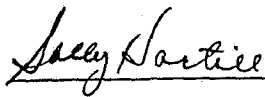
The property subject to this Zoning Order is also subject to the Order of the City Council in respect thereto made.

DATED: This 3<sup>rd</sup> day of August, 1998.

A handwritten signature in cursive script, appearing to read "Charlotte Lehan", written over a horizontal line.

CHARLOTTE LEHAN, Mayor

ATTEST:

A handwritten signature in cursive script, appearing to read "Sally Hartill", written over a horizontal line.

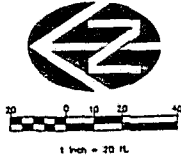
Sally Hartill, Deputy City Recorder

INTERSTATE HWY 5

SW BOONES FERRY RD.

TAX LOT 1202  
(31W 14A)  
ZONE: PD

TAX LOT 1300  
(31W 14A)  
ZONE: RA-1



TAX LOT 1203  
(31W 14A)  
ZONE: PD

TAX LOT 1204  
(31W 14A)  
ZONE: PD

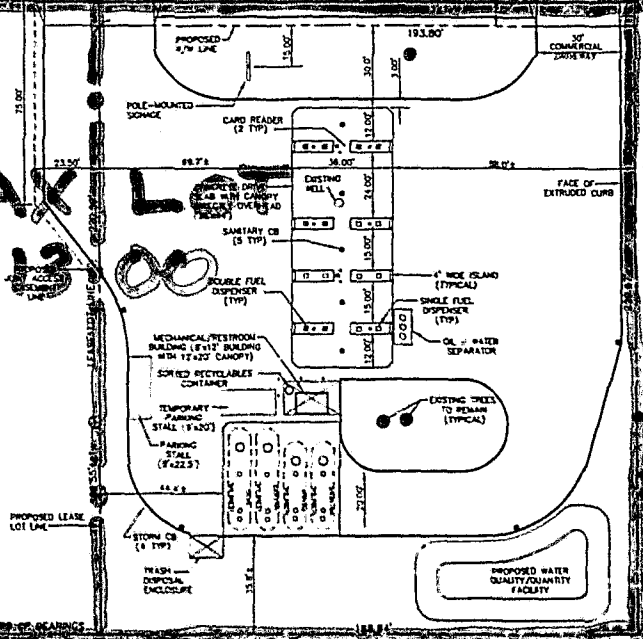
TAX LOT 1200  
(31W 14A)  
ZONE: PD

TAX LOT 1501  
(31W 14A)  
ZONE: PD

TAX LOT 1400  
(31W 14A)  
ZONE: PD

TAX LOT 1504  
(31W 14A)  
ZONE: PD

**TAX LOT 1300**



TAX LOT 1300 AREA	33,896.43 sf	=	215 Ac.
PAVING PRIME LEASE LOT	42,783.58 sf	=	0.86 Ac.
8'-0" W DEDICATION	1.83 sf	=	0.04 Ac.
REMAINING PORTION	48,992.87 sf	=	1.13 Ac.
<b>TOTAL LEASE LOT</b>	<b>42,783.58 sf</b>		<b>100%</b>
IMPERVIOUS SURFACES	27,968.28 sf		65.43%
BUILDING STRUCTURE	240 sf		
PAVED SURFACES	24,192.29 sf		
CANOPY COVERAGE	3,556 sf		
LANDSCAPED AREA	14,777.27 sf		34.55%
<b>REMAINING PORTION USED</b>	<b>2,113.54 sf</b>		
JOINT ACCESS EASEMENT	1,560.08 sf		
IMPERVIOUS AREA WITHIN EASEMENT			

**WESTLAKE**  
CONSULTANTS  
ENGINEERING • SURVEYING • PLANNING  
10000 BOONES FERRY RD., SUITE 100  
WILLSONVILLE, OR 97143  
TEL: 503.261.2222

**TRUAX - WILSONVILLE**  
WILSONVILLE, OREGON  
PRELIMINARY SITE PLAN

**PLANNING DIVISION**

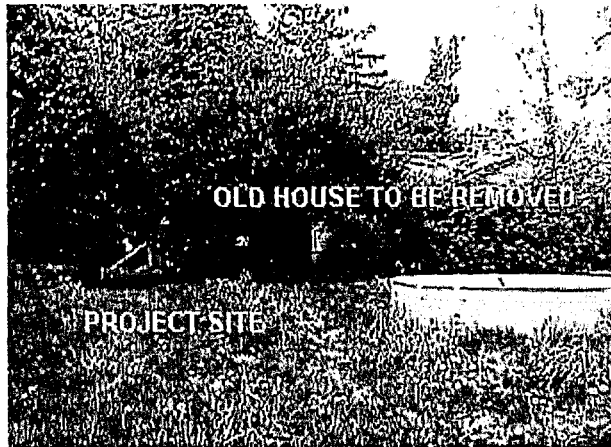
**DATE:** The staff report was written on July 23, 1998

**TO:** City Council

**FROM:** Robert Hoffman AICP, Senior Planner  
Blaise Edmonds, Associate Planner

**REQUEST:** 98DB23 Truax-Harris (New Pacific Pride card lock service station). The applicant is seeking approvals for Zone Map Amendment to change the Residential Agriculture 1-acre minimum (RA-1) zone to Planned Development Industrial (PDI), approve Stage I Preliminary Plan for development of a Pacific Pride card lock service station and to rezone the northern portion of the site to PDI. The project site is located at the West Side of SW Boones Ferry Road and North of Barber Street.

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**SUMMARY**

The existing Pacific Pride card lock station located at Parkway Avenue is being impacted by the new Main Street extension between the Village at Main Street retail development and Parkway Avenue. The proposed right-of way for the Main Street extension is aligned over the South side of the current Pacific Pride service station and property. As a result, Pacific Pride needs to relocate their facility. Pacific Pride will stay in Wilsonville if a new site is found which is the proposed site being considered in this request at SW Boones Ferry Road.

Proposed is a Zone Map Amendment to convert the existing Residential Agriculture 1-acre minimum (RA-1) zone to Planned Development Industrial (PDI). The Development Review Board decision regarding the Zone Map Amendment and Stage I Preliminary Plan is a recommendation to the City Council. On June 8, 1998, the Development Review Board approved the Phase I, Stage II Final Plan, Site and Design Plans and signs. The DRB approval is contingent on Council approval of the proposed Zone Map Amendment and Stage I Preliminary Plan.

ORDINANCE No's 493 and 497 City moratorium on planning approvals due to lack of water capacity: The City has is allowing this project to be processed for a planning approval as the applicant has agreed to disconnect water service at the current Pacific Pride facility on Parkway Avenue to create available water capacity for the new facility. The existing well should not be used, as its location would be too close to the proposed fuel pumps. The City Engineer recommends that the well be abandoned in a manner to protect the ground water. For the portion of the tax lot not being developed at this time it must be conditioned so that planning approvals and building permits will only be issued once the moratorium is over or findings are made to meet Ordinance 497 requirements.

Water, sanitary sewer and storm water services are not immediately available to the project site. The applicant proposes to extend 8" water line in Boones Ferry Road to serve the site. The 8" and 12" storm lines will be constructed on-site and out fall to a storm detention pond proposed on the SW corner of the property. An 8" sanitary sewer will be extended West to the trunk line in Boberg Road. A proposed 10' wide sanitary sewer easement needs to be negotiated over the intervening property to accomplish this improvement. Thus, Subsection 4.139(4)(c) Public Utilities is not met until the easement is available. Staff draws your attention to the City Engineer "PF" Conditions of Approval regarding water, sanitary sewer and storm water service.

The traffic consultant, DKS Associates, in a letter dated March 3, 1998, (Exhibit E) concluded *"That all interchange trips are transferable with the project. Of the Pacific Pride clients in Wilsonville, significantly more are located on the West Side of I-5 than on the East Side. Therefore, the relocation may actually reduce trips through the I-5/Wilsonville Road interchange. This reduction is expected to be enough to balance any increase in trips due to the additional fueling position."* Thus, the location, design, size, and uses are such that traffic generated by the proposed development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of level service D defined in the highway capacity manual published by the National Highway Research Board.

The requirements for approving the Zone Map Amendment and Stage I Preliminary Plan have been met.



## **RECOMMENDATION**

On the basis of the applicant's findings and of findings and conclusions in this report, the Development Review Board recommends approval to the City Council for the proposed Zone Map Amendment together with the Stage I Preliminary Plan with proposed conditions of approval.

**98DR23  
PACIFIC PRIDE**

**Property owner:** Our Associates  
**Leasor/developer/applicant:** Truax Harris Energy L.L.C.  
**Planning/Engineering Consultant:** Westlake Consultants, Inc.  
**Landscape design:** Westlake Consultants, Inc.  
**Arborist:** Walter H. Knapp

**Review Criteria:**

**Zoning**

Section 4.012: Hearings procedures.  
Section 4.008: Application procedures-general.  
Section 4.130(2)(c): Planned development purpose.  
Section 4.120: Residential Agriculture 1 - acre (RA-1) zone  
Section 4.125: Planned Development Industrial zone (PDI).  
Subsection 4.133(3)(e): Wholesale houses, storage, and warehouses.  
Industrial use standards  
Section 4.133: Permitted industrial uses  
Subsection 4.136(2)(c): Additional requirements  
Subsection 4.139(2): Stage I Preliminary Plan  
Subsection 4.139(4)(a): Land Use  
Subsection 4.139(4)(b): Traffic  
Subsection 4.139(4)(c): Public facilities  
Subsections 4.187(c)( 1 to 7): Zone Amendment

**Other Planning Documents:**

ORDINANCE No. 464 -Tree Preservation  
ORDINANCE No's 493 and 497 City moratorium on planning approvals due to  
lack of water capacity.

Submittal date: April 17, 1998  
120-day review limit: August 15, 1998

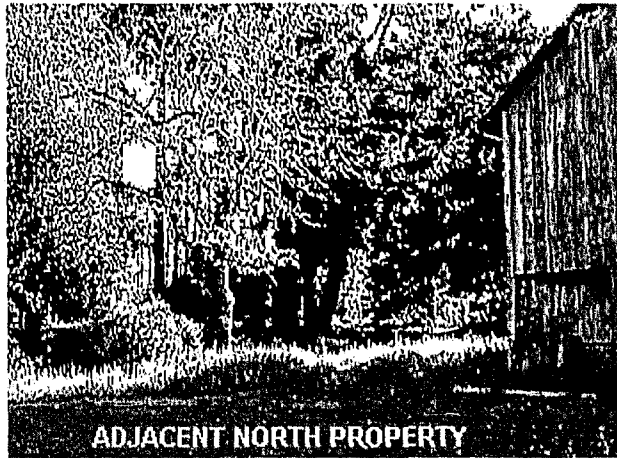
**RECOMMENDED FINDINGS**

**ZONE MAP AMENDMENT,  
STAGE I PRELIMINARY PLAN,**

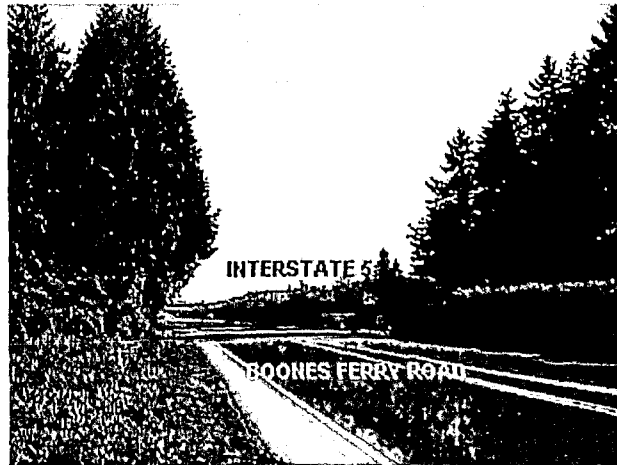
**Site Identification:**

1. The project site is located at 28855 SW Boones Ferry Road which is more particularly described as entire Tax Lot 1300 in Section 14A, T3S, R1W, Clackamas County, Wilsonville, Oregon.

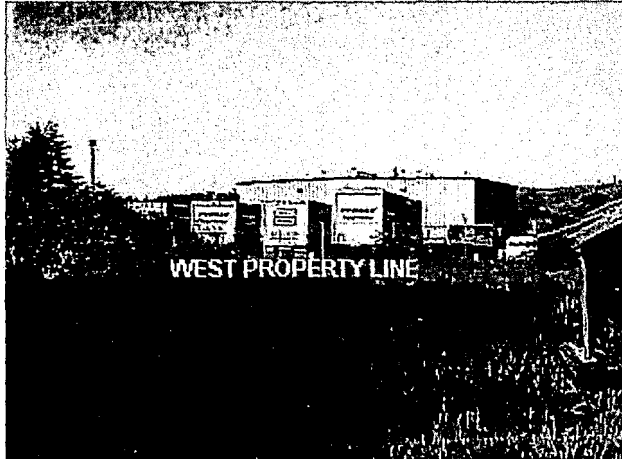
**Vicinity Information:**



East

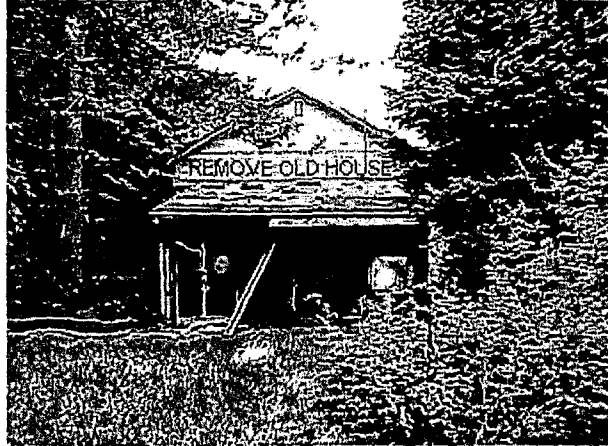


West



### **Description of Project:**

2. The applicant is proposing to relocate the existing Pacific Pride card lock station from Parkway Avenue to the proposed site. The applicant plans to move its existing ten (10) fueling position station on the East side of the Wilsonville Interchange to an 11 fueling position station on the West side of the Wilsonville Interchange. The existing Pacific Pride card lock station located at Parkway Avenue is being impacted by the new Main Street extension which is constructed between the Village at Main Street retail development and Parkway Avenue. The proposed right-of way for the Main Street extension is aligned over the South side of the current Pacific Pride service station and property. As a result of this street improvement, Pacific Pride needs to relocate their facility. Pacific Pride will stay in Wilsonville if a new site is found which is the proposed site being considered in this request at SW Boones Ferry Road.
  
3. The applicant is seeking approvals for Zone Map Amendment to change Residential Agriculture 1-acre minimum zone (RA-1) to Planned Development Industrial (PDI) Stage I Preliminary Plan and approve Stage I Preliminary Plan. On July 13, 1998, the Development Review Board approved the Phase I, Stage II Final Plan, Site and Design Plans and signs. The project site is located at West Side of SW Boones Ferry Road North of Barber Street. While the applicant did not specify the use proposed for the Northern portion of the site staff recommends that the use be conditioned to be industrial as it would be PDI zoned



### **Project Data:**

4. Project Data:

Tax Lot 1300 area: 93,696SF @ 2.15 acres  
Pacific Pride lease lot: 42,765.56 SF @ .98 acres  
Remainder of site to be rezoned approx. 50,931 SF  
Right-of-way dedication: 1,938 SF @ .04 acres  
Remaining portion: 48,992.87 SF @ 1.13 acres

Building structure/restroom: 240 SF  
Canopy coverage: 3,556 SF  
Impervious surfaces: 27,988.29 SF @ 65.45%  
Paved surfaces: 24,192.29 SF  
Landscaping: 14,777.27 SF @ 34.55%

Remaining portion used  
joint access easement: 2,113.54 SF  
Impervious area within easement: 1,580.09 SF

### **Zone Map Amendment**

5. Westlake Consultants have prepared comprehensive findings and conclusions in support of this request identified in Exhibit 'D' and are incorporated by reference into this report for findings and conclusions for approval.
6. The Zone Map Amendment is intended to serve as a procedure to evaluate the conversion of urbanizable land to urban land consistent with the Comprehensive Plan. Because the service levels vary throughout the City, the re-zoning process allows for a case-by-case analysis of the availability of public facilities and services and to determine specific conditions

related to needed public facilities improvements. All development is reviewed for conformity with the Comprehensive Plan and specific standards set forth in the zoning ordinance. As set forth in Section 4.187 of the Wilsonville Code, in recommending approval of the proposed Zone Map Amendment, the Development Review Board finds:

7. The property is currently zoned Residential Agriculture 1-acre minimum (RA-1). The purpose of the RA-1 Zone is set forth in Section 4.120 of Chapter 4 of the Wilsonville Code.

*a. The purpose of this zone is to provide large lot residential areas, incidental agricultural use and small-scale livestock raising within areas designated for 0-3 dwelling units per acre on the Comprehensive Plan.*

The subject property is not a large lot residential area.

*b. It is further the purpose of this zone to serve as a holding zone to preserve the future urban level development potential as undeveloped property designated for industrial or more intensive residential development. This zone shall be applied to all urbanizable properties within the City which are planned for industrial and residential development greater than three units per acre and which have not been previously zoned or preliminary planned in accordance with the Comprehensive Plan.*

8. This is the case here. Furthermore, Subsection 4.133(3)(e) identifies the proposed use as (wholesale fuel distributor) wholesale house and storage. In this case, the proposed PDI zone allows storage and wholesale of fuels of which the proposed card lock fuel service station would be classified. It is not a retail service station found on properties in the Planned Development Commercial (PDC) zone. The northern portion of the site should be conditioned to be industrial use.

Criterion 1:

*The application is submitted in accordance with the procedures set forth in Section 4.008 or, in the case of a Planned Development, Section 4.138.*

Response Finding:

9. The submittal documents are consistent with the Stage I, Preliminary Plan requirements and Zone Map Amendment criteria. The application material is complete and the applicant has met his burden in Exhibit D. Since the DRB approved the proposal this report finds the application meets Stage II Final Plan approval which is more specific it automatically also meets

Stage I Preliminary Plan criteria being more general. (For the southern portion of the site). The northern portion should be conditioned to be limited to industrial use consistent with the PDI zone.

Criterion 2:

*The proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives of the Comprehensive Plan.*

Response Finding:

10. The proposal is consistent with the Comprehensive Plan Map and applicable policies and objectives as represented by Westlake Consultants Inc.; report labeled Exhibit D that is incorporated herein as additional findings. The Comprehensive Plan Land Use Map proposes that the site be developed as an industrial land use which includes compatible wholesale commercial uses. The northern portion should be conditioned to be limited to industrial use consistent with the Industrial Comprehensive Plan designation.

Criterion 3:

*"In the event that the subject property, or any portion thereof, is designated as "Residential" on the City's Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with Goal 4.3, Objective 4.3.3, Objective 4.3.4, Policy 4.4.2 and Policy 4.4.8 of Wilsonville's Comprehensive Plan text.*

Response Finding:

11. The proposal does not involve property planned for residential development. Therefore, Criterion 3 is not applicable.

Criterion 4:

*That the existing primary facilities, i.e., roads and sidewalks, water, sewer and storm are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission shall utilize any and all means to insure that all primary facilities are available and are adequately sized.*

Response Finding:

12. Water, sanitary sewer and storm water services are not immediately available to the project site. The applicant proposes to extend 8" water line in Boones Ferry Road to serve the site. 8" and 12" storm lines will be constructed on-site and out fall to a storm detention pond proposed on the SW corner of the property. An 8" sanitary sewer line will be extended West to the trunk line in Boberg Road. A proposed 10' wide sanitary sewer easement needs to be negotiated over the intervening property to accomplish this improvement. Staff draws your attention to the City Engineer "PF" Conditions of Approval regarding water, sanitary sewer and storm water service. A condition is required regarding the northern portion of the property, which is not proposed for development at this time. Ordinance No. 497 requires that development be limited until water is available.

Criterion 5:

*That the proposed development does not have a significant adverse effect upon Primary Open Space or natural hazard, and/or geologic hazard. When Primary Open Space or natural hazard, and/or geologic hazard are located on or about the proposed development, the Planning Commission shall use appropriate measure to mitigate and significantly reduce conflicts between the development and identified hazard or Primary Open Space.*

Response Finding:

13. The subject property does not comprise Primary Open Space and is not in an area subject to natural hazard.

Criterion 6:

*That the applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change.*

Response Finding:

14. The applicant intends to begin construction within 2 years of the initial approval of this application of the Pacific Pride station. Nothing is proposed for the northern portion of the property.



Criterion 7:

*That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that insure that the project development substantially conforms to the applicable development standards.*

Response Finding:

15. Staff is recommending conditions to ensure compliance with Criterion #7. Again, the applicant is seeking a Zone Map Amendment to convert the RA-1 zone to Planned Development Industrial (PDI). In this case, the purpose of the RA-1 zone, as it applies to the subject site, is to preserve it as a holding zone for intensified industrial development and when urban services are available. Findings relative to public utilities speak to the availability of public services.
16. The proposed facility is a permitted use in the PDI zone subject to a Stage II planned development review process. The proposed facility on the southern portion of the subject property is limited in the PDI zone to storage and wholesaling of motor fuels. Automotive maintenance and repair will not occur at the site. The northern portion of the property should be conditioned to industrial use.

Furthermore, Subsections 4.139(2)(b)(4 to 6) of the Stage I Preliminary Plan criteria requires:

*" A stage development schedule demonstrating that the developer intends to commence construction within one (1) year after the approval of the final development plan, and will proceed diligently to completion;*

*A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project;*

*If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided."*

17. Regarding the above, the project for the southern portion of the subject property is proposed in one development phase with construction to commence in 1998.

**Response findings to Subsection 4.139(4)(b) Traffic:**

18. The Community Development Director has determined that a traffic study would not be necessary for the proposed relocation of the existing Pacific Pride card lock station from Parkway Avenue to the proposed site. Based on information provided by the applicant, he plans to move its existing ten (10) fueling position station on the East side of the Wilsonville Interchange to an 11 fueling position station on the West side of the Wilsonville Interchange. The traffic consultant, DKS Associates, in a letter dated March 3, 1998, (Exhibit E) concluded *"That all interchange trips are transferable with the project. Of the Pacific Pride clients in Wilsonville, significantly more are located on the West Side of I-5 than on the East Side. Therefore, the relocation may actually reduce trips through the I-5/Wilsonville Road interchange. This reduction is expected to be enough to balance any increase in trips due to the additional fueling position."* Thus, the location, design, size, and uses are such that traffic generated by the proposed development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of level service D defined in the highway capacity manual published by the National Highway Research Board.

**Response findings to Subsection 4.139(4)(c) Public Utilities:**

**ORDINANCE No's 493 and 497** City moratorium on planning approvals due to lack of water capacity.

19. Regarding the above, the City is allowing this project to be processed for a planning approval as the applicant has agreed to disconnect water service at the current Pacific Pride facility on Parkway Avenue to create capacity for the new facility. The existing well should not be used, as its location would be too close to the proposed fuel pumps. The City Engineer and DRB recommend that the well be abandoned.
20. Again, water, sanitary sewer and storm water services are not immediately available to the project site. The applicant proposes to extend 8" water line in Boones Ferry Road to serve the site. 8" and 12" storm lines will be constructed on-site and out fall to a storm detention pond proposed on the SW corner of the property. An 8" sanitary sewer line will be extended West to the trunk line in Boberg Road. A proposed 10' wide sanitary sewer easement needs to be negotiated over the intervening property to accomplish this improvement. Thus, Subsection 4.139(4)(c) Public Utilities is not met. Staff draws your attention to the City Engineer "PF" Conditions of Approval regarding water, sanitary sewer and storm water service. Development of the northern portion of the subject property

should be limited to be consistent with requirements of Ordinance No. 497, water moratorium.

**PACIFIC PRIDE**

**Zone Map Amendment  
And  
Stage I Preliminary Plan**

**PROPOSED CONDITIONS OF APPROVAL FOR REZONING  
AMENDED AND ADOPTED BY THE DEVELOPMENT REVIEW BOARD  
ON JULY 13, 1998**

1. The Development Review Board recommends to the City Council the Zone Map Amendment and Stage I Preliminary Plan be approved for the entire Tax Lot 1300 (approximately 2 acres). The proposed use is industrial.
2. The applicant shall develop the site and drives in substantial compliance with the approved Stage I Preliminary Plan. It is understood that minor revisions in the development will occur prior to and during the construction phase. The Planning Director under a Class I Administrative Review may review minor site development revisions.
3. The Stage I plan approval will expire two years after final approval if substantial development has not occurred on the property within that time unless extended by the DRB for just cause.
4. The applicant shall provide the Planning Department 15 copies of all submittal documents and a legal description of the property being rezoned 20 days prior to the date of the City Council meeting hearing for the Stage I, Preliminary Plan and Zone Map Amendment.

**Additional conditions proposed by the Planning Division staff:**

1. The use of northern portion of Tax Lot 1300 (50,931 SF) is hereby limited to industrial use.
2. The northern portion of TL 1300 (50,931 SF) is conditioned to provide that "connection to the City's water system and building permits requiring water service, will only be finally approved upon a determination by the Community Development Director that a long term water source for the City has been planned and funded and an adequate interim water supply is available."

## 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.

- A. Findings and Conditions of Approval.
- B. City of Wilsonville Comprehensive Plan.(On file)
- C. Chapter 4 of the Wilsonville Code.(On file)
- D. Submittal documents and drawings.  
Project narrative and findings for approval prepared by Westlake Consultants. It also includes PMT's of the site survey, site development plan, building elevations, landscape plan, tree survey, arborist report, exterior lighting plan, sign plan, etc.
- E. Decision of DRB recommending the approval of the Zone Map Amendment and Stage I Preliminary Plan with proposed Conditions of Approval including City Engineering conditions.